

Authority: Local Planning Appeal Tribunal Decision issued on April 27, 2020 and Ontario Land Tribunal Order issued on August 12, 2022 in Tribunal File PL171127 and OLT-22-004021

CITY OF TORONTO

BY-LAW 392-2023(OLT)

To adopt Amendment 574 to the Official Plan for the City of Toronto with respect to lands municipally known in the year 2019 as 128-132 Gorman Park Road and 795-799 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, to pass this by-law;

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

1. The attached Amendment 574 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Pursuant to Ontario Land Tribunal Decision and Order issued on August 12, 2022 in Tribunal Case OLT-22-004021.

AMENDMENT NO. 574 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS 128-132 GORMAN PARK ROAD AND 795-799 SHEPPARD AVENUE WEST**

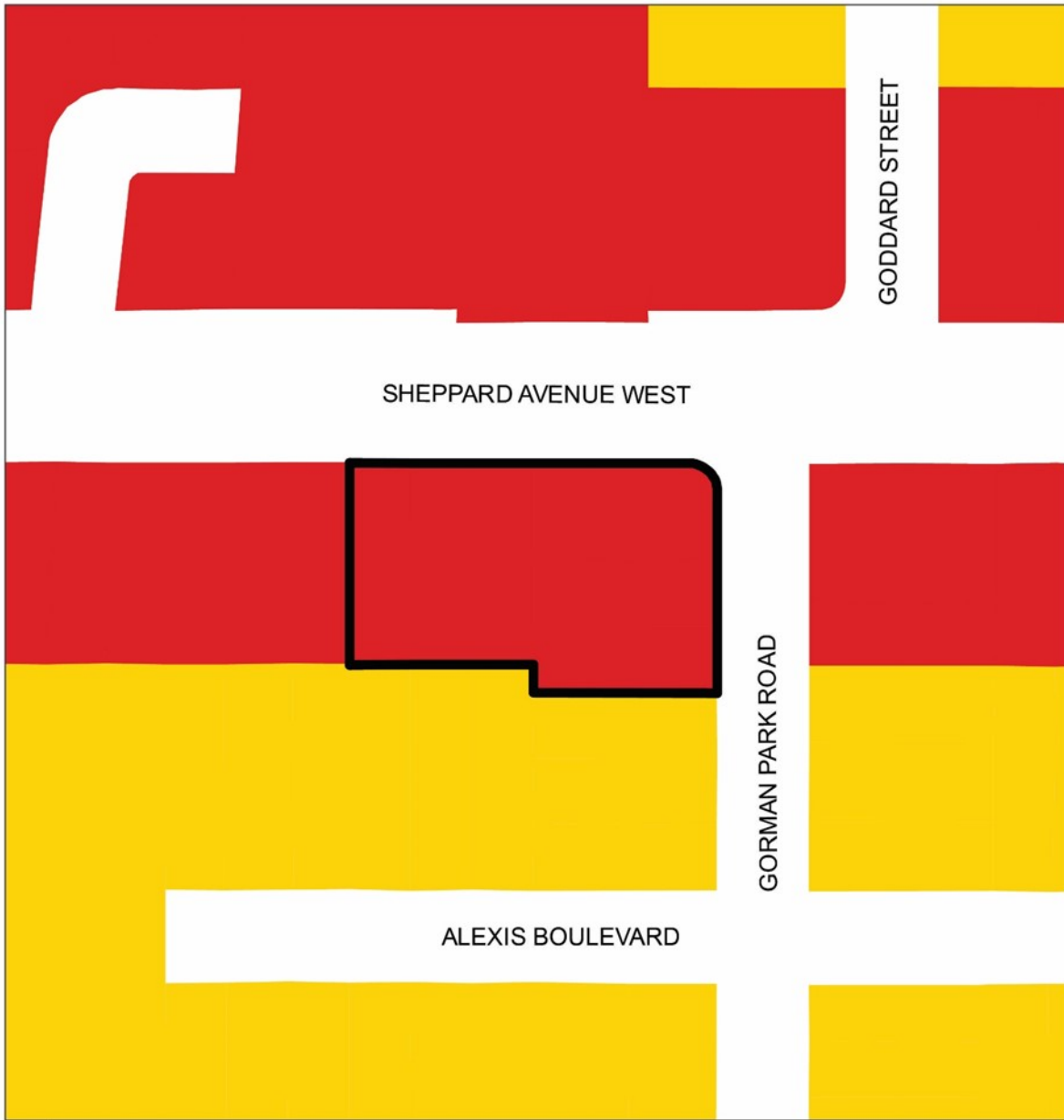
The Official Plan of the City of Toronto is amended as follows:

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 2019 as 128-132 Gorman Park Road and 795-799 Sheppard Avenue West into the boundary of the Sheppard West/Dublin Secondary Plan as shown in the attached Schedule A.
2. The lands municipally known in 2019 as 128-132 Gorman Park Road and 795-799 Sheppard Avenue West are added as Site and Area Specific Policy Area 23, as shown in the attached Schedule B.
3. Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

4.23 128- 132 Gorman Park Road and 795-799 Sheppard Avenue West (23 on Map 23-1)

An apartment building, having a maximum density of 4.0 times the lot area (inclusive of land dedicated for road widening) and a maximum height of 9 storeys and 30.0 metres, including the mechanical penthouse, is permitted.

SCHEDULE A



128-132 Gorman Park Road & 795-799 Sheppard Ave West

Official Plan Amendment 574

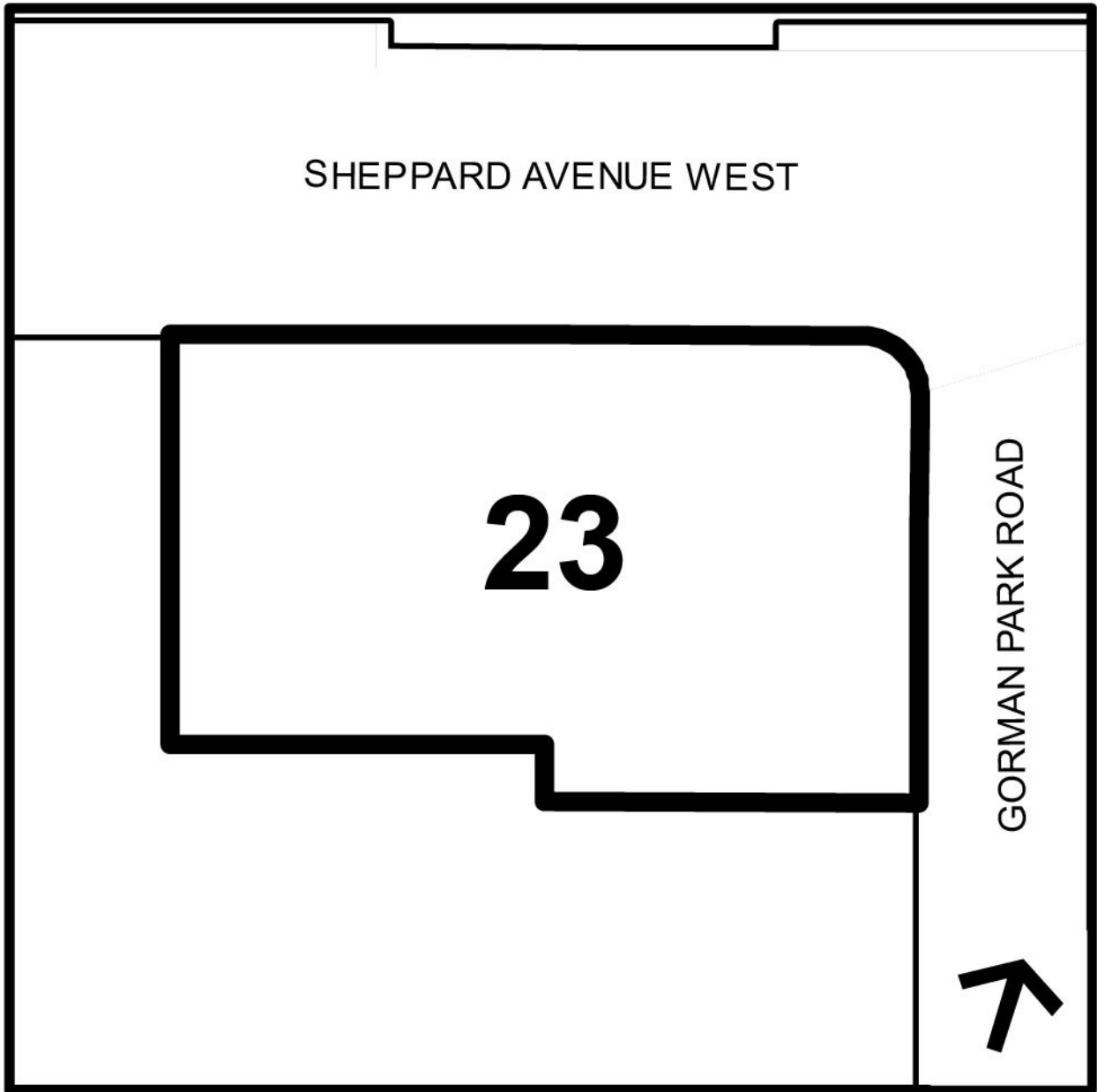
Revisions to Land Use Map 16 to Redesignate lands from Neighbourhoods to Mixed Use Areas

