

Authority: North York Community Council
Item NY31.6, adopted as amended, by City of
Toronto Council on May 11 and 12, 2022

CITY OF TORONTO

BY-LAW 477-2022

To adopt Amendment 568 to the Official Plan for the City of Toronto respecting the lands known municipally in 2022 as 105 Sheppard Avenue East, 24 and 26 Leona Drive.

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 568 to the Official Plan is hereby adopted pursuant to the Planning Act.

Enacted and passed on May 12, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

AMENDMENT 568 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 105 SHEPPARD AVENUE
EAST, 24 AND 26 LEONA DRIVE**

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 section to the Secondary Plan, Section 4 Site and Area Specific Policies:

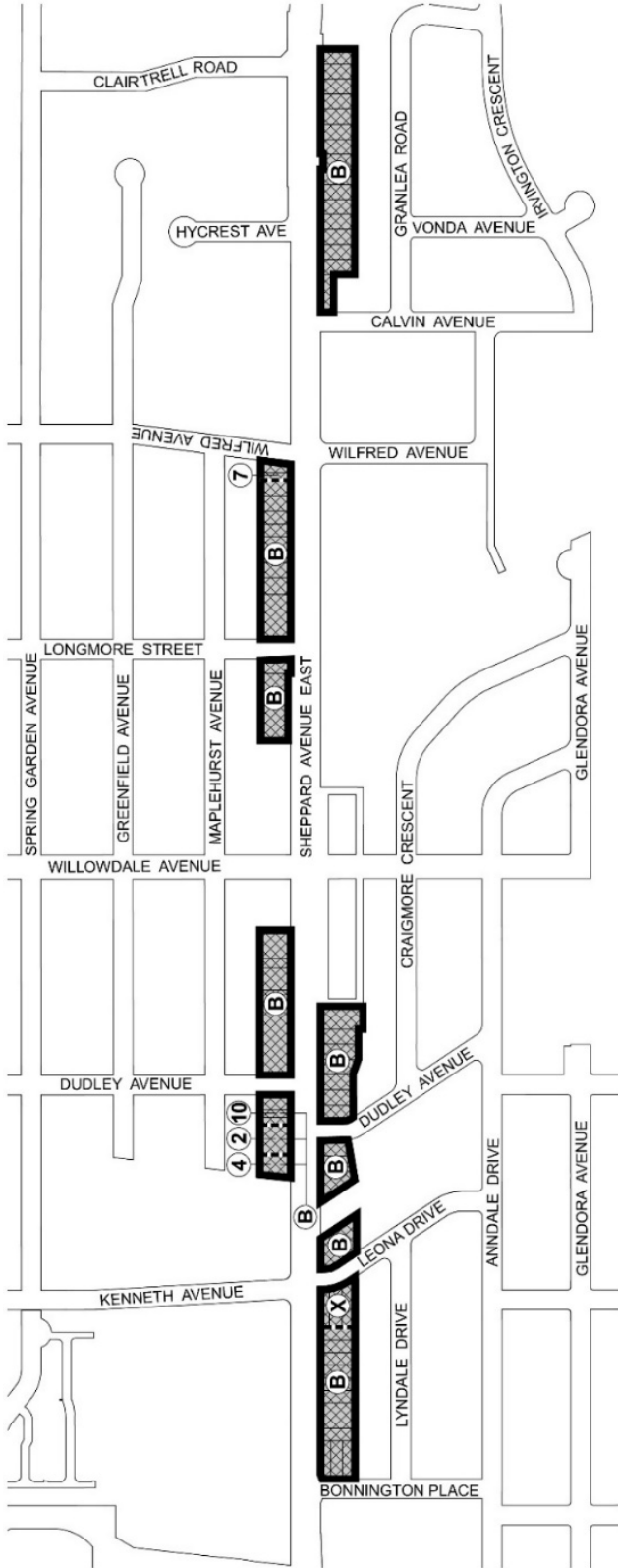
**11. Lands located on the south side of Sheppard Avenue East,
105 Sheppard Ave East, 24 Leona Drive and 26 Leona Drive (Site and Area
Specific Policy #13 on Map 29-2)**

Despite Policy 2.2, a maximum FSI of 3.0 is permitted in a mixed use building, subject to all development criteria set out in Section 3 with the exception that Policy 3.2.2 does not apply.

Despite Policy 3.2.2, a maximum height of eight storeys (28.5 metres) excluding the mechanical penthouse is permitted.

2. Map 29-2, Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands known municipally in 2022 as 105 Sheppard Ave East, 24 Leona Drive and 26 Leona Drive as Site and Area Specific Policy #13, as shown on the attached Schedule 1.

SCHEDULE 1



Not to Scale

Sheppard Avenue Commercial Area Secondary Plan
 MAP 29-2 Land Use Areas



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