

Authority: North York Community Council Item NY28.1, as adopted by City of Toronto Council on March 26 and 27, 2018

CITY OF TORONTO

Bill 522

BY-LAW - 2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 101 and 103 Sheppard Avenue East.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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 lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 1.43 (c1.43; r0.0)(x137) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 15.0, ST 4, as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands outline by a heavy black line on Diagram 2 of By-law XXXX-2018 to the Policy Area Overlay map in Article 995.10.1, Lot Coverage Overlay map in Article 995.30.1 and the Rooming House Overlay map in Article 995.40.1.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10 Exception Number 137 so that it reads:

Exception CR 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of By-law XXXX-2018 are complied with, none of the provisions of regulations 40.5.40.10(1) and 40.5.40.10(2) apply to prevent the erection of use of a **building** or **structure** permitted in regulations (B) to (H) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the **height** of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 172.5 metres;
- (C) Despite regulations 40.5.10.10(1) and (2), the permitted maximum **height** of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law XXXX-2018;
- (D) Despite regulation 40.10.40.1(2), the floor level of the first **storey** must be within 1.1 metres of the Canadian Geodetic Datum Elevation of 172.5 metres;
- (E) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be within 9.5 metres of a **lot** in the Residential Zone category;
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** must be at least 2.8 metres;
- (G) Despite clause 40.10.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law XXXX-2018;
- (H) Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone Category;
- (I) Despite regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone Category;
- (J) Despite regulation 220.5.0.1(5), only one Type "C" **loading space** is required;
- (K) Despite regulation 220.5.20.1(1)(A)(ii), the minimum width for a **driveway** providing access to a **loading space** is 4.32 metres;
- (L) The total **gross floor area** of all **buildings** and **structures** must not exceed 1,160 square metres;
- (M) The minimum required number of **parking spaces** is 12.

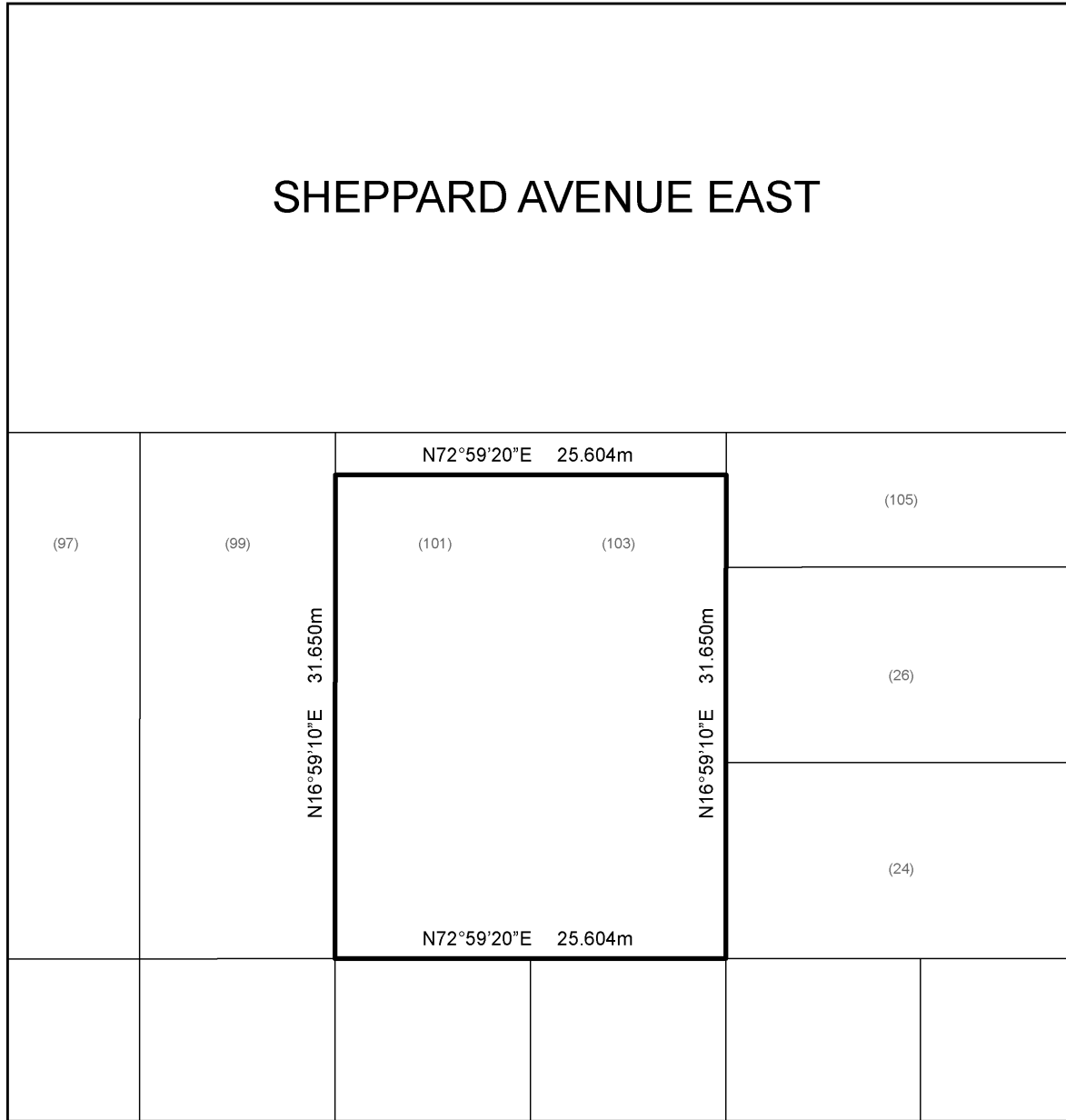
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on April , 2018.

