

Authority: North York Community Council Item 33.50,
as adopted by City of Toronto Council on May 11 and 12, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1023-2010

To adopt Amendment No. 115 to the Official Plan for the City of Toronto with respect to lands municipally known as 275, 277 and 279 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. The attached Amendment No. 115 to the Official Plan for the City of Toronto, consisting of the attached text and schedule is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 115 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2009 AS 275, 277 AND 279
SHEPPARD AVENUE WEST

The Official Plan of the City of Toronto is amended as follows:

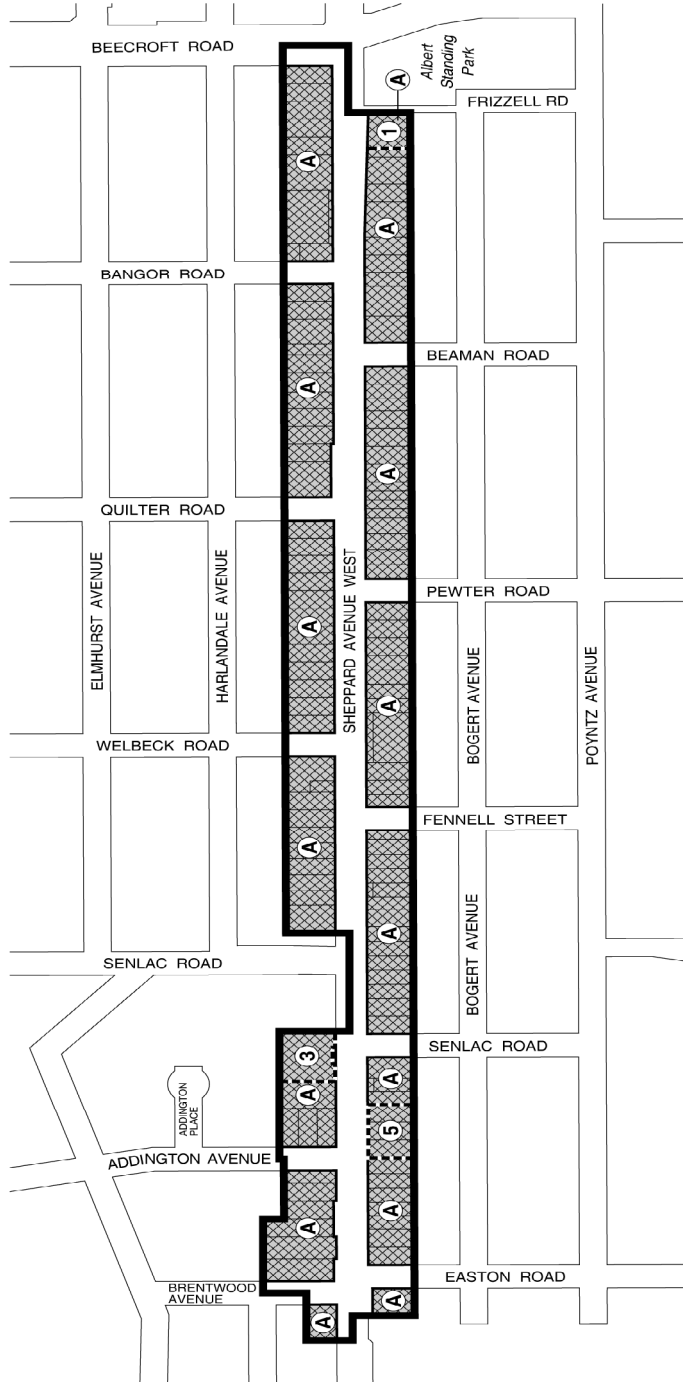
1. Chapter 6, Section 29, Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following subsection to Section 4.0, Site and Area Specific Policies:

"4.5 Lands located on the South Side of Sheppard Avenue West, municipally known as 275, 277 and 279 Sheppard Avenue West (5 on Map 29-1).

Retail and service uses are permitted on the ground floor. A maximum building height of 4 storeys and 15.7 metres, and a maximum F.S.I. of 1.2 are permitted.

The policies of Section 3.2.2 do not apply."

2. Map 29-1, Land Use Areas of the Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands municipally known in 2009 as 275, 277 and 279 Sheppard Avenue West (Lots 1299, 1300, 1303 and 1304, Registered Plan 1743) as Site and Area Specific Policy Area Number 5, as shown on the attached Schedule A.



Not to Scale



Official Plan Amendment #115 – Schedule A

275, 277 & 279 Sheppard Avenue West

File # 09 112006

-  Secondary Plan Boundary
 Mixed Use Areas
 Site and Area Specific Policy Areas

Map 29-1, Shepard Avenue Commercial Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans; 29, Shepard Avenue Commercial Area Secondary Plan is amended by adding Site and Area Specific Policy Area 5

April 2010