

CITY OF TORONTO

BY-LAW No. 739-2001(OMB)

To amend By-law No. 7625 of the former City of North York with respect to lands known municipally in the year 2001 as 436, 438, 442 and 446 Sheppard Avenue East and 6 and 7 Clairtrell Road.

WHEREAS, the Ontario Municipal Board by way of Orders issued on July 5, 2001 and August 3, 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” attached hereto and forming part of this By-law.
2. Section 64.20-A is amended by adding the following subsection:

64.20-A(108) RM6(108)

DEFINITIONS

- (a) For the purpose of this exception, “live work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, custom workshop and personal service shop.
- (b) For the purpose of this exception, “established grade” is defined as 180 metres above sea level.

PERMITTED USES:

- (c) The only permitted uses shall be:
 - (i) apartment house dwellings and uses accessory thereto including private recreational amenity area;
 - (ii) multiple attached dwellings and
 - (iii) live-work uses.
- (d) Use Qualifications
 - (i) a live-work use shall occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
 - (ii) be located only on the street level of an apartment house dwelling; and

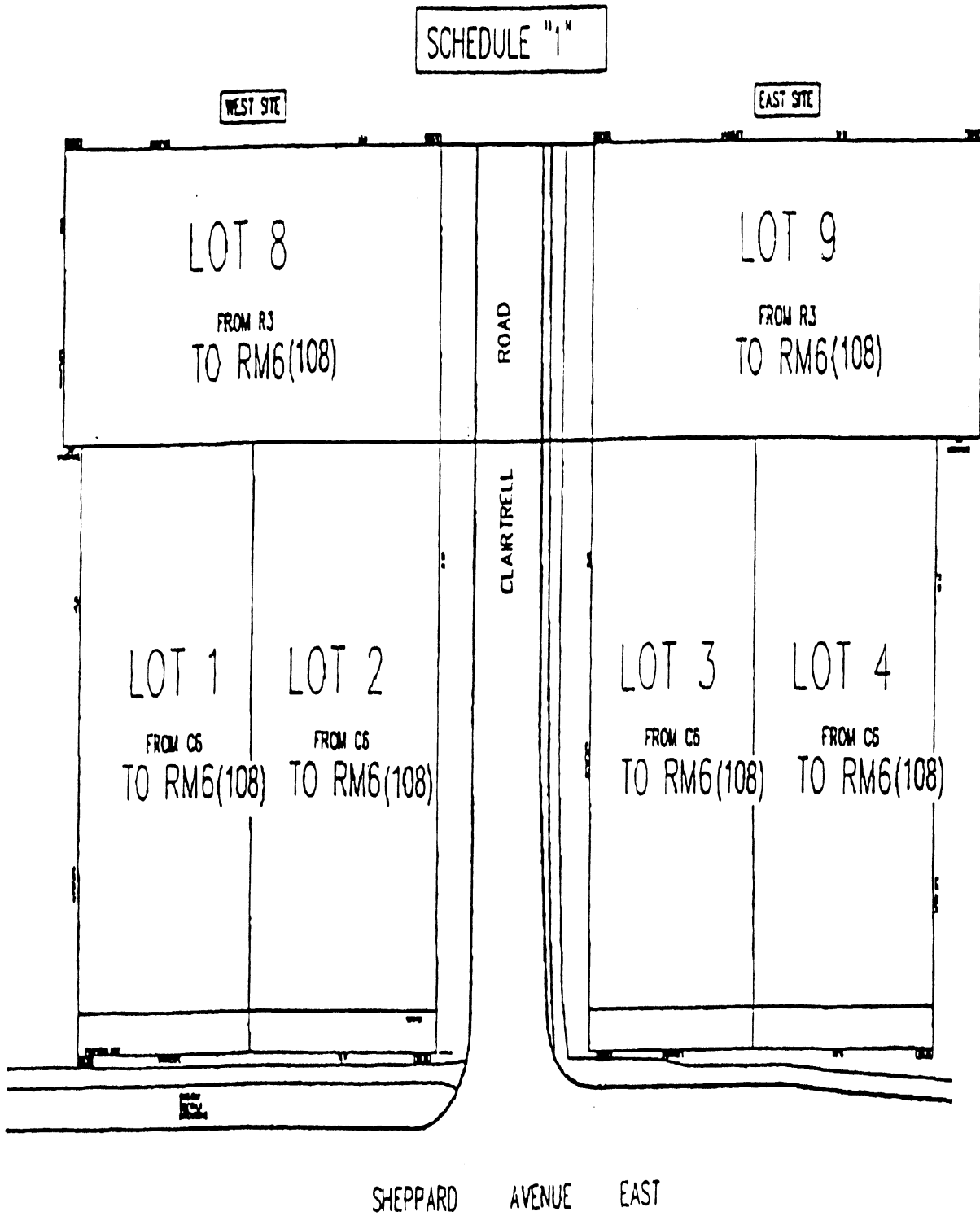
- (iii) be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

EXCEPTION REGULATIONS:

