

CITY OF TORONTO

BY-LAW No. 609-2001(OMB)

To amend City of North York By-law No. 7625 in respect of lands municipally known as 53, 57 and 59 Sheppard Avenue West.

WHEREAS the Ontario Municipal Board, by way of Order issued on June 26, 2001, determined to amend the General Zoning By-law for the former City of North York.

THEREFORE:

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule “1” of this By-law.
2. Section 64.28 of By-law No. 7625 is amended by adding the following subsection:

“64.28(5) C6(5)

PERMITTED USES

- (a) The only permitted uses shall be business and professional offices and accessory showroom uses, retail stores, personal service shops and financial institutions.
- (b) Use Qualifications

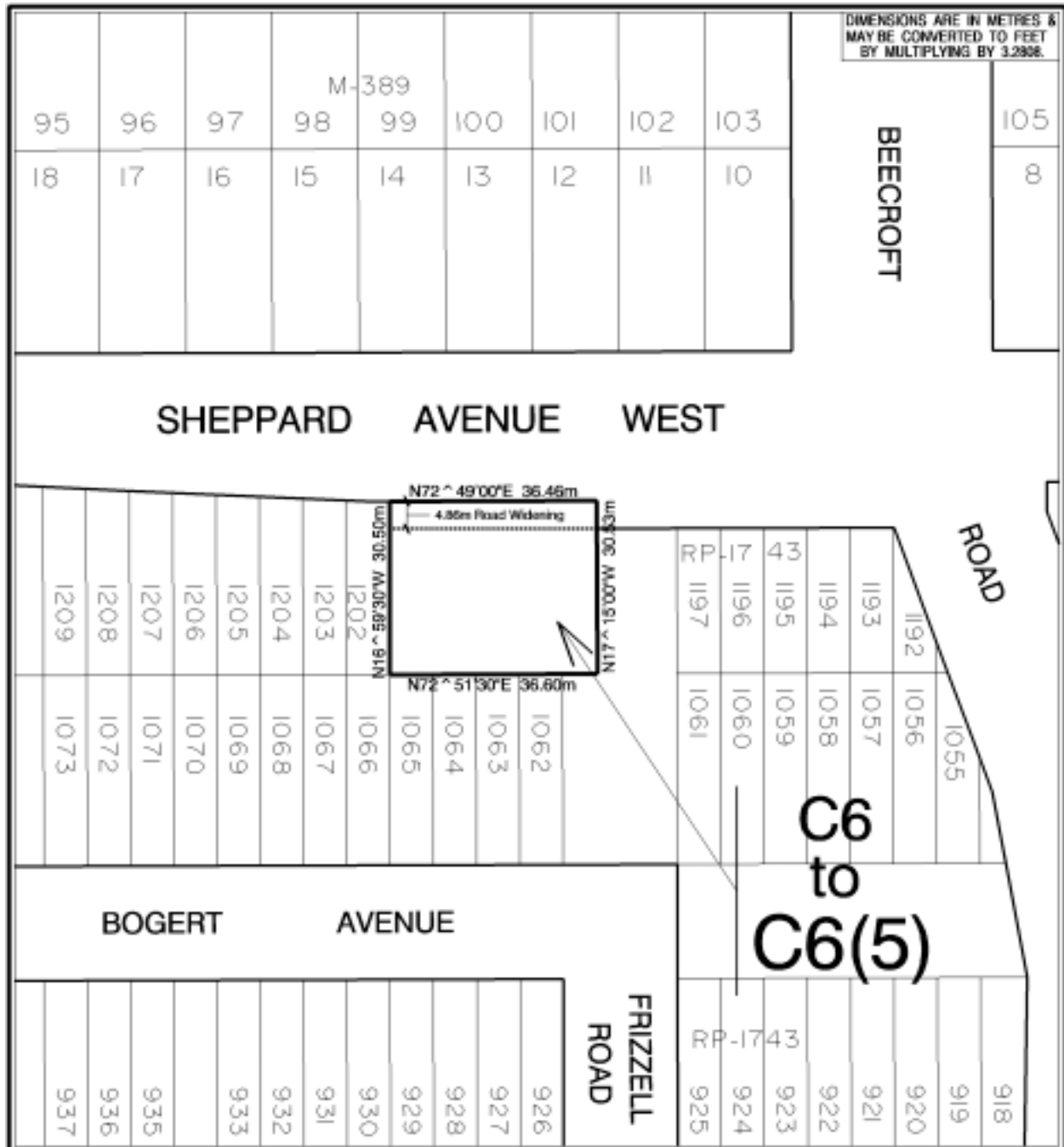
Retail stores, personal service shops and financial institutions shall only be located on the first floor.

EXCEPTION REGULATIONS

- | | | |
|------------------|-----|--|
| Gross Floor Area | (c) | The maximum gross floor area shall be 2670 m ² . |
| Yard Setbacks | (d) | The minimum yard setbacks shall be: <ol style="list-style-type: none">(i) Front yard setback: 0 metres;(ii) East side yard setback: 0 metres;(iii) West side yard setback: 4.5 metres;(iv) Rear yard setback: 7.5 metres to any portion of the building 6 metres or less in building height above established grade and 12 metres to any portion of the building exceeding 6 metres in building height above established grade. |
| | (e) | The provisions of Section 28.2 (Yard Setbacks) shall not apply. |

- Building Height (f) The maximum building height shall be 20.4 metres.
- Notwithstanding Section 2.10, building height shall mean the vertical distance between the established grade and the underside of the ceiling of the uppermost storey. A penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of any building shall be disregarded in calculating the height of such building.
- (g) The provisions of Section 28.3 (Building Height) shall not apply.
- Loading (h) The provisions of Section 6A(16)(a)(ii) shall not apply.
- Landscaping (i) A minimum 3.75 metre wide landscaped strip shall be provided along the rear property line.
- (j) The provisions of Section 28.7 (Landscaping) shall not apply.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED, JUNE 26, 2001, IN O.M.B. FILE NO. PL000208.




This is Schedule " 1 " to By-Law _____
passed the _____ day of _____, 20 ____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Part of Lots 1198, 1199, 1200 & 1201, R.P. 1743, City of Toronto

File: UDOZ-99-43 | **Prepared by: A.A.** | **Approved by: D.M.** | **Date: JUNE 12, 2001** | **Filename: C6(5)**

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb-lines of streets.



Toronto
 City Planning Division
 North District

SUBJECT PROPERTY

