

Authority: North York Community Council Report No. 11, Clause No. 6,
as adopted by City of Toronto Council on October 29, 30 and 31, 2002
Enacted by Council: November 28, 2002

CITY OF TORONTO

BY-LAW No. 1038-2002

To amend City of North York By-law No. 7625 in respect of lands municipally known as 1020 to 1034 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*;

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(119) RM6(119)

DEFINITIONS

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

PERMITTED USES

- (b) The only permitted uses shall be:
 - (i) an apartment house dwelling and uses accessory thereto.
 - (ii) the following non-residential 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 13,625 m² shall be permitted, of which a minimum gross floor area of 725 m² shall be used for permitted non-residential uses.
- (d) A maximum of 132 dwelling units shall be permitted.

- (e) The minimum yard setbacks shall be as shown on Schedule “RM6(119)”. Notwithstanding the minimum yard setbacks, balconies and balcony roof projections may extend into the yard not more than 1.5 metres.
- (f) Every part of any required yard shall be open and unobstructed by any structure, from the ground to the sky, except a stair enclosure providing access to parking and landscape features.
- (g) The maximum building height shall be 28 metres.
- (h) There shall be no maximum lot coverage.
- (i) A minimum 1.5 metre wide landscaped area shall be provided along the full extent of the northern lot line.
- (j) Parking spaces shall be provided within the net site in accordance with the following:
 - (i) Residential:
 - (a) a minimum of 1.25 parking spaces per dwelling unit, including 0.20 parking spaces per dwelling unit for visitor use; and
 - (ii) Non-residential:
 - (a) parking for retail or business office uses shall be provided at 1 space per 28 m² of retail or commercial gross floor area; and
 - (b) parking for medical offices shall be provided at 1 space per 24 m² of gross floor area.
- (k) No parking space shall be located within 1.0 metre of any R zone.
- (l) The provisions of Section 6A(8)(c) and (d), 6A(16)(a), Section 15.6 (distance of apartment house dwellings from R and RM2 Zones), Section 15.8 (landscaping), Section 20-A.2.2 (lot coverage), Section 20-A.2.5 (gross floor area), Section 20-A.2.6 (building height), shall not apply.
- (m) Notwithstanding any severance or division of the lands subject to this application, the regulations of this exception shall continue to apply to the whole of the lands.

3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(119)”, attached to this by-law”.

ENACTED AND PASSED this 28th day of November, A.D. 2002.

CASE OOTES,
Deputy Mayor

