

Authority: North York Community Council Report No. 3, Clause No. 27,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 818-2002

To amend City of North York By-law No. 7625 in respect of lands municipally known as 170 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 of By-law No. 7625 is amended by adding the following subsection:

64.29-(1) C7(1)

DEFINITIONS

Gross Floor Area (a) For the purposes of this by-law, gross floor area means the total area of all the floors of a building above or below grade measured from the outside of the exterior walls but excluding below grade car parking areas, above grade transformer room and above grade garbage room.

PERMITTED USES

(b) The only permitted uses shall be business and professional offices and accessory showroom uses, professional medical offices, day nurseries and financial institutions.

EXCEPTION REGULATIONS

Gross Floor Area (c) The maximum gross floor area shall be 1832 m².

Yard Setbacks (d) The minimum yard setbacks shall be as shown on Schedule “C7(1)”.

Building Height (e) The maximum building height shall be as shown on Schedule “C7(1)”.

- Parking (f) A minimum of 40 parking spaces shall be provided on site;
- Landscaping (g) A landscaped buffer 1.0 metre in width and a 1.8 metre high opaque fence shall be provided along the entire north lot line;
- Other Regulations (h) The provisions for minimum landscaped area (Sections 28.7 and 6A(6)(c)), yard setbacks (Section 28.2), maximum lot coverage, gross floor area (Section 22.10), building height (Section 28.3) shall not apply.

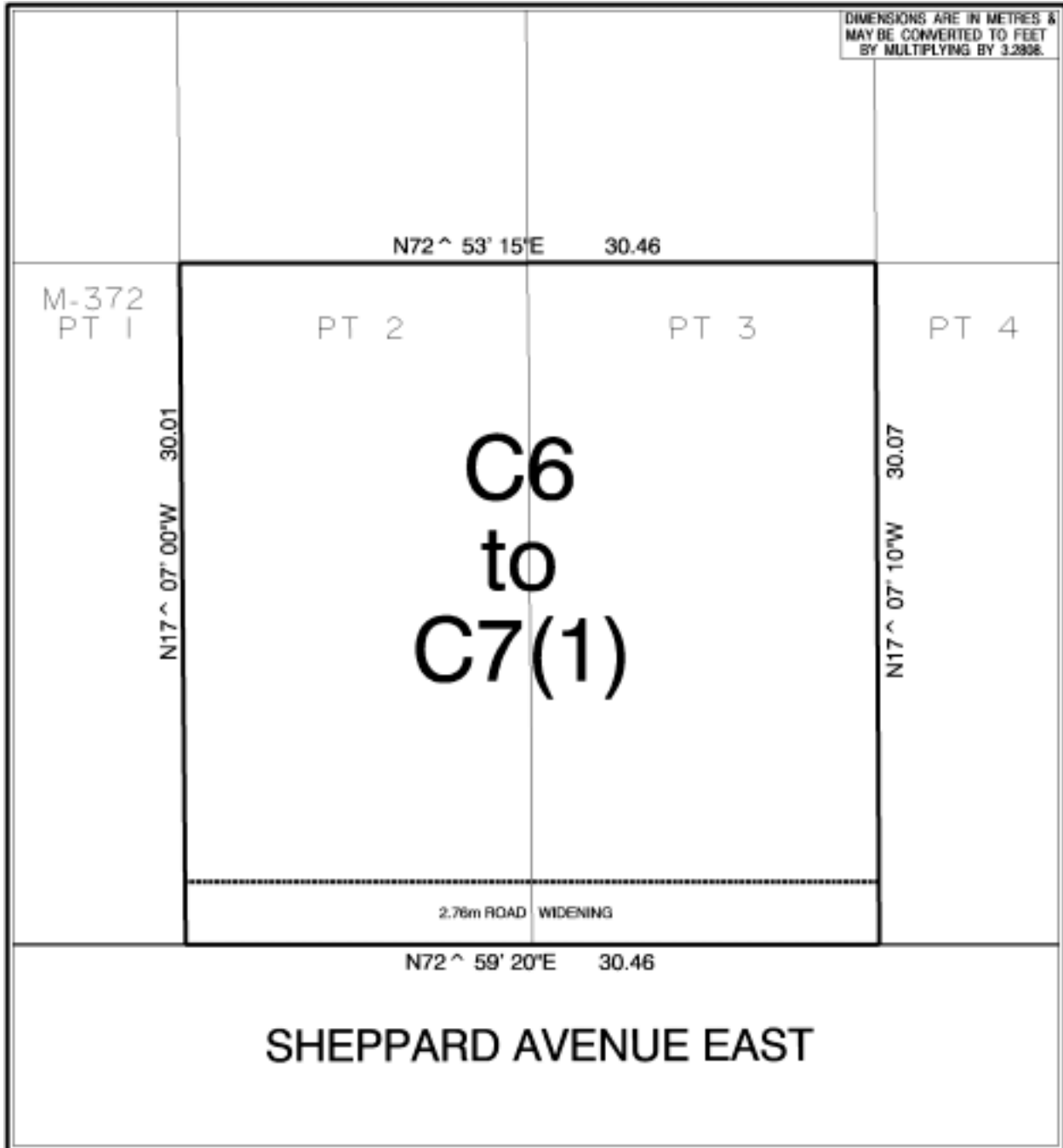
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

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 ____		 City Planning Division Frank Ippolito
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: _____		
File No. TB CMB 2001 0011	Prepared by: A.K.	Approved by: D.G.
Date: Jan. 29, 2002	Filename: _____	
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.		

