

Authority: North York Community Council Report No. 3, Clause No. 23,  
as adopted by City of Toronto Council on April 16, 17 and 18, 2002  
Enacted by Council: August 1, 2002

**CITY OF TORONTO**

**BY-LAW No. 642-2002**

**To adopt Amendment No. 520 of the Official Plan for the former City of North York in respect of lands municipally known as 866 and 868 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. 520 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 1st day of August, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES**

**TO AMENDMENT NO. 520**

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

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the lands located at 866 and 868 Sheppard Avenue West.

**EFFECT OF AMENDMENT**

The effect of this amendment would be to permit a retirement home development with associated amenity areas, having a maximum density of 3.0 F.S.I. and with a maximum building height of 6 storeys, provided the building maintains a particular horizontal setback 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 York Community Council considered Amendment Application TB CMB 2001 0004 at a statutory public meeting held on April 3, 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.

**COUNCIL DIRECTION**

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 April 16, 17 and 18, 2002. Council adopted the recommendation of the North York Community Council to approve the application.

On August 1, 2002, Council enacted By-law No. 642-2002.

**AMENDMENT NO. 520**  
**TO THE OFFICIAL PLAN FOR THE**  
**CITY OF NORTH YORK**

The following text constitutes Amendment No. 520 to the Official Plan of the former 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:

**“4.3.0       LANDS LOCATED ON THE NORTH SIDE OF SHEPPARD AVENUE WEST, BETWEEN WILSON HEIGHTS BOULEVARD AND WILMINGTON AVENUE, IDENTIFIED AS PART OF LOT 16, CONCESSION 2, WEST OF YONGE STREET AND FURTHER DESCRIBED AS PART OF LOTS 11 & 12, REGISTERED PLAN 3103 (866-868 SHEPPARD AVENUE WEST)**

Notwithstanding the MCR designation on this site, a retirement home with associated amenity areas, including common dining room, kitchen and lounge areas, having a maximum density of 3.0 FSI and a maximum height of 6 storeys is permitted.

The height of any part of the building shall not exceed 120 percent of the horizontal distance separating that part of the building from the westerly 16.38 metres of the north property line, provided the horizontal building setback is a minimum of 7.9 metres”.