

Authority: North York Community Council Item NY12.11
as adopted by City of Toronto Council on April 17, 18 and
19, 2024

CITY OF TORONTO

Bill 371

BY-LAW -2024

To adopt Amendment 732 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 461 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 732 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on April , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

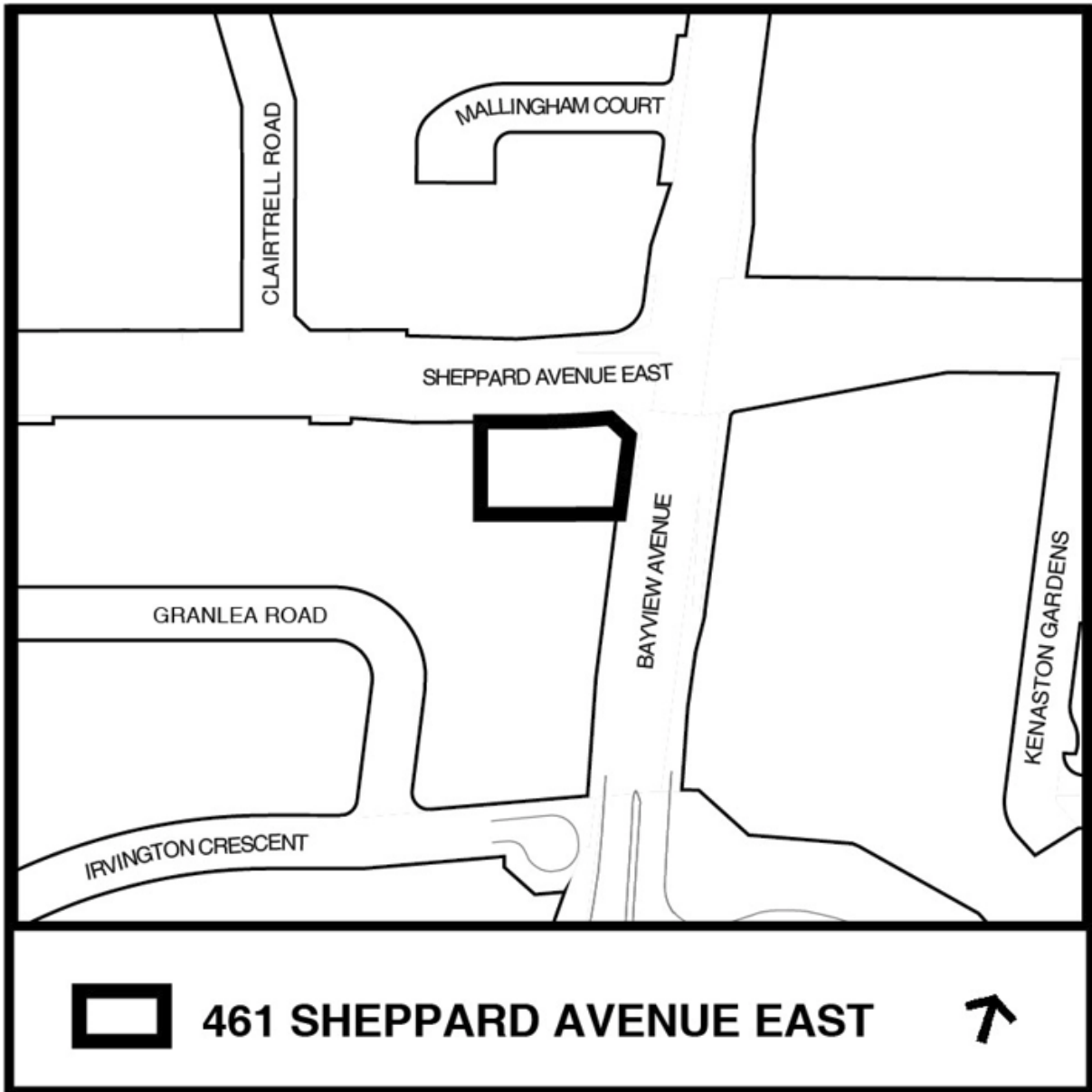
AMENDMENT 732 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 461 SHEPPARD AVENUE
EAST**

