

Authority: Local Planning Appeal Tribunal Decision issued on November 2, 2018 and Local Planning Appeal Tribunal Order issued on January 21, 2019 in File PL171369

CITY OF TORONTO

BY-LAW 1213-2019(LPAT)

To adopt Amendment 434 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2018 as 844 Don Mills Road and 1150 Eglinton Avenue East.

Whereas authority is given to the Local Planning Appeal Tribunal under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to approve this By-law;

The Official Plan of the City of Toronto, as amended, is further amended by the Local Planning Appeal Tribunal as follows:

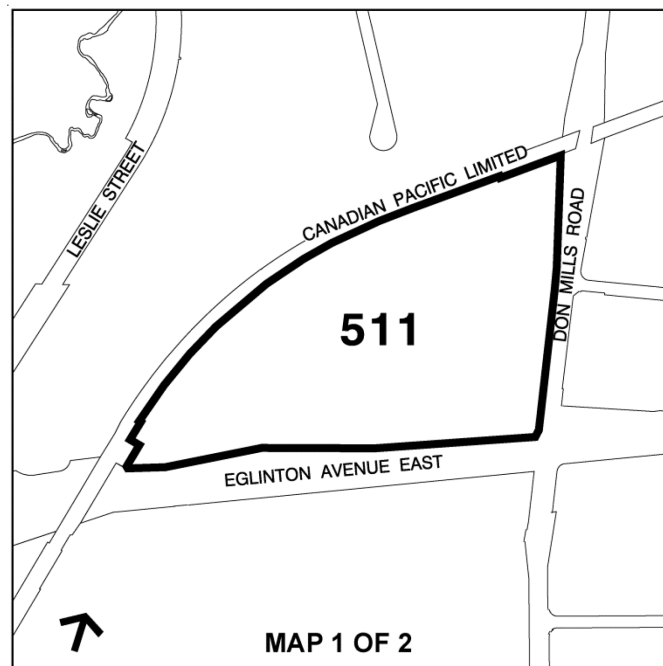
1. The attached Amendment 434 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Local Planning Appeal Tribunal Decision issued on November 2, 2018 and Local Planning Appeal Tribunal Order issued on January 21, 2019 in File PL171369

AMENDMENT 434 TO THE OFFICIAL PLAN**Lands municipally known in the year 2018 as 844 Don Mills Road and 1150 Eglinton Avenue East.**

The Official Plan of the City of Toronto is amended as follows:

1. Map 3, Right-of-Way Widths Associated with Existing Major Streets, is amended to show the portion of Don Mills Road extending from Eglinton Avenue East north to the Canadian Pacific Railway as a 36 metre right-of-way.
2. Map 20, Land Use Plan, is amended to re-designate the lands municipally known in 2018 as 844 Don Mills Road and 1150 Eglinton Avenue East from *Regeneration Areas* to *Mixed Use Areas, Apartment Neighbourhoods, Parks and Open Space Areas – Parks, and Parks and Open Space Areas – Natural Areas*, as shown on attached Schedule "1".
3. Chapter 7, Site and Area Specific Policies is amended by deleting Site and Area Specific Policy 511 and replacing it with the following:

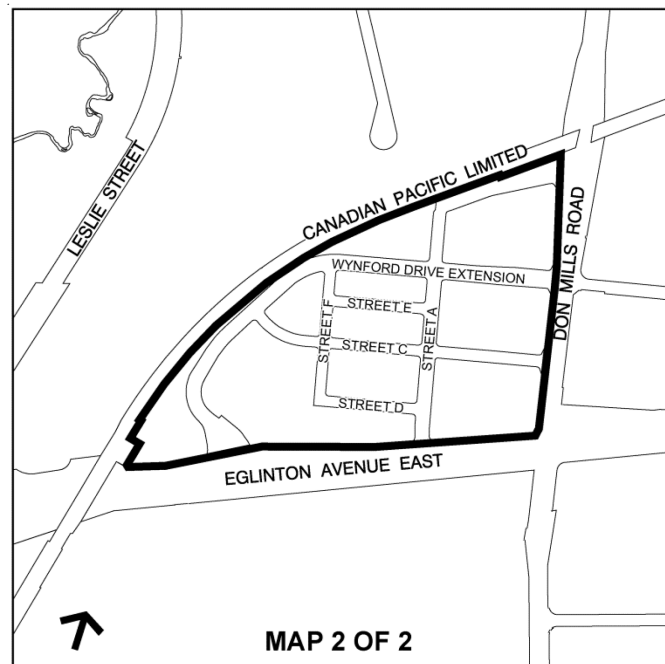
"511. 844 Don Mills Road and 1150 Eglinton Avenue East

