

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 523

BY-LAW -2018

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 101 and 103 Sheppard Avenue East.

Whereas authority is given to Council by 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. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.29 of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.29(4) C7(4)

DEFINITIONS

ESTABLISHED GRADE

- a. For the purposes of this exception, "established grade" shall mean a geodetic elevation of 172.02 metres.

NET SITE

- b. For the purposes of this exception, "net site" means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such net site comprising an area of 810.5 square metres.

PERMITTED USES

- c. All uses permitted in a C7 zone shall be permitted on the lands identified on Schedule C7(4).

EXCEPTION REGULATIONS

YARD SETBACKS

- d. The minimum front, side, and rear yard setbacks for buildings and structures above established grade shall be as shown on Schedule C7(4).

BUILDING HEIGHT

- e. The maximum building height of any portion of the building or structure shall not exceed 4-storeys or 15.5 metres above established grade.
- f. Notwithstanding subsection e. above, the height of any part of the building or structure shall not exceed a measurement equal to 100 percent of the horizontal distance between that building or structure and the south lot line.

GROSS FLOOR AREA

- g. A maximum gross floor area of 1,245 square metres shall be permitted.
- h. All portions of the building or structure erected and used above established grade shall be located wholly within the building envelope identified on Schedule C7(4).

LANDSCAPING

- i. A minimum 2.0 metre landscape strip shall be provided along the rear property line as shown on Schedule C7(4).

PARKING

- j. The minimum number of parking spaces shall be 12.

LOADING

- k. A minimum of 1 loading space shall be provided. The loading space shall have minimum dimensions of 6.0 metres long, 3.5 metres wide, and a vertical clearance of 3.0 metres.

BICYCLE PARKING

- l. The minimum number of bicycle parking spaces shall be 6.

DRIVEWAY WIDTH

- m. The minimum driveway width required to access parking spaces and loading spaces shall be 4.32 metres.
3. Within the lands shown on Schedule C7(4) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

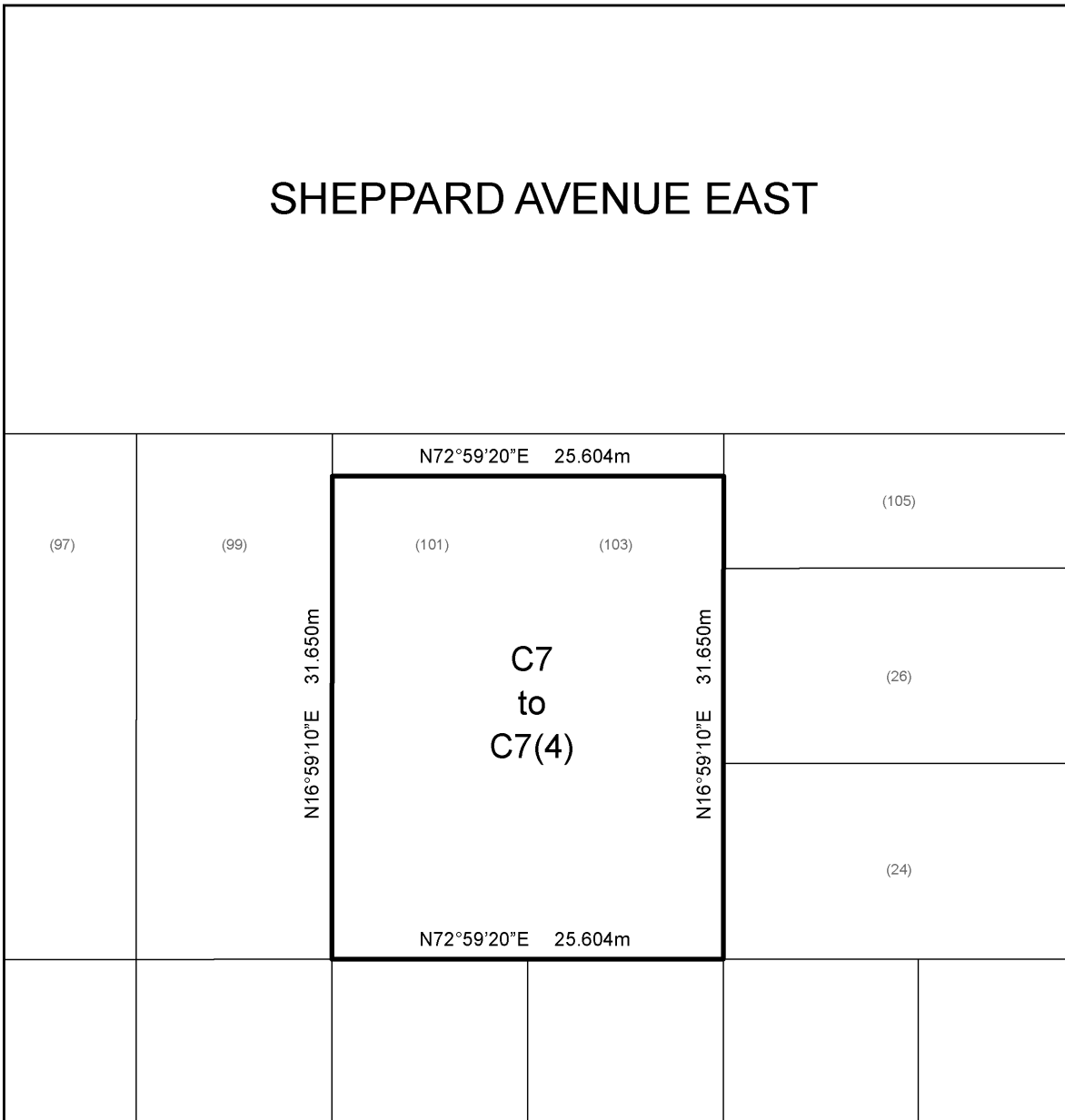
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
4. Section 64.29 of By-law 7625 of the former City of North York is amended by adding Schedule C7(4) attached to this By-law.
5. Except as provided herein, By-law 7625 of the former City of North York shall continue to apply.
6. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

