

Authority: North York Community Council Item NY34.4,
as adopted by City of Toronto Council on July 19 and 20,
2022.

CITY OF TORONTO

Bill 1051

BY-LAW -2022

To adopt Amendment 614 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 71 Talara Drive.

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

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 text and map attached as Schedule "A" are adopted as Amendment No. 614 to the Official Plan of the City of Toronto.

Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 614 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 71 TALARA DRIVE

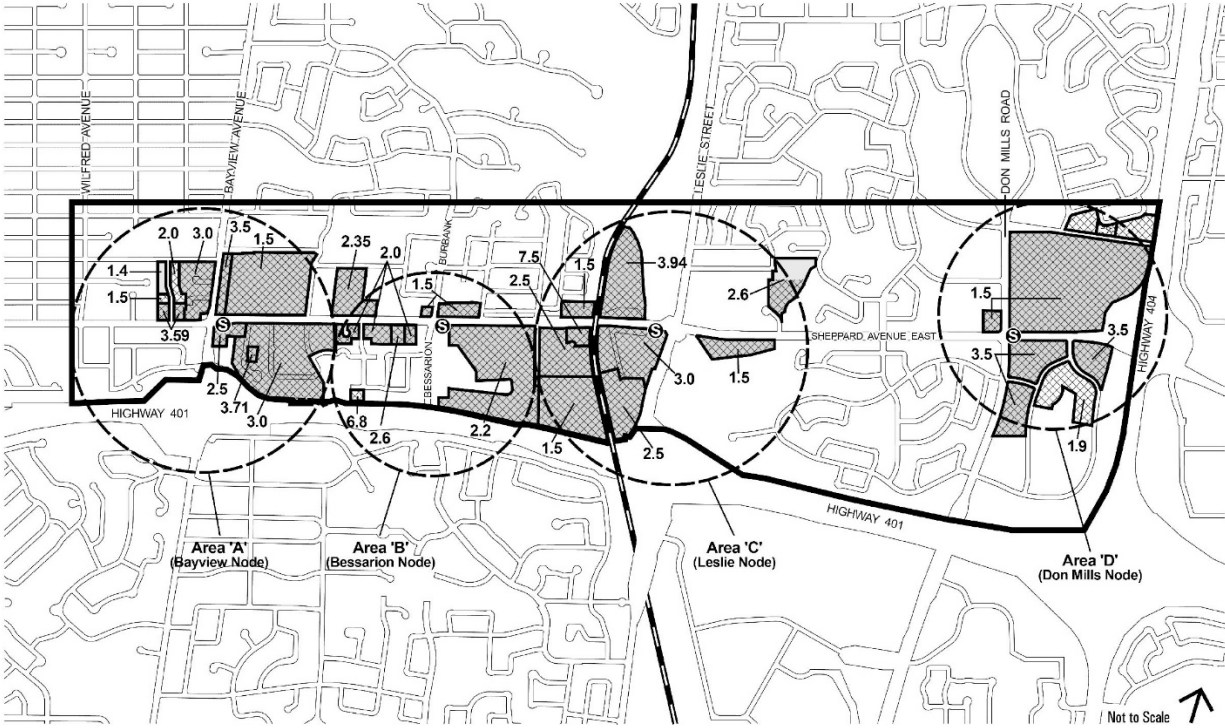
The following text and map constitute Amendment 614 to the City of Toronto Official Plan.

1. The Official Plan of the City of Toronto is amended as follows:
 - (a) Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan), is amended by adding a site specific policy to Section 4.2 (Development Nodes), Subsection B - Bessarion Node for lands municipally known as 71 Talara Drive with the following text:

"4.2.2.5 71 Talara Drive




The Secondary Plan assigns a maximum density of 6.8 times the lot area and a maximum building height of 23-storeys to the lands municipally known as 71 Talara Drive as shown on Map 9-2."
 - (b) Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to permit a density of 6.8 times the lot area for the lands municipally known as 71 Talara Drive as shown on Schedule 1.
 - (c) Map 9-3, Specific Development Policies, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to establish Specific Development Policy 4.2.2.5 for the lands municipally known as 71 Talara Drive as shown on Schedule 2.

Map 9-2



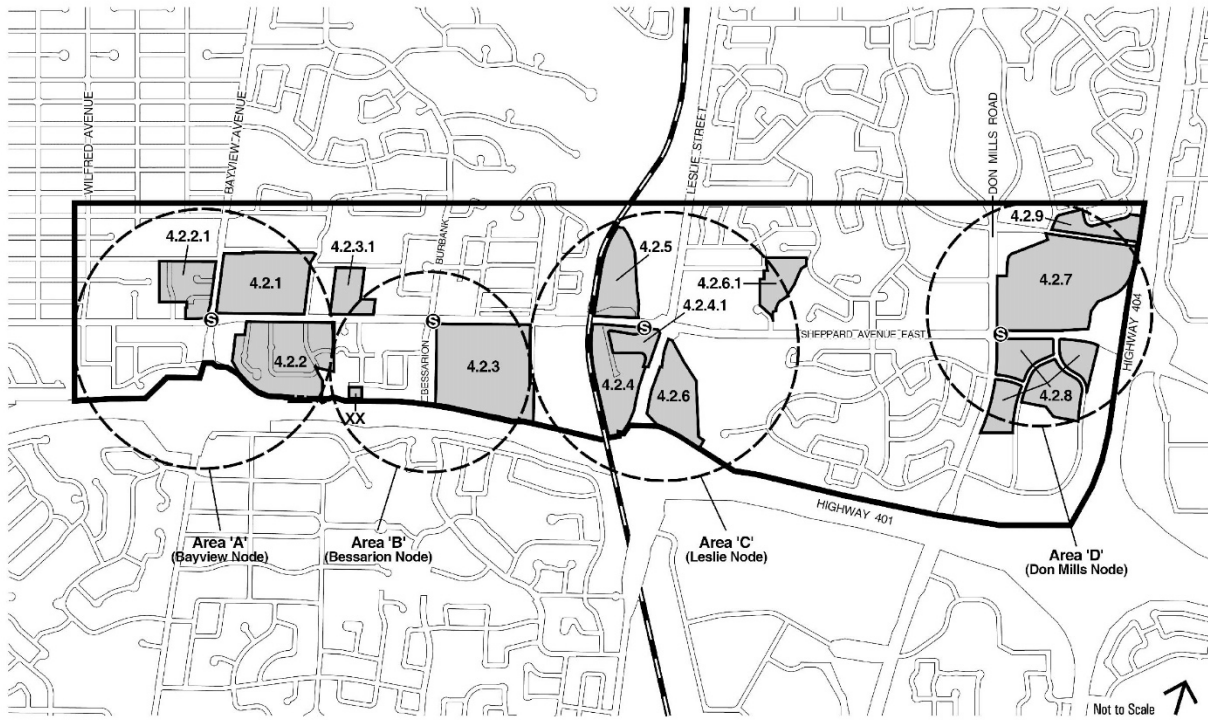
Sheppard East Subway Corridor Secondary Plan

MAP 9-2 Key Development Areas

-  Secondary Plan Boundary
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks
-  1.5 Density
-  Subway Station




November 2015

Map 9-3



Sheppard East Subway Corridor Secondary Plan

MAP 9-3 Specific Development Policies

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

November 2015