

Authority: Local Planning Appeal Tribunal Decisions issued on January 8, 2019 and January 20, 2020 and Order issued September 28, 2020 and Ontario Land Tribunal Order issued April 22, 2022 in Tribunal Files PL180283, PL180284 and MM180028

CITY OF TORONTO

BY-LAW 1-2022(OLT)

To adopt Amendment 437 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2017 as 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869 and 871 Sheppard Avenue West.

Whereas authority is given to the Ontario Land Tribunal under the Planning Act, R.S.O. 1990, c. P.13, as amended, upon hearing the appeal of the owners, to pass this By-law; and

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

- 1.** The attached Amendment 437 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Local Planning Appeal Tribunal Decisions issued on January 8, 2019 and January 20, 2020 and Order issued September 28, 2020 and Ontario Land Tribunal Order issued April 22, 2022 in Tribunal Files PL180283, PL180284 and MM180028.

AMENDMENT NO. 437 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869 and 871 SHEPPARD AVENUE WEST

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

1. Chapter 6, Section 23, Sheppard West / Dublin Secondary Plan, is amended by adding the following subsection to Section 4.0, Site and Area Specific Policies:

4.20. 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869 and 871 Sheppard Avenue West

For the lands shown as 20 on Map 23-1:

An apartment building with grade-related residential and/or non-residential uses is permitted, having a maximum density of 1.8 times the lot area and a maximum height of 5 storeys.

2. Map 23-1, Sheppard West / Dublin Secondary Plan Map 23-1 Consolidated Land Use Map, is amended to show the lands known municipally in 2018 as 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869 and 871 Sheppard Avenue West as Site and Area Specific Policy Area Number 20, as shown on the attached Schedule "A".