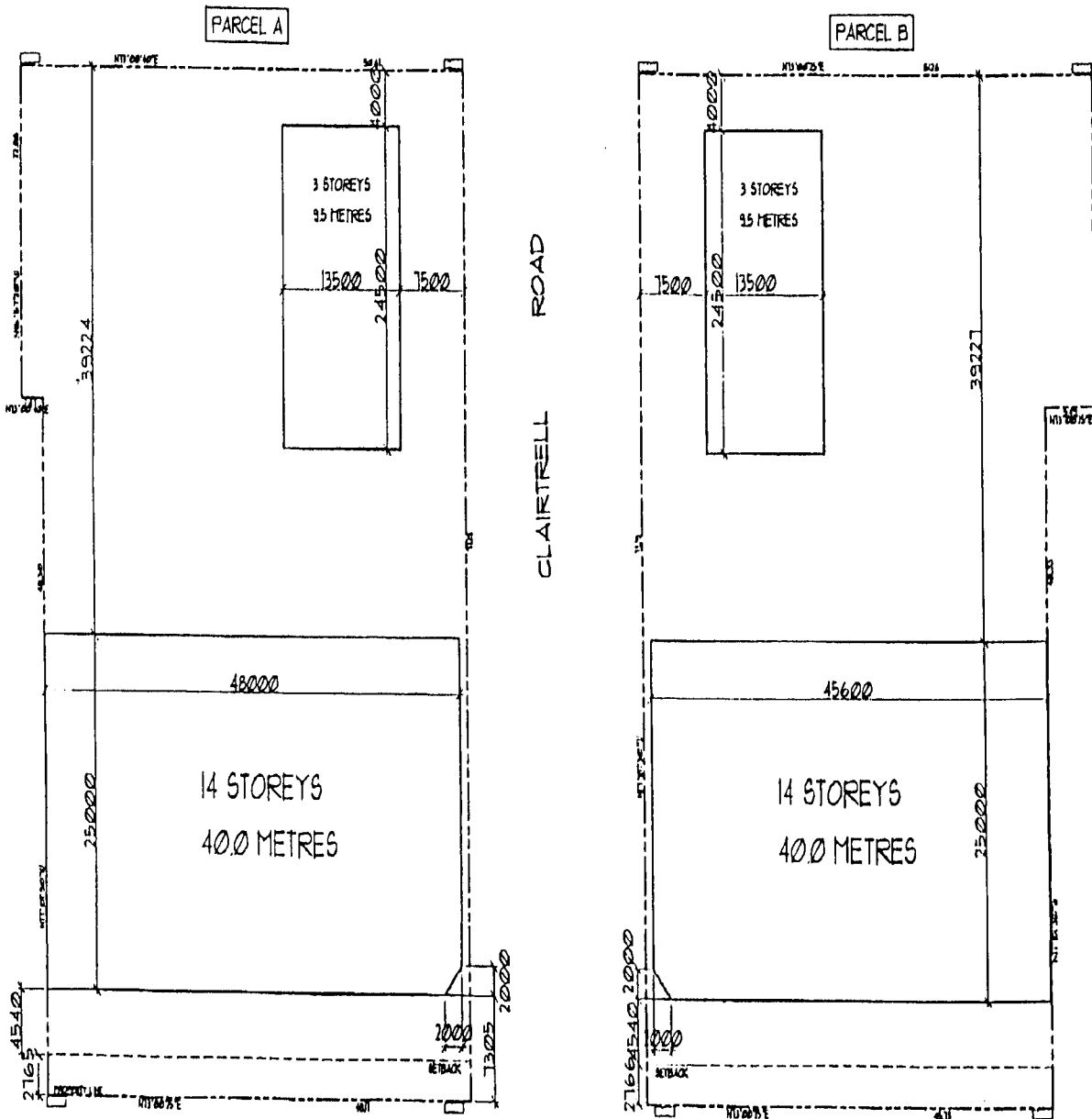
- (e) The following provisions shall not apply:
 - (i) the provisions of Section 20-A.2.2 for maximum lot coverage; and
 - (ii) the general provisions of Section 15.8 for landscaping.
- (f) The minimum yard setbacks for buildings shall be as shown on Schedule RM6(108);
- (g) Subject to subparagraph (h) below, the maximum gross floor area permitted shall not exceed:
 - (i) for Parcel A: 12,511 m²; and
 - (ii) for Parcel B: 12,145 m².
- (h) Additional gross floor area shall permitted for the purpose of indoor private recreational amenity area not exceeding 2 m² per dwelling unit;
 - (i) Rooftop areas may be utilized for outdoor private recreational amenity areas;
- (j) Maximum building heights above established grade shall be the lesser of the number of storeys or metres as shown on Schedule RM6(108);
- (k) Despite the definition of building height in Section 2.10, for the purposes of this exception only, a penthouse used to house the mechanical equipment of an apartment house dwelling may include storage space or indoor private recreational amenity area, provided the combined gross floor area of the storage space or recreational amenity area in such penthouse does not exceed 100 m²;
- (l) Maximum number of dwelling units shall be:
 - (i) for Parcel A: 143 apartment units and 4 townhouse units; and
 - (ii) for Parcel B: 141 apartment units and 4 townhouse units.
- (m) A minimum of 25% of the total number of residential units constructed are to be provided as follows:
 - (i) bachelor units having a gross floor area of 55 m² or less, or
 - (ii) one bedroom units having a gross floor area of 70 m² or less, or

- (iii) two bedroom units having a gross floor area of 80 m² or less, or
 - (iv) three bedroom units having a gross floor area of 120 m² or less, or
 - (v) any combination of the above.
- (n) Parking requirements for the apartment units shall be:
- (i) Minimum of 1.25 spaces per dwelling unit, of which not less than 0.25 space per dwelling unit shall be provided for the use of visitors; and
 - (ii) No additional parking shall be required for live-work uses.
- (o) Parking requirements for the townhouse units shall be a minimum of 2 spaces per dwelling unit.
- 3.** Section 64.20-A is amended by adding Schedule “RM6(108)” attached hereto and forming part of this By-law.

PURSUANT TO THE ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED JULY 5, 2001 AND AUGUST 3, 2001 IN BOARD FILE NOS. PL967874, PL971411 AND PL971355.



SCHEDULE RM6 (108)



SHEPPARD AVENUE EAST