

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 877 for the City of Toronto respecting the lands known municipally in the year 2024 as 45 and 47 Sheppard Avenue East

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

Whereas the Minister of Municipal Affairs and Housing has approved the Sheppard-Yonge Protected Major Transit Station Area pursuant to the Planning Act;

Whereas authority is given to the Minister of Municipal Affairs and Housing under the Planning Act, to approve amendments to authorized uses of land in a Protected Major Transit Station Area pursuant to the Planning Act; 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 No. 877 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 877 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
45 AND 47 SHEPPARD AVENUE EAST**

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

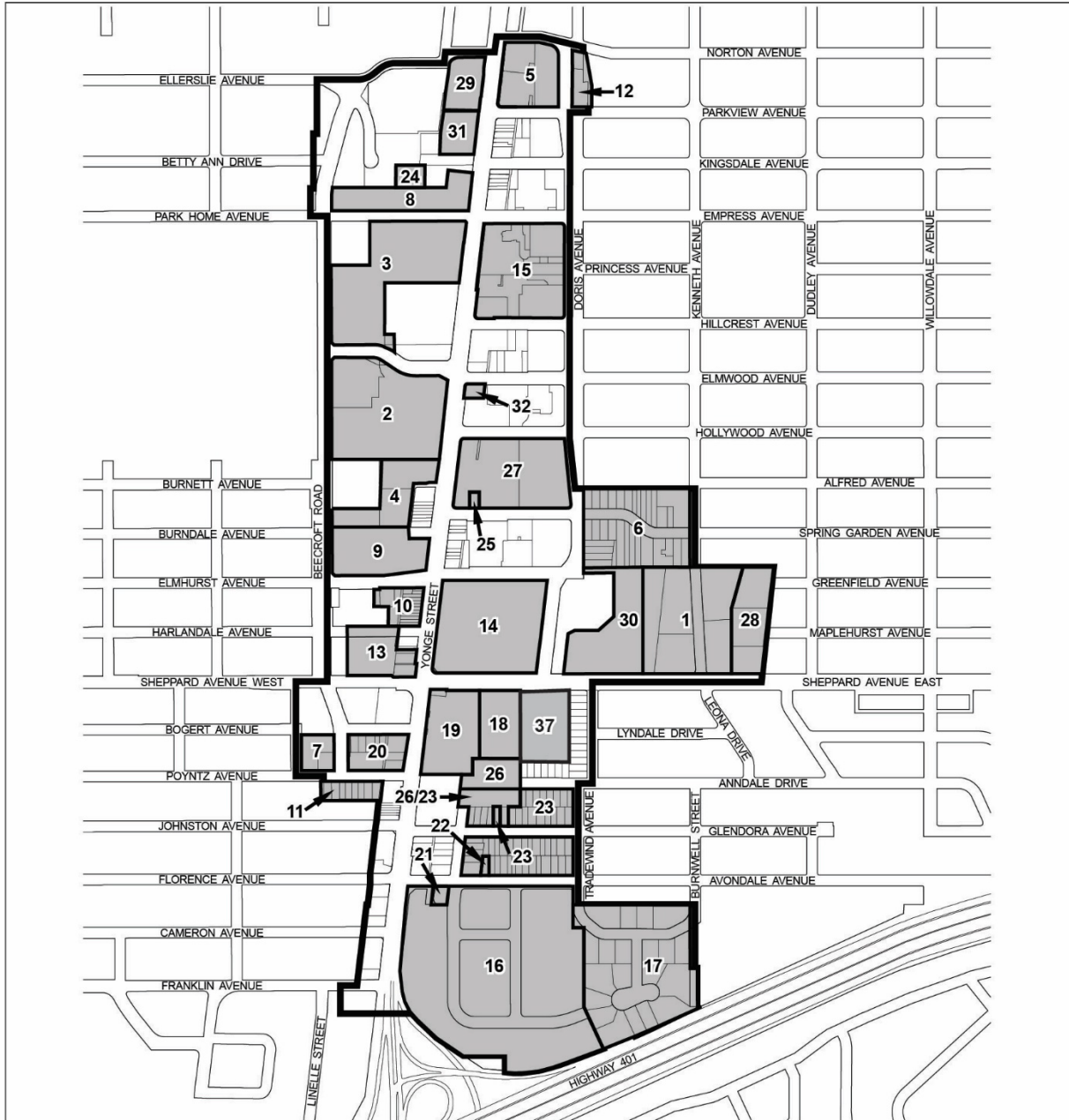
1. Chapter 6, Section 8, North York Centre Secondary Plan is amended by adding the following subsection to Section 13, Site and Area Specific Policies:

