

Authority: Local Planning Appeal Tribunal Decision issued on April 11, 2019 in Tribunal File PL171273 and Ontario Land Tribunal Orders issued on August 12, 2022 and November 17, 2022 in Tribunal File OLT-22-004027 (formerly PL171273).

CITY OF TORONTO

BY-LAW 677-2023(OLT)

To adopt Amendment 630 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 270 Sheppard Avenue West.

Whereas the Ontario Land Tribunal has approved amendments in a Decision dated April 11, 2019 in Case PL171273 and Ontario Land Tribunal Orders issued on August 12, 2022 and November 17, 2022 in Tribunal File OLT-22-004027 (formerly PL171273), to the City of Toronto Official Plan with respect to the lands known municipally as 270 Sheppard Avenue West.

The Ontario Land Tribunal approves as follows:

1. The attached Amendment 630 to the Official Plan is hereby approved pursuant to the Planning Act, as amended.

Local Planning Appeal Tribunal Decision issued on April 11, 2019 in Tribunal File PL171273 and Ontario Land Tribunal Orders issued on August 12, 2022 and November 17, 2022 in Tribunal File OLT-22-004027 (formerly PL171273).

AMENDMENT 630 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS
270 SHEPPARD AVENUE WEST**

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

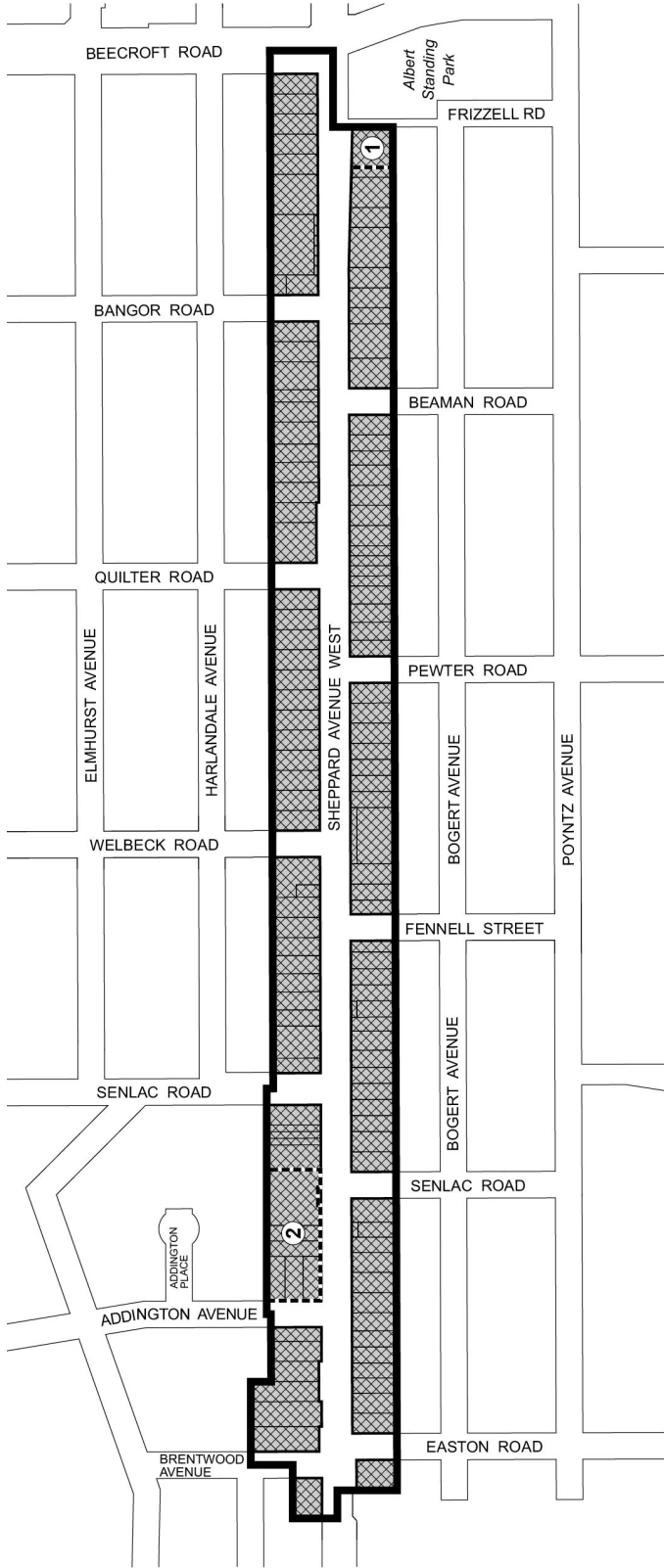
1. Chapter 6, Section 37, Sheppard Lansing Secondary Plan is amended by amending Site and Area Specific Policy 2 in Section 8.0 Site and Area Specific Policies so that it reads as follows:

- 2. Lands located on the north side of Sheppard Avenue West, known municipally as 270 Sheppard Avenue West (2 on Map 37-5)**

A 179 unit mixed-use building with retail uses at grade and a maximum height of 9 storeys and 30 metres is permitted, set back a minimum of 7.5 metres from the rear property line. A maximum FSI of 3.83 is permitted.

2. Map 37-5, Site and Area Specific Policies, of Chapter 6, Section 37, Sheppard Lansing Secondary Plan, is amended by amending the lands subject to Site and Area Specific Policy 2 so that it includes the lands municipally known as 270 Sheppard Avenue West, as shown on the attached Schedule 1.

SCHEDULE 1



Not to Scale



Official Plan Amendment #630

Sheppard Lansing

MAP 37-5 Land Use Areas

Secondary Plan Boundary

Mixed Use Areas

Site and Area Specific Policy Areas

August 2022