

Authority: North York Community Council Report 9, Clause 18,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: June 29, 2006

CITY OF TORONTO

BY-LAW No. 521-2006

**To adopt Amendment No. 571 to the Official Plan for the former City of North York
with respect to lands municipally known as 920-922 Sheppard Avenue West.**

WHEREAS authority is given to Council under 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. 571 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 take effect upon the By-law becoming final under the provisions of the *Planning Act*.

ENACTED AND PASSED this 29th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 571

TO THE OFFICIAL PLAN OF THE CITY OF NORTH YORK

PART ONE – PREAMBLE

LOCATION AND DESCRIPTION

This amendment concerns lands located on the north side of Sheppard Avenue West between Wilson Heights Boulevard and Allen Road. The lands are comprised of two residential lots containing two detached homes.

EFFECT OF THE AMENDMENT

The effect of this amendment would be to provide for the construction of a nine-storey mixed-use building with 89 apartment dwelling units and ground floor commercial units. Specifically, the amendment would establish a maximum height of nine storeys and 28.5 m and an overall density of 2.99 times the lot area.

PUBLIC MEETINGS

The North York Community Council considered this amendment at a statutory public meeting held on November 15, 2005, after written notice of such meeting had been sent to all persons assessed in the notification area. It was the Community Council's decision to recommend that the application be approved.

AMENDMENT NO. 571
TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK

PART TWO – THE AMENDMENT

The following text constitutes Amendment No. 571 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 amended by adding the following to Section 4.0:

4.9.0 LANDS LOCATED ON THE NORTH SIDE OF SHEPPARD AVENUE WEST, WEST OF WILSON HEIGHTS BOULEVARD IDENTIFIED AS PT. LOT. 5, REG. PLAN 3103, WYS & PT. LOT 6, CONC. 2, WYS (920-922 SHEPPARD AVENUE WEST)

Notwithstanding the Sheppard West Commercial (SW-Com) designation on this site, an apartment building with grade related non-residential uses having a density of 2.99 F.S.I. and a maximum height of nine storeys and 28.5m shall be permitted.

Section 15.1.0 of Part B – Major Policies of the Official Plan of the former City of North York which contains provisions relating to increase in the height and/or density in return for specific community benefits maybe utilized by Council in passing zoning by-laws with respect to the site.

The implementing by-law will establish performance standards including building envelopes, maximum height, maximum number of units, maximum gross floor areas, and Section 37 benefits. The Section 37 benefits to be provided are as follows:

- (a) the sum of \$100,000 to be used towards local park improvements within Ward 10.