

Authority: North York Community Council Item NY8.11, adopted as amended by City of Toronto Council on November 8 and 9, 2023; and MM17.19, by Councillor Shelley Carroll, seconded by Councillor Chris Moise, as adopted by City of Toronto Council on April 17, 18 and 19, 2024

CITY OF TORONTO

Bill 397

BY-LAW -2024

To adopt Amendment 695 to the City of Toronto Official Plan respecting lands municipally known in the year 2022 as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court.

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 695 to the City of Toronto Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on April , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 695 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 2135 SHEPPARD AVENUE EAST 325 YORKLAND BOULEVARD, 125 CONSUMERS ROAD, 15 SMOOTH ROSE COURT, AND 55 SMOOTH ROSE COURT

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

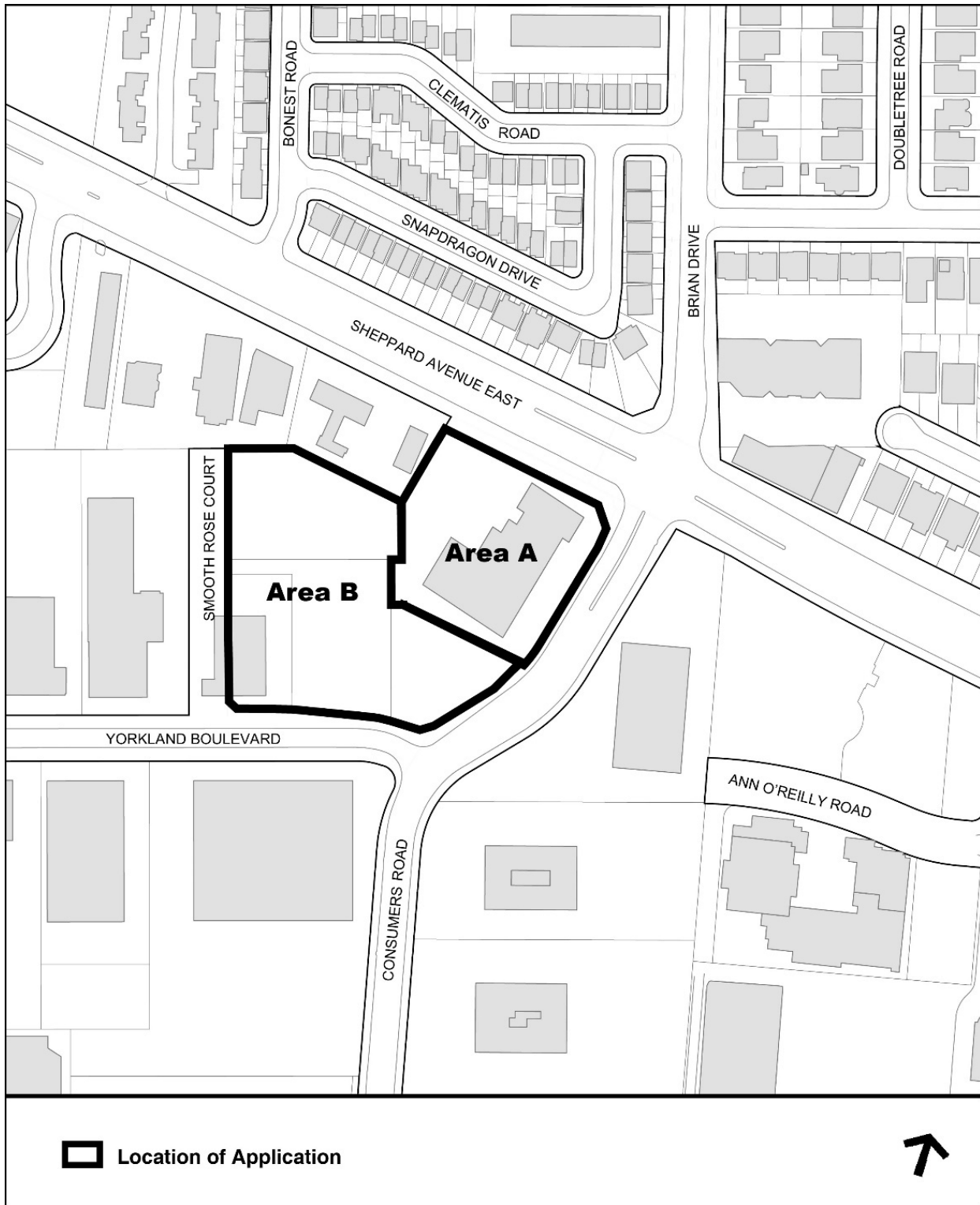
1. Chapter 6, Section 38, ConsumersNext Secondary Plan, is amended by adding the following subsection to Section 10, Site and Area Specific Policies:

10.2 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court

 - a. For lands identified as Areas A and B, a maximum density of 5.0 Floor Space Index (FSI) is permitted.
 - b. Notwithstanding Policy 4.9, a second row of street trees within the minimum required setback along Sheppard Avenue East is not required for the lands identified as Area A.
 - c. Notwithstanding Policy 5.3(a), a minimum setback of 1.2 metres is required along Sheppard Avenue East for the lands identified as Area A.
 - d. Notwithstanding Policy 5.16.1, new development shall fall beneath a 45 degree angular plane projected from the previous property line along Sheppard Avenue East prior to the road conveyance taken in 2021 for the lands identified as Area A.
 - e. Notwithstanding Policy 7.2.1, a minimum of 30 percent of the total number of residential units shall be 2-bedroom units, with a minimum of 25 percent of these 2-bedroom units having a minimum size of 87 square metres of gross floor area, for the lands identified as Area A.
 - f. Notwithstanding Policy 7.2.2, a minimum of 10 percent of the total number of residential units shall be 3-bedroom units, with a minimum of 30 percent of these 3-bedroom units having a minimum size of 100 square metres of gross floor area, for the lands identified as Area A.
2. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-1, Secondary Plan Boundary, is amended to show the lands known municipally in 2022 as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court, as shown on the attached Schedule A.

3. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-4, Potential Tall Building Locations and Maximum Densities, is amended by adding a Maximum Permitted FSI of 5.0 calculated across the entire site on the lands known municipally in 2022 as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court, as shown on the attached Schedule B.

Schedule A





Schedule B



Not to Scale 



ConsumersNext Secondary Plan
MAP 38- 4 Potential Tall Building Locations and Maximum Densities

-  Secondary Plan Boundary
-  Maximum permitted FSI

Note: All density maximums are subject to meeting other built form policy requirements