[37]. 45 and 47 Sheppard Avenue East

- a) A mixed-use development having a minimum of 3,500 m² of non-residential gross floor area.
 - b) Replacement of the existing non-residential gross floor area used for offices is not required.
 - c) The density shall be calculated based on the gross site area of 11,945 m², in accordance with the definition of gross floor area as set out in the zoning by-law implementing this site and area specific policy.
 - d) Base buildings along the service road and side streets will not exceed a height of 25.5 metres at the street frontage and above the 25.5 metres height, taller buildings will be setback a minimum of 3.0 metres from the street frontage.
 - e) Common outdoor space, private outdoor recreational space, private indoor recreational space and amenity space shall be provided in accordance with the zoning by-law implementing this site and area specific policy.
 - f) Individual retail/service commercial store fronts along the Sheppard Avenue East sidewalk may exceed 14 metres in width.
2. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-12, North York Centre South Site Specific Policies, is amended to show the lands known municipally in 2024 as 45 and 47 Sheppard Avenue East as Site and Area Specific Policy Area Number 37, as shown on the attached Appendix 1.
 3. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-3, North York Centre South Land Use Areas, is amended to show the lands known municipally in 2024 as 45 and 47 Sheppard Avenue East as Mixed Use Areas C, as shown on the attached Appendix 2.
 4. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-6, North York Centre South Density Limits, is amended to show the lands known municipally in 2024 as 45 and 47 Sheppard Avenue East with a maximum density value of 13.0, as shown on the attached Appendix 3.

5. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-8d, Maximum Height Limits, is amended to show the lands known municipally in 2024 as 45 and 47 Sheppard Avenue East with a maximum height limit of 195 metres, as shown on the attached Appendix 4.

