

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

Enacted by Council: _____, 20~

CITY OF TORONTO

BY-LAW No. XXX-2020

To adopt Amendment No. XXX to the Official Plan for the City of Toronto with respect to lands municipally known as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue.

WHEREAS authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the 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 HEREBY ENACTS as follows:

1. The attached Amendment No. XXX to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ____ day of _____, A.D. 2020.

John Tory,
Mayor

(Corporate Seal)

ULLI S. WATKISS
City Clerk

AMENDMENT NO. XXX

TO THE CITY OF TORONTO OFFICIAL PLAN

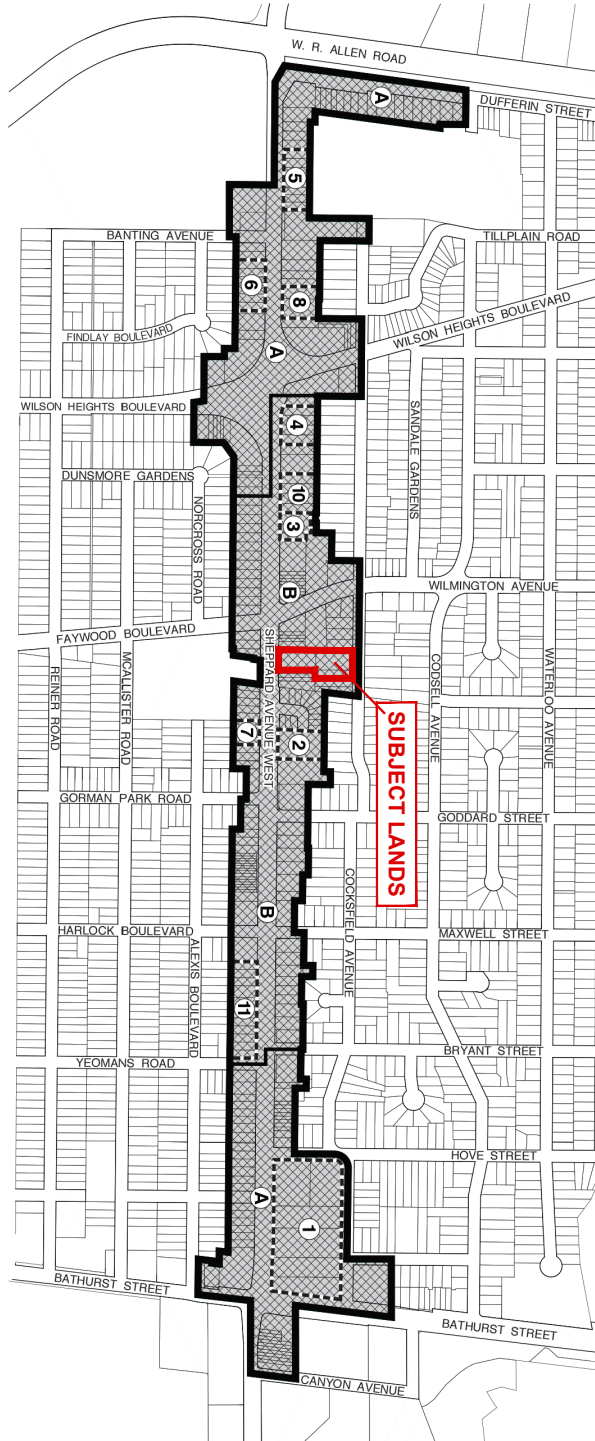
The Official Plan of the City of Toronto is amended as follows:

1. Map 23-1, Consolidated Land Use Map, of Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the lands known municipally as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue as Site and Area Specific Policy Area xx, as shown on the attached Schedule “1”.
2. Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

“4.xx 824 Sheppard Avenue West and 177-181 Cocksfield Avenue (XX on Map 23-1)

A mixed-use building with grade related non-residential uses, having a maximum density of 4.0 times the lot area and with a maximum height of 14 storeys and 47.9 metres (including mechanical penthouse), is permitted.”

SCHEDULE "1"



Not to Scale ↘



Sheppard West / Dublin Secondary Plan
 Map 23-1 Consolidated Land Use Map

- Secondary Plan Boundary
- ▨ Mixed Use Areas
- ② Site and Area Specific Policy Areas

October 2009