

Authority: North York Community Council, Item NY10.7,
as adopted by City of Toronto Council on February 6, and
7, 2024
City Council voted in favour of this by-law on October 10,
2024
Written approval of this by-law was given by Mayoral
Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1043-2024

**To adopt Official Plan Amendment 701 to the Official Plan for the City of Toronto
respecting the land municipally known in the year 2024 as 202 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 701 to the Official Plan is adopted pursuant to the Planning
Act, as amended.

Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

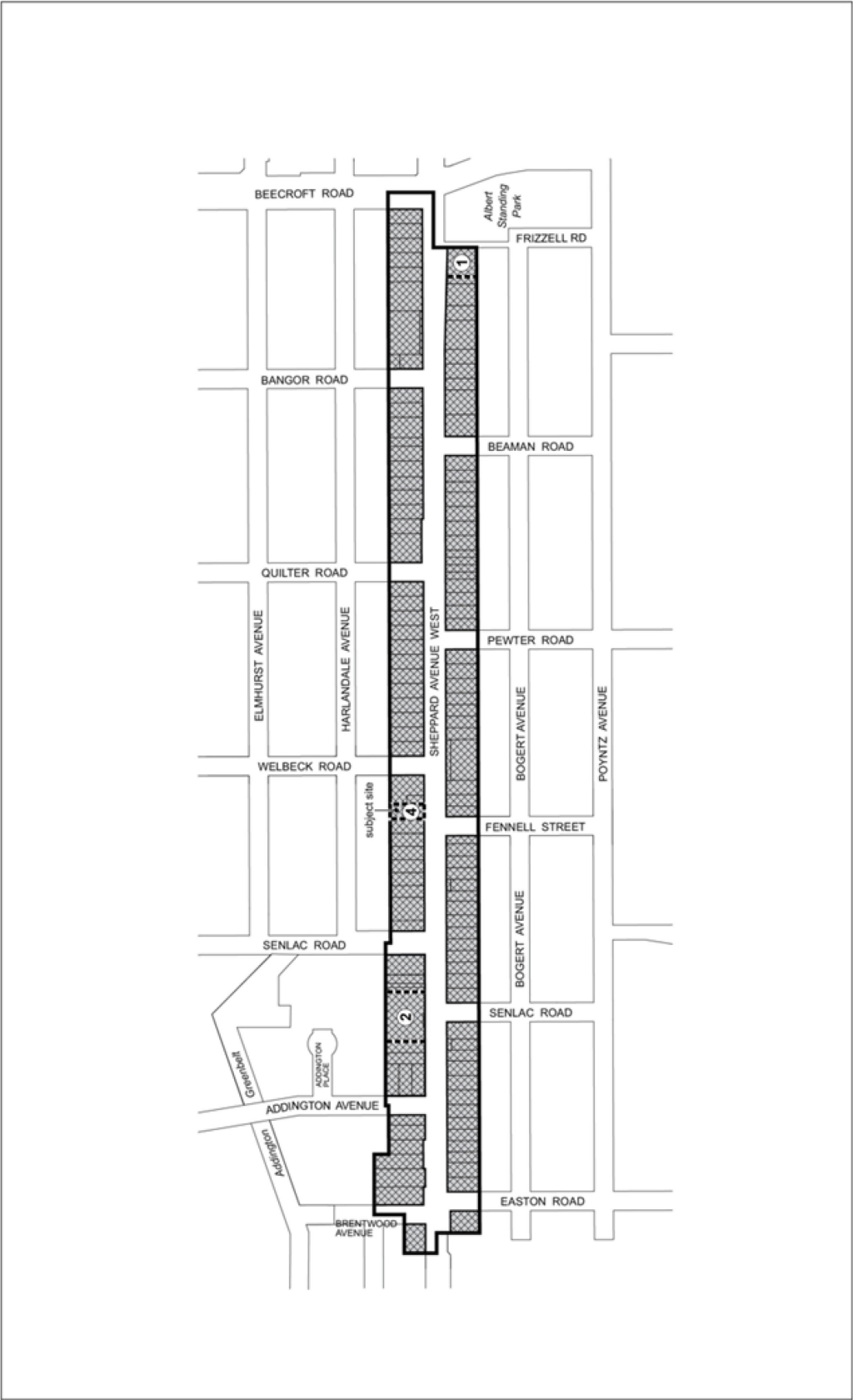
AMENDMENT 701 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 202 SHEPPARD AVENUE
WEST**

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

1. Chapter 6, Key Map 35, Sheppard Lansing Secondary Plan, as amended, by adding the following subsection to Section 7, Site and Area Specific Policies:
 4. Lands located on the north side of Sheppard Avenue West, municipally known as 202 Sheppard Avenue West:
 - i) A maximum density of 2.86 times the lot area. The policies of Section 2.2 do not apply.
 - ii) A lot frontage of less than 30 metres. The policies of Section 3.2 do not apply.
2. Map 37-5, Sheppard Lansing Secondary Plan, Site and Area Specific Policies is amended to add the land municipally known in 2024 as 202 Sheppard Avenue West as Site and Area Specific Policy Area Number 4, as shown on the attached Schedule 1.

Schedule 1



202 Sheppard Avenue West

Official Plan Amendment #701

File # 18 127133 NNY 23 02

Map 37-5, Sheppard Avenue Commercial Area Secondary Plan - Site & Area Specific Policies and Area Specific Policy Area No. 4 is added to apply to the lands at 202 Sheppard Avenue West

Not to Scale
12/01/2023