Enacted and passed on April , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



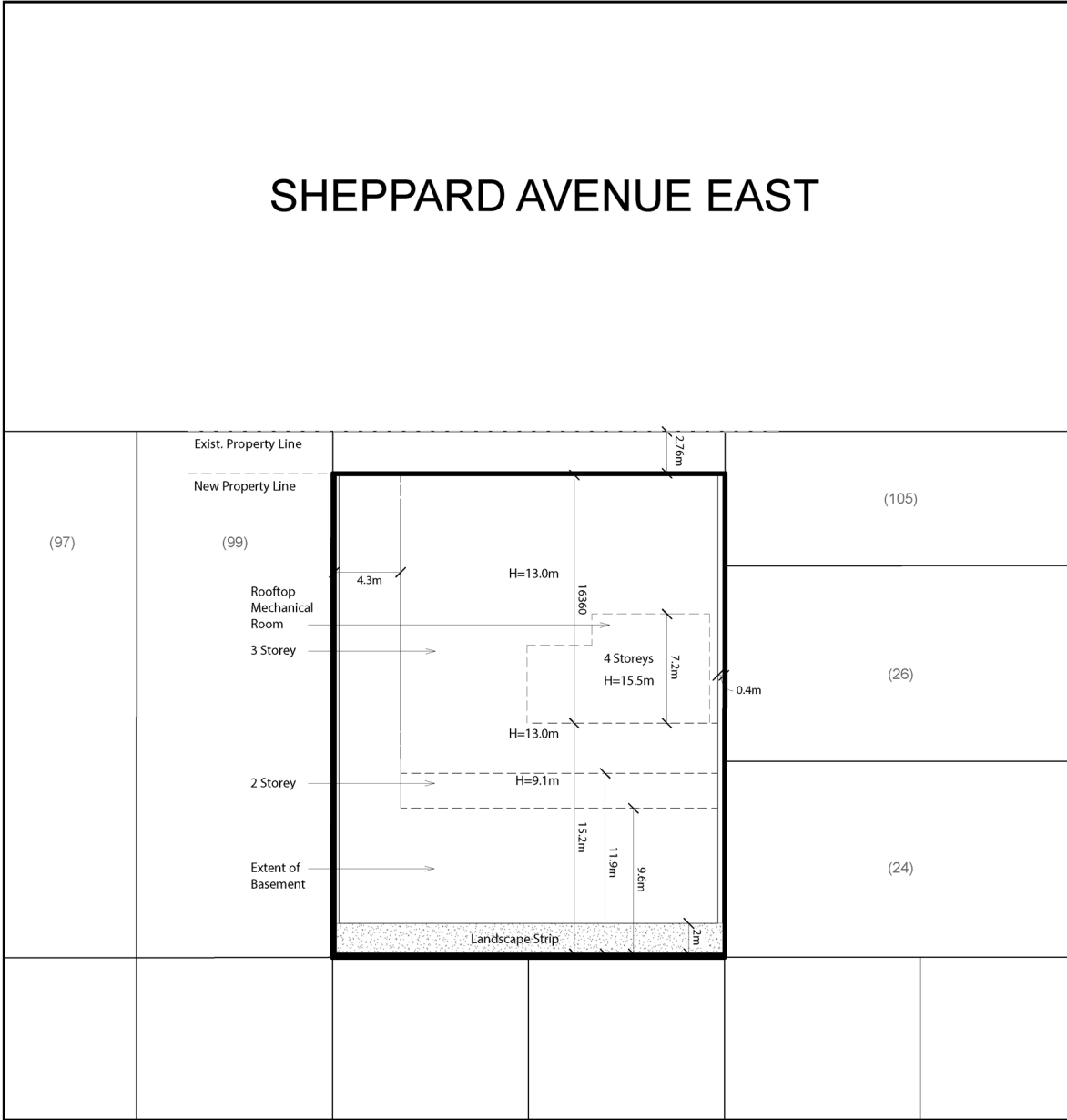
Schedule 1

File # 15 222827 NNY 23 0Z

Date: 01/23/2018
Approved by: V.F.


Not to Scale

SHEPPARD AVENUE EAST



Schedule C7(4)

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