

Authority: Ontario Municipal Board Order issued
October 22, 2013 and November 20, 2013 in Board
File PL120751

CITY OF TORONTO

BY-LAW 217-2022(OMB)

To adopt Amendment 226 to the Official Plan for the City of Toronto in respect of lands known as 1200, 1210, and 1220 Sheppard Ave East.

Whereas the Ontario Municipal Board, pursuant to its Decision issued on October 22, 2013 and November 20, 2013, determined to amend the Official Plan of the City of Toronto;

Therefore By-law 1082-2002, being a By-law to adopt the Official Plan of the City of Toronto, as amended, is further amended by the Ontario Municipal Board as follows:

1. The text and map attached hereto as Schedule A are hereby approved as Amendment 226 to the Official Plan of the City of Toronto.

Pursuant to the Decision of the Ontario Municipal Board Order issued October 22, 2013 and November 20, 2013 in Board File PL120751.

SCHEDULE A

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

1. Chapter 4, Land Use Designations, Land Use Map 19, is amended as shown on the attached Map 1.
2. Chapter 6, Section 9, The Sheppard East Subway Corridor Secondary Plan, is amended to allow a density of 3.94 times the lot area for the lands municipally known at 1200, 1210, and 1220 Sheppard Avenue East, by amending Map 9-2, Key Development Areas as shown on the attached Map 9-2.
3. Chapter 6, Section 9, The Sheppard East Subway Corridor Secondary Plan, Section 4.2.5 1200-1220 Sheppard Avenue East is deleted and replaced with the following:

"The lands municipally known as 1200, 1210, and 1220 Sheppard Avenue East may be redeveloped for residential, private open space, publically accessible private open space, office/retail commercial or mixed uses.

A Mixed Use Areas designation and a maximum density of 3.94 times the lot area applies to these lands.

Notwithstanding the policies of this designation, office uses or some other employment generating use is required at the south end of the lands with exposure to Old Leslie Street, which may be provided within the base building of a mixed use building.

The refurbishment of the existing office buildings municipally known at 1210 and 1220 Sheppard Avenue East shall be phased with the construction of a new mixed use, residential, and commercial development.

Public access shall be provided at the north and east limit of the lands through key private open spaces to provide access to the adjacent East Don River Valley.

Interior and exterior lighting of the mechanical penthouses and rooftop amenity areas for all buildings located on the lands shall be minimized".

4. The density and height of development permitted by a zoning by-law passed under authority of this Official Plan Amendment is permitted subject to compliance with the conditions set out herein in relation to Section 37 of the Planning Act and provided that the owner of the lands satisfies the following conditions at its expense and in accordance with and subject to a Section 37 agreement referred to in a zoning by-law passed under authority of this Official Plan Amendment:
 - a) The density and height of development permitted by a zoning by-law passed under authority of this Official Plan Amendment is permitted provided the owner enters into an agreement with the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters required to be provided

therein and such agreement has been registered as a first priority against the title to the lands.

- b) Where these Section 37 conditions require the provision of a matter prior to and as a precondition of building permit issuance, save and except for a building permit for interior alterations of the office buildings municipally known as 1200, 1210, and 1220 Sheppard Avenue East and any demolition permits and a *temporary sales office*, building permit issuance shall be dependent upon the satisfaction of the provisions of a zoning by-law passed under authority of this Official Plan Amendment as they relate to facilities, services and matters to be provided under such by-law pursuant to Section 37 of the Planning Act, including the provision of monetary payments and the provisions of financial securities.
- c) Prior to the issuance of the first above-grade building permit, other than a building permit for interior alterations of the office buildings municipality known as 1200, 1210, and 1220 Sheppard Avenue East and any demolition permits and a building permit for a *temporary sales office*, the owner shall provide a cash contribution of \$1,700,000.00 to be used by the City in its sole discretion towards a public community facility to be located in Ward 24. The contribution shall be indexed in accordance with the Statistics Canada Quarterly Capital Expenditure Price Statistics from the date of the Decision of the Ontario Municipal Board approving this by-law to the date of submission of the funds by the owner.
- d) The owner shall provide for the installation of landscaping, both hard and soft, up to a maximum contribution of \$560,000.00 to upgrade the City-owned boulevard lands located between Old Leslie Street and Sheppard Avenue, immediately to the south of the lands. The contribution shall be indexed in accordance with the Statistics Canada Quarterly Capital Expenditure Price Statistics from the Decision of the Ontario Municipal Board approving this by-law to the date of expenditure of the funds by the owner. The plans for the above-noted works will be included in the first application for Site Plan Control approval, other than Site Plan Control approval for a *temporary sales office* (if required) and the work will be completed by the owner no later than two years after obtaining approval for the first Site Plan Control application.
- e)
 - (i) The owner shall, at its sole expense, design and construct a pedestrian connection from the north limit of the lands of the existing pedestrian bridge within the East Don River Valley trail system as a condition within the first Site Plan Notice of Approval Conditions and to the satisfaction of the General Manager of Parks, Forestry, and Recreation, and the Toronto and Region Conservation Authority. Security for this obligation shall be provided by the owner prior to the issuance of site plan approval. The owner will pay, construct and complete the pedestrian connection from the north limit of the lands to the existing pedestrian bridge within the East Don River Valley trail system prior to the registration of the first condominium plan on the lands;

