

Authority: North York Community Council Item NY28.1, as adopted by City of Toronto Council on March 26 and 27, 2018

CITY OF TORONTO

Bill 521

BY-LAW -2018

To adopt Amendment 396 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2017 as 101 and 103 Sheppard Avenue East.

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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 396 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on April , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 396 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS
101 AND 103 SHEPPARD AVENUE EAST**

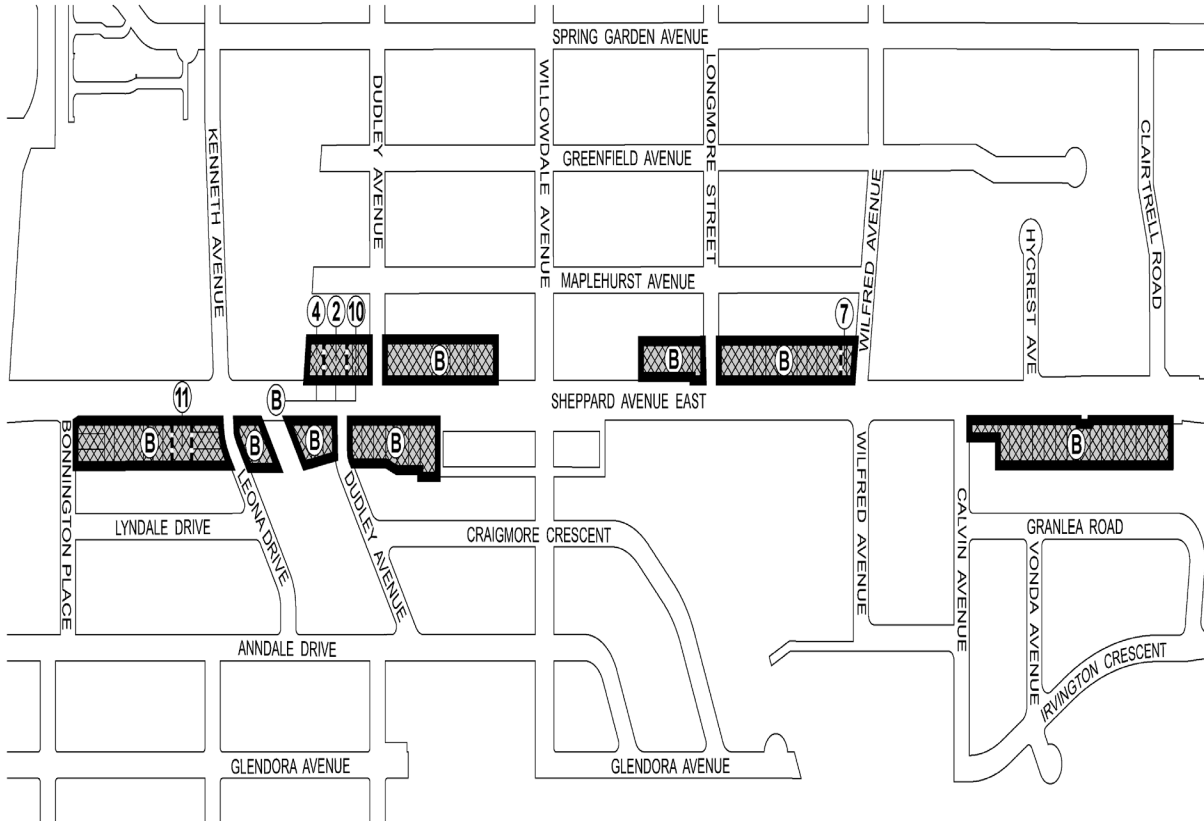
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 29, Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following subsection to Section 4.0, Site and Area Specific Policies:

"4.11. Lands located on the south side of Sheppard Avenue East, known municipally as 101 and 103 Sheppard Avenue East (11 on Map 29-2):

A maximum building height of 4 storeys and 15.5 metres, and a maximum F.S.I of 1.53 are permitted. The policies of Section 3.2.2 do not apply."

2. Map 29-2, Land Use Areas of the Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands known municipally in 2017 as 101 and 103 Sheppard Avenue East as Site and Area Specific Policy Area Number 11, as shown on the attached Schedule A.





Not to Scale 



Official Plan Amendment #396 - Schedule A

101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 0Z

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Site and Area Specific Policy Areas

Map 29 -2, Sheppard Avenue Commercial Area Secondary Plan - Land Use Areas. Site and Area Specific Policy Area No. 11 is added to apply to the lands at 101 & 103 Sheppard Avenue East