

Authority: North York Community Council Item NY15.1,  
as adopted by City of Toronto Council on June 29, and 30,  
2020

**CITY OF TORONTO**

**Bill 489**

**BY-LAW -2020**

**To adopt Amendment 496 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2019 as 1100 Sheppard Avenue West.**

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 No. 496 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

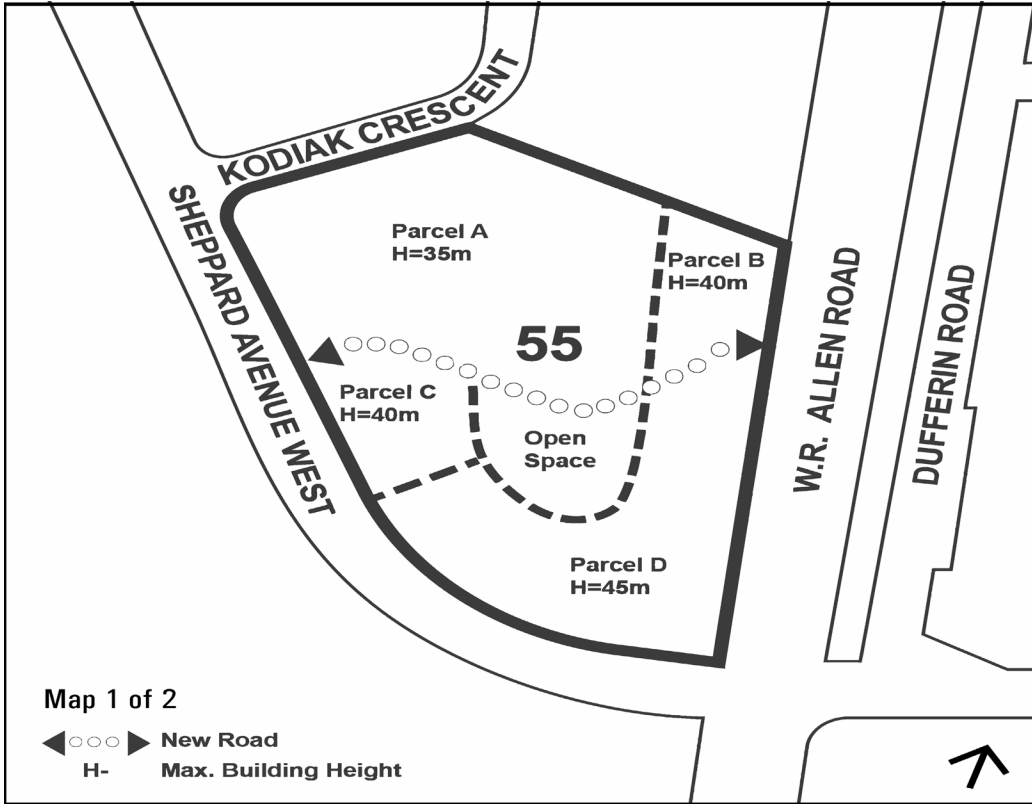
**AMENDMENT NO. 496 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS 1100 Sheppard Avenue West**

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 55 is amended for lands known municipally in 2019 as 1100 Sheppard Avenue West, as follows:
  - (a) By adding the title 'Map 1 of 2' to the map as shown on the attached Schedule 'A';
  - (b) By deleting the words 'the attached map' and replacing them with 'Map 1 of 2' in sub-section d)i);
  - (c) By removing the word 'and' at the end of sub-section e)i);
  - (d) By adding the word 'and' at the end of sub-section e)ii);
  - (e) By adding new sub-sections e)iii) and e)iv) as follows:
    - iii) a density increase will be permitted upon a financial contribution for improvements to the local park and the pedestrian realm between the subject site and the Sheppard West subway station.
    - iv) in the event of a density increase under this Clause e), maximum building heights are as shown on Map 2 of 2'.
  - (f) By adding Map 2 of 2, shown on the attached Schedule 'B', after the sub-section e)iv).

Schedule 'A'



Schedule 'B'

