

Authority: North York Community Council Report No. 3, Clause No. 27,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 817-2002

To adopt Amendment No. 518 of the Official Plan for the former City of North York in respect of lands municipally known as 170 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. 518 to the Official Plan of the City of North, consisting of the attached text 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 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 518****TO THE OFFICIAL PLAN OF THE FORMER CITY OF NORTH YORK****LOCATION AND DESCRIPTION**

This amendment concerns lands municipally known as 170 Sheppard Avenue East.

EFFECT OF THE AMENDMENT

The subject site is designated Commercial by the Sheppard Avenue Commercial Area Secondary Plan with a total maximum density of 1.0 FSI. Height is limited to 12 metres. This increases the maximum density permitted to 2 times the lot area and permits an increase in the height to 16.0 metres.

PUBLIC HEARINGS

A public meeting to consider the application was held by North York Community Council on April 3, 2002 after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenant within 120 metres of the subject lands.

COUNCIL DIRECTION

It was North York Community Council's decision to recommend approval of this 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 October 3, 2002, Council enacted By-law No. 817-2002 which approved this amendment.

AMENDMENT NO. 518
TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK

The following text constitutes Amendment No. 518 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 to Section 4.0 SPECIFIC POLICIES:

“4.2.0 Lands located on the north side of Sheppard Avenue, east of Yonge Street, part of lots 2 and 3 Registered plan m-372 and municipally known as 170 Sheppard Avenue East.

Notwithstanding the maximum height requirements of 3 storeys and 12 metres and the maximum Floor Space Index (F.S.I.) of 1.0 in this Secondary Plan, the maximum height shall be 5 storeys and 16.0 metres and a maximum F.S.I. of 2.0”.