

CITY OF TORONTO

BY-LAW No. 622-2000(OMB)

To amend City of North York By-law No. 7625 in respect of lands municipally known as 906 Sheppard Avenue West.

WHEREAS the Ontario Municipal Board, by way of Orders issued on February 23, 2000 and June 26, 2000, determined to amend the General Zoning By-law for the former City of North York.

THEREFORE:

1. Repeal By-law No. 156-2000 (OMB).
2. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" of this By-law.
3. Section 64.14-B of By-law No. 7625 of the former City of North York is amended by adding the following subsections:

64.14.-A(8) R6(8)

EXCEPTION REGULATIONS

- (a) the minimum lot area of 273 m².
- (b) the minimum frontage of 9.76 m.
- (c) the maximum lot coverage of 40 percent.
- (d) the minimum front lot yard setbacks shall be 7.5 m.
- (e) the minimum rear lot yard setbacks shall be 7.5 m to the two storey portion, and 6.0 m to the one storey portion, provided the one storey portion does not exceed 5 metres in height and is not wider than one-half the width of the building.
- (f) for the corner lot, the side yard setback facing the street shall be 2 m.
- (g) the aggregate side yard setbacks shall be a minimum of 1.8 m, provided that at least one side yard is at least 0.6 m.

4. Section 64.26 of By-law No. 7625 of the former City of North York is amended by adding the following subsections:

64.26(2) C4(2)

PERMITTED USES

- (a) All of the uses in a C4 zone are permitted with the exception of a medical office, restaurant and take-out restaurant.

EXCEPTION REGULATIONS

- (b) The maximum gross floor area of 8744 m² shall be permitted of which a maximum gross floor area of 8184 m² may be used for residential purposes and not more than 72 units, provided 560 m² of gross floor area is used for non-residential purposes on the ground floor.
- (c) The yard setback requirement shall be as set out on Schedule “C4 (2)”.
- (d) The maximum height of the building shall be as shown on Schedule “C4 (2)”.
- (e) A 1.5 m. wide landscape strip shall be provided the length of the side lot line that abuts 247 Cocksfield Avenue.

5. Section 64.26(2) is amended by the addition of Schedule C4(2).

6. The provisions of section 6(A) (16) regarding loading spaces required, dimensions of loading spaces, location of loading spaces and access to loading spaces shall not apply. Notwithstanding, at least one loading space shall be provided on the site, and for the purposes of this exception, a loading space will have dimensions of 3.6 m by 11.0 m and a vehicle clearance of 4.2 m.

7. The provisions of section 26(7)(c) requiring parking to be located in the rear yard or in an underground parking area shall not apply.

PURSUANT TO ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED FEBRUARY 23, 2000 AND JUNE 26, 2000 IN BOARD FILE NO. PL 990183.

SCHEDULE “1” and SCHEDULE “C4(2)” (on file)