

Authority: North York Community Council Report No. 4, Clause No. 1,
adopted as amended, by City of Toronto Council on May 21, 22 and 23, 2002
Enacted by Council: May 23, 2002

CITY OF TORONTO

BY-LAW No. 349-2002

**To adopt Amendment No. 515 of the Official Plan for the former City of North York in
respect of lands municipally known as 685 Sheppard Avenue East.**

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. 515 to the Official Plan of City of North York, consisting of the attached text and schedules, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 23rd day of May, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 515****TO THE OFFICIAL PLAN OF THE CITY OF NORTH YORK****LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the lands located on the south side of Sheppard Avenue East west of Bessarion Road. The municipal address is 685 Sheppard Avenue East.

EFFECT OF AMENDMENT

The effect of this amendment would be to amend the Sheppard East Subway Corridor Secondary Plan of the North York Official Plan to permit a maximum density of 2.6 FSI.

PUBLIC MEETINGS

The North York Community Council considered Amendment Application TB CMB 2001-0007 at a statutory public meeting held on January 30, 2002, 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 and a notice was posted on the site during the 20 day notice period. It was North York 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 February 13, 14, and 15, 2002. Council adopted the recommendation of the North York Community Council to approve the application.

On May 23, 2002, Council enacted By-law No. 349-2002.

AMENDMENT NO. 515
TO THE OFFICIAL PLAN FOR THE
CITY OF NORTH YORK

The following text and schedules constitute Amendment No. 515 to the Official Plan of the City of North York.

ITEM 1

Clause 1

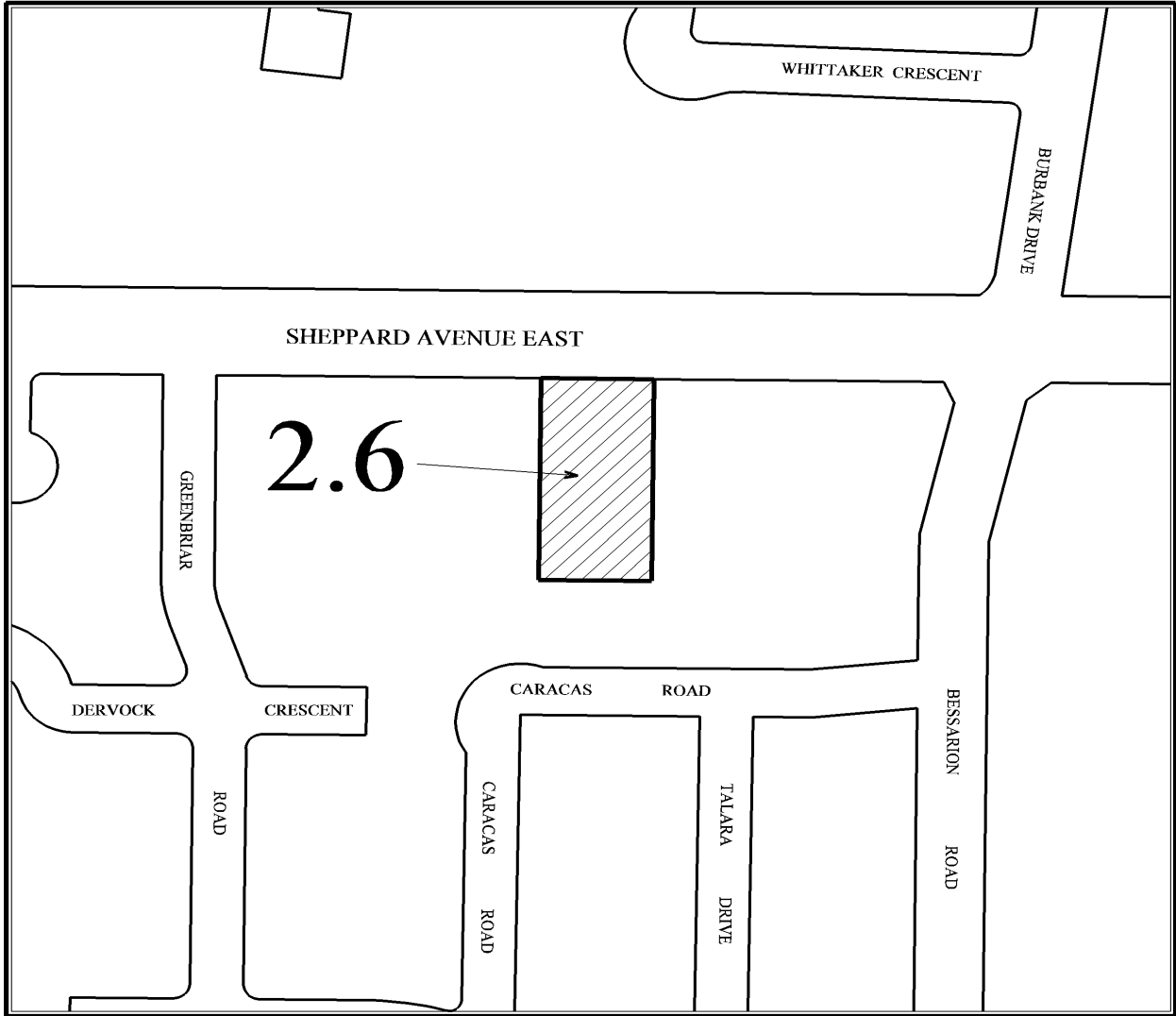
Map D.15.2 and Map D.15.3 are amended in accordance with the attached Schedules “A” and “B”.

