

Authority: Local Planning Appeal Tribunal Decision  
issued on December 7, 2020 in Case PL180148 and Ontario  
Land Tribunal Order issued on August 15, 2022 in Case  
OLT-22-003585

## **CITY OF TORONTO**

### **BY-LAW 1260-2022(OLT)**

**To adopt Amendment 619 to the Official Plan for the City of Toronto in respect of lands municipally known in the year 2022 as 2901 Bayview Avenue and 630 Sheppard Avenue East.**

Whereas authority is given to the Ontario Land 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 Ontario Land Tribunal as follows:

1. The attached Amendment 619 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Pursuant to Local Planning Appeal Tribunal Decision/Order issued on December 7, 2020 and Ontario Land Tribunal Decision/Order issued on August 15, 2022 in Case PL180148.

**AMENDMENT 619 TO THE OFFICIAL PLAN  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 2901 BAYVIEW AVENUE  
AND 630 SHEPPARD AVENUE EAST**

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

1. Map 16, Land Use Plan, is amended to re-designate a portion of the lands municipally known in 2022 as 2901 Bayview Avenue and 630 Sheppard Avenue East from *Mixed Use Areas* to *Parks and Open Space Areas – Parks* as shown on the attached Map 1.
2. Chapter 3, Section 3.2.1, Policy 9, is amended by:
  - (a) Adding the following subsection:

With respect to the lands shown on Schedule 1, municipally known as 2901 Bayview Avenue and 630 Sheppard Avenue East, in year 2022, 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 at least 40 Affordable Rental Housing units are provided on the site and maintained with Affordable Rents for a period of at least 15 years.
3. Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by:
  - (a) Deleting the third paragraph of Subsection 4.2.1 and replacing it with the following paragraph:

"Proposed expansions of the existing shopping centre are to be massed primarily to the south of the existing commercial buildings. Expansions to the north of the existing commercial buildings are generally to be low to midrise additions. Expansions to the east of the existing shopping centre are to be generally consistent in height with the existing residential apartment buildings located on the east side of Hawksbury Drive";
  - (b) Adding the following paragraph to the end of Subsection 4.2.1:

"The density of 1.75 times the area of the lot, as shown on Map 9-2, is the maximum density permitted for uses on the Bayview Village Shopping Centre Lands." and;
  - (c) Map 9-2 of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) entitled "Key Development Areas" is amended with respect to the Bayview Village Shopping Centre Lands to permit a maximum density of 1.75 as shown on Schedule 2 attached to this Official Plan Amendment.

Map 1



**Toronto** 2901 Bayview Avenue & 630 Sheppard Avenue East  
**Official Plan Amendment 619**

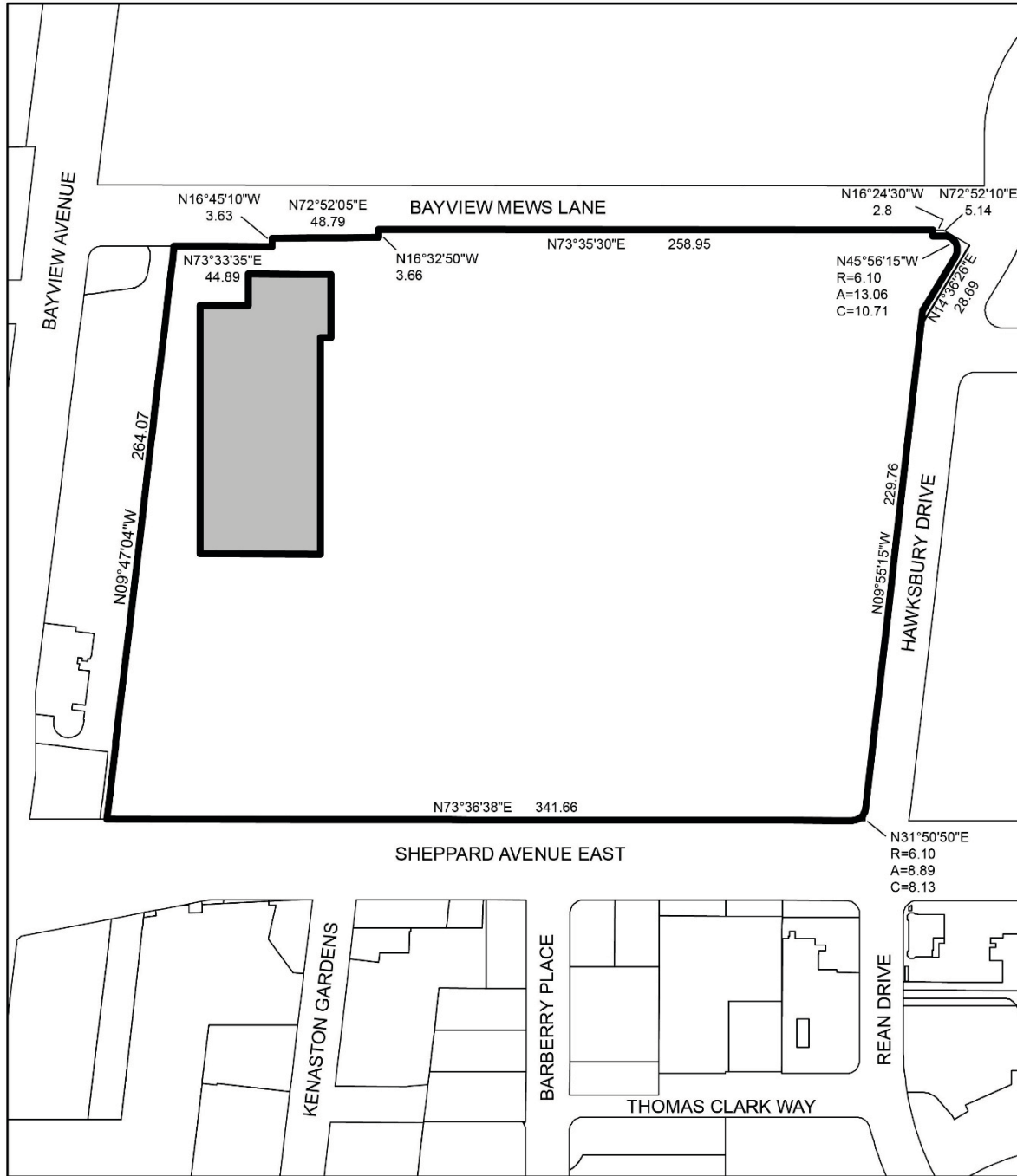
Revisions to Land Use Map 16 to Redesignate lands from Mixed Use Areas to Parks

