

Authority: Local Planning Appeal Tribunal Decision and Order issued on January 29, 2021 and February 1, 2021 in File PL170649

CITY OF TORONTO

BY-LAW 381-2023(LPAT)

To approve Amendment 476 to the Official Plan for the City of Toronto respecting the lands municipally known as 1650 Sheppard Avenue East, 2500 Don Mills Road, 2600 Don Mills Road and 25 Leith Hill Road.

Whereas the application to amend the Official Plan for the City of Toronto was appealed to the Local Planning Appeal Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

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

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on January 29, 2021 and February 1, 2021 regarding File PL170649 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Local Planning Appeal Tribunal Orders:

- 1.** The attached Amendment 476 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Local Planning Appeal Tribunal Decision and Order issued on January 29, 2021 and February 1, 2021 in File PL170649.

AMENDMENT 476 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN AS 1650 SHEPPARD AVENUE EAST, 2500 DON MILLS ROAD, 2600 DON MILLS ROAD AND 25 LEITH HILL ROAD

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

1. Map 9-2, Key Development Areas of Chapter 6, Secondary Plans, Section 9 (Sheppard East Subway Corridor Plan) is amended by adding the lands municipally known in 2019 as 1650 Sheppard Avenue East, 2500 Don Mills Road, 2600 Don Mills Road and 25 Leith Hill Road, as a Key Development Area with a density of up to 3.99 times the lot area as shown on Schedule 1.
2. Chapter 6, Secondary Plans, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding the following subsection to Section 4.2.10 – "Sheppard-Don Mills-Leith Hill" after Section D. Don Mills Node, with the following text:

"4.2.10 – Sheppard - Don Mills - Leith Hill

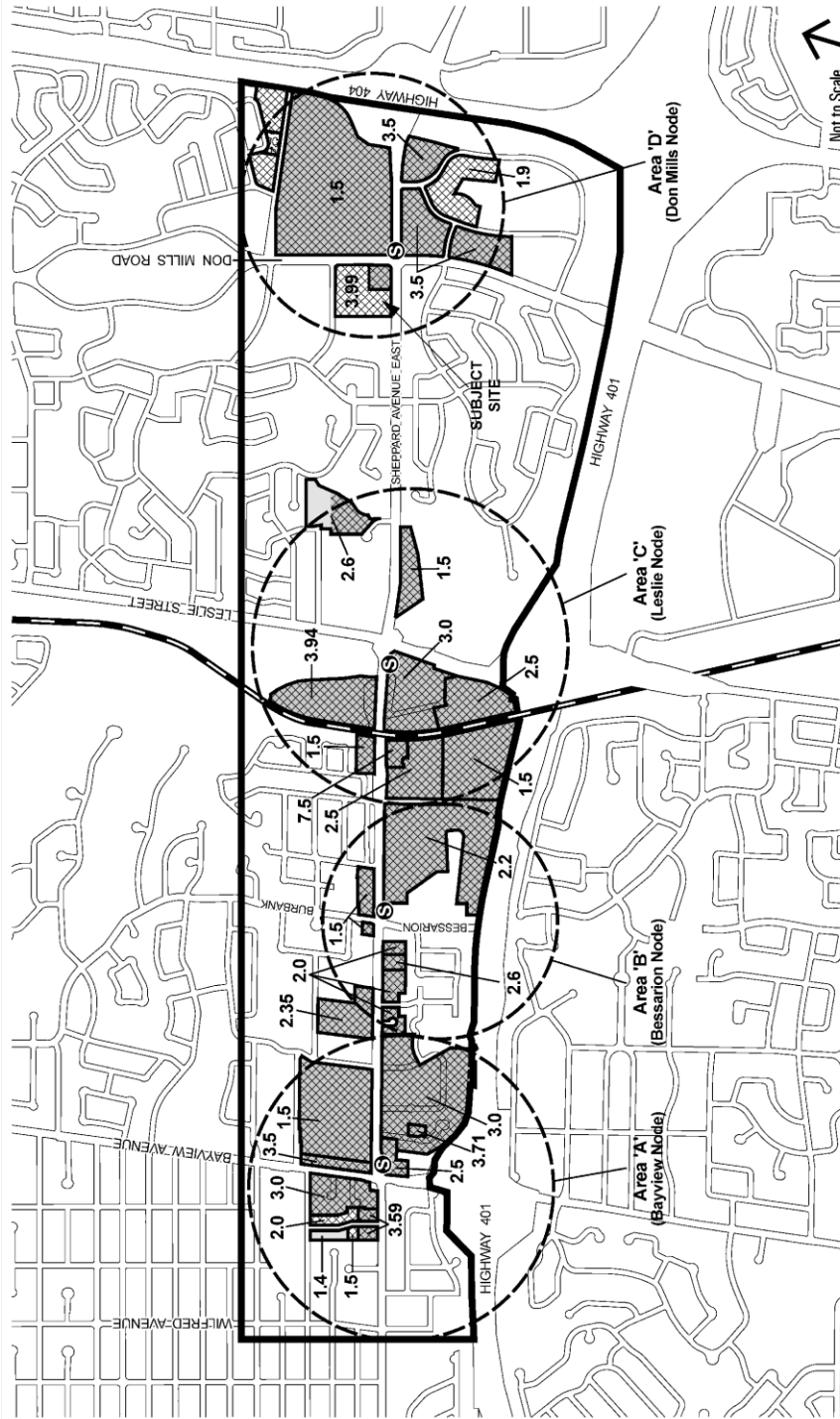
Development of these lands is intended to create a complete community consisting of multiple family residential development in townhouse, midrise, and tall building forms with a maximum density of up to 3.99 times the lot area.

