

Authority: North York Community Council Item 17.46,  
as adopted by City of Toronto Council on July 11, 12 and 13, 2012  
Enacted by Council: July 13, 2012

**CITY OF TORONTO**

**BY-LAW No. 1024-2012**

**To adopt Amendment No. 190 to the Official Plan for the City of Toronto respecting the lands known municipally as 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road.**

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 HEREBY ENACTS as follows:

1. The attached Amendment No. 190 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 13th day of July, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

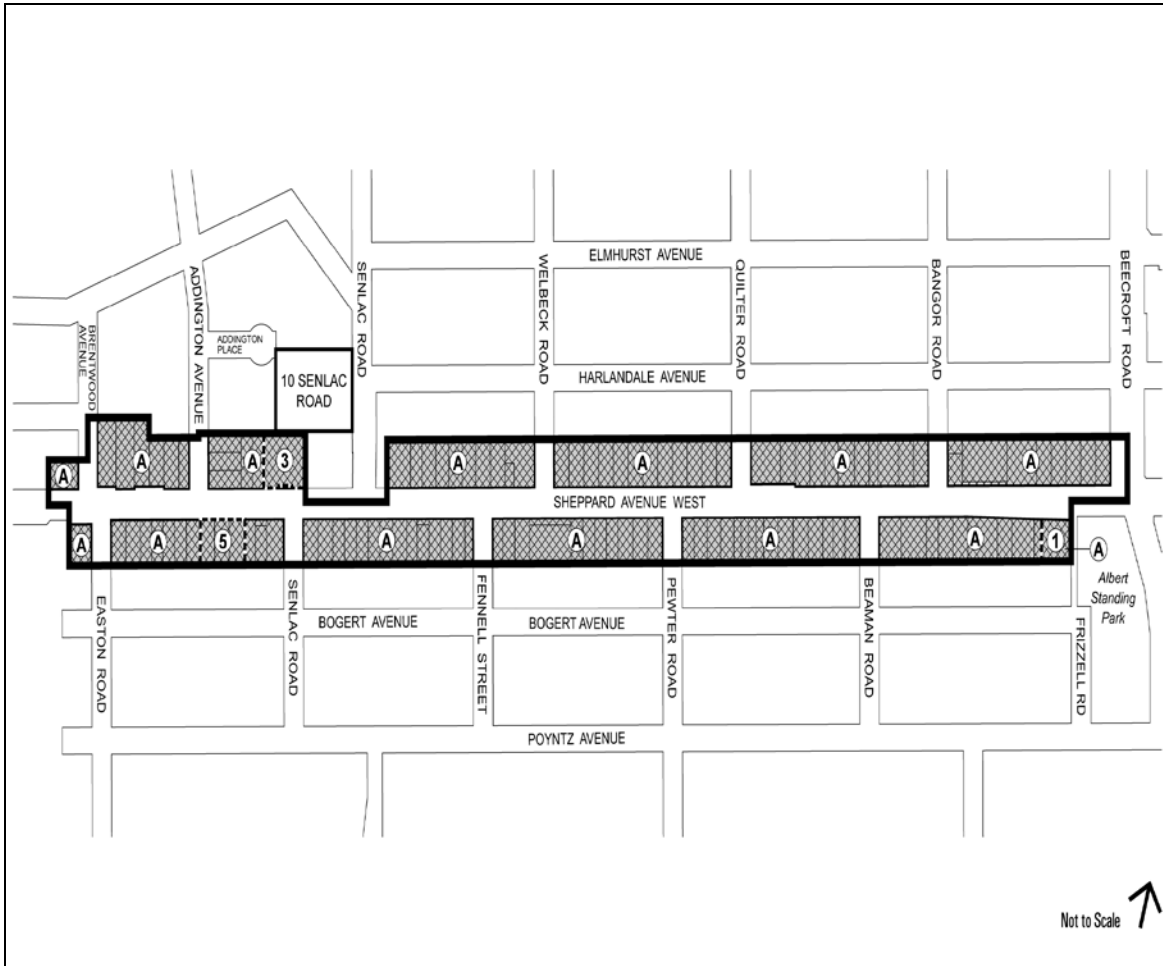
**AMENDMENT NO. 190 TO THE OFFICIAL PLAN****LANDS MUNICIPALLY KNOWN IN THE YEAR 2011 AS  
258, 260 and 264 SHEPPARD AVENUE WEST and 10 SENLAC ROAD**

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 replacing the text of Section 4.3 with the following:

"A 42 unit mixed-use building with at-grade retail having a maximum Floor Space Index (FSI) of 2.3 and a maximum height of 6 storeys and 24.2 metres is permitted, set back a minimum of 7 metres from the rear property line and the height of no part of the building or structure will exceed a height equal to the horizontal distance between that part of the building and the rear property line. The policies of Section 3.2.2 do not apply.

2. Chapter 7, Site and Area Specific policies is amended for the lands known municipally in 2011 as 10 Senlac Road by deleting Site and Area Specific Policy No. 312.
3. Map 27, Site and Area Specific policies, is amended for the lands known municipally in 2011 as 10 Senlac Road by deleting the label Site and Area Specific Policy No. 312.



**Official Plan Amendment #190 - Schedule "A"**

**258, 260 & 264 Sheppard Avenue West  
& 10 Senlac Road**

10 3188346 NNY 23 OZ

— Secondary Plan Boundary

▨ Mixed Use Areas

③ 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

May 2012