File # 17 208789 NNY 24 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks

  
 Not to Scale  
 07/18/2022

Schedule 1



TORONTO  
Schedule 1

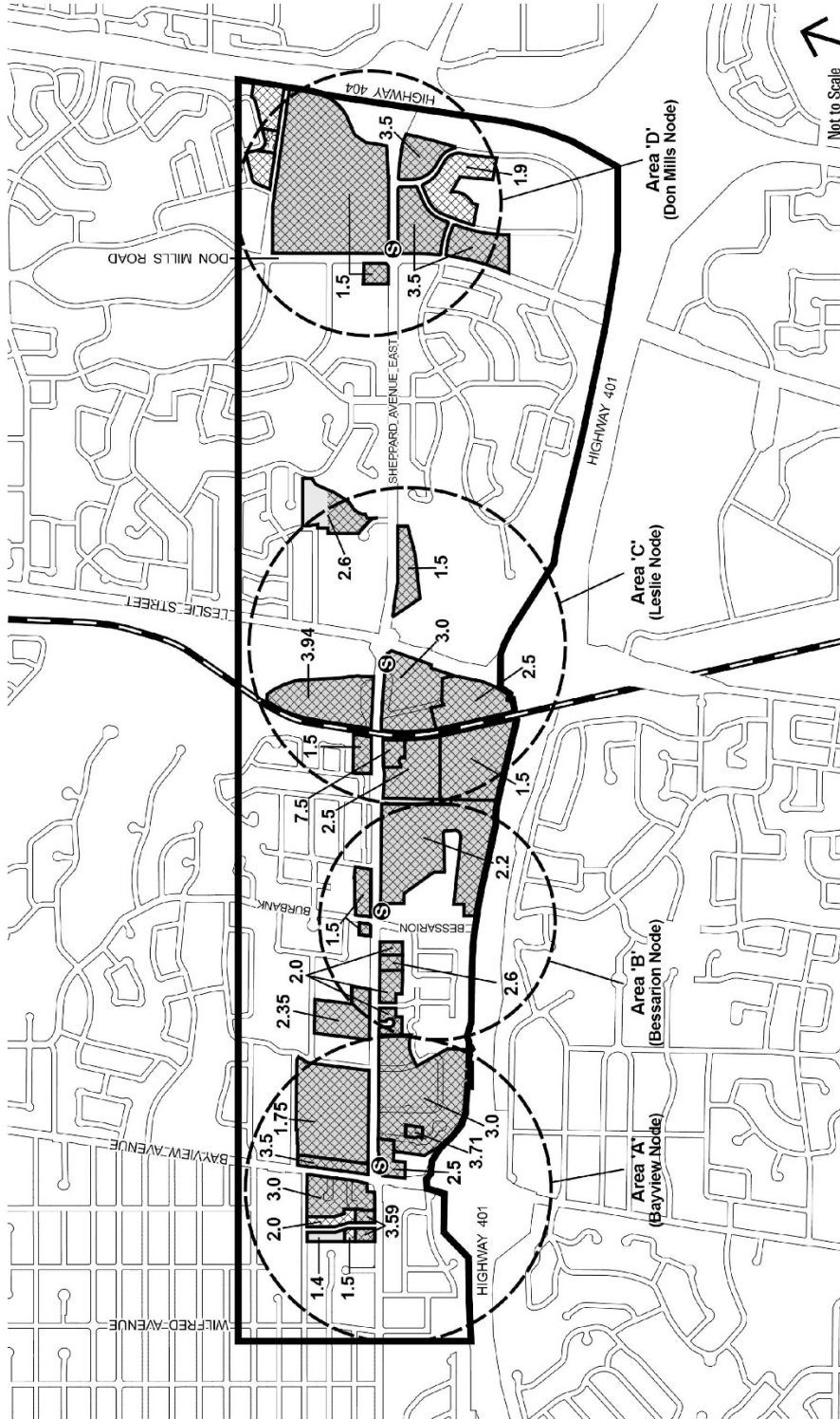
2901 Bayview Avenue & 630 Sheppard Avenue East

File # 17 208789 NNY 24 0Z

Not part of this by-law

Former City of North York By-law 7625  
Not to Scale  
07/18/2022

Schedule 2



**TORONTO**  
**Schedule 2**

**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
- Density
- Subway Station

November 2015