Appendix 1



North York Centre Secondary Plan

MAP 8-12 North York Centre North Site Specific Policies

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z

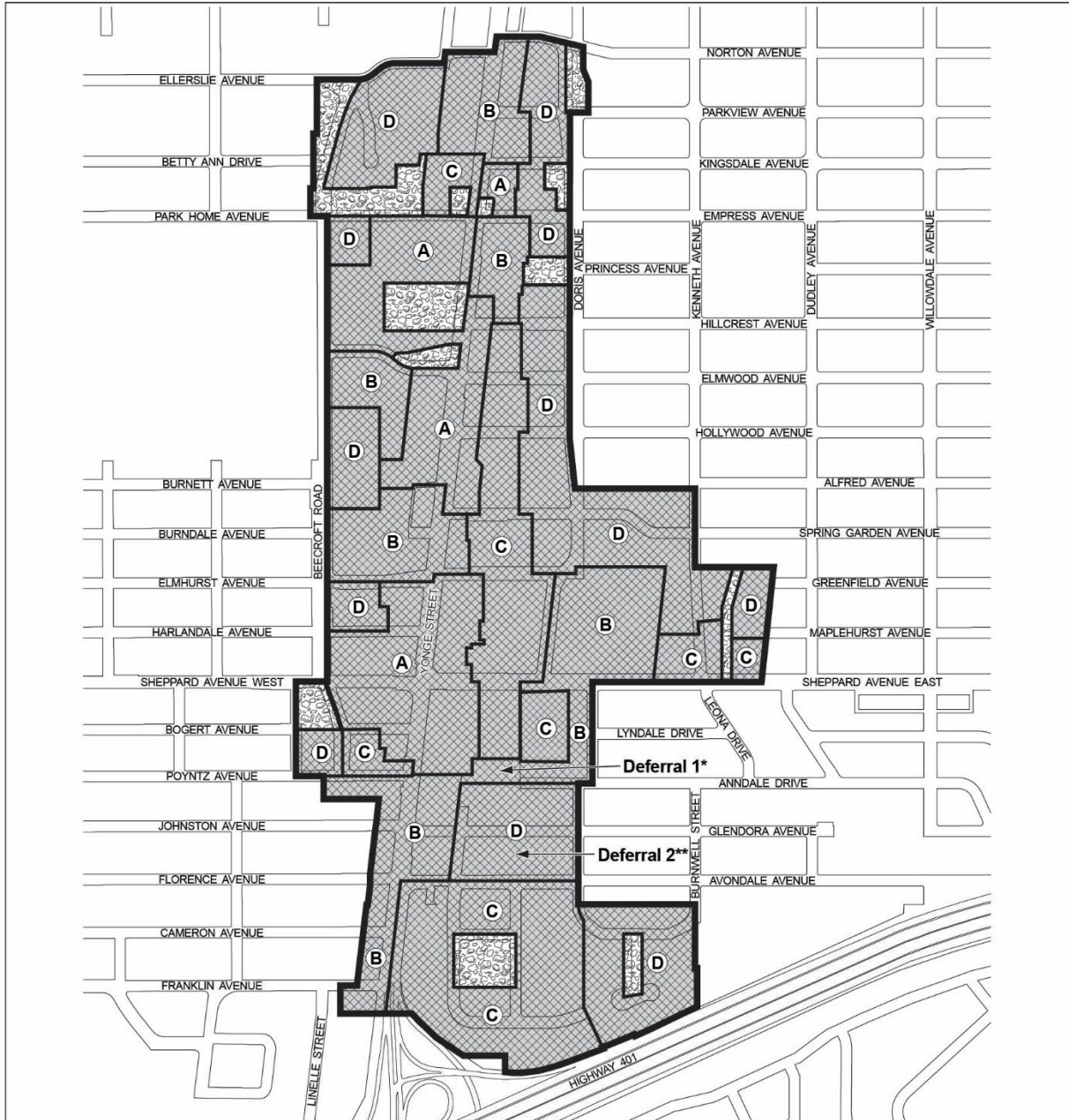
-  Secondary Plan Boundary
-  Site Specific Policy Areas*

* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.


