

Authority: North York Community Council Item NY21.3,  
as adopted by City of Toronto Council on March 26, 27 and  
28, 2025

**CITY OF TORONTO**

**Bill 196**

**BY-LAW - 2025**

**To adopt Official Plan Amendment 798 for the City of Toronto respecting the lands known municipally in the year 2024, as 2810, 2812, 2814 and 2816 Bayview Avenue.**

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

Enacted and passed on March , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 798 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 2810, 2812, 2814 AND 2816  
BAYVIEW AVENUE**

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

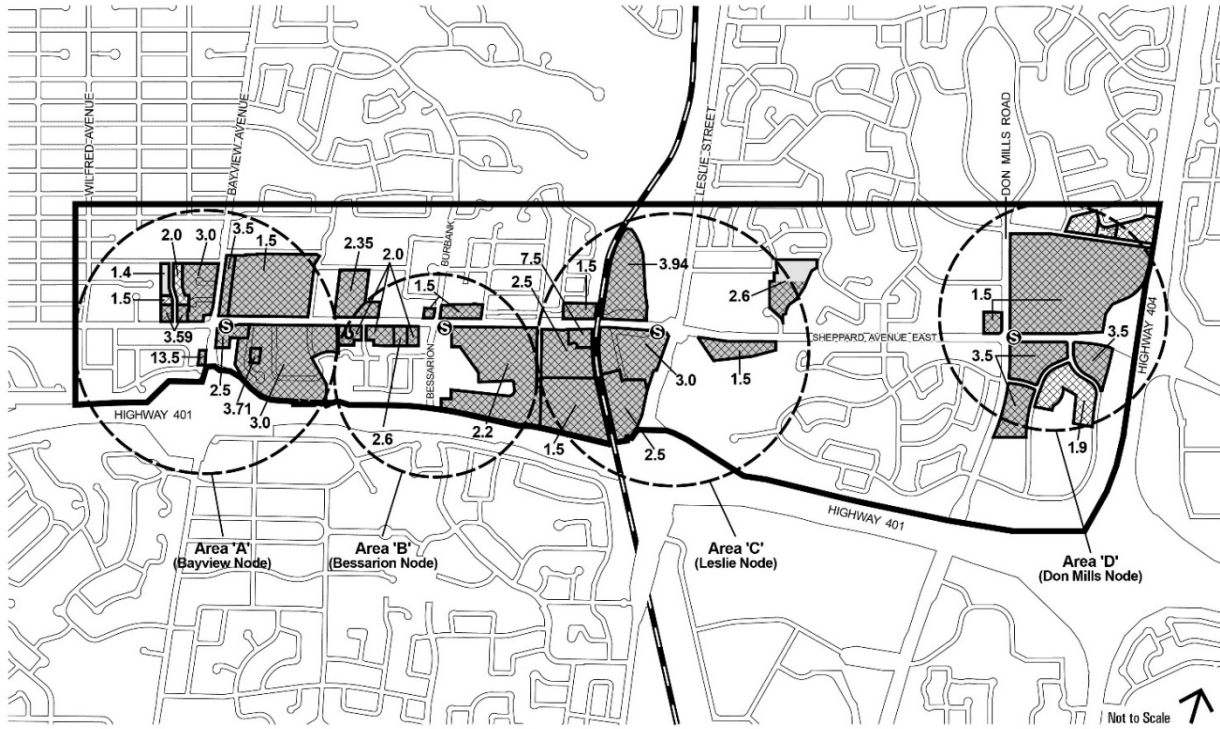
1. Chapter 6, Secondary Plans, 9. Sheppard East Subway Corridor Secondary Plan, Map 9-2, Key Development Areas, is amended to show the lands known municipally in 2024 as 2816 Bayview Avenue as Mixed Use Areas, as shown in the attached Appendix 1.
2. Chapter 6, Secondary Plans, 9. Sheppard East Subway Corridor Secondary Plan, Map 9-2, Key Development Areas, is amended to assign a density notation of 13.5 for the lands known municipally in 2024 as 2810, 2812, 2814, and 2816 Bayview Avenue, as shown in the attached Appendix 1.
3. Chapter 6, Secondary Plans, 9. Sheppard East Subway Corridor Secondary Plan, Map 9-3, Specific Development Policies, is amended to show the lands known municipally in 2024 as 2810, 2812, 2814, and 2816 Bayview Avenue as Site and Area Specific Policy Area Number 4.2.A.5, as shown on the attached Appendix 2.
4. Chapter 6, Secondary Plans, 9. Sheppard East Subway Corridor Secondary Plan, Section 4.2.A.5, Site and Area Specific Policies, is amended as follows:

**4.2.A.5          2810, 2812, 2814 and 2816 Bayview Avenue**

For the lands shown as 4.2.A.5 on Map 9-3, Specific Development Policies:

- a. A maximum density of 13.5 times the lot area is permitted.
- b. A maximum building height of 42 storeys (145.0 metres including mechanical penthouse above the Canadian Geodetic Datum of 178.00) is permitted.

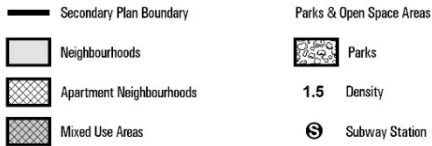
Appendix 1



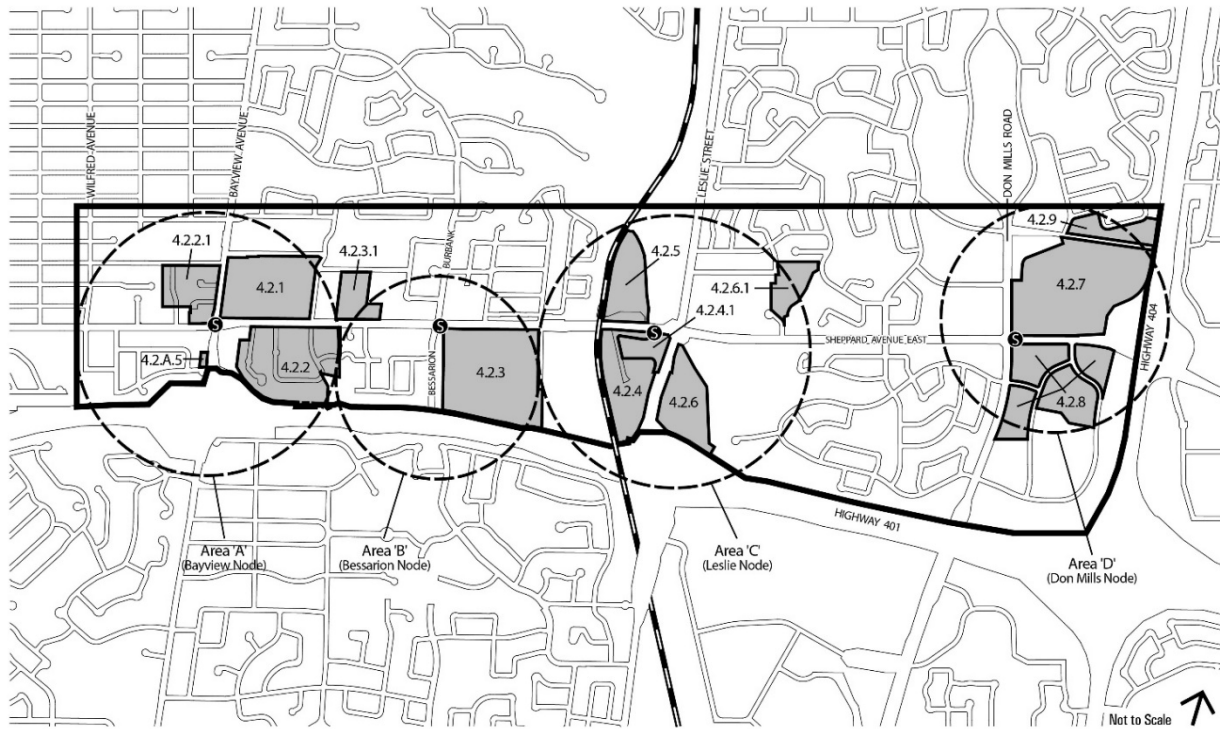
Official Plan Amendment # 798

Sheppard East Subway Corridor Secondary Plan - Schedule 1

MAP 9-2 Key Development Areas



## Appendix 2



Official Plan Amendment # 798

## Sheppard East Subway Corridor Secondary Plan - Schedule 2

MAP 9-3 Specific Development Policies

- Secondary Plan Boundary
- Specific Development Policy Areas
- Subway Station