

Authority: Ontario Municipal Board Decision/Order issued  
on June 2, 2015 in Board File PL141224

**CITY OF TORONTO**

**BY-LAW 866-2019(OMB)**

**To adopt Amendment 316 to the Official Plan for the City of Toronto respecting the lands  
known municipally as 176-180 Sheppard Avenue East.**

Whereas authority is given to the Ontario Municipal Board under the Planning Act, R.S.O. 1990,  
c.P.13, as amended, upon hearing the appeal of the Owners of the lands, with respect to this  
By-law;

Therefore the Official Plan of the City of Toronto, as amended, is further amended by the  
Ontario Municipal Board as follows:

1. The attached Amendment 316 to the Official Plan is adopted pursuant to the Planning  
Act, as amended.

Pursuant to the Order/Decision of the Ontario Municipal Board Issued on June 2, 2015 under  
Board File PL141224.

**AMENDMENT 316 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 176-180 SHEPPARD  
AVENUE EAST.**

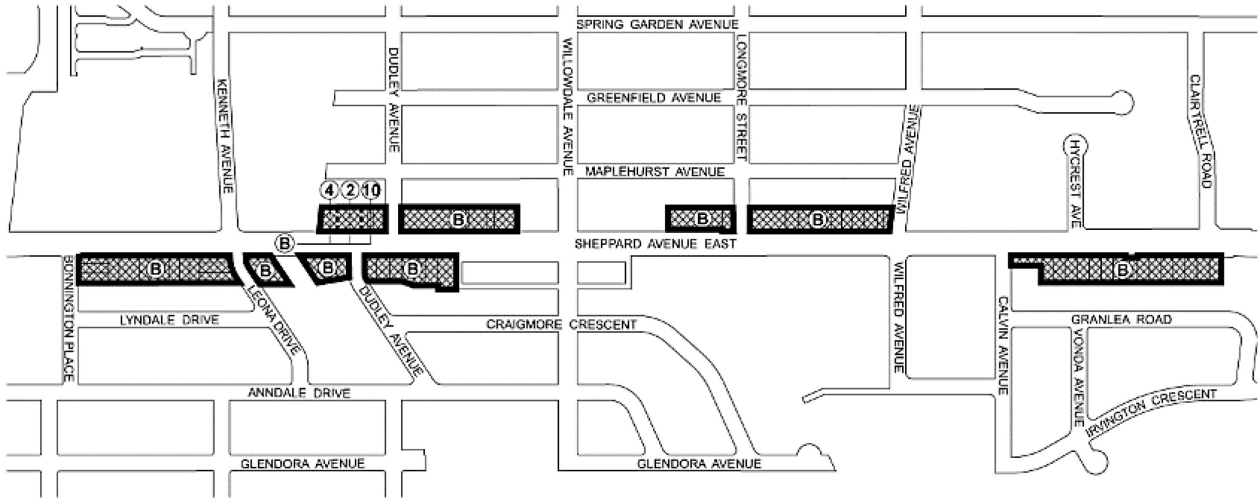
The following text constitutes Amendment 316 to the Official Plan of the City of Toronto.

**ITEM 1**

The Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following to Section 4.0 SPECIFIC POLICIES:

**"4.10 Lands located on the north side of Sheppard Avenue, east of Yonge Street,  
municipally known as 176-180 Sheppard Avenue East (10 on Map 29-2)**

The maximum building height is 6 storeys and 26.6 metres, the latter measured to the top of the mechanical penthouse. The maximum density is 3.41 F.S.I. as measured on the gross lot area. No portion of the building shall project above a 45 degree plane measured from a line located 7.5 metres south of the rear (north) lot line and 10.5 metres above grade. A structure comprising primarily a parking ramp enclosure may be located within 7.5 metres of the rear lot line, subject to (1) the provision of a 1.5 metre landscaped strip between the structure and the rear lot line; and (2) the top of the roof of the structure having a maximum height of 5.0 metres above grade."






Not to Scale 



### Sheppard Avenue Commercial Area Secondary Plan

MAP 29-2 Land Use Areas

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

December 2010