

Authority: North York Community Council
Item NY29.1, adopted as amended, by City of
Toronto Council on April 6 and 7, 2022.

CITY OF TORONTO

BY-LAW 319-2022

To adopt Amendment 561 to the Official Plan for the City of Toronto with respect to lands municipally known as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue.

Whereas authority is given to Council by Section 17 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas the 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 561 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on April 7, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 561

TO THE CITY OF TORONTO OFFICIAL PLAN

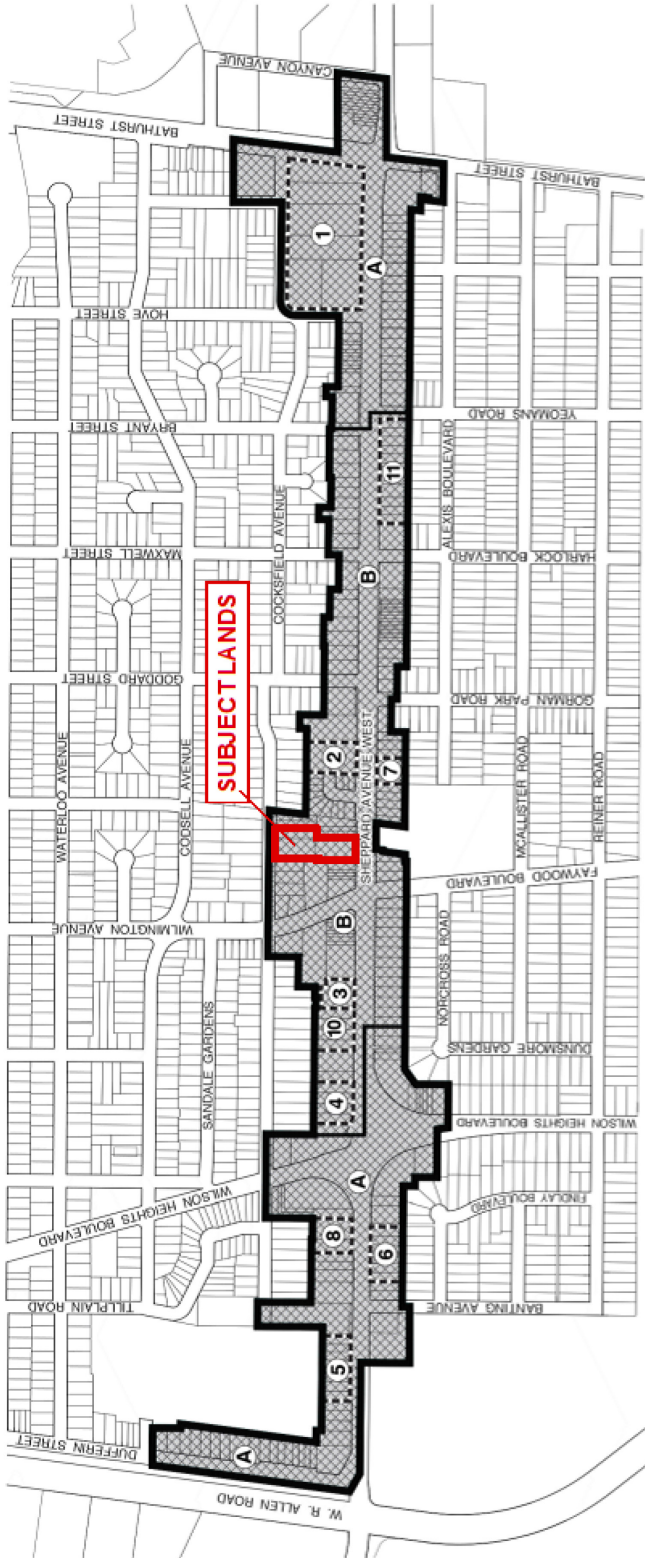
The Official Plan of the City of Toronto is amended as follows:

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 as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue as Site and Area Specific Policy Area 22, as shown on the attached Schedule 1.
2. Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

"4.22 824 Sheppard Avenue West and 177-181 Cocksfield Avenue (22 on Map 23-1)

A mixed-use building with grade related non-residential uses, having a maximum density of 4.0 times the lot area and with a maximum height of 12 storeys and 46 metres (including mechanical penthouse), is permitted."

SCHEDULE 1



Not to Scale
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Sheppard West / Dublin Secondary Plan
 Map 23-1 Consolidated Land Use Map



- Secondary Plan Boundary
- ▨ Mixed Use Areas
- ② Site and Area Specific Policy Areas

October 2009