

Authority: North York Community Council Item NY28.7
as adopted by City of Toronto Council on December 16 and
17, 2025
City Council voted in favour of this by-law on December
17, 2025
Written approval of this by-law was given by Mayoral
Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1519-2025

To adopt Official Plan Amendment 859 for the City of Toronto respecting the lands known municipally in the year 2024 as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court.

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 859 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

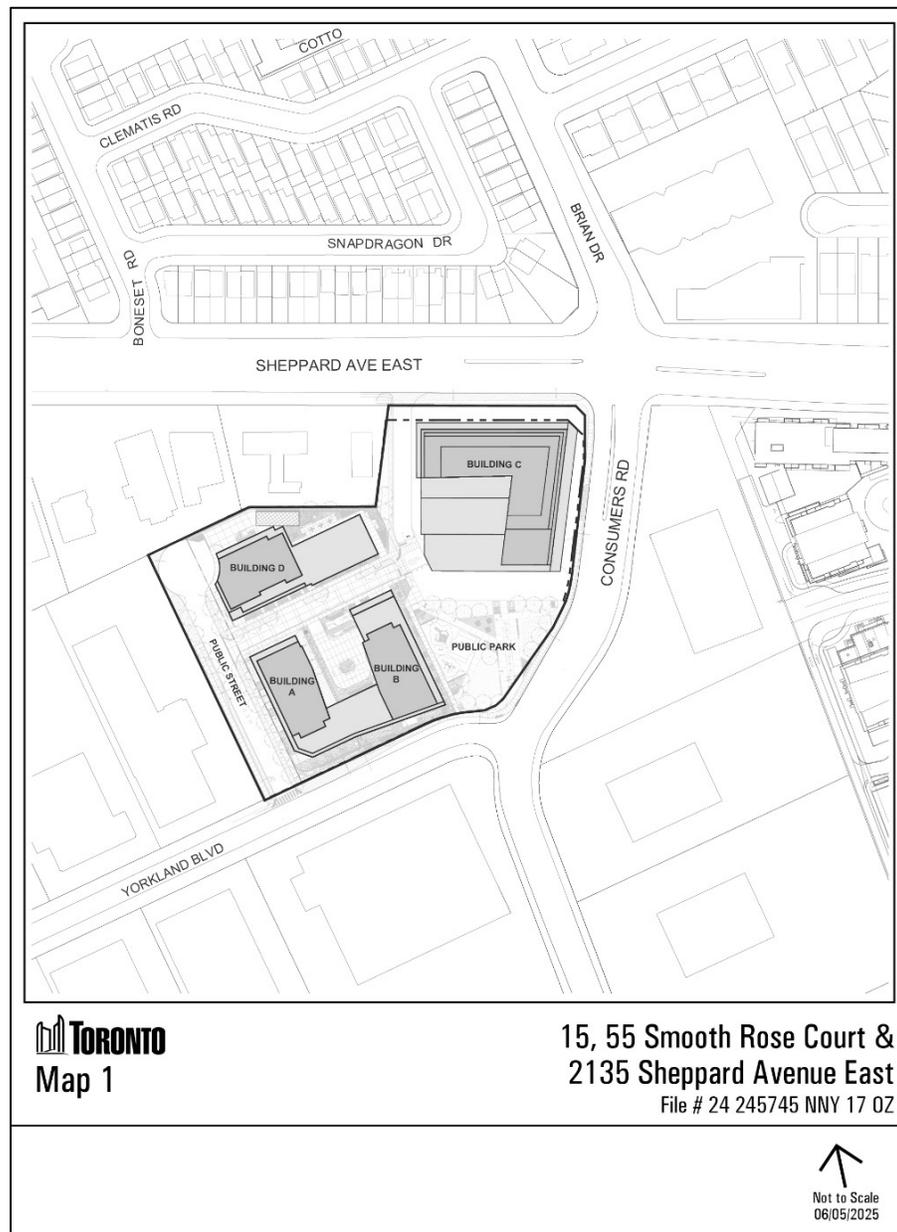
AMENDMENT 859 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 2135 SHEPPARD AVENUE EAST, 325 YORKLAND BOULEVARD, 125 CONSUMERS ROAD, 15 SMOOTH ROSE COURT, AND 55 SMOOTH ROSE COURT

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

1. Chapter 6, Section 38, ConsumersNext Secondary Plan, is amended by deleting subsection 10.2 and replacing it with the following subsection Section 10.2, Site and Area Specific Policies:
 - 10.2 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court as identified on Map 1:
 - a) A maximum density of 5.3 Floor Space Index (FSI) is permitted.
 - b) A second row of street trees within the minimum required setback along Sheppard Avenue East is not required for Building C as identified on Map 1.
 - c) A minimum setback of 1.2 metres is required along Sheppard Avenue East for Building C as identified on Map 1.
 - d) New development shall fall beneath a 45 degree angular plane projected from the previous property line along Sheppard Avenue East prior to the road conveyance taken in 2021 for Building C as identified on Map 1, beginning at a height equal to 80 percent of the width for the adjacent planned right of way.
 - e) The calculation of the minimum ground floor height is permitted to include a mezzanine level for all buildings.
 - f) Notwithstanding Policy 7.2.1;
 - i) a minimum of 30 percent of the total number of residential units in Building C, as identified on Map 1, shall be 2-bedroom units with a minimum of 25 percent of these 2-bedroom units having a minimum size of 87 square metres of gross floor area.
 - ii) a minimum of 30 percent of the total number of residential units in Building A, as identified on Map 1, shall be 2-bedroom units with a minimum of 50 percent of the 2-bedroom units having a minimum size of 67 square metres of gross floor area.
 - g) Notwithstanding Policy 7.2.2;

- i) a minimum of 10 percent of the total number of residential units in Building C, as identified on Map 1, shall be 3-bedroom units, with a minimum of 30 percent of these 3-bedroom units having a minimum size of 100 square metres of gross floor area.
 - ii) a minimum of 3.5 percent of the total number of residential units in Building A as identified on Map 1, shall be 3-bedroom units. Six of the required 3-bedroom units will have a minimum of 106 square metres of gross floor area.
- h) Policy 7.2.1 and Policy 7.2.2 do not apply to Building B and D as identified on Map 1.



2. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-4, Potential Tall Building Locations and Maximum Densities, is amended by adding a Maximum Permitted FSI of 5.3 calculated across the entire site on the lands known municipally in 2024 as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court, as shown on the attached Appendix A.
3. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-15 Site and Area Specific Policies is amended by showing the lands generally known municipally in 2024 as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court as Site and Area Specific Policy 10.2, as shown on the Appendix B.

Appendix A



Not to Scale 



ConsumersNext Secondary Plan

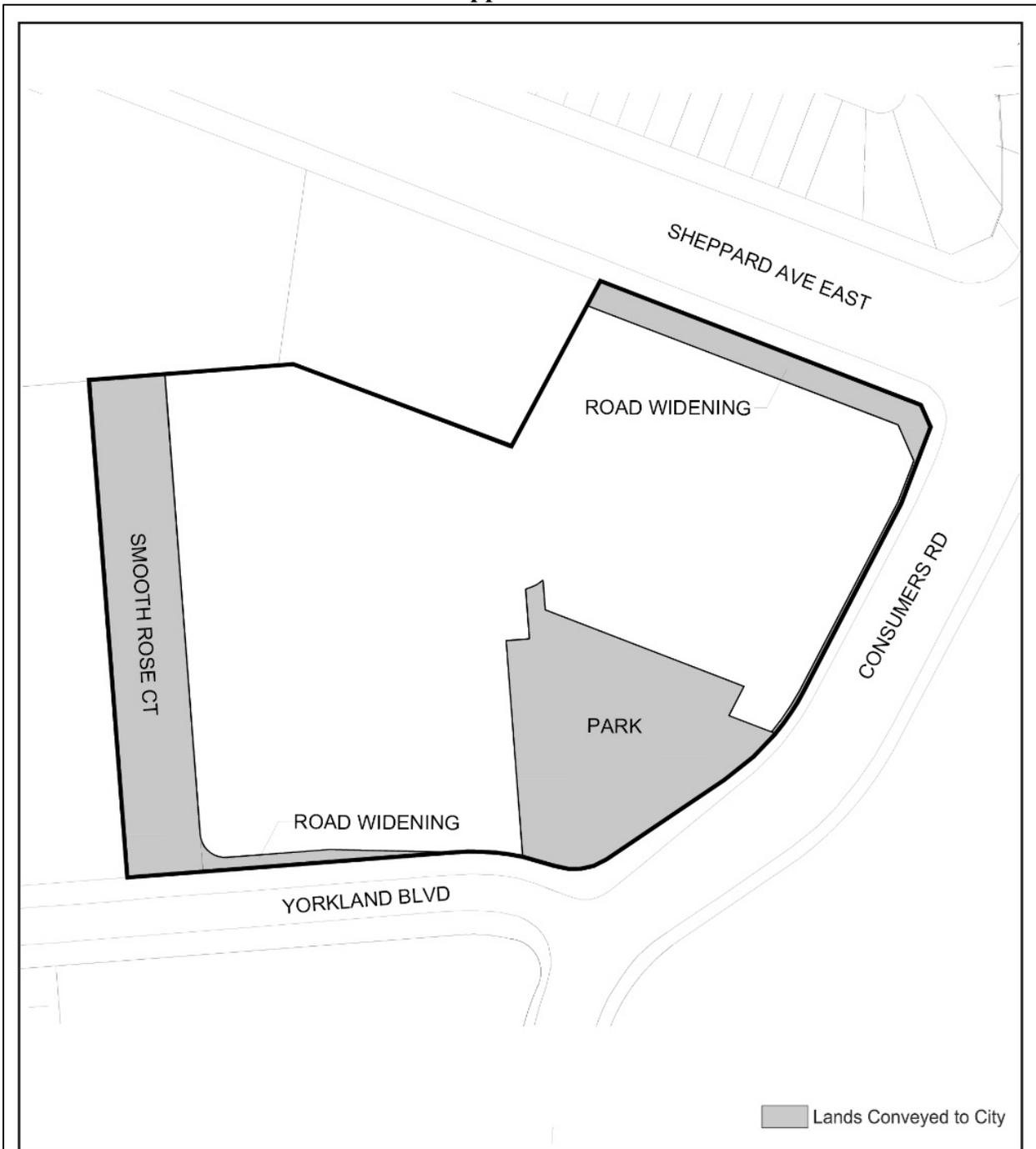
MAP 38- 4 Potential Tall Building Locations and Maximum Densities

 Secondary Plan Boundary

 Maximum permitted FSI

Note: All density maximums are subject to meeting other built form policy requirements

Appendix B



**15, 55 Smooth Rose Court &
2135 Sheppard Avenue East**
File # 24 245745 NNY 17 OZ



Not to Scale
06/05/2025