

DRAFT: NOVEMBER 25, 2025

Authority: Ontario Land Tribunal decision issued on [date] and Ontario Land Tribunal Order issued on [date] in Tribunal File OLT-24-000424

CITY OF TORONTO

BY-LAW

To approve Official Plan Amendment ### for the City of Toronto respecting the lands known municipally in the year 2024, as 234 Sheppard Ave West and 223 Harlandale Avenue

Whereas the Owner of the lands known municipally in the year 2024 as 234 Sheppard Avenue West and 223 Harlandale Avenue appealed the proposed official plan amendment to the Ontario Land Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision issued on [DATE] and its Order issued on [DATE] in File OLT-24-000424 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

1. The attached Amendment [###] to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Ontario Land Tribunal Decision issued on [DATE] and its Order issued on [DATE] in Tribunal File OLT-24-000424.

AMENDMENT NO. ### TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
234 SHEPPARD AVENUE WEST AND 223 HARLANDALE AVENUE**

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 8.0, Site and Area Specific Policies:

[]. 234 Sheppard Avenue West

For the lands shown as [] on Map 37-5:

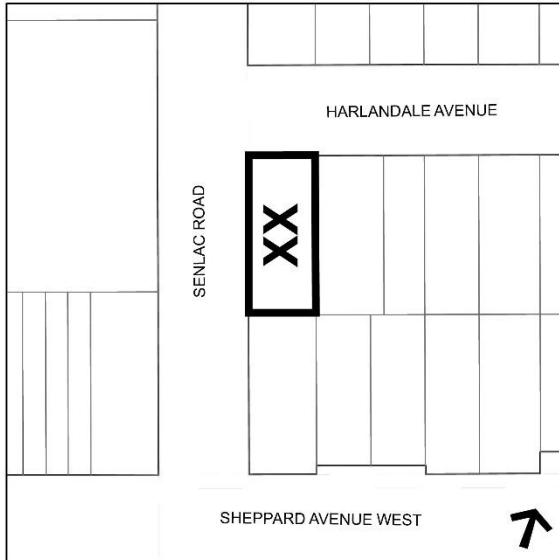
- a) A maximum gross floor area of 2,700 square metres is permitted as defined through the implementing zoning by-law.
- b) A mixed use building with a maximum height of 11 storeys and 36 metres, exclusive of mechanical penthouses and indoor amenity spaces is permitted.
- c) The building may penetrate into a 45 degree angular plane measured from a height of 10.5 metres at the minimum required 7.5 metre rear yard setback.
- d) Opaque fencing and a landscaped strip along the rear property line is not required if the land is developed comprehensively with the lands to the north known municipally in 2024 as 223 Harlandale Avenue.

2. Chapter 6, Section 37, Sheppard Lansing Secondary Plan, Map 37-5, Site and Area Specific Policies, is amended to show the lands known municipally in 2025 as 234 Sheppard Avenue West as Site and Area Specific Policy Area Number [], as shown on the attached Appendix 1.

3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. [] for lands known municipally in 2024 as 223 Harlandale Avenue as follows:

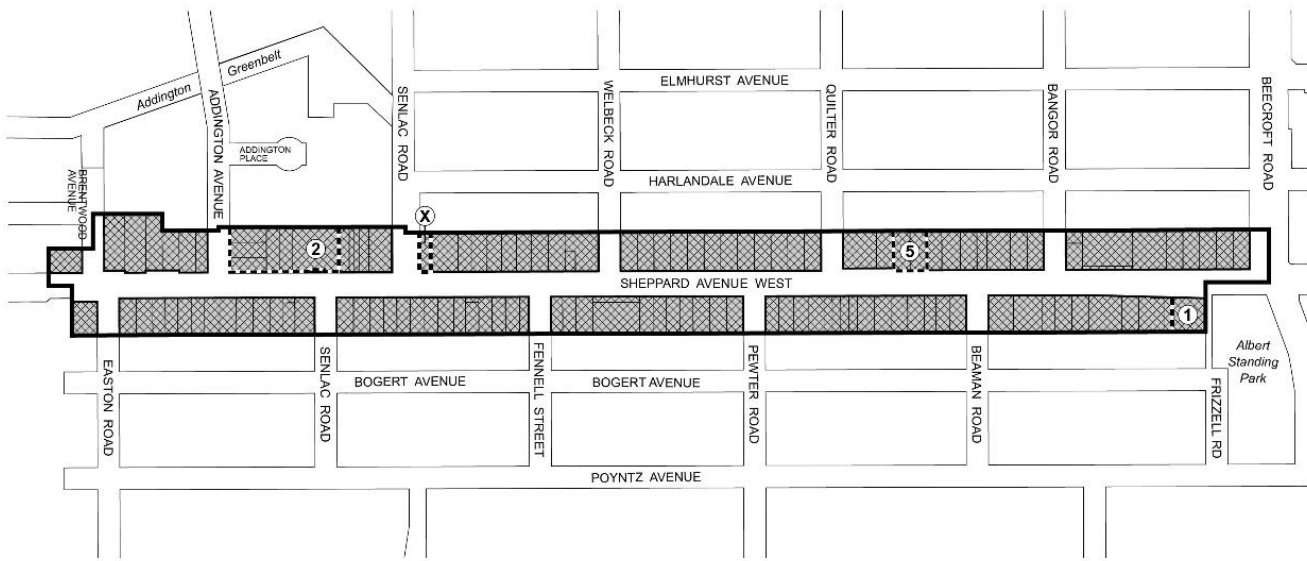
[]. 223 Harlandale Avenue

- (a) A below-grade garage for parking and servicing is permitted on *Neighbourhoods* which may be connected with the development of the lands known municipally in 2024 as 234 Sheppard Avenue West to the south in *Mixed Use Areas*.



4. Chapter 7, Map 27, Site and Area Specific Policies is revised to add the lands known municipally in 2024 as 223 Harlandale Avenue shown on the map above as Site and Area Specific Policy No. ###.

Appendix 1



Not to Scale



Sheppard Lansing
MAP 37-5 Site & Area Specific Policies

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

November 2025

CONFIDENTIAL