

Authority: North York Community Council Item 15.17,
as adopted by City of Toronto Council on May 8 and 9, 2012
Enacted by Council: May 9, 2012

CITY OF TORONTO

BY-LAW No. 636-2012

**To adopt Amendment No. 150 to the Official Plan for the City of Toronto respecting the
lands known municipally as 350 and 352 Sheppard Avenue East.**

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. 150 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 9th day of May, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 150 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2011 AS
350 and 352 Sheppard Avenue East**

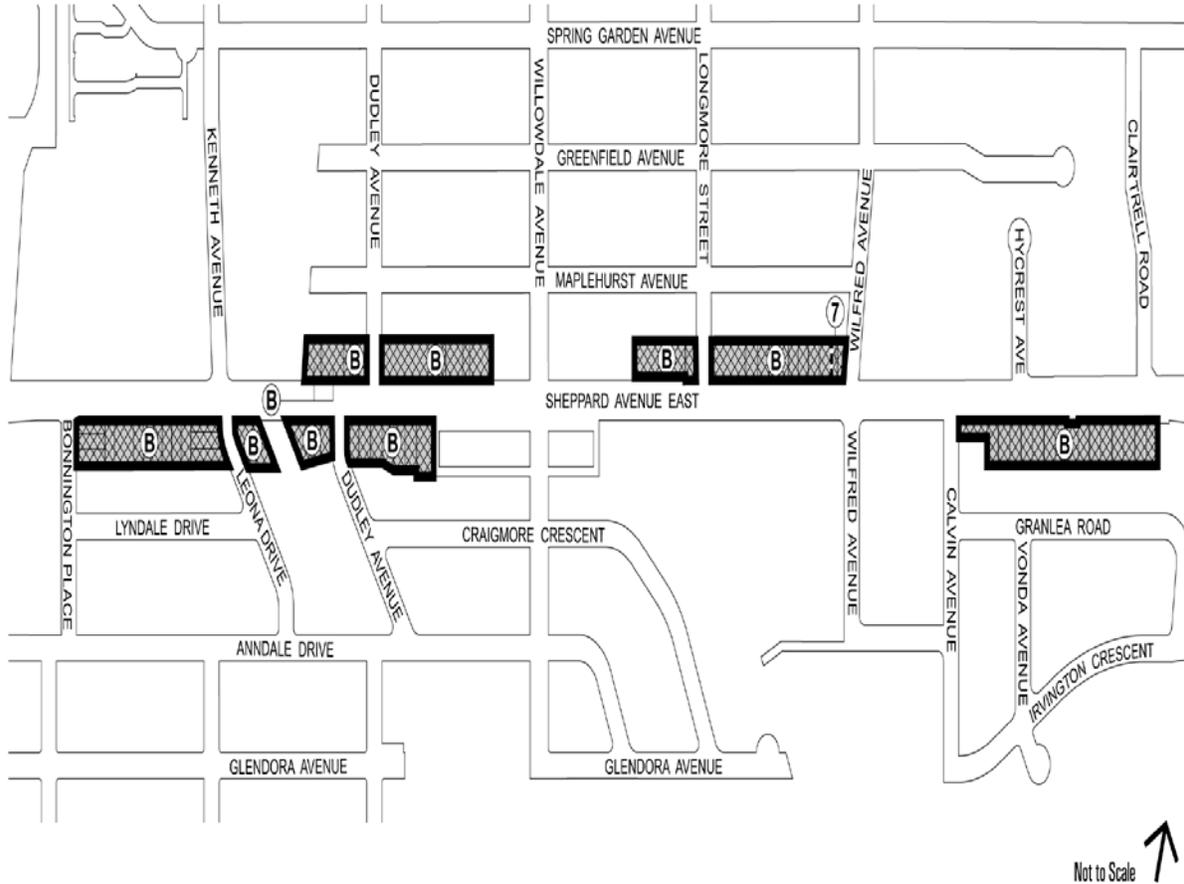
The Official Plan of the City of Toronto is amended as follows:

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:

"4.7 For the lands shown as 7 on Map 29-2:

Despite Sections 2.2 and 3.2.1, a maximum Floor Space Index (FSI) of 1.9 and a maximum building height of 14.3 metres is permitted for a 4 storey commercial office building, set back a minimum of 6 metres from the most northerly property line and the height of no part of the building or structure will exceed a height equal to the horizontal distance between that part of the building and the rear property line. The policies of Section 3.2.2 do not apply."

2. Map 29-2, Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands known municipally in 2011 as 350 and 352 Sheppard Avenue East as Site and Area Specific Policy Area Number 7, as shown on the attached Schedule A.



Official Plan Amendment #150 – Schedule A

350 & 352 Sheppard Avenue East

File # 11 121370 NNY 23 0Z

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

Map 29-2, Sheppard Avenue Commercial Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans, 29. Sheppard Avenue Commercial Area Secondary Plan is amended by adding Site and Area Specific Policy Area 7

February 2012