

Authority: North York Community Council Report No. 10, Clause No. 30,
as adopted by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 743-2002

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 1015 and 1019 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 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
2. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding the following:

“64.23(106) C1(106)

PERMITTED USES

- (a) The following shall be the only uses permitted:

Artist studio
Car washing establishment, only in conjunction with a retail store
Custom workshop
Dry cleaning and laundry collecting establishment
Financial institution
Gasoline station, only in conjunction with a retail store
Laundry
Office uses
Personal service shop
Restaurant, including accessory outdoor cafe
Retail store
Service station, only in conjunction with a retail store
Studio
Take-out restaurant

EXCEPTION REGULATIONS

- (b) A retail store and service station may include motor vehicles for lease, hire or rental as an

accessory use.

(c) Yard Setbacks

- (i) The minimum yard setbacks shall be as shown on Schedule “C1(106)”.

(d) Canopy

A canopy shall be permitted to encroach into the minimum north and east yard setbacks.

(e) Gross Floor Area

- (i) The maximum gross floor area shall be 15,000 m².
- (ii) Gross floor area devoted to all uses except retail stores shall not exceed 1,900 m².

(f) Lot Coverage

There shall be no maximum lot coverage.

(g) Building Height

- (i) Building height shall be measured from the centre line of the street at the mid-point of the east side lot line (Provost Drive).
- (ii) The maximum building height shall be 2 storeys.

(h) Parking Requirements

- (i) A minimum of 430 parking spaces up to a maximum of 440 parking spaces shall be provided, of which a minimum of 120 spaces shall be located below the main store building or below grade.
- (ii) All required parking shall be provided on the land zoned C1(106). During the period of construction, a portion of the required parking may be provided at off-site locations.

(i) Severance

Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands”.

3. Section 64.31 of By-law No. 7625 of the former City of North York is amended by adding the following:

“64.31(69) M2(69)

EXCEPTION REGULATIONS

The only permitted uses and the maximum gross floor area shall be those uses and associated gross floor that were legally established as of July 1, 2002”.

4. Section 64.23 of By-law No. 7625 is amended by adding Schedule “C1(106)”, attached to this by-law.

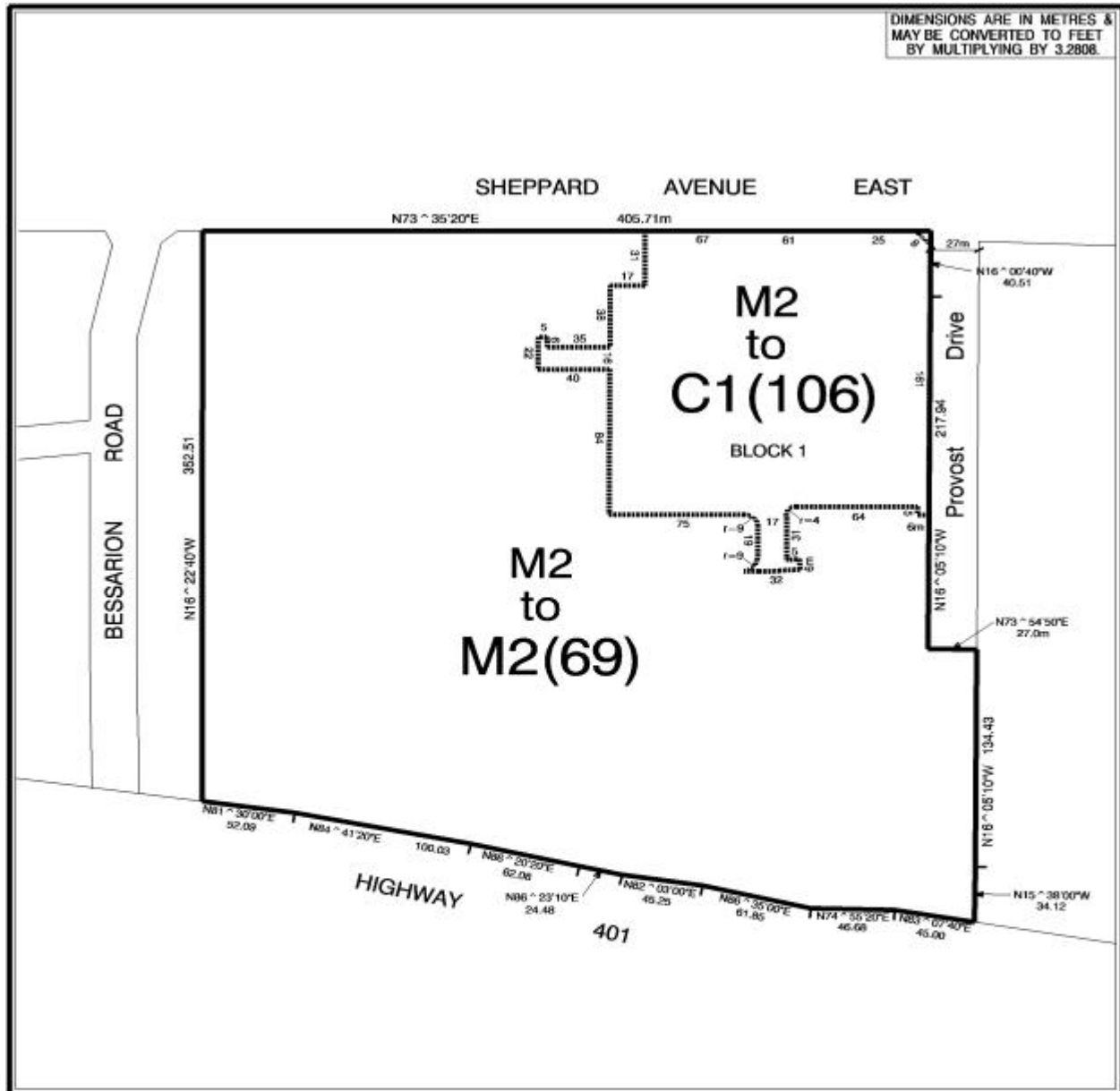
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

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.)

CLERK

(Sgd.)

MAYOR



Location: Part of Lots 14 & 15, Concession 2, East of Yonge Street, City of Toronto

File: UDOZ-00-02

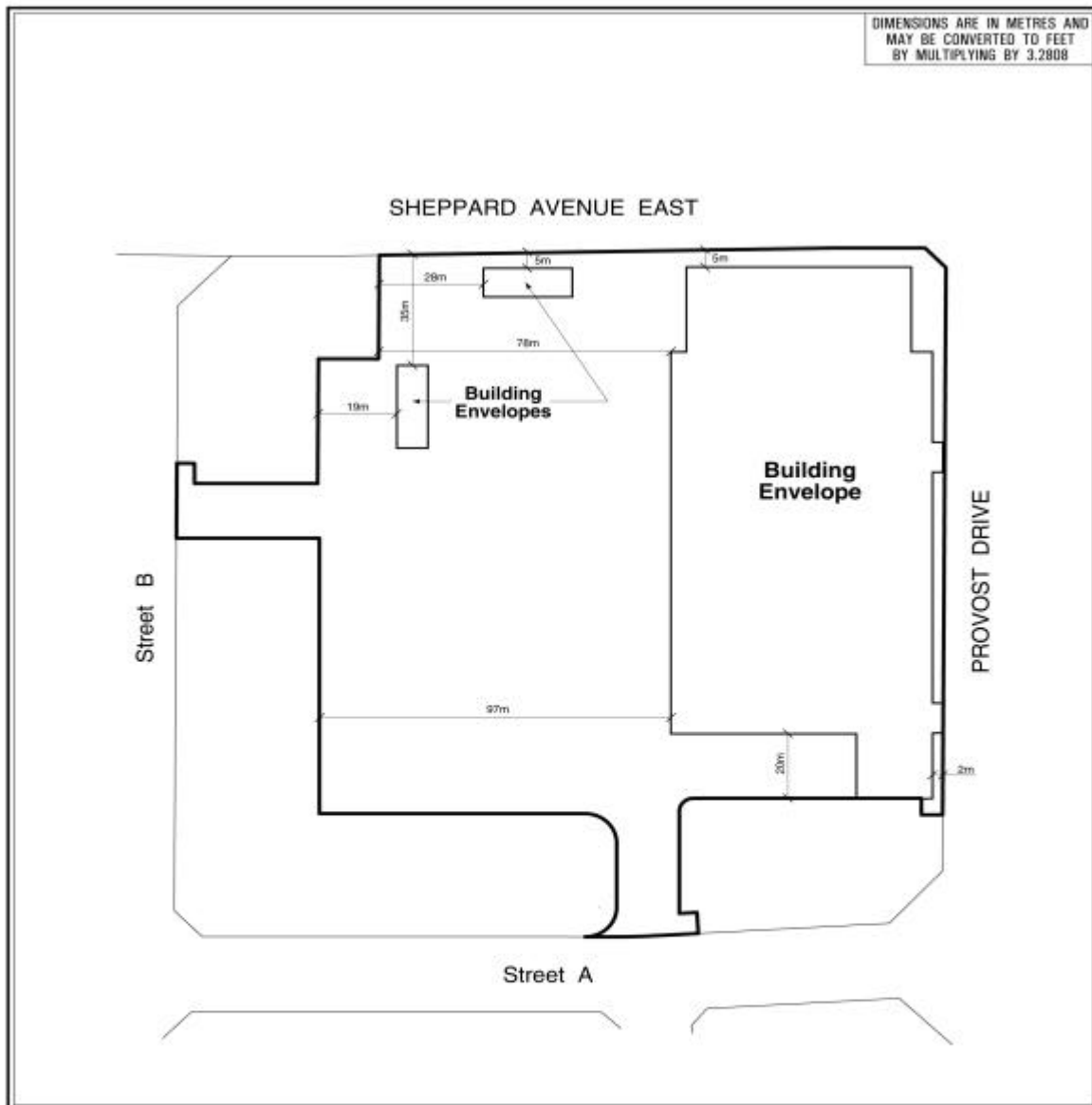
Prepared by: A.K.

Approved by: N.S.

Date: Sept. 20, 2002

Filename: C1(106)_1

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 "C1(106)"

This is Schedule " C1(106) " to By-Law _____
passed the _____ day of _____, 20____

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Lots 14 and 15, Concession 2, East of Yonge Street, City of Toronto (formerly City of N. York)

File No. UDZ-00-02 & UDSB-1247

Prepared by: A.K.

Approved by: N.S.

Date: Sept. 20, 2002

Filename: C1(106).ai

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
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