Frances Nunziata,
Speaker

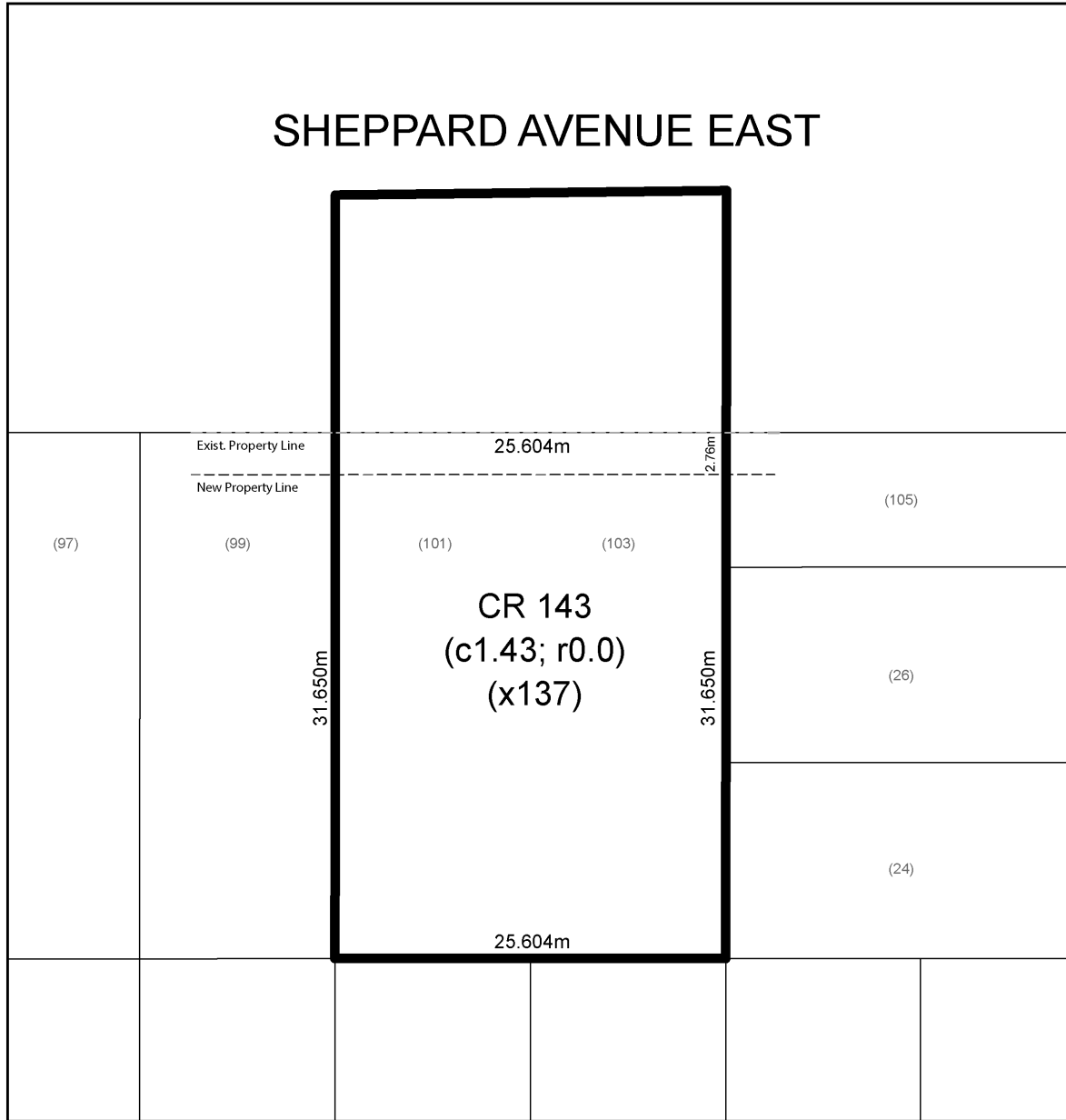
Ulli S. Watkiss,
City Clerk

(Seal of the City)