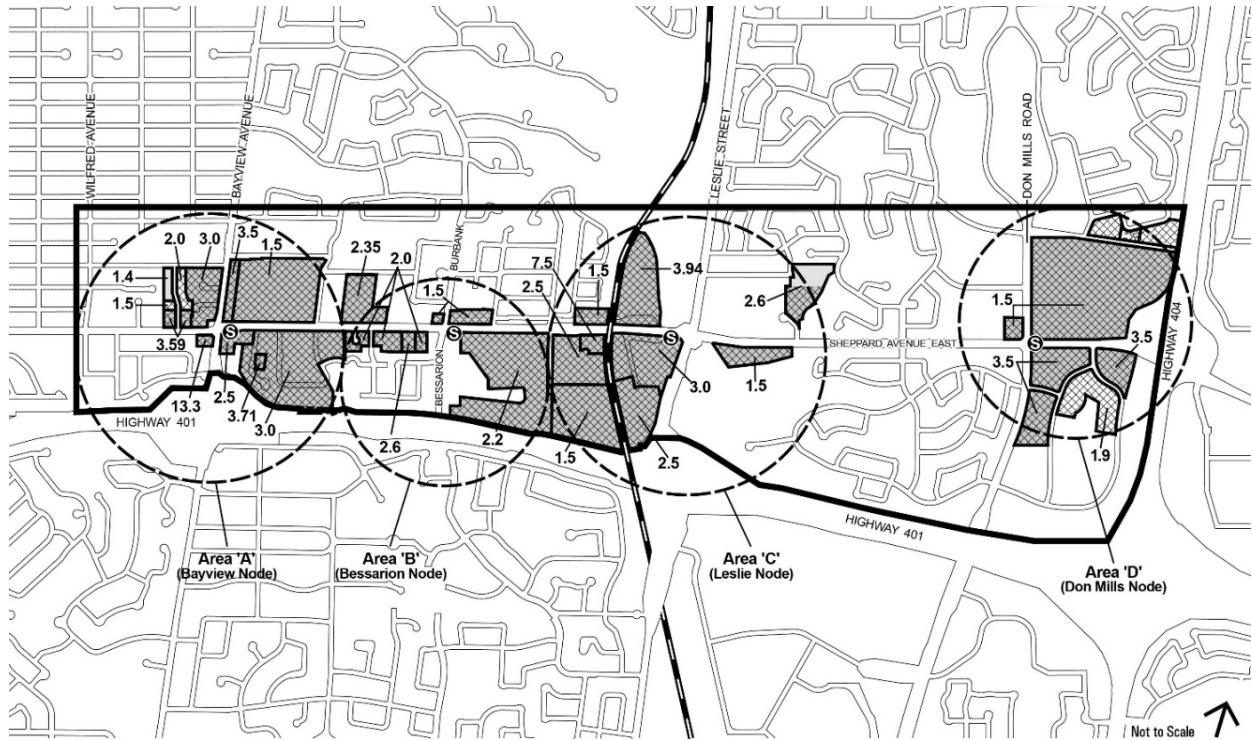
The Official Plan of the City of Toronto is amended as follows:

1. Map 27, Site and Area Specific Policies, is amended by removing the lands known municipally as 461 Sheppard Avenue East as shown on the attached Schedule A, from the boundary of Site and Area Specific Policy 80.
2. Chapter 7, Site and Area Specific Policies, 80. Southwest of Sheppard Avenue East and Bayview Avenue, is amended by deleting the lands shown as Parcel B from the key map.
3. Chapter 7, Site and Area Specific Policies, 80. Southwest of Sheppard Avenue East and Bayview Avenue, is amended by deleting subsection c) in its entirety.
4. Chapter 6, Secondary Plans, 9. Sheppard East, Map 9-2 – Key Development Areas, is amended to designate the property municipally known as 461 Sheppard Avenue East as Mixed Use Areas with a permitted maximum density of 13.3 times the lot area, as shown on the attached Schedule B.

Schedule A



Schedule B



Official Plan Amendment #732

Sheppard East Subway Corridor Secondary Plan

MAP 9-2 Key Development Areas

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- 1.5 Density
- Subway Station

November 2015