

Authority: Ontario Municipal Board Decision issued June 22, 2015 and Order issued June 20, 2016 in Board File No. PL140124

**CITY OF TORONTO**

**BY-LAW No. 1048-2016(OMB)**

**To adopt Amendment No. 318 to the Official Plan for the City of Toronto in respect of lands known municipally as 500 Sheppard Avenue East.**

Whereas the Ontario Municipal Board, pursuant to its Order dated June 20, 2016, deems it advisable to amend the City of Toronto Official Plan with respect to certain lands municipally known as 500 Sheppard Avenue East;

The Official Plan of the City of Toronto is amended by the Ontario Municipal Board as follows:

1. The attached Amendment No. 318 to the Official Plan for the City of Toronto, consisting of the attached text and maps designated as Schedules 1 and 2, is approved.

Pursuant to the Decision of the Ontario Municipal Board issued June 22, 2015 and Order issued on June 20, 2016 in Board File No. PL140124

**SCHEDULE A****AMENDMENT NO. 318 TO THE OFFICIAL PLAN  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS  
500 SHEPPARD AVENUE EAST****Clause 1**

Map 16, Land Use Plan, is amended, as shown on the attached Schedule 1, by redesignating lands from *Mixed Use Areas* to *Parks and Open Space Areas – Parks* at 500 Sheppard Avenue East.

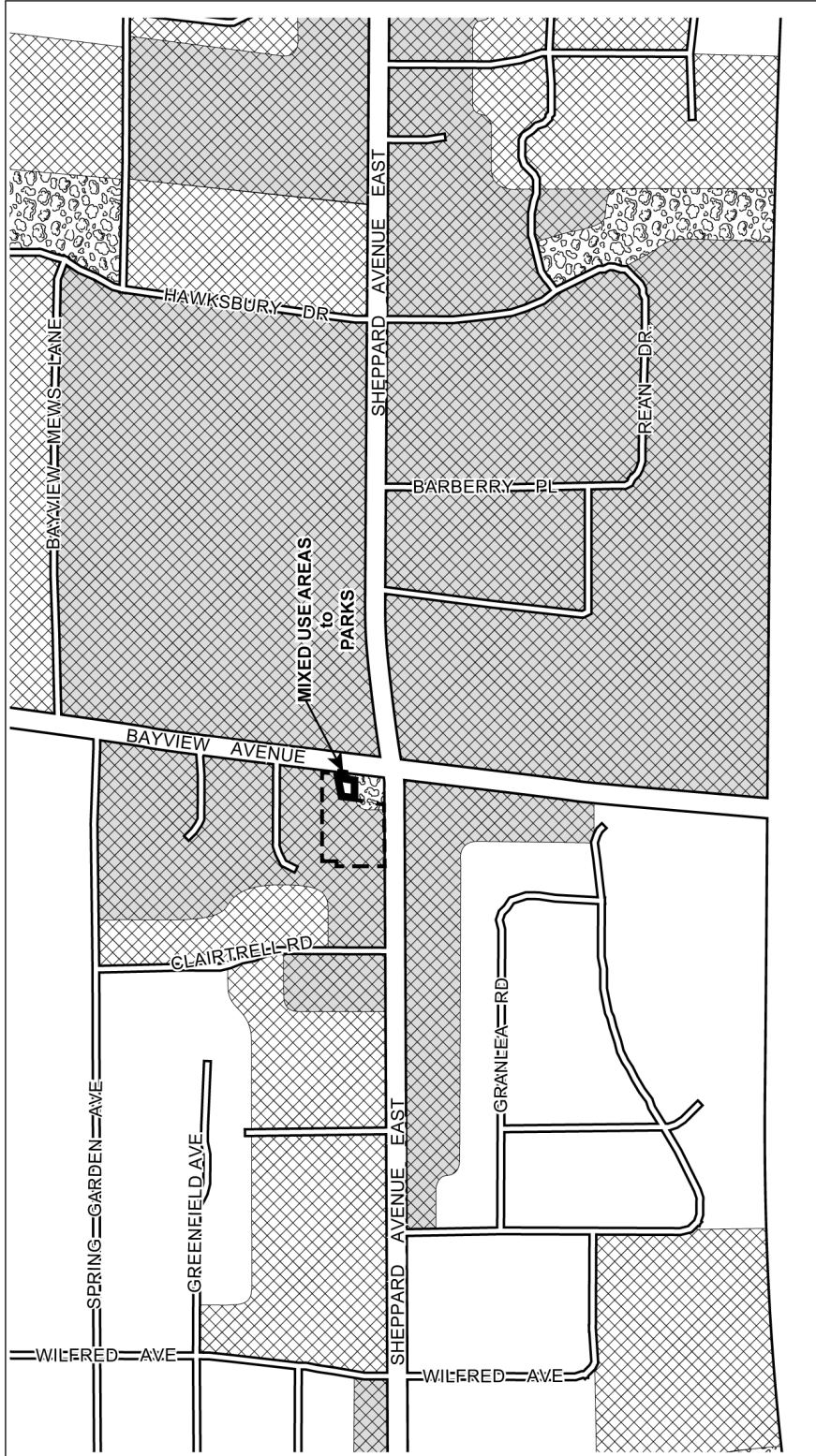
**Clause 2**

Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding a new Subsection 4.2.2.1 (o) to Section 4.2 A, as follows:

"for the lands at 500 Sheppard Avenue East, the density of 3.99 times the area of the lot, as shown on Map 9-2 is the maximum density permitted for residential uses on the net site. In addition to the density shown on Map 9-2, a maximum density of 0.59 times the area of the lot is permitted for commercial uses on the net site, of which a minimum 2000 square metres gross floor area shall be for office uses. For the purposes of this exception, in addition to the density incentives and transfers under Section 4.3 and Figure 4.3.3 of this Secondary Plan, the City may accept: monetary contributions for parkland improvements to existing parkland or proposed on-site parkland to be conveyed to the City; ongoing maintenance of such parkland in association with new development, and the provision of a public access easement on-site for the purpose of a pedestrian walkway connecting Sheppard Avenue East to Mallingham Court in association with new development. The maximum permitted gross floor area that may be achieved through any combination of density incentive, transfer or monetary contribution will be secured in an agreement pursuant to Section 37 of the *Planning Act*."

**Clause 3**

Map 9-2 of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) entitled "Key Development Areas" is amended with respect to the lands shown in heavy outline on Schedule 2 attached.

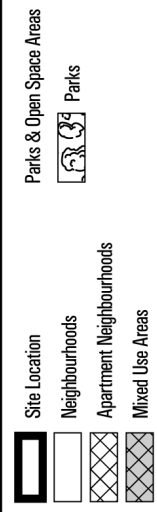


**500 Sheppard Avenue East  
Schedule 1**

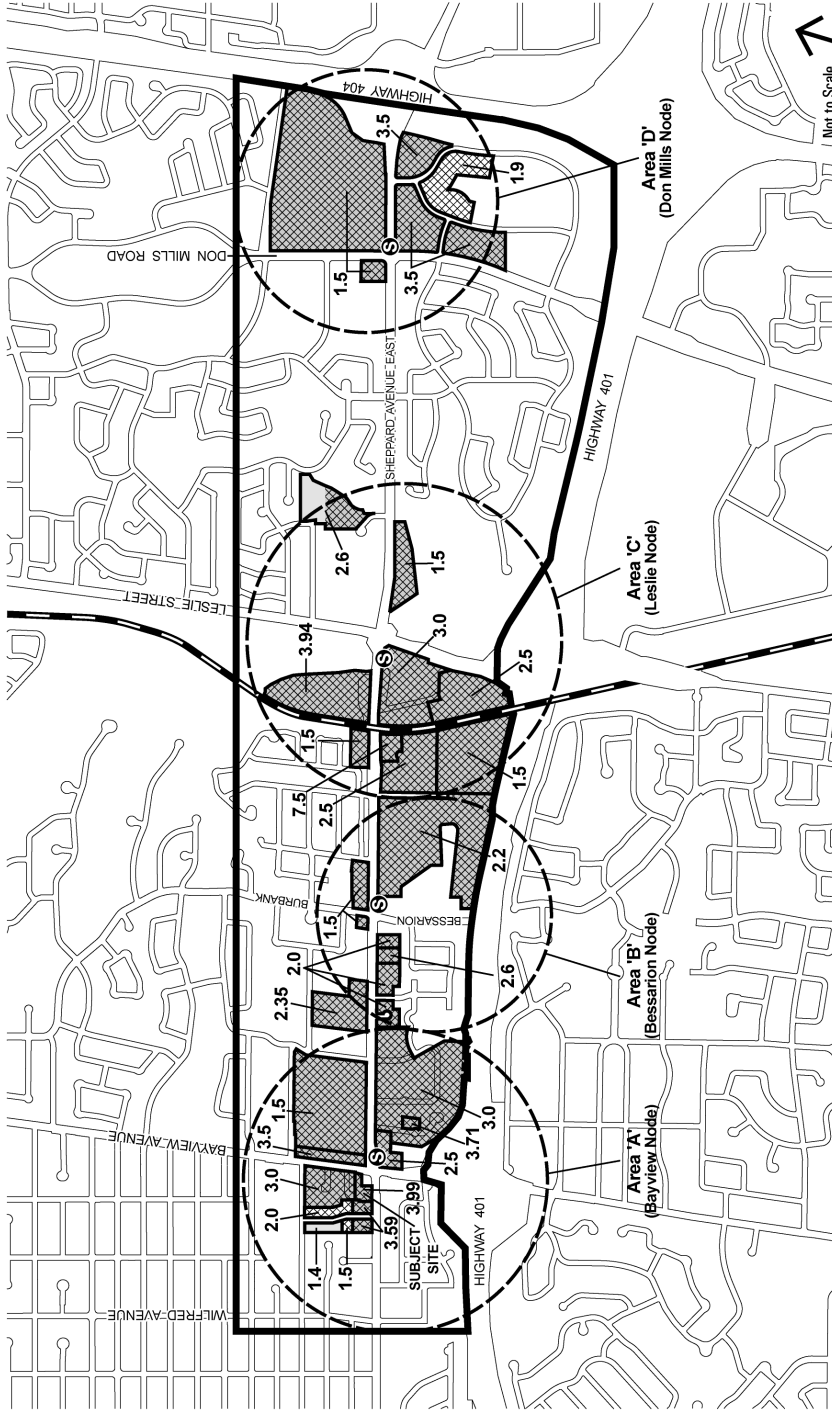
**TORONTO** City Planning  
**Official Plan Amendment #318**

Revisions to Land Use Map 16 to Redesignate Lands from Mixed Use Areas to Parks

File# 11 173715 NNY 23 0Z



Not to Scale  
07/15/2015



# Sheppard East Subway Corridor Secondary Plan Schedule 2

## Toronto City Planning Official Plan Amendment #318

### MAP 9-2 Key Development Areas

Map 9-2 Key Development Areas of Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by permitting a maximum density of 3.99 times the lot area for residential uses and removing the lands to be dedicated onsite for parkland from the Mixed Use Areas designation for the lands municipally known as 500 Sheppard Avenue East July 2015

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- 1.5 Density
- Subway Station