

Authority: North York Community Council NY19.10,
adopted as amended, by City of Toronto Council on
December 17 and 18, 2024
City Council voted in favour of this by-law on
December 18, 2024
Written approval of this by-law was given by Mayoral
Decision 26-2024 dated December 18, 2024

CITY OF TORONTO

BY-LAW 1424-2024

To adopt Amendment 787 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 120-128 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 787 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 787 TO THE OFFICIAL PLAN

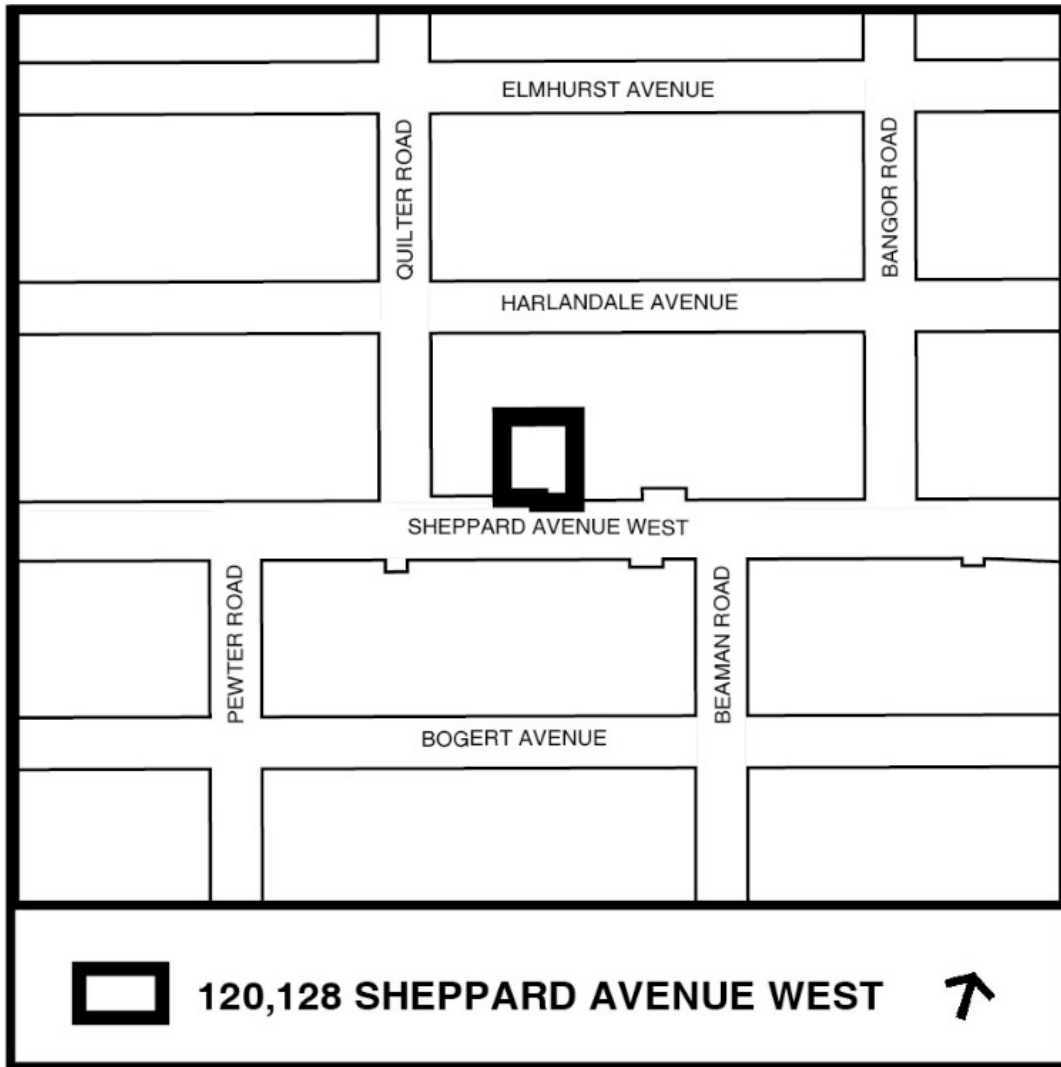
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023, AS 120-128 SHEPPARD
AVENUE WEST.**