VISION AND MAJOR OBJECTIVES

- a. Redevelopment of the lands will create a complete and sustainable new community with substantial replacement of the gross floor area of employment uses, residential uses, retail and service facilities, community services and facilities, and parks and open space that:
 - i. connect to, and enhance the natural heritage system;
 - ii. improve vehicular, pedestrian and bicycle connections within the lands and to the surrounding areas; and
 - iii. support the Eglinton Crosstown Light Rail Transit Line;

PHYSICAL STRUCTURE PLAN

- b. The lands will be developed based on the following principles:
 - i. the proposal will include a new network of public streets, including the Wynford Drive Extension, as shown on Map 2 of 2;
 - ii. a fine grain of interconnected public streets and pedestrian routes that define development blocks will provide access throughout the lands;
 - iii. the street network will be designed to encourage walking and cycling, providing a comfortable and safe environment for pedestrians and cyclists; and
 - iv. two new public parks will be provided, and one will contain a new public community centre/ice arena;



ECONOMIC REVITALIZATION

- c. Sufficient land will be made available such that, at full build out of the lands, a minimum of 70,000 square metres of non-residential gross floor area comprised of uses permitted in *General Employment Areas*, the majority of which is to be office space, can be accommodated on the lands. In addition, any ice arena, workplace daycare and/or fitness center that is located within a community centre in *Parks and Open Space Areas – Parks* will be counted towards the 70,000 square metres of non-residential gross floor area that is required at full build out;
- d. On the lands designated *General Employment Areas*:
 - i. retail and service uses, restaurants, workplace daycares, and fitness centres may also be established; and
 - ii. stand-alone retail stores and stand-alone restaurants greater than 1,000 square metres in gross floor area are not permitted;
- e. Boundaries of land use designations on the Land Use Plan and *Employment Areas* that show on Map 2, Urban Structure respecting the lands are general and where the intent of the Plan is maintained, such that sufficient land is provided to accommodate a minimum of 70,000 square metres of *General Employment Areas* uses on the lands, minor adjustments to boundaries will not require amendment to this Plan;

PHASING

- f. The first phase of residential development within the portion of the lands designated *Apartment Neighbourhoods* may proceed without a Secondary Plan provided it is preceded by, or developed concurrently with, a minimum gross floor area of 18,580 square metres of office space, which may include associated retail and service uses, on a portion of the lands designated *General Employment Areas*;
- g. The first phase of residential and non-residential development on the lands may proceed prior to the completion of the Don Mills Crossing Secondary Plan Study. Development will be evaluated on the basis of the Official Plan policies including this Site and Area Specific Policy.

Such development must demonstrate to Council's satisfaction that the first phase of both residential and non-residential development does not adversely impact the development of the remainder of the lands and that the first phase of residential development is appropriate in the absence of development of the remainder of the lands;