Not to Scale
11/26/2025

Appendix 2



North York Centre Secondary Plan

MAP 8-3 North York Centre South Land Use Areas

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z

Secondary Plan Boundary

Parks and Open Space Areas



Mixed Use Areas

Area A - 0% Residential Use

Area B - Maximum 50% Residential Use

Area C - Maximum 100% Residential Use

Area D - Maximum 100% Residential Use

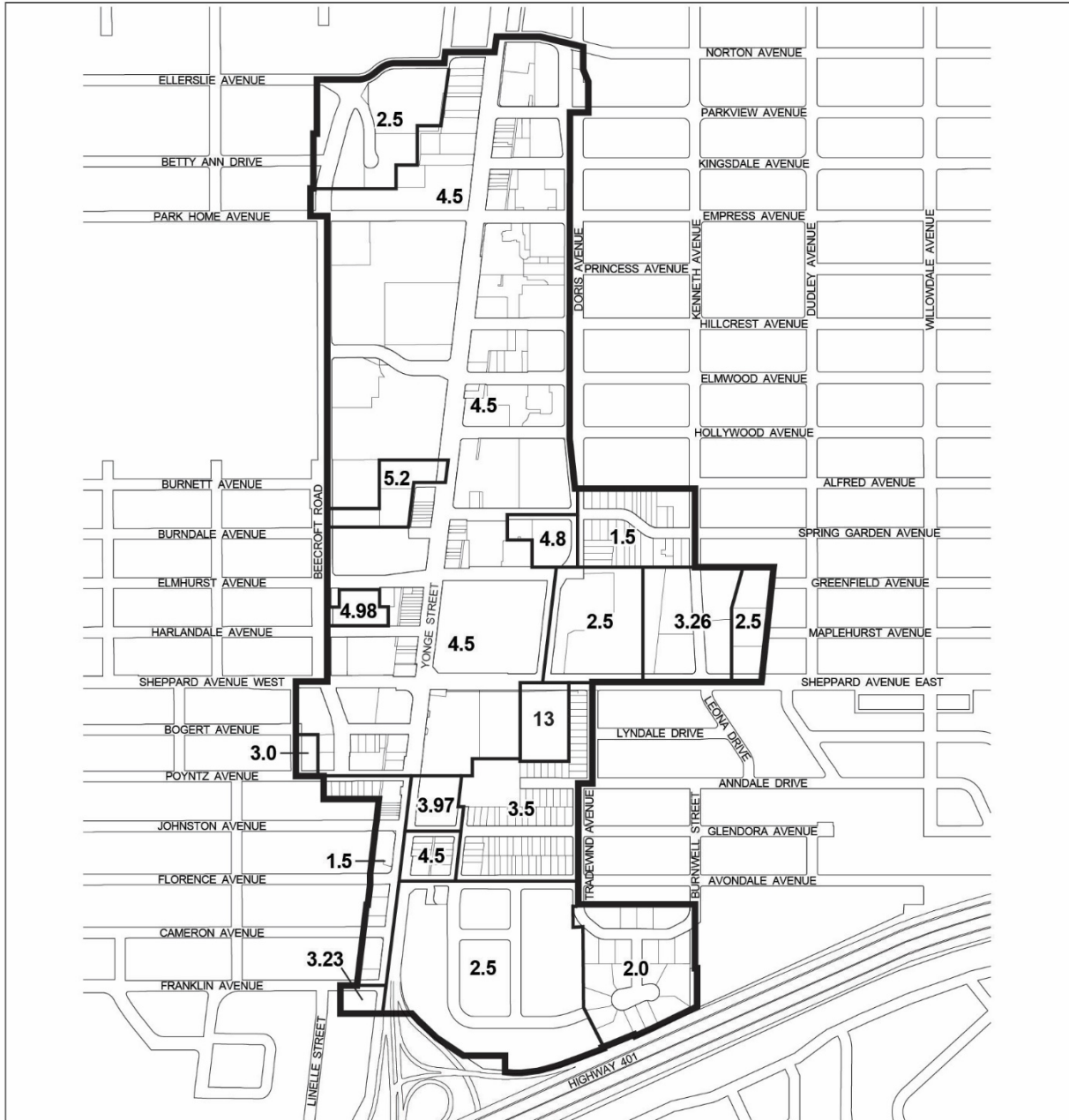
*Deferral 1 No decision made by Ministry on lands identified as Deferral 1