Clause 2


Part D.15, Section 4.2. B. - Bessarion Node- of the Sheppard East Subway Corridor Secondary Plan is amended by adding the following:

- “4.2.3.1 Notwithstanding the Arterial Corridor Area (ACA) policies found in Part C.10 of the Official Plan, a non-residential density of 2.6 FSI shall be permitted on the lands known as 685 Sheppard Avenue East”.

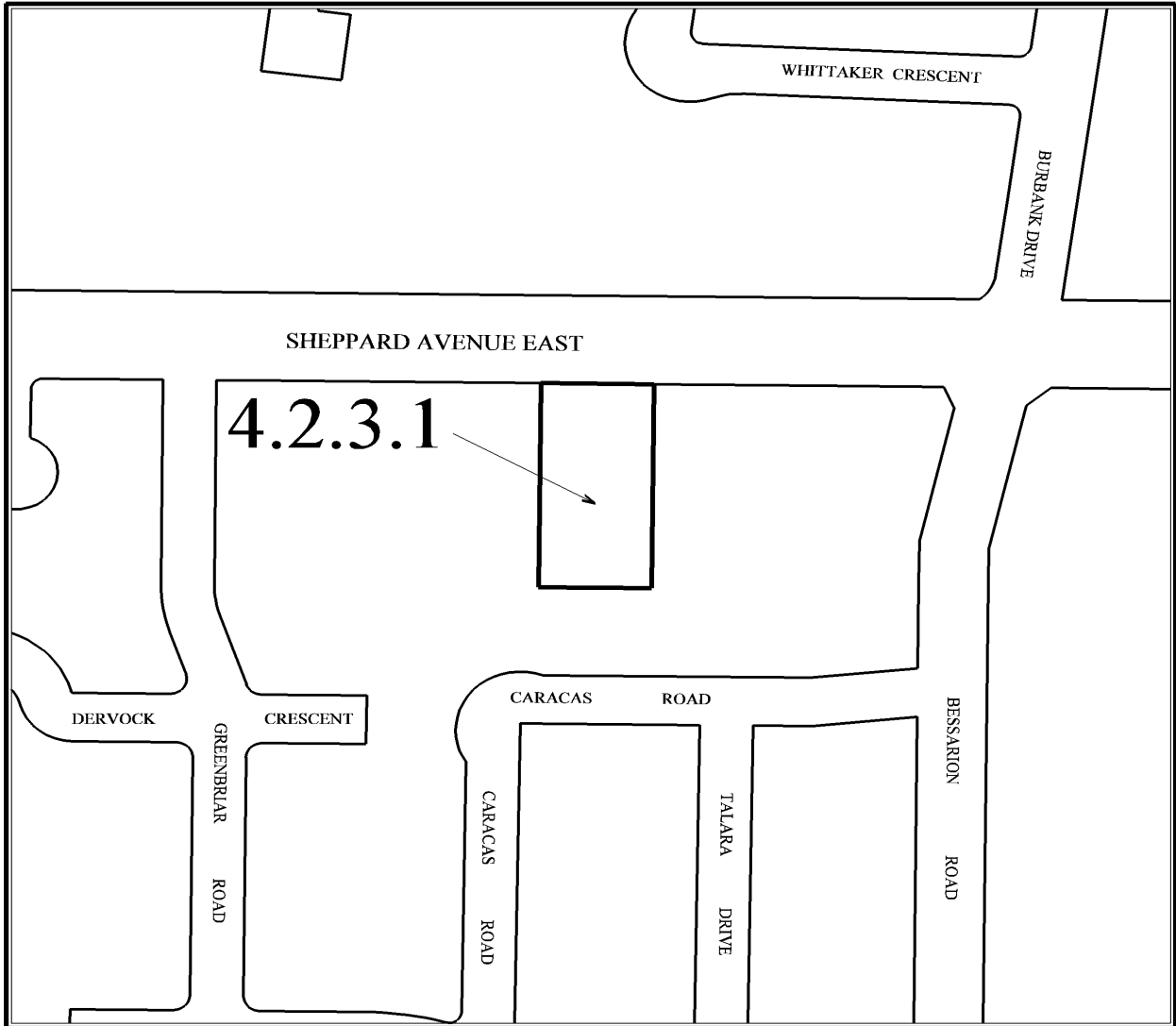
Schedule " A "
(Amendment No. 515)





AMENDMENT TO MAP D-15-2

<p>File No. TB CMB 2001 0007</p> <p>Prepared by: F.C.</p> <p>Approved by: A.K.</p> <p>Date: 18/12/01</p> <p>Filename: OPA515</p> <p>Location:</p> <p><small>Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>		 <p>TORONTO City Planning Division North District</p> <p>SCALE: N.T.S.</p> <div style="border: 1px solid black; width: 30px; height: 15px; margin: 5px auto; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> <p>SUBJECT PROPERTY</p>
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Schedule " B "
(Amendment No. 515)



AMENDMENT TO MAP D-15-3

<p>File No.: TB CMB 2001 0007</p> <p>Prepared by: F.C.</p> <p>Approved by: A.K.</p> <p>Date: 18/12/01</p> <p>Filename: OPA515</p> <p>Location:</p>	<div style="text-align: right;">  <p>Toronto City Planning Division <small>North Branch</small></p> </div> <p>SCALE: N.T.S.</p> <div style="text-align: center;">  SUBJECT PROPERTY </div>
<p>Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</p>	