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

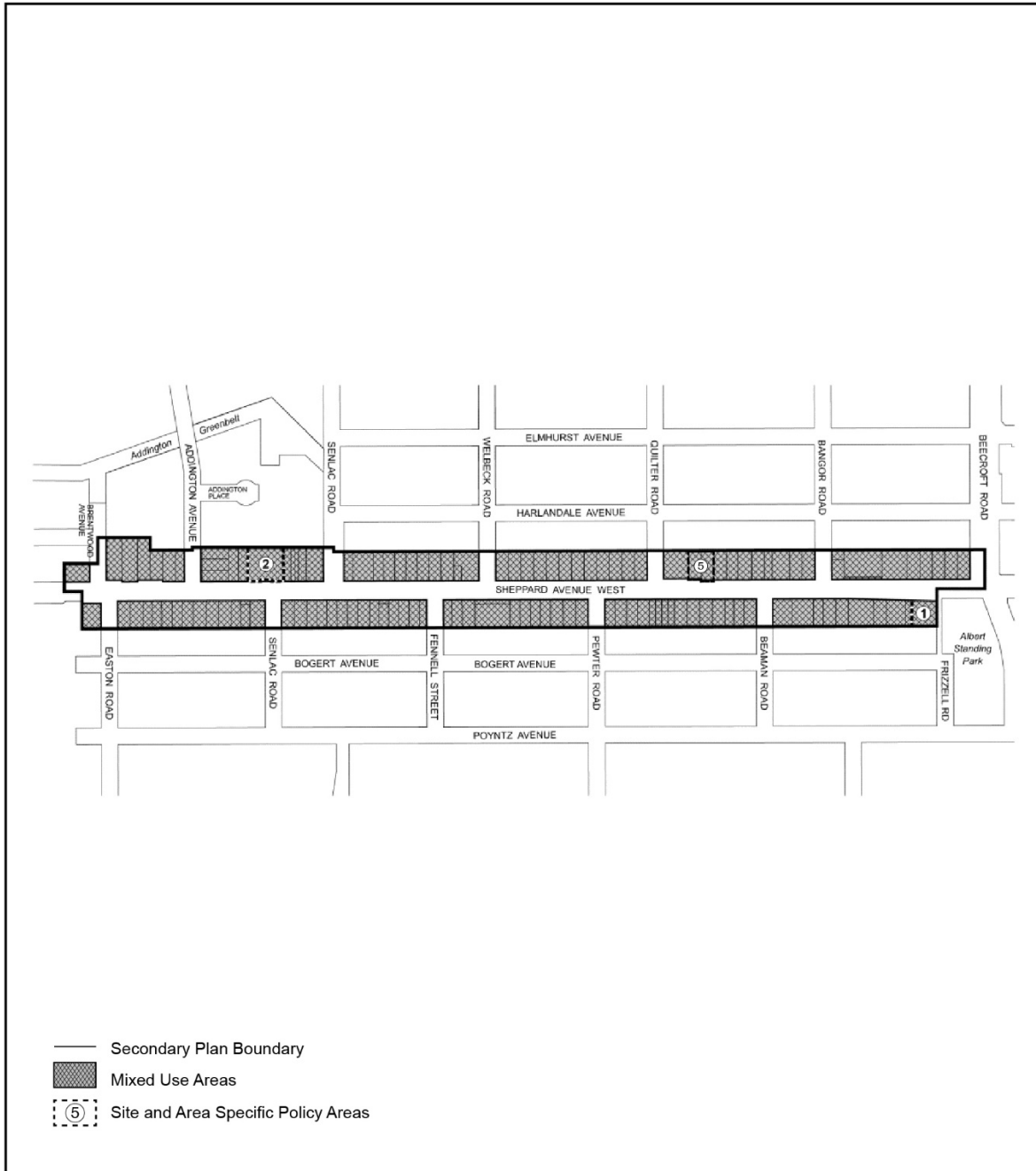
1. Chapter 6, Section 37, Sheppard Lansing Secondary Plan is amended by adding the following subsection to Section 8, Site and Area Specific Policies for lands known municipally in 2023 as 120 and 128 Sheppard Avenue West and shown on Schedule 1, as follows:
 - x. **120 and 128 Sheppard Avenue West**
The maximum density will be 3 times the lot area and the maximum height permitted will be 7 storeys, not including mechanical penthouse and rooftop amenities.

Mechanical penthouses, elevator overruns, rooftop access stairs, balcony railings and landscape elements for outdoor amenity space are permitted to project beyond the angular plane provided they minimize and limit impacts of shadowing and overlook as well as ensure privacy is maintained to adjacent development.
2. Map 37-5, Sheppard Lansing Secondary Plan, Site and Area Specific Policies is amended to show the lands known municipally in 2023 as 120 and 128 Sheppard Avenue West as Site and Area Specific Policy Area Number 5, as shown on Schedule 2.

Schedule 1



Schedule 2



120-128 Sheppard Avenue West

Official Plan Amendment #787

File # 22 242920 NNY 18 0Z



Not to Scale
12/02/2024