

Authority: North Community Council Report No. 5, Clause No. 14,  
as adopted by City of Toronto Council on June 26, 27 and 28, 2001  
Enacted by Council: October 4, 2001

## **CITY OF TORONTO**

### **BY-LAW No. 845-2001**

**To amend City of North York By-law No. 7625 in respect of lands municipally known as 886, 890, 894 and 898 Sheppard Avenue West.**

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*; and

WHEREAS Amendment No. 505 of the Official Plan of the former City of North York contains provisions relating to an increase in density and height of development;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625, as amended, are hereby amended in accordance with Schedule “1” attached hereto.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

**“64.20-A(109)**

**RM6(109)**

#### **DEFINITIONS**

- (a) For the purposes of this exception, “building height” shall not include enclosed stairwells.

#### **PERMITTED USES**

- (b) The only permitted uses shall be an apartment house dwelling and uses accessory thereto, containing the following commercial uses on the ground floor only: retail store, service shops, personal service shops, business offices, professional offices and medical offices.

**EXCEPTION REGULATIONS**

- (c) A maximum gross floor area of 9,946 m<sup>2</sup> shall be permitted, of which a maximum 325 m<sup>2</sup> may be used for permitted commercial uses on the ground floor.
- (d) A maximum of 97 dwelling units shall be permitted.
- (e) The minimum yard setbacks shall be as shown on Schedule RM6(109).
- (f) The maximum building height shall be 18.8 metres.
- (g) There shall be no maximum lot coverage.
- (h) The provisions of Section 20-A.2.4.1 (distance between buildings and/or portions of buildings forming courts) shall not apply.
- (i) No parking space shall be located within 1.0 metre of any R zone.
- (j) The provisions of Section 6A(8)(d) shall not apply.
- (k) The provisions of Section 15.6 (minimum distance of apartment house dwellings from R and RM2 zones) shall not apply.
- (l) A minimum 1.8 metre wide landscaping area shall be provided along the full extent of the northern property line.
- (m) The provisions of Section 15.8 (landscaping) shall not apply.

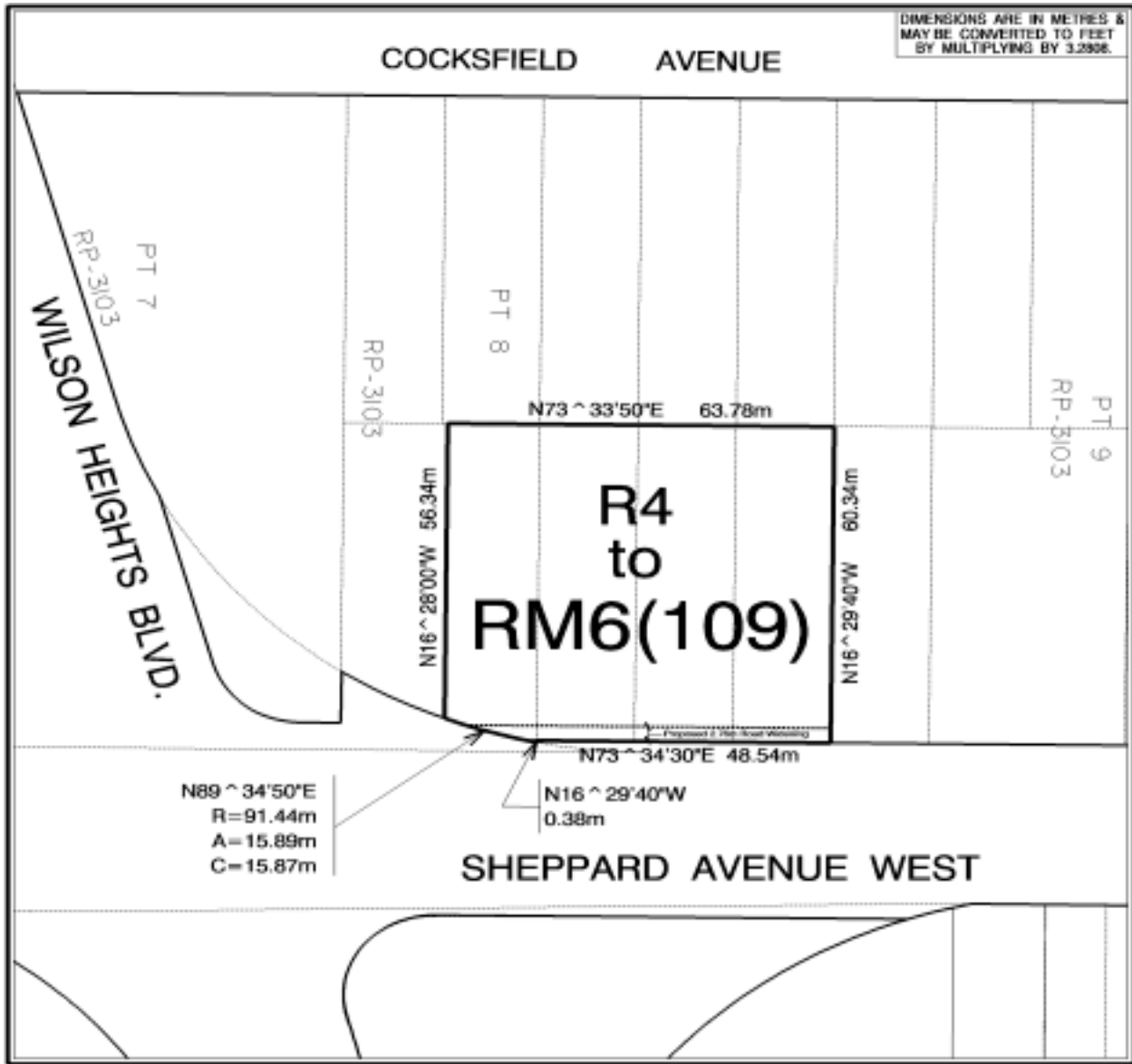
ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,  
Deputy Mayor

