

Authority: North York Community Council Report No. 5, Clause No. 28,
as adopted by City of Toronto Council on June 22, 23 and 24, 2004
Enacted by Council: October 28, 2004

CITY OF TORONTO

BY-LAW No. 991-2004

To adopt Amendment No. 554 to the Official Plan for the former City of North York with respect to lands municipally known as 801, 803 and 807 Sheppard Avenue West.

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting lands municipally known as 801, 803 and 807 Sheppard Avenue West; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on June 8th, 2004 determined to amend the Official Plan for the former City of North York;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of North York.
2. This is Official Plan Amendment No. 554.

ENACTED AND PASSED this 28th day of October, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**PREFACE AND EXPLANATORY NOTES****TO AMENDMENT NO. 554****TO THE OFFICIAL PLAN OF THE****FORMER CITY OF NORTH YORK****PART ONE – PREAMBLE****LOCATION AND DESCRIPTION**

This Amendment concerns lands located on the south side of Sheppard Avenue, west of Gorman Park Road, part of Lot, Registered Plan 1938 and municipally known as 801, 803 and 807 Sheppard Avenue West.

EFFECT OF AMENDMENT

The Subject site is designated mixed commercial residential (MCR) by the Sheppard West/Dublin Secondary Plan with a total maximum density of 2.0 FSI. Height of the building shall not exceed 5 storeys. This amendment has the effect of increasing the maximum density permitted to 2.9 FSI and maximum of height of the building shall not exceed 6 storeys.

PUBLIC HEARINGS

A public meeting to consider the application was held by North York 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 York Community Council on June 8, 2004.

PART TWO – THE AMENDMENT

The following text constitutes Amendment No. 554 to the Official Plan of the former 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:

“4.5.0 Lands located on the south side of Sheppard Avenue, west of Gorman Park Road, Part of Lot 2, Registered Plan 1938; and municipally known as 801, 803 and 807 Sheppard Avenue West.

Notwithstanding the Mixed Commercial Residential (MCR) designation on this site, City Council may pass by-laws respecting such lands permitting a density of 2.9 F.S.I. for a 6 storey mixed use building provided the owner, at its expense and in accordance with and subject to the agreement pursuant to Section 37 of the *Planning Act* referred to in the by-law adopting this Official Plan Amendment provides funds for the following facilities, services and or matters on terms satisfactory to the City:

- (1) \$50,000 for capital improvements to parks and/or community facilities in Ward 10.