- (ii) The owner shall, at its sole expense, design and construct a pedestrian connection from the south-east limit of the lands to the East Don River Valley trail system as a condition within the first Site Plan Notice of Approval Conditions and to the satisfaction of the General Manager of Parks, Forestry, and Recreation, and the Toronto and Region Conservation Authority. Security for this obligation shall be provided by the owner prior to the issuance of site plan approval. The owner will pay for, construct, and complete the pedestrian connection from the south-east limit of the lands to the East Don River Valley trail system prior to the registration of the first condominium plan on the lands; and
 - (iii) While the owner estimated that the total cost of the contribution for the works in (i) and (ii) above is approximately \$459,000.00 if the final cost is greater than this estimate that total cost shall be wholly borne by the owner.
- f)
- (i) The owner shall refurbish the *Retained Office Buildings*. Work to refurbish the *Retained Office Buildings* shall commence no later than at the time of issuance of any above-grade building permit for the third residential tower (in chronological order) and such refurbishment work will be completed no later than the time when the final above-grade building permit has been issued for the 1,034th unit of the total permitted residential units on the lands;
 - (ii) The refurbishment of the *Retained Office Buildings* will be subject to Site Plan Control approval and will be addressed through a Context Plan; and
 - (iii) The refurbishment of the *Retained Office Buildings* shall include the installation of a green roof with a minimum coverage of 60 percent of the available roof space, recladding of the entire building exteriors and replacement of all exterior windows on each of the *Retained Office Buildings*.



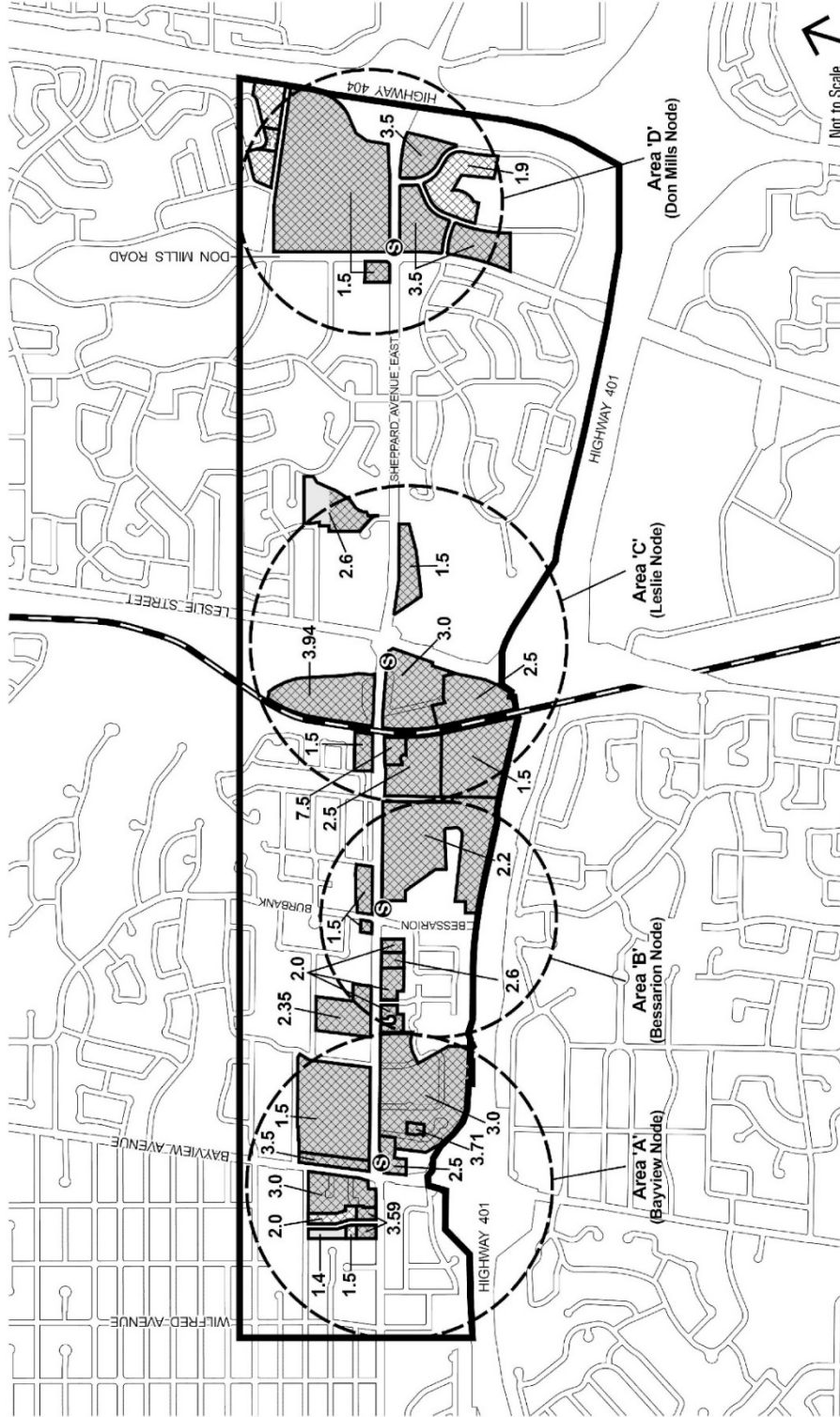
TORONTO
Map 1

1200, 1210 & 1220 Sheppard Avenue East

File # 11 331945 NNY 24 0Z

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|---|---|---|
|  Site Location |  Natural Areas |  Institutional Areas |
|  Neighbourhoods |  Parks |  Utility Corridors |
|  Mixed Use Areas | | |

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Not to Scale
01/23/2012



Sheppard East Subway Corridor Secondary Plan

MAP 9-2 Key Development Areas

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- 1.5 Density
- Subway Station

November 2015