The following policies also apply to these lands:

- a. new public streets will be provided through a registered plan of subdivision process, including two north-south streets between Sheppard Avenue East and Leith Hill Road and an east-west street between Don Mills Road and St. Timothy Catholic School;
- b. the distribution of building heights will provide for the tallest heights located closest to the Don Mills Road and Sheppard Avenue East intersection, with a transition down in height moving north, west, and northwest on the lands;
- c. the scale and massing of buildings adjacent to St. Timothy Catholic School and adjacent to the *Neighbourhoods* designation will have regard for the lower density character of these areas;
- d. a public park, that is no less than 1,604 square metres in area will be provided in a central location on the lands, and may be provided in phases;
- e. in order to meet the objectives of creating a complete community, each development on the lands will include affordable housing and/or community services and facilities;
- f. development on the lands may be subject to the use of a Holding (H) provision, in the Zoning By-law, which may be removed in whole or in part by a Zoning By-law amendment when:

- i. The City has reviewed and accepted a comprehensive Functional Servicing Report for the entire Context Plan Block demonstrating that sufficient capacity exists to accommodate existing and proposed development, satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services. Should the Functional Servicing Report identify upgrades and/or new services are required, those upgrades and/or services will be secured by appropriate agreements, and constructed prior to the issuance of any building permits for any development within the Context Plan Block satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - ii. The City has reviewed and accepted the necessary Transportation Studies demonstrating that a comprehensive transportation network will be established to accommodate the existing and proposed development, satisfactory to the General Manager, Transportation Services. The transportation network will be secured in subdivision agreements, and constructed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager Transportation Services;
 - g. in order to meet the objectives of the Official Plan, the Sheppard -Don Mills- Leith Hill Block Plan Urban Design Guidelines, as adopted by Council, as may be amended from time to time, will be used to provide direction for reviewing development applications on the lands. The Sheppard-Don Mills- Leith Hill Block Plan Urban Design Guidelines provide direction for general building locations and building typologies, public realm improvements that promote a healthy and vibrant pedestrian environment, including streetscape improvements and enhanced open spaces. Such improvements will occur incrementally and will be considered through new development on each individual development site; and
 - h. amendments to this Secondary Plan and the policies in Section 4.2.10 may be pursued for the lands municipally known as 2500 Don Mills Road on a site-specific basis through an official plan amendment application."
3. Map 9-3, Specific Development Policies of Chapter 6, Secondary Plans, Section 9 (Sheppard East Subway Corridor Plan) is amended by identifying the lands municipally known in 2019 as 1650 Sheppard Avenue East, 2500 Don Mills Road, 2600 Don Mills Road and 25 Leith Hill Road, as subject to Section 4.2.10 – "Sheppard-Don Mills-Leith Hill" as shown on Schedule 2.

