

Authority: North York Community Council
Item NY6.3, adopted as amended, by City of
Toronto Council on June 18 and 19, 2019

CITY OF TORONTO

Bill 914

BY-LAW - 2019

To adopt Amendment 449 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2019 as 110 and 112 Sheppard Avenue West.

Whereas authority is given to Council under sections 17 and 22 of 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 449 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed on June , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

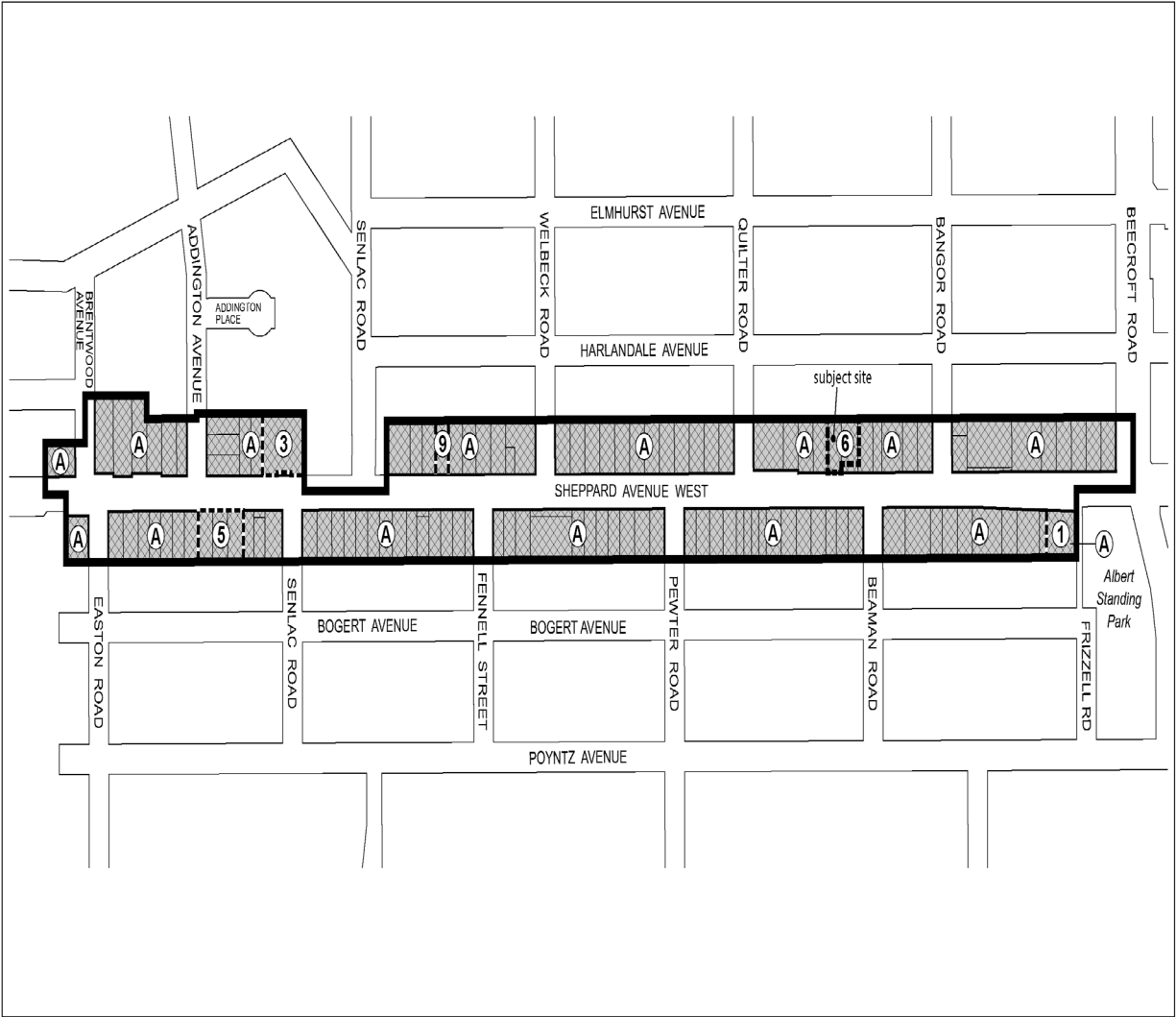
Seal of the City

**AMENDMENT 449 TO THE OFFICIAL PLAN LANDS MUNICIPALLY KNOWN IN
THE YEAR 2019 AS 110 and 112 SHEPPARD AVENUE WEST**

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 deleting subsection 4.6 of Section 4, Site and Area Specific Policies, and replacing it with the following for the lands known municipally in 2019 as 110 and 112 Sheppard Avenue West:
 6. **Lands located on the north side of Sheppard Avenue West, known municipally as 110 and 112 Sheppard Avenue West (6 on Map 29-1):**

A 30-unit residential apartment with commercial uses on the ground floor, a maximum building height of 7 storeys and a maximum Floor Space Index (F.S.I.) of 2.5 times the lot area are permitted. No portion of the building, with the exception of the mechanical penthouse, rooftop stair enclosure, and balcony railings, shall project above a 45 degree angular plane measured from a line located 7.5 metres south of the rear (north) lot line and 10.5 metres above grade. The policies of Section 3.2.2 do not apply.
2. Map 29-1, Sheppard Avenue Commercial Area Secondary Plan, Land Use Areas, is amended to show the lands known municipally in 2019 as 110 and 112 Sheppard Avenue West as Site and Area Specific Policy Area Number 6, as shown on the attached Schedule A.



110-112 Sheppard Avenue West

Official Plan Amendment #449 - Schedule A

File # 18 265487 NNY OZ

Secondary Plan Boundary

Subject Site

Mixed Use Areas

Site and Area Specific Policy Areas

Map 29-1, Sheppard Avenue Commercial Area Secondary Plan - Land Use Areas, Site and Area Specific Policy Area No. 6 is added to apply to the lands at 110-112 Sheppard Avenue West



Not to Scale
 04/30/2019