

Authority: North York Community Council Item NY25.2, as adopted by City of Toronto Council on July 14, 15, and 16, 2021 and MM42.32, by Councillor Shelley Carroll, seconded by Councillor Kristyn Wong-Tam, as adopted by City of Toronto Council on April 6 and 7, 2022

**CITY OF TORONTO**

**BY-LAW 467-2022**

**To adopt Amendment 534 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 699 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 enacts:

1. The attached Amendment 534 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on May 12, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

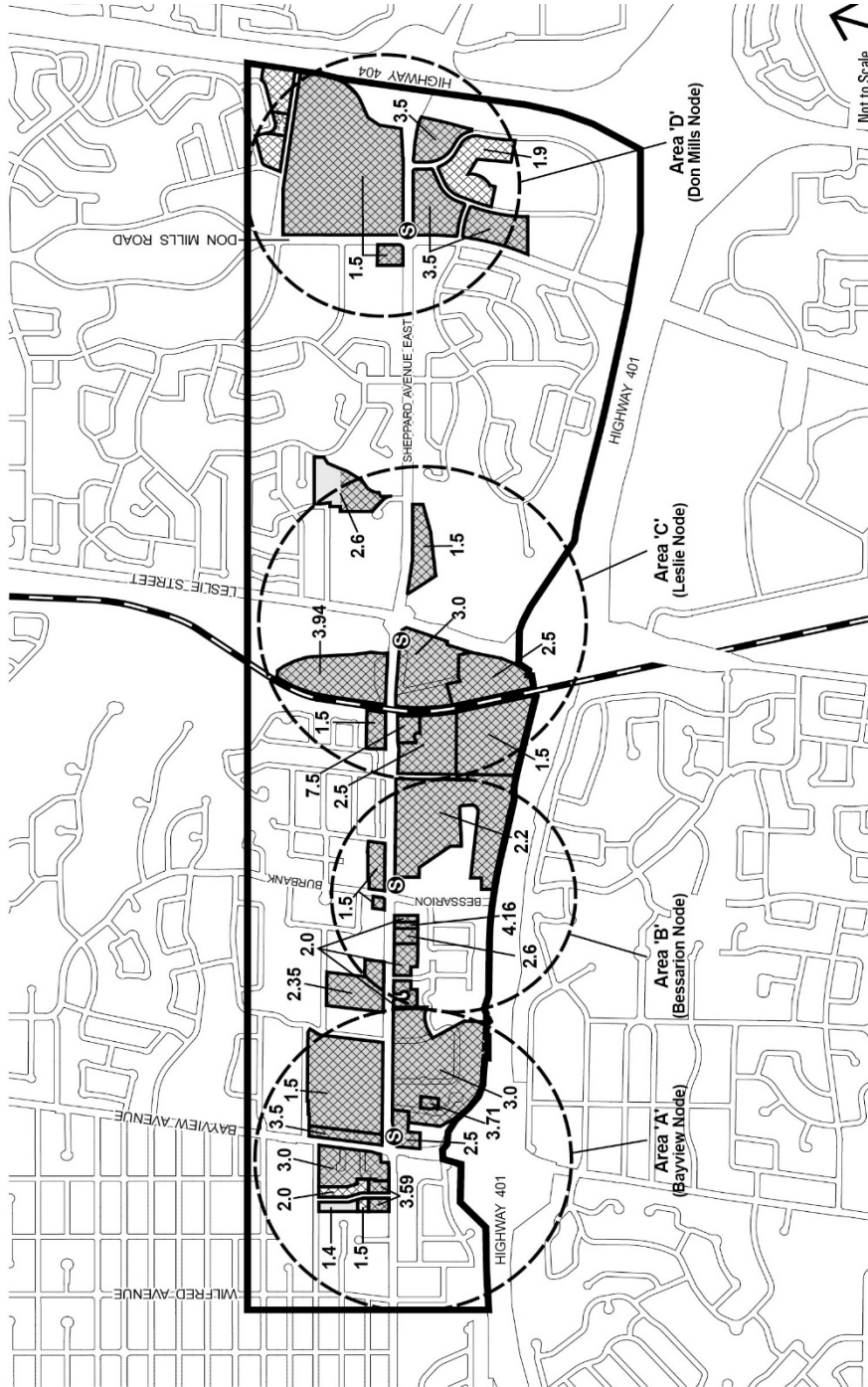
(Seal of the City)

**AMENDMENT 534 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS**  
**699 SHEPPARD AVENUE EAST**

The following text and map constitute Amendment 534 to the City of Toronto Official Plan.

1. The Official Plan of the City of Toronto is amended as follows:
  - a. Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to permit a density of 4.16 times the lot area for the lands municipally known as 699 Sheppard Avenue East as shown on Schedule 1.

SCHEDULE 1



**Toronto**  
Official Plan Amendment #534

**699 Sheppard Avenue East**  
File # 19 192154 NNY 17 0Z

Map 9.2, Key Development Areas, of Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by permitting a maximum density of 4.16 times the lot area for the lands municipally known as 699 Sheppard Avenue East.

- Secondary Plan Boundary
- 1.5 Density
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Subway Station