Schedule 1



Toronto
Official Plan Amendment #476 - Schedule 1

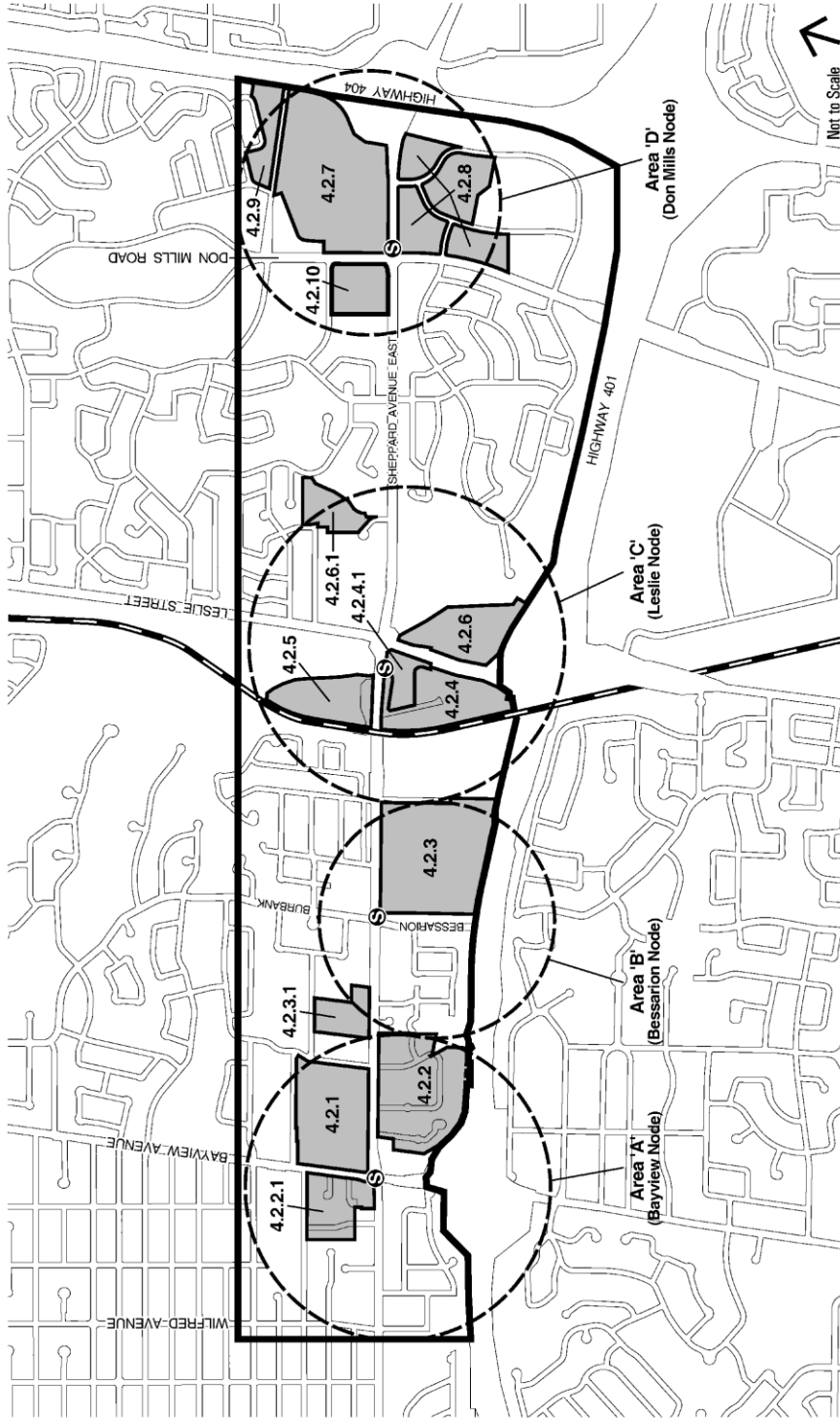
1650 Sheppard Avenue East
File # 16 270525 NNY 33 OZ

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
 the lands municipally known as 1650 Sheppard Avenue East, 2500 Don Mills Road,
 2600 Don Mills Road and 25 Leith Hill Road

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




12/11/2019

Schedule 2



Sheppard East Subway Corridor Secondary Plan

MAP 9-3 Specific Development Policies

-  Secondary Plan Boundary
-  Specific Development Policy Areas
-  Subway Station

November 2015