

Authority: Planning and Housing Committee Item PH23.3,
adopted as amended by City of Toronto Council on July 23
and 24, 2025

City Council voted in favour of this by-law on July 24,
2025

Written approval of this by-law was given by Mayoral
Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 768-2025

To adopt Official Plan Amendment 833 for the City of Toronto respecting the lands known municipally in the year 2024, as 68 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 833 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 833 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 68 SHEPPARD AVENUE
WEST**

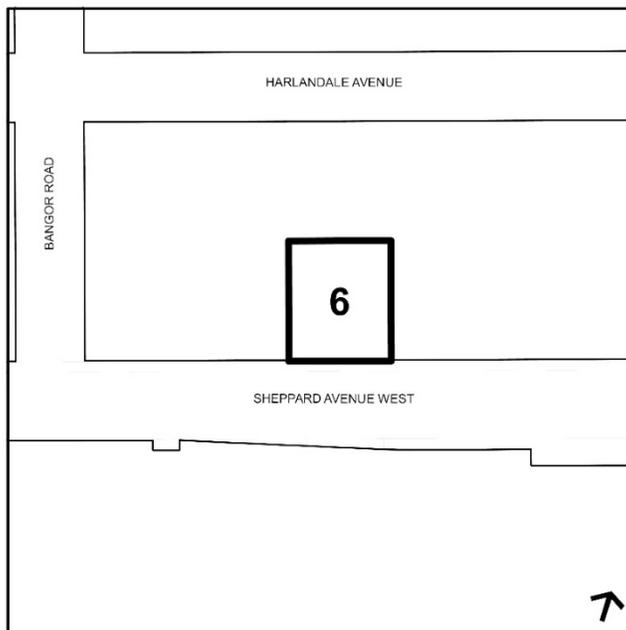
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 37, Sheppard-Lansing Secondary Plan is amended by adding the following subsection to Section 8, Site and Area Specific Policies:

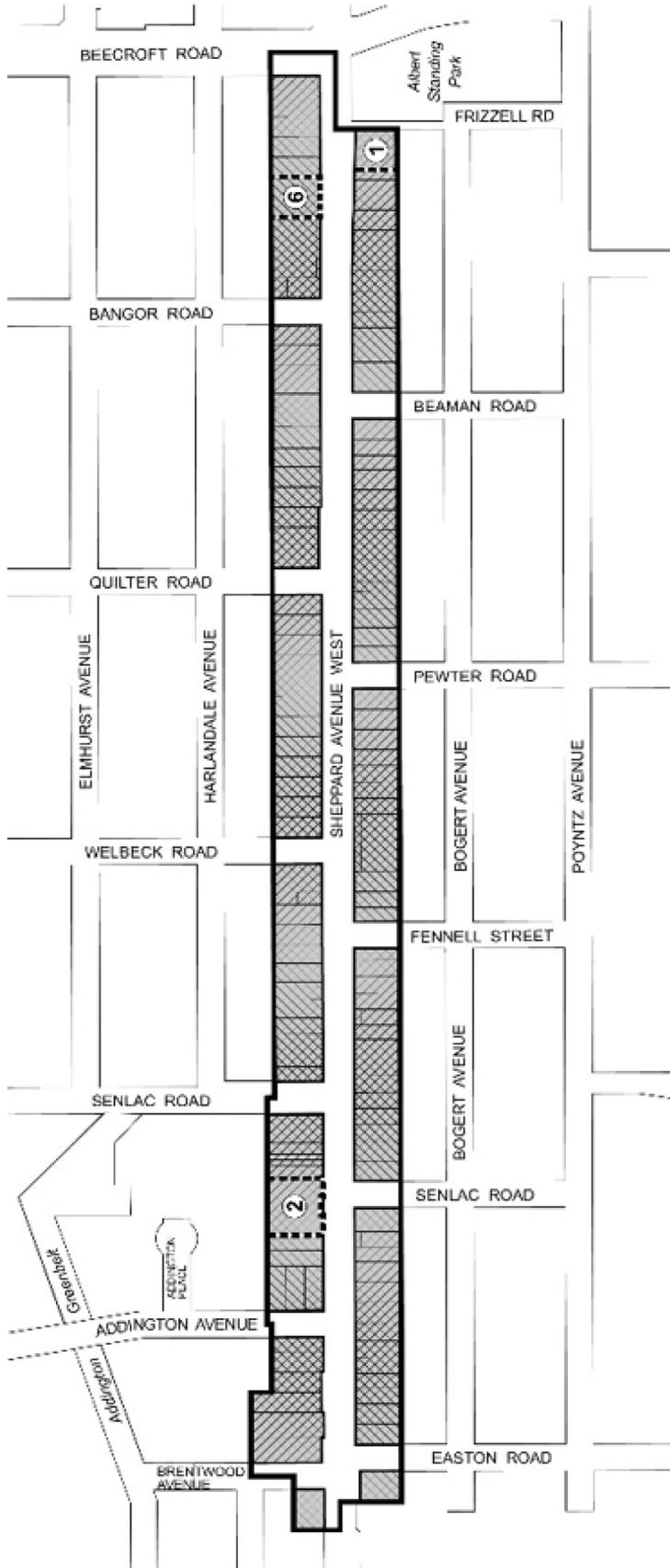
6. 68 Sheppard Avenue West (6 on Map 37-5)

A building with a maximum density of 3.0 times the lot area is permitted to project into the 45 degree angular plane requirement.

2. Chapter 6, Section 37, Sheppard-Lansing Secondary Plan, Map 37-5, Site & Area Specific Policies, is amended to show the lands known municipally in 2024 as 68 Sheppard Avenue West as Site and Area Specific Policy Area Number 6, as shown on the attached Appendix A.



Appendix A



Not to Scale



Sheppard Lansing
MAP 37.5 Site & Area Specific Policies

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