

Authority: North York Community Council Item NY15.5,
adopted as amended, by City of Toronto Council on July 24
and 25, 2024

City Council voted in favour of this by-law on July 25,
2024

Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 877-2024

To adopt Amendment 750 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 665, 667, 669 and 671 Sheppard Avenue West.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 750 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 750 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 665, 667, 669 AND 671
SHEPPARD AVENUE WEST**

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

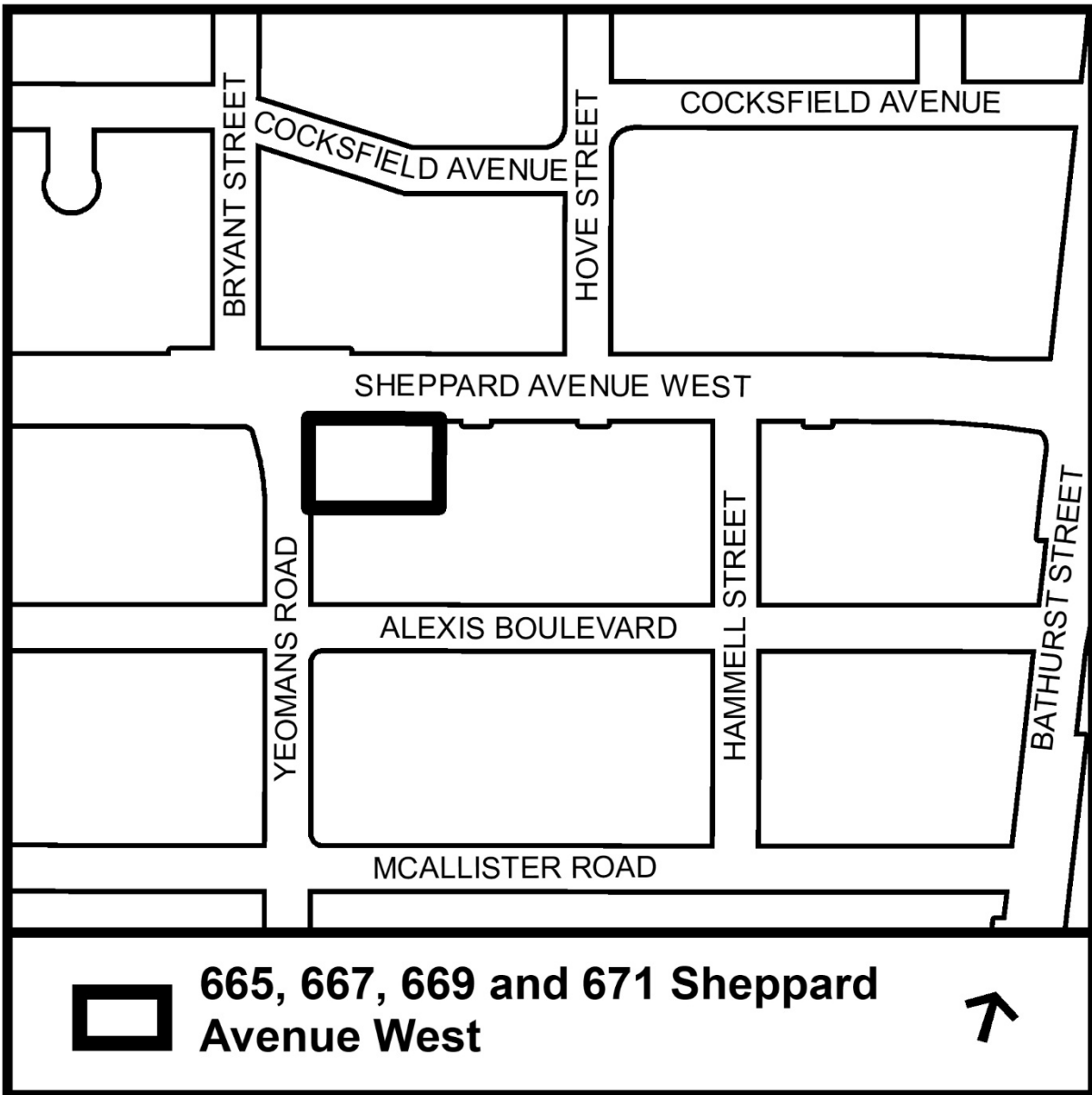
1. Chapter 6, Section 23, Sheppard West / Dublin Secondary Plan, is amended by adding Site Specific Policy 24 for the lands known municipally in 2023 as 665, 671, 669 and 671 Sheppard Avenue West and shown on Schedule 1, as follows:

'4.24 665, 667, 669 and 671 Sheppard Avenue West (24 on Map 23-1)

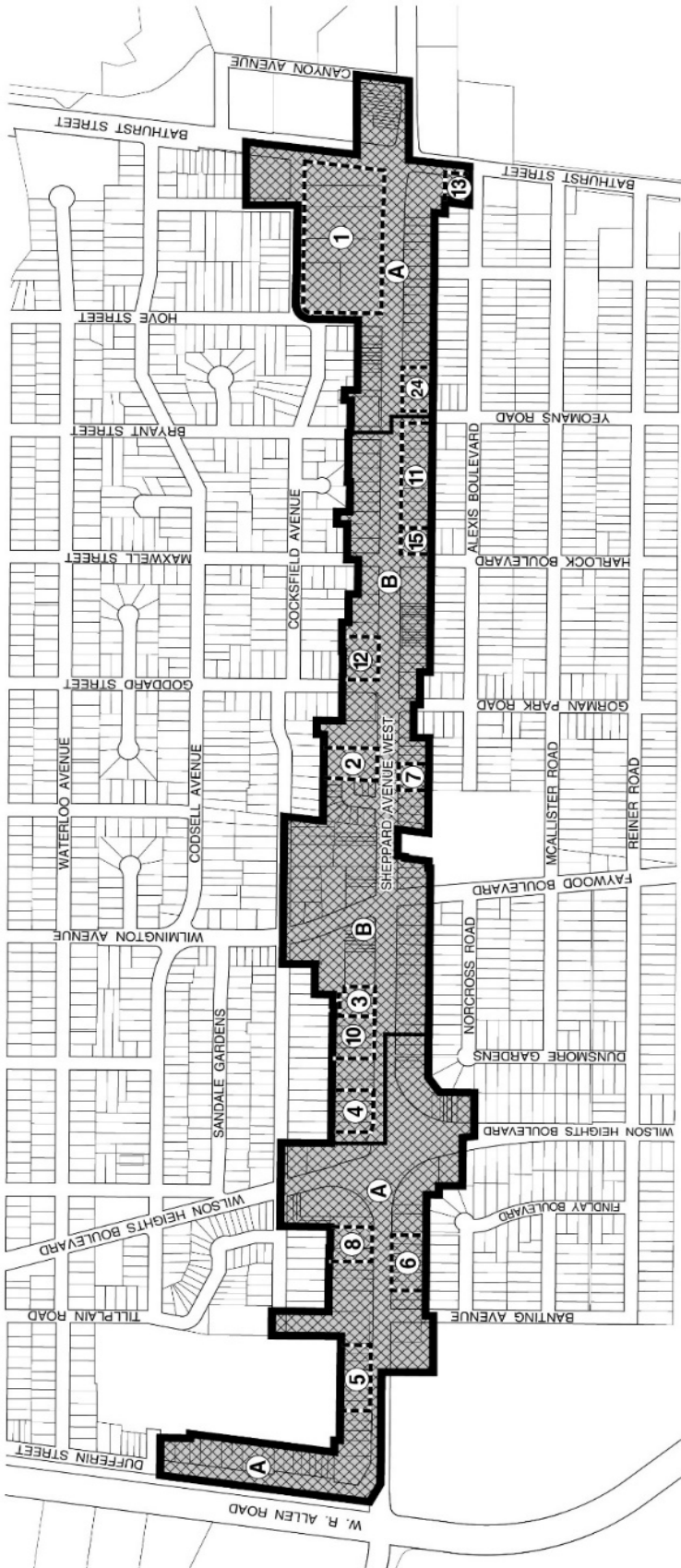
A mixed-use building with grade related non-residential uses, having a maximum density of 6.0 times the lot area with a maximum height of 11 storeys and 42.5 metres (including mechanical penthouse), is permitted. The horizontal distance separating a building or portion of a building from lands designated *Neighbourhoods* will not be less than 7.5 metres. A continuous minimum 2.5 metre landscape strip is required for 75 percent of the rear property line.'

2. Map 23-1, Sheppard West / Dublin Secondary Plan, Land Use Areas, is amended to show the lands known municipally in 2023 as 665, 667, 669 and 671 Sheppard Avenue West as Site and Area Specific Policy Area Number 24, as shown on the attached Schedule 2.

Schedule 1



Schedule 2



Not to Scale



Official Plan Amendment #

Sheppard West / Dublin Secondary Plan

Map 23-1 Consolidated Land Use Map

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