

DRAFT – CONFIDENTIAL AND WITHOUT PREJUDICE

Authority: Ontario Land Tribunal Decision and Order
issued on [DATE] in File OLT-23-000093

CITY OF TORONTO

BY-LAW XXX-2024(OLT)

**To approve Amendment ## to the Official Plan for the City of Toronto respecting the lands
municipally known as 2500 Don Mills Road.**

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

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

Whereas the Ontario Land Tribunal, by its Decision and Order issued on [DATE] regarding File OLT-23-000093 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

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

Ontario Land Tribunal Decision and Order issued on [date] in File OLT-23-000093.

**AMENDMENT ### TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN AS 2500 DON MILLS 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 amending the maximum density for the lands municipally known in 2024 as 2500 Don Mills Road in the existing Key Development Area with a density of up to 10.65 times the lot area as shown on Schedule 1.
2. Chapter 6, Secondary Plans, Section 9 (Sheppard East Subway Corridor Secondary Plan), Section 4.2.10 – Sheppard-Don Mills-Leith Hill as follows:
 - a. The words “and a maximum density of up to 10.65 times the lot area for 2500 Don Mills Road” after the word “area”;
 - b. Existing policy h. is deleted;
 - c. New policies h. and i. are added as follows:
 - “h. For 2500 Don Mills Road, any new development containing residential units will secure a minimum amount of affordable housing as follows:
 - i. a minimum of two (2%) percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - ii. the affordable housing shall be secured at affordable rents for a period of at least 40 years from the date of first residential occupancy of the affordable housing units; and
 - iii. the unit mix of the affordable housing shall reflect the unit mix of the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
 - i. If an Inclusionary Zoning By-law takes effect and is applicable to development on the lands at 2500 Don Mills Road, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail, and the affordable housing requirements in Policy 4.2.10.h., will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy 4.2.10.h. above.

SCHEDULE 1

[DENSITY MAP TO BE INSERTED]