

Authority: North York Community Council Report No. 11, Clause No. 6,
as adopted by City of Toronto Council on October 29, 30 and 31, 2002
Enacted by Council: November 28, 2002

CITY OF TORONTO

BY-LAW No. 1037-2002

**To adopt Amendment No. 528 of the Official Plan for the City of North York in respect of
lands municipally known as 1020 to 1034 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. 528 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 28th day of November, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES
TO AMENDMENT NO. 528
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK

LOCATION AND DESCRIPTION

This amendment concerns a 4600 m² site on the north side of Sheppard Avenue west of Bathurst Street, municipally known as 1020-1034 Sheppard Avenue West.

EFFECT OF THE AMENDMENT

The subject site is designated Sheppard West Commercial (SW-COM) by the Sheppard West/Dublin Secondary Plan with a total maximum density of 2.0 FSI. Height of the building shall not exceed the horizontal distance separating the building from the nearest property line that coincides with the boundaries of the Secondary Plan area. This amendment has the effect of increasing the maximum density permitted to 3 times the lot area and permits an increase in the height to 28 metres.

PUBLIC HEARINGS

A public meeting to consider the application was held by North Community Council 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. This application was considered by North Community Council on October 26, 2002.

A meeting to consider this matter was held by City Council on November 26, 27 and 28, 2002.

On November 28, 2002, Council enacted By-law No. 1037-2002.

AMENDMENT NO. 528
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK

The following text constitutes Amendment No. 528 to the Official Plan of the City of North York.

ITEM 1

Clause 1

Part D.14 - The Sheppard/Dublin Secondary Plan is amended by adding the following to Section 4.0:

“4.2.0 LANDS LOCATED ON THE NORTH SIDE OF SHEPPARD AVENUE,
WEST OF BATHURST STREET; PART OF LOT 16 CONCESSION 2,
WEST OF YONGE STREET; AND MUNICIPALLY KNOWN AS 1020,
1022, 1024, 1026, 1032 AND 1034 SHEPPARD AVENUE WEST.

Notwithstanding the Sheppard West Commercial (SW-COM) designation on this site, an apartment building with grade related non-residential uses shall have a maximum density of 3.0 FSI and a maximum height of 9 storeys and 28 metres”.