ULLI WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "1"**



**This is Schedule " 1 " to By-Law \_\_\_\_\_**  
**passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_**

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
 CLERK MAYOR

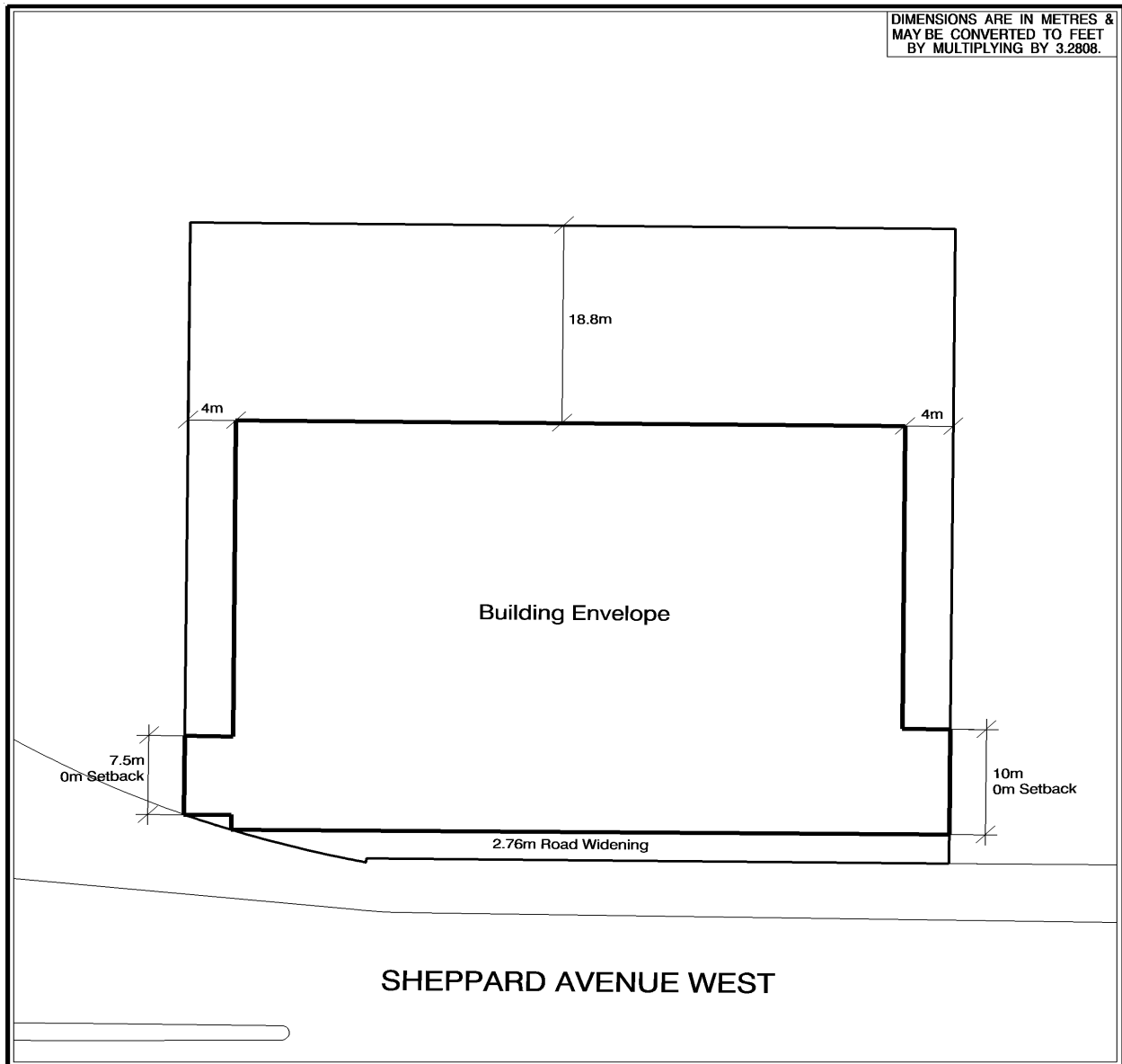
**Location: Part of Lot 8, R.P. 3103 & Part of Lot 16, Con. 2, W.Y.S.**

File: YB CMB 2000 0001	Prepared by: A.A.	Approved by: D.M.	Date: APRIL 27, 2001	Filename: RM6(109)
------------------------	-------------------	-------------------	----------------------	--------------------

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.



**SCHEDULE "RM6(109)"**



<p><b>This is Schedule " RM6(109) " to By-Law _____</b></p> <p><b>passed the _____ day of _____, 20 ____</b></p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p><b>Location: Part of Lot 8, R.P. 3103 &amp; Part of Lot 16, Con. 2, W.Y.S.</b></p>		
File No. TB CMB 2000 0001	Prepared by: A.K.	Approved by: D.M.
Date: Sept. 18/01	Filename: RM6(109)	
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.		