

CITY OF TORONTO

BY-LAW No. 608-2001(OMB)

To amend former City of North York Official Plan in respect of lands municipally known as 53, 57 and 59 Sheppard Avenue West.

WHEREAS the Ontario Municipal Board, by way of Order issued on June 26, 2001, determined to amend the Official Plan of the former City of North York;

THEREFORE:

1. Amendment No. 507 to the Official Plan of the former City of North York, consisting of the attached text, is hereby adopted.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED JUNE 26, 2001 IN OMB FILE NO. PL000208.

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 507****TO THE OFFICIAL PLAN OF THE****FORMER CITY OF NORTH YORK****LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns an approximately 0.11 ha (0.27 acre) parcel of land located on the south side of Sheppard Avenue West abutting Albert Standing Park. The lands are legally described as Part of Lots 1198, 1199, 1200 and 1201, Registered Plan 1743 and municipally known as 53, 57 and 59 Sheppard Avenue West.

EFFECT OF AMENDMENT

The effect of this amendment would be to permit a commercial office building with retail and service commercial uses at grade, with a maximum building height of 20.4 metres, and a maximum density of 2.4 F.S.I. In addition, a minimum building setback is required to the rear property lot line for the first storey and mezzanine of the building with a minimum building setback also to be provided from the rear property line for all storeys above the first storey and mezzanine. These matters will be further addressed in an amending zoning by-law and site plan approval.

COUNCIL DIRECTION

North Community Council endorsed a Settlement Proposal, regarding Application UDOZ-99-43, at their meeting held on May 16, 2001. It was North Community Council's decision to recommend endorsement of the settlement proposal, to instruct staff to prepare Official Plan and Zoning By-law Amendments which would permit the settlement proposal and to present and support such amendments at the Ontario Municipal Board.

A meeting to consider this matter was held by Council of the City of Toronto on May 30, 31 and June 1, 2001. Council adopted the recommendations of the North Community Council.

AMENDMENT NO. 507

TO THE OFFICIAL PLAN OF THE

FORMER CITY OF NORTH YORK

The following text constitutes Amendment No. 507 to the Official Plan of the former City of North York.

ITEM 1

Part D.4 – The Sheppard Avenue Commercial Area Secondary Plan - is amended by adding the following:

“Section 4.0 SPECIFIC POLICIES

4.1.0 LANDS LOCATED ON THE SOUTH SIDE OF SHEPPARD AVENUE WEST, PART OF LOTS 1198, 1199, 1200 AND 1201, REGISTERED PLAN 1743 AND KNOWN MUNICIPALLY AS 53, 57 AND 59 SHEPPARD AVENUE WEST.

Notwithstanding the policies of Section 2.1.0, retail and service uses may also be permitted. Notwithstanding the policies of Section 2.2.0, the maximum Floor Space Index (F.S.I.) shall be 2.4. Notwithstanding the policies of Section 3.2.1, the maximum building height shall not exceed 20.4 metres, provided the horizontal distance separating the first storey and mezzanine of the building from the southerly (rear) property line is not less than 7.5 metres and the horizontal distance separating the storeys above the first storey and mezzanine of the building from the southerly (rear) property line is not less than 12 metres. The policies of Section 3.2.2 shall not apply”.