

Authority: North York Community Council Item 17.32, adopted as amended,
by City of Toronto Council on July 15, 16 and 17, 2008
Enacted by Council: January 28, 2009

CITY OF TORONTO

BY-LAW No. 62-2009

To adopt Amendment No. 47 to the Official Plan for the City of Toronto with respect to lands municipally known as 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road.

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road; and

WHEREAS the Council of the City of Toronto has conducted a public meeting under Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Official Plan Amendment;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map attached hereto as Schedule "A" are adopted as an amendment to the Official Plan for the City of Toronto
2. This is Official Plan Amendment No. 47.

ENACTED AND PASSED this 28th day of January, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

Item One:

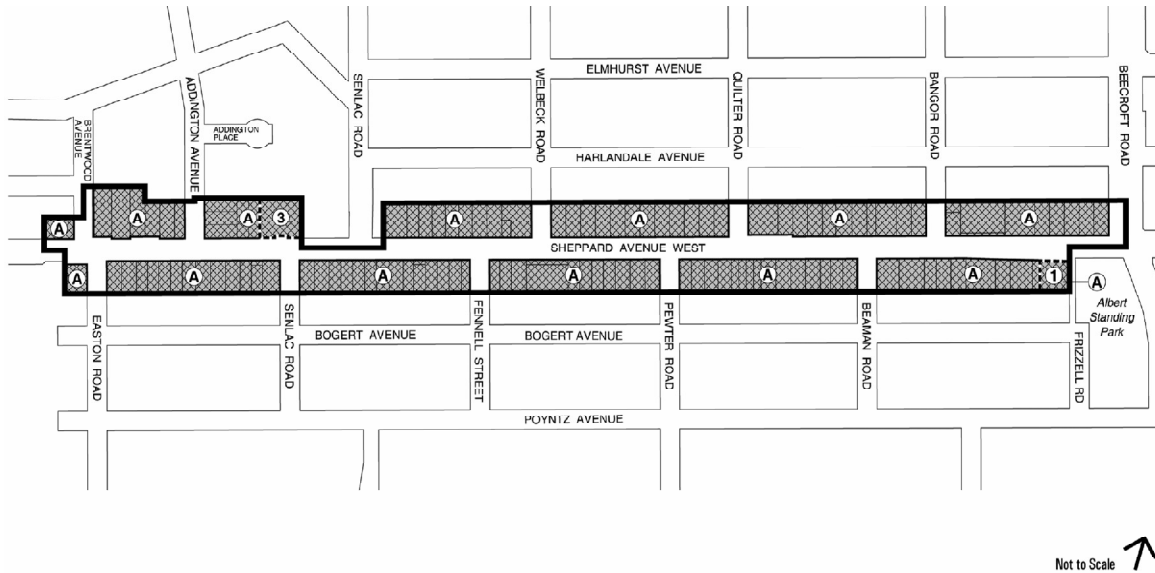
The Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following to the Site and Area Specific Policies in Section 4.0:

3. Lands located on the North Side of Sheppard Avenue West, municipally known as 258, 260 and 264 Sheppard Avenue West (3 on Map 29-1).

A Retirement Home is permitted to a maximum of 5 storeys and 14.4 metres in building height and density of 2.5 FSI. The policies of 3.2.2. do not apply. The policies of 3.3.1 (a) and (b) do not apply along the common lot line between 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road. Vehicular access to parking and servicing facilities will be from 10 Senlac Road.

Item Two:

Map 29-1 is amended to add site specific policy 3 above for the lands municipally known as 258, 260 and 264 Sheppard Avenue West.



Official Plan Amendment #47 - Schedule "A"

258-264 Sheppard Avenue West

File # U5_142549

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

Map 29-1, Sheppard Avenue Commercial Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans, 29. Sheppard Avenue Commercial Area Secondary Plan is amended by adding Site and Area Specific Policy Area 3

February 2008

Item Three:

Chapter Seven – Site and Area Specific Policies is amended by the addition of the following:

312. 10 Senlac Road

- (a) The lands are only to be used as a Retirement Home to a maximum of 3 storeys and 11 metres in height, and a maximum density of 1.25 FSI.
- (b) Vehicular access and loading for both 10 Senlac Road and 258, 260 and 264 Sheppard Avenue West will be from the existing Senlac Road access.