**Deferral 2 Lands identified as Deferral 2 have not yet received approval from the OMB



Not to Scale
11/03/2025

Appendix 3



North York Centre Secondary Plan

MAP 8-6 North York Centre South Density Limits

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z

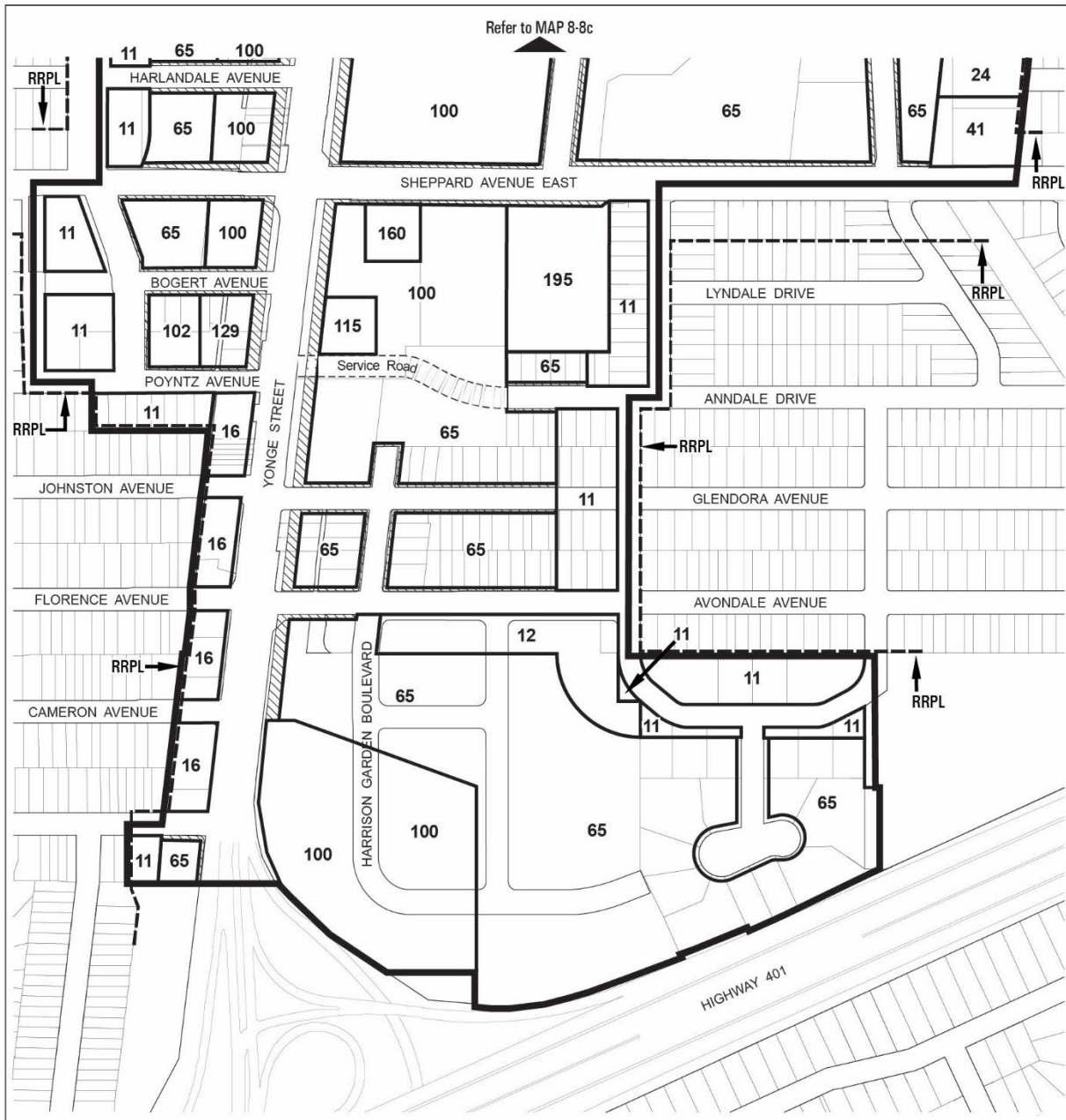
Secondary Plan Boundary

Note: Density Limits are exclusive of density incentives and transfers



Not to Scale
11/26/2025

Appendix 4



North York Centre Secondary Plan

MAP 8-8d Maximum Height Limits

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z

Secondary Plan Boundary	
11	The Lesser of 11m or 3 Storeys
12	The Lesser of 12m or 4 Storeys
16	The Lesser of 16m or 4 Storeys
24	The Lesser of 24m or 7 Storeys
41	The Lesser of 41m or 13 Storeys
65	Maximum 65m Above Grade

100	Maximum 100m Above Grade
	Street Facade Limit as per Section 5.3 of this Secondary Plan
	Relevant Residential Property Line (RRPL)

Not to Scale
11/03/2025