101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 OZ

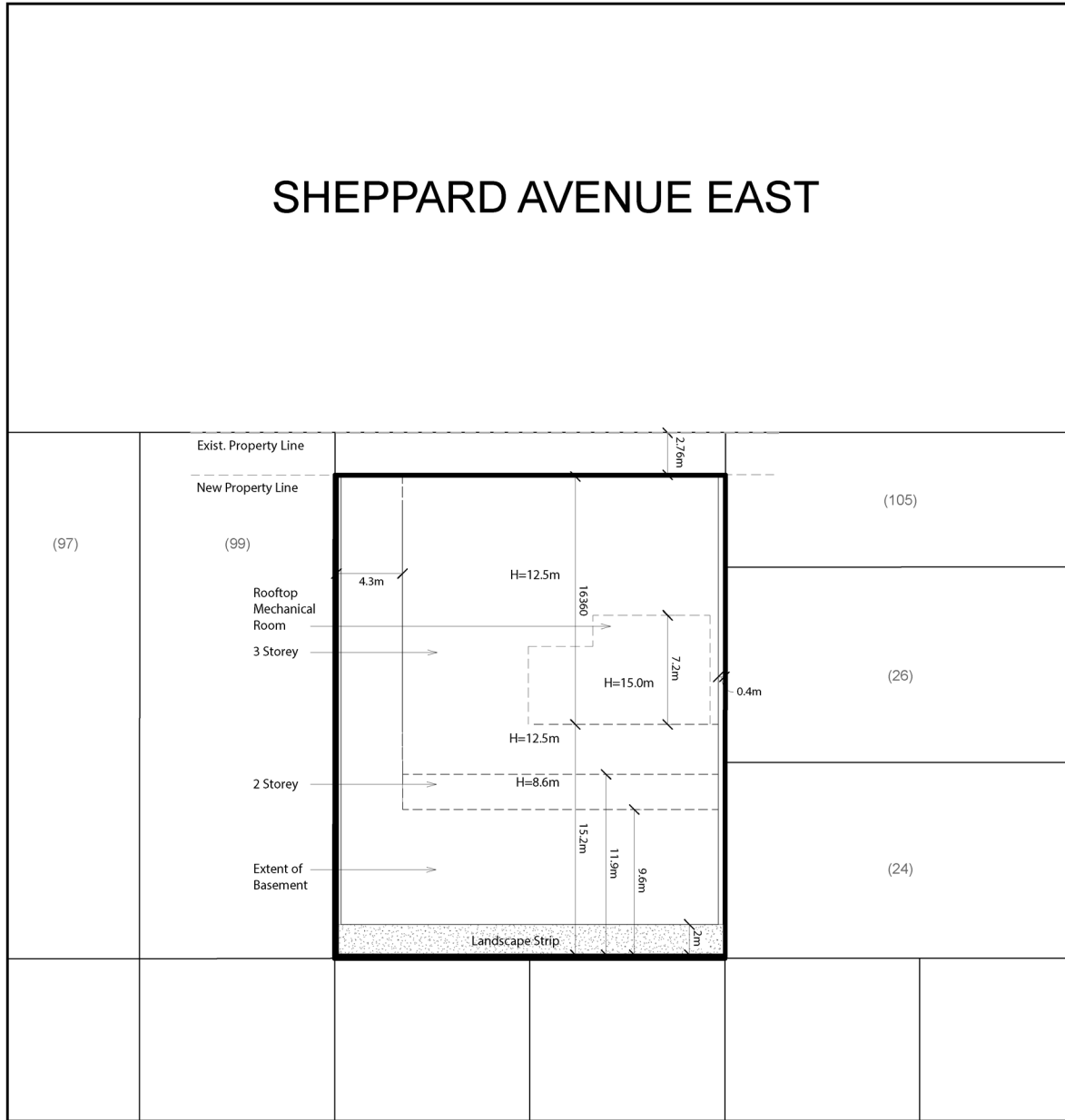




 **TORONTO**
Diagram 3

101 & 103 Sheppard Avenue East


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 **TORONTO**
Diagram 4

101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 0Z


City of Toronto By-Law 569-2013
Not to Scale
1/23/2018