

Authority: Ontario Municipal Board Order issued on November 28, 2014 in Board File No. PL140172

CITY OF TORONTO

BY-LAW No. 337-2015(OMB)

To adopt Amendment No. 264 to the Official Plan of the City of Toronto respecting the lands known municipally as 719 Sheppard Avenue West.

Whereas the Ontario Municipal Board, pursuant to its Order issued November 28, 2014 in Board File No. PL140172 upon hearing the appeal of the owner, under Section 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended deems it advisable to amend the City of Toronto Official Plan;

The Ontario Municipal Board orders:

1. The attached Amendment No. 264 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON NOVEMBER 28, 2014 UNDER BOARD FILE NO. PL140172.

AMENDMENT NO. 264 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN AS
719 SHEPPARD AVENUE WEST**

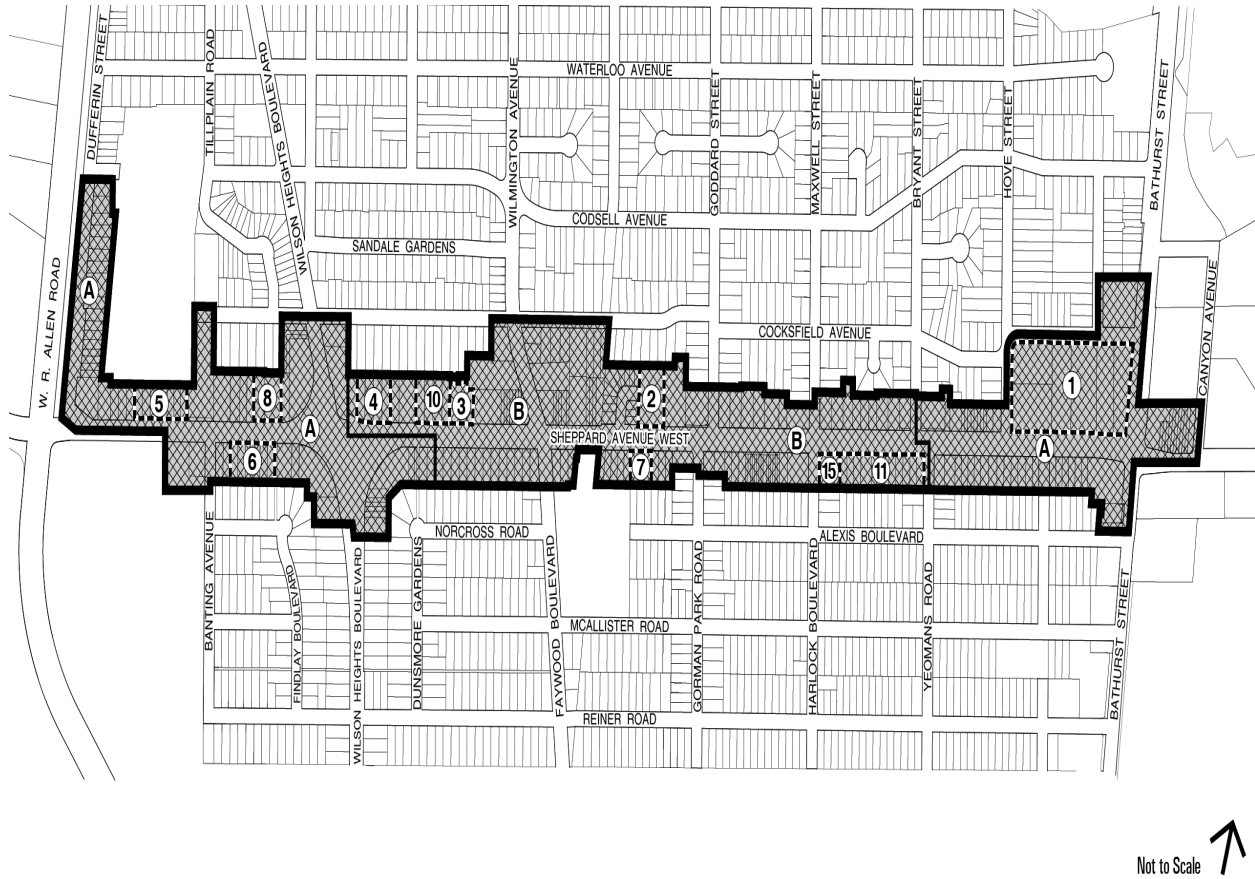
The Official Plan of the City of Toronto is amended as follows:

1. Map 23-1, Consolidated Land Use Map, of Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the lands known municipally in 2013 as 719 Sheppard Avenue West as Site and Area Specific Policy Area 15, as shown on the attached Schedule "A".
2. Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

4.15 719 Sheppard Avenue West (15 on Map 23-1)

An apartment building with grade-related residential and/or non-residential uses, having a maximum density of 3.86 times the lot area and a maximum height of 9 storeys and 28.0 metres, excluding the mechanical penthouse, is permitted.

Schedule "A"



Official Plan Amendment #264 – Schedule A

719 Sheppard Avenue West

File # 13 115551 NNY 10 02

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

Map 23-1, Sheppard West / Dublin Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans,
23. Sheppard West / Dublin Secondary Plan is amended by adding Site and Area Specific Policy Area 264

June 2014