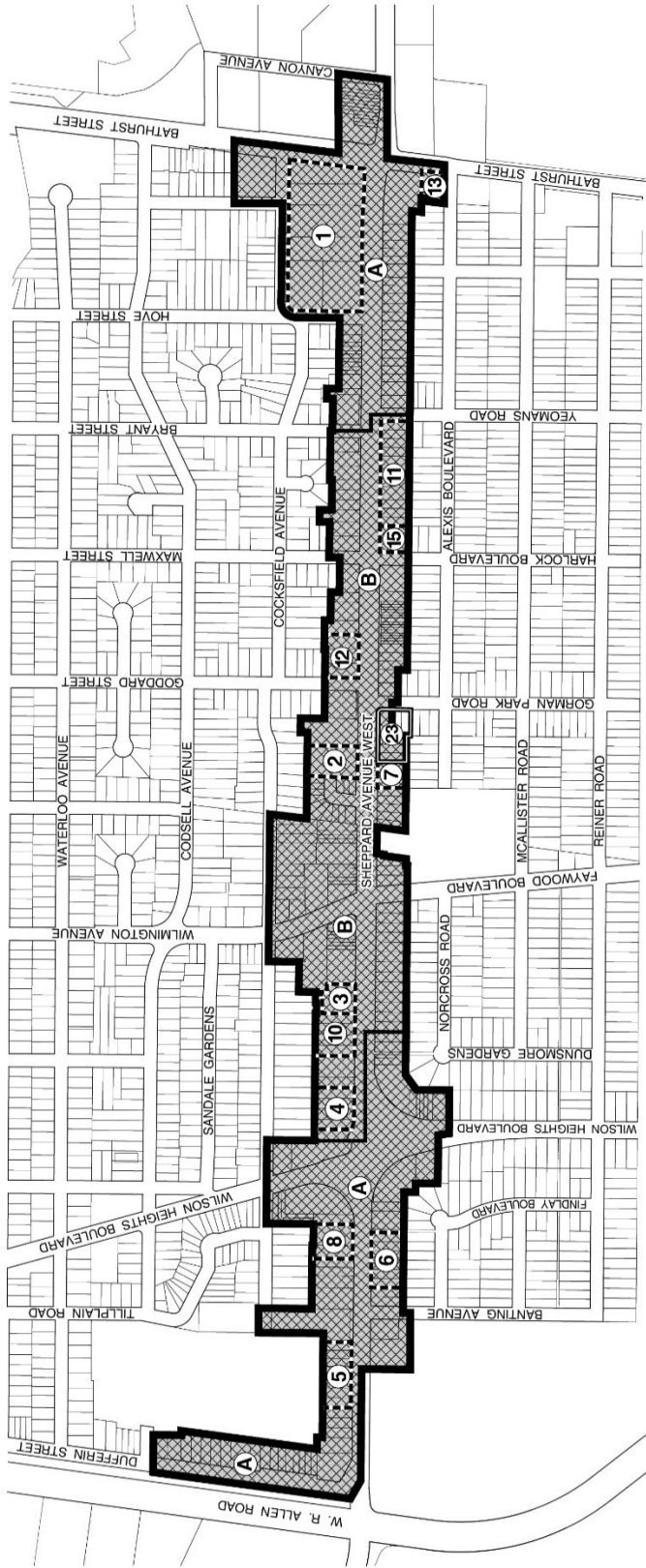
File # 16 208768 NNY 10 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas

↑
Not to Scale
07/26/2022

SCHEDULE B







Not to Scale



Sheppard West / Dublin Secondary Plan

Map 23-1 Consolidated Land Use Map

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

November 2015