

Authority: North York Community Council Report No. 4, Clause No. 1,
adopted as amended, by City of Toronto Council on May 21, 22 and 23, 2002
Enacted by Council: May 23, 2002

CITY OF TORONTO

BY-LAW No. 350-2002

To amend City of North York By-law No. 7625 in respect of lands municipally known as 685 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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule “1” of this by-law.
2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

“64.23 (104) C1(104)

PERMITTED USES

- (a) The following uses are the only uses permitted:
 - (i) bank,
business and professional offices,
car rental agencies,
commercial recreation,
commercial schools,
day nursery,
dry-cleaning and laundry collection establishments,
fitness centres,
industrial sales and services,
information processing,
personal service shops,
professional medical offices,
research,
restaurants,
retail stores,
service shops,
showroom,
studios,
take-out restaurants and theatres.

- (ii) an outdoor café is permitted only if operated in conjunction with a restaurant on the same lot and facing Sheppard Avenue East.

EXCEPTION REGULATIONS

- (b) The gross floor area of all buildings and structures shall not exceed 260% of the lot area.
- (c) The maximum lot coverage shall be 61%.
- (d) The minimum front yard setback shall be 5m.
- (e) The minimum west side yard setback shall be 3m.
- (f) The minimum east side yard setback shall be 10m to the building and 6m to the second storey terrace.
- (g) The minimum rear yard setback shall be 19m to the building, 17m to the glass enclosure and 5m to the second storey terrace.
- (h) The maximum building height shall be 6 storeys.
- (i) A minimum of 198 parking spaces shall be provided, of which a maximum of 36 tandem parking spaces may be used for the calculation of required parking spaces.
- (j) Notwithstanding Section 6A(3), an angled parking space located adjacent to a support column may have a minimum width of 2.1m and a minimum length of 5.5m; and a parallel parking space shall have a minimum width of 2.7m and a minimum length of 5.5m.
- (k) Two loading spaces shall be provided.
- (l) Section 6A(6)(c) shall not apply”.

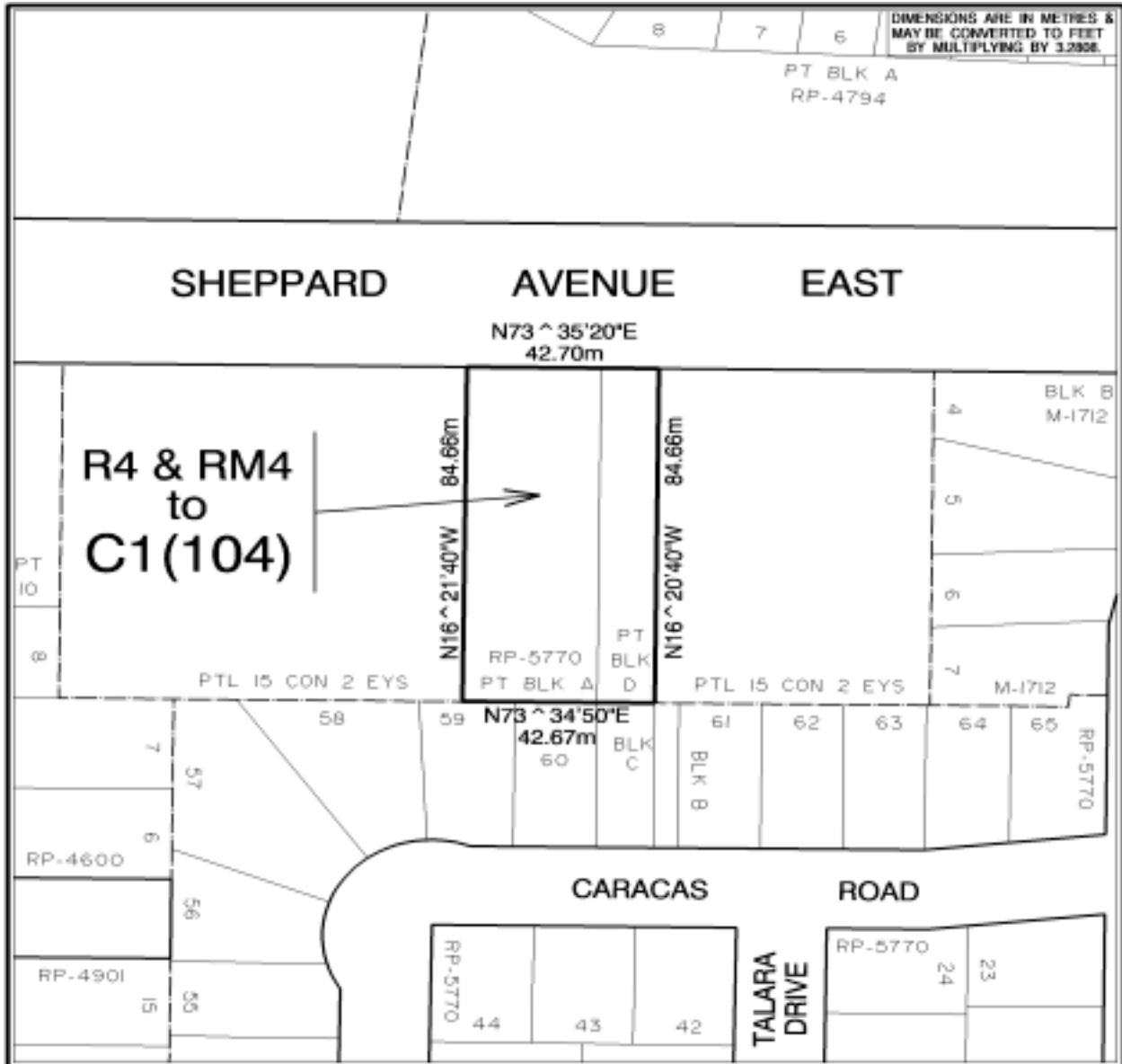
ENACTED AND PASSED this 23rd day of May, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



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

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

Location:

File: TB CMB 2001 0007 Prepared by: A.A. Approved by: E.S. Date: JAN. 4, 2002 Filename: C1(104)

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.

