CITY OF TORONTO

BY-LAW 1185-2020

To adopt Amendment 263 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2019 as 700, 702, 714 and 716 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 enacts:

1.   The attached Amendment 263 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 18, 2020.

Frances Nunziata,   John D. Elvidge,
          Speaker   Interim City Clerk
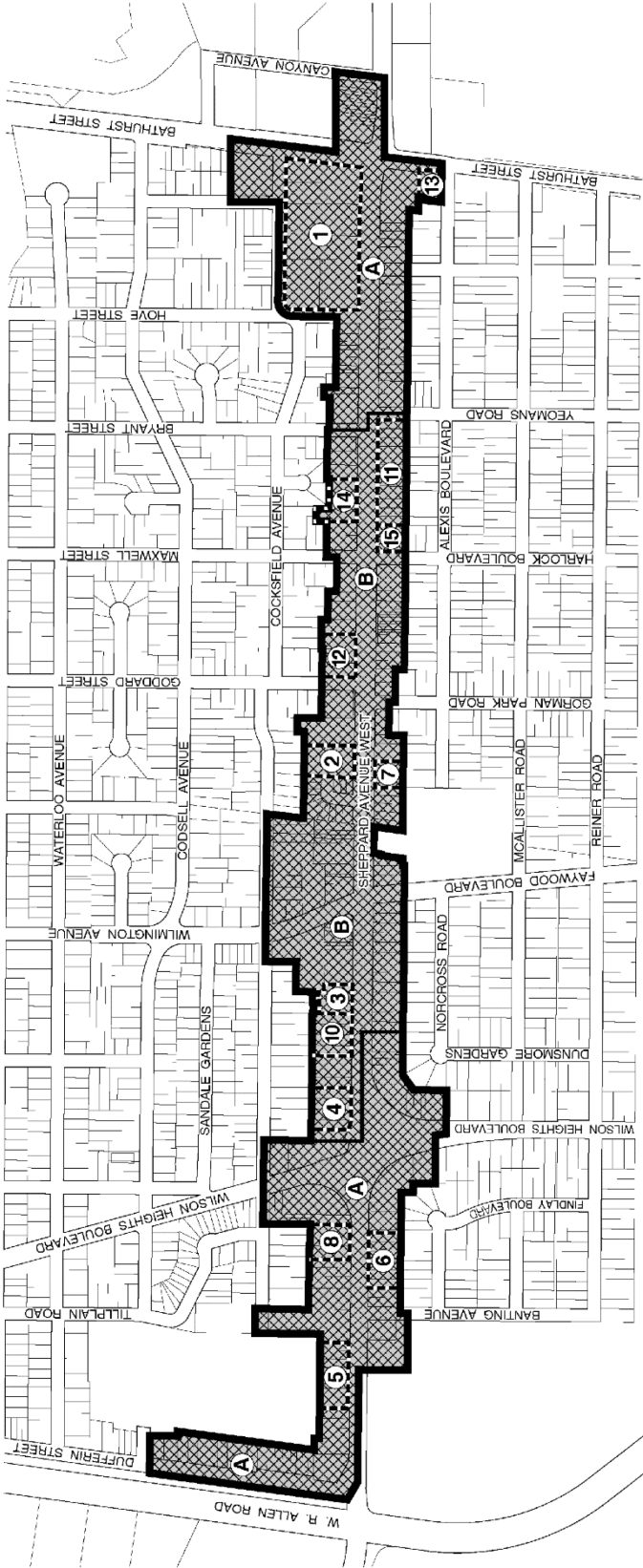
(Seal of the City)

AMENDMENT 263 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS
700, 702, 714 AND 716 SHEPPARD AVENUE WEST

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

1.   Map 23-1, Consolidated Land Use Map, of Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the lands known municipally in 2017 as 700, 702, 714 and 716 Sheppard Avenue West as Site and Area Specific Policy Area 14, as shown on the attached Schedule "A".

2.   Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

'4.14   700, 702, 714 and 716 Sheppard Avenue West (14 on Map 23-1)

An apartment building with grade-related commercial uses, having a maximum density of 3.8 times the lot area and a maximum height of 10 storeys, including the mechanical penthouse, is permitted. The height of any building or portion thereof will not exceed the horizontal distance separating the building or portion thereof from lands designated *Neighbourhoods*, with the exception of the underground parking garage entrance. A turn-around area is permitted to encroach into the rear landscape strip.'

TORONTO
Official Plan Amendment #263

700 - 716 Sheppard Avenue West

File # 16 145600 NNY 10 OZ

Map 23-1, Consolidated Land Use Map of, Sheppard West / Dublin Secondary Plan is amended by
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building or portion thereof from lands designated Neighbourhoods, with the exception of the
underground parking garage entrance. A turn-around area is permitted to encroach into the rear
landscape strip.

December 2019

Not to Scale

Legend:
— Secondary Plan Boundary
▨ Mixed Use Areas
⌐②⌐ Site and Area Specific Policy Areas