

Authority: North Community Council Report No. 5, Clause No. 14,  
as adopted by City of Toronto Council on June 26, 27 and 28, 2001  
Enacted by Council: October 4, 2001

**CITY OF TORONTO**

**BY-LAW No. 844-2001**

**To adopt Amendment No. 505 of the Official Plan for the former City of North York in respect of lands municipally known as 886, 890, 894 and 898 Sheppard Avenue West.**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. Amendment No. 505 to the Official Plan of the City of North York, consisting of the attached text, is hereby adopted.
2. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,  
Deputy Mayor

ULLI WATKISS  
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES**

**TO AMENDMENT NO. 505**

**TO THE OFFICIAL PLAN OF THE CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the lands located at 886, 890, 894 and 898 Sheppard Avenue West.

**EFFECT OF AMENDMENT**

The effect of this amendment would be to permit a mixed commercial-residential development having a maximum density of 2.6 F.S.I. and with a maximum building height of 6 storeys, provided the maximum height of the building does not exceed the horizontal distance separating the building from the north property line. These matters will be further addressed in an amending zoning by-law and site plan approval.

**PUBLIC MEETINGS**

The North Community Council considered Amendment Application TB CMB 2000 0001 at a statutory public meeting held on June 13, 2001, after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands.

**COUNCIL DIRECTION**

It was North Community Council's decision to recommend approval of the application.

A meeting to consider this matter was held by Council of the City of Toronto on June 26, 27 and 28, 2001. Council adopted the recommendation of the North Community Council to approve the application.

On October 4, 2001, Council enacted By-law No. 844-2001 which approved this amendment.

**AMENDMENT NO. 505**  
**TO THE OFFICIAL PLAN OF THE**  
**CITY OF NORTH YORK**

The following text constitutes Amendment No. 505 to the Official Plan of the City of North York.

**ITEM 1**

**Clause 1** Part D.14, The Sheppard West / Dublin Secondary Plan, is hereby amended by adding the following to Section 4.0:

**“4.2.0 LANDS LOCATED ON THE NORTH SIDE OF SHEPPARD AVENUE WEST, EAST OF WILSON HEIGHTS BOULEVARD IDENTIFIED AS PART OF LOT 8, REGISTERED PLAN 3103 AND PART OF LOT 16, CONCESSION 2, WEST OF YONGE STREET (886-896 SHEPPARD AVENUE WEST)**

Notwithstanding the MCR designation on this site, a mixed commercial residential development having a maximum density of 2.6 FSI and a maximum height of 6 storeys is permitted, provided the maximum height of the building does not exceed the horizontal distance separating the building from the northerly property line”.