

Authority: Ontario Municipal Board Decision/Order issued on August 17, 2016 in Board File PL150586

**CITY OF TORONTO**

**BY-LAW 1118-2017(OMB)**

**To adopt Amendment 376 to the Official Plan of the City of Toronto with respect to lands municipally known as 3105-3133 Sheppard Avenue East.**

Whereas authority is given to the Ontario Municipal Board under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

The Official Plan of the City of Toronto, as amended, is further amended by the Ontario Municipal Board as follows:

1. The text and map attached to Amendment 376 is adopted as an amendment to the Official Plan for the City of Toronto.

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**AMENDMENT 376  
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

The following text and map constitute Amendment 376 to the City of Toronto Official Plan:

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

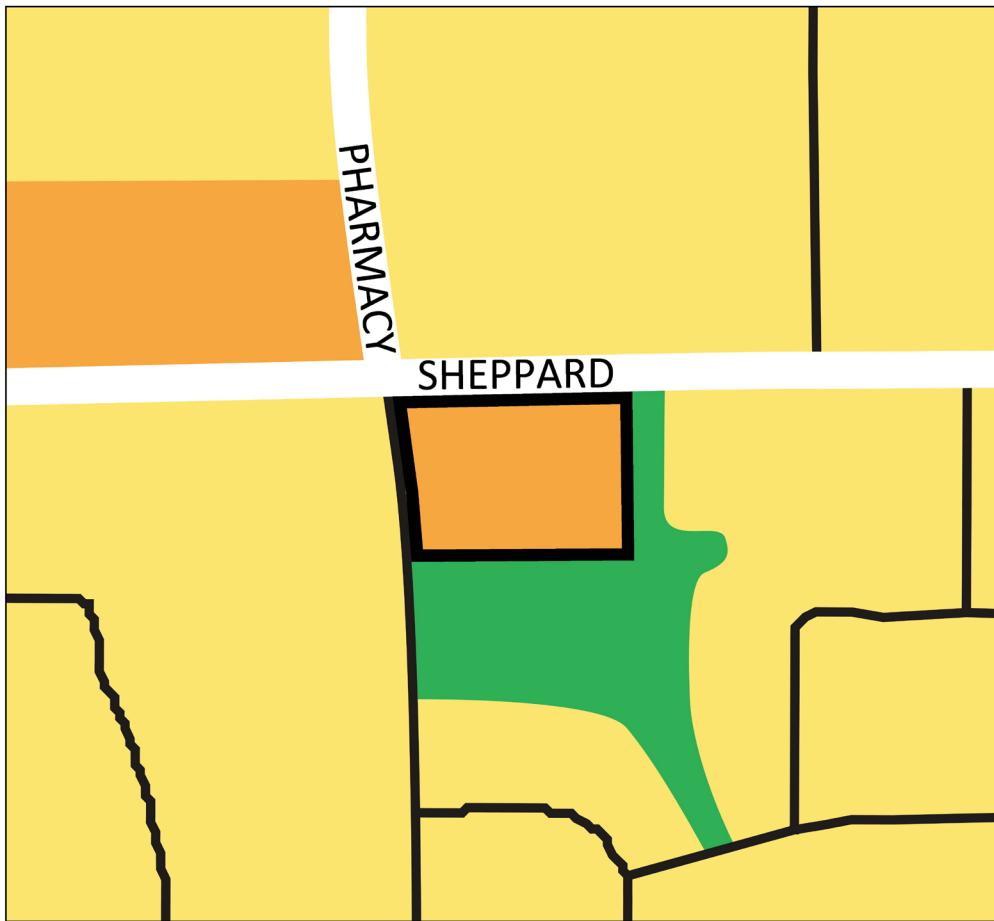
1. Map 19 – Land Use Plan is amended by redesignating the lands known as 3105-3133 Sheppard Avenue East from *Neighbourhoods* to *Apartment Neighbourhoods* in accordance with Map 1 attached.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 481 for lands known municipally in 2016 as 3105-3133 Sheppard Avenue East, as follows:

**481. 3105-3133 Sheppard Avenue East**






To provide for replacement retail commercial on the former commercial plaza site, an apartment building with a maximum of 1,337 square metres of non-residential gross floor area is permitted. Permitted non-residential uses will be small-scale and medium-scale ground floor uses that service the needs of local residents.



MAP 1



Official Plan Amendment

-  Site Location : From Neighbourhoods to Apartment Neighbourhoods
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Employment Areas
-  Parks