- h. Development of the lands will require submission of a Phasing Strategy and Implementation Plan that address phasing in order to ensure that infrastructure, facilities and amenities are provided as needed to support each phase of development and the creation of a complete community. The Phasing Strategy will:
- i. set out a residential unit count, which is to include the provision of units by number of bedrooms, and non-residential floor area, as may be applicable, for the lands for each phase of development;
 - ii. outline physical infrastructure improvements and community services and facilities required to be implemented prior to the completion of any phase of development to support the development;
 - iii. provide for the development of a portion of the lands designated *General Employment Areas* in the first phase of development, such that the first phase of non-residential development precedes, or is concurrent with, the first phase of residential development on lands designated *Mixed Use Areas* and/or *Apartment Neighbourhoods*;
 - iv. limit the first phase of residential development on lands designated *Mixed Use Areas* and/or *Apartment Neighbourhoods* to the lesser of 1,650 residential units or approximately 135,000 square metres of residential gross floor area, provided this phase of residential development:
 - A. Includes a public community focal point, such as a public park or facility, within easy walking distance of all lands with the first phase;
 - B. Provides for a fine grain of interconnected streets and pedestrian routes that define development blocks;
 - C. Integrates with the existing and planned surrounding street network through appropriate new street connections and/or public easements to Eglinton Avenue East and/or Don Mills Road for vehicles, pedestrians and cyclists, as required; and
 - D. Secures services and facilities, as may be required, to meet the needs of residents and workers;
 - v. provide for the development of the lands, excluding those lands designated *Apartment Neighbourhoods*, as necessary to achieve the minimum non-residential gross floor area identified in policy (c) above to proceed prior to, or concurrent with, the final 300 units of residential development on lands designated *Mixed Use Areas*; and
 - vi. is implemented through Zoning By-law(s) and Plan(s) of Subdivision and secured through appropriate legal agreements, including public easements where required.

SECTION 37

- i. Despite Policy 3.2.1.9 of the Official Plan, the provision of 20 percent of the residential dwelling units as affordable housing units is not required provided that the community benefits include the following:
 - i. A. at least 25,000 square metres of residential gross floor area is provided as Affordable Rental Housing and maintained with Affordable Rents for a period of at least 25 years and as Rental Housing for a period of at least 49 years; and
 - B. at least 8 Affordable Ownership Housing units are conveyed to a non-profit housing provider for the purposes of Affordable Ownership Housing and maintained at an affordable ownership price for at least 20 years;
 - ii. contribution towards a community centre, public art, and a day nursery; and
 - iii. additional community benefits, as identified through the community planning process;
- j. Despite Policy 5.1.1.4 of the Official Plan, Policy 5.1.1.1 of the Official Plan will only apply to a proposed development that would permit a building or structure with residential gross floor area. The base value, in terms of residential gross floor area, from which increased height and/or density may be permitted in return for certain capital facilities will be zero (0) square metres. Any non-residential gross floor area will not be subject to Policy 5.1.1.1 of the Official Plan; and

PARKLAND DEDICATION

- k. The dedication of land for two new public parks is required by the City, one of which will include a replacement twin-pad ice arena/community centre. The lands for the public parks, including the lands to accommodate the twin-pad ice arena/community centre, will be recognized as a portion of the applicable parkland dedication.

4. Schedule 2: The Designation of Planned but Unbuilt Roads, is amended by adding:

STREET NAME	FROM	TO
Wynford Drive Extension	The intersection of Don Mills Road and Wynford Drive, running west, then southwest	Eglinton Avenue East
New Link A ⁴	Don Mills Road, running southwest, then south	Eglinton Avenue East
New Link C ⁴	Don Mills Road, running west	Wynford Drive Extension
New Link D ⁴	New Link A, running west	New Link F
New Link E ⁴	New Link A, running west	New Link F
New Link F ⁴	New Link D, running north	Wynford Drive Extension

⁴ Refer to Site and Area Specific Policy 511, Map 2, for the general location of the planned but unbuilt roads.

Schedule "1"



844 Don Mills Road & 1150 Eglinton Avenue East

Official Plan Amendment #434

Revisions to Land Use Map 20 to Redesignate lands from Regeneration Areas to Apartment Neighbourhoods, Mixed Use Areas, Parks and Open Space Areas – Parks, and Parks and Open Space Areas – Natural Areas.

File # 16 236387 NNY 26 0Z

Location of Application	Parks & Open Space Areas	Core Employment Areas	Utility Corridors
Apartment Neighbourhoods	Parks	General Employment Areas	Institutional Areas
Mixed Use Areas			

Not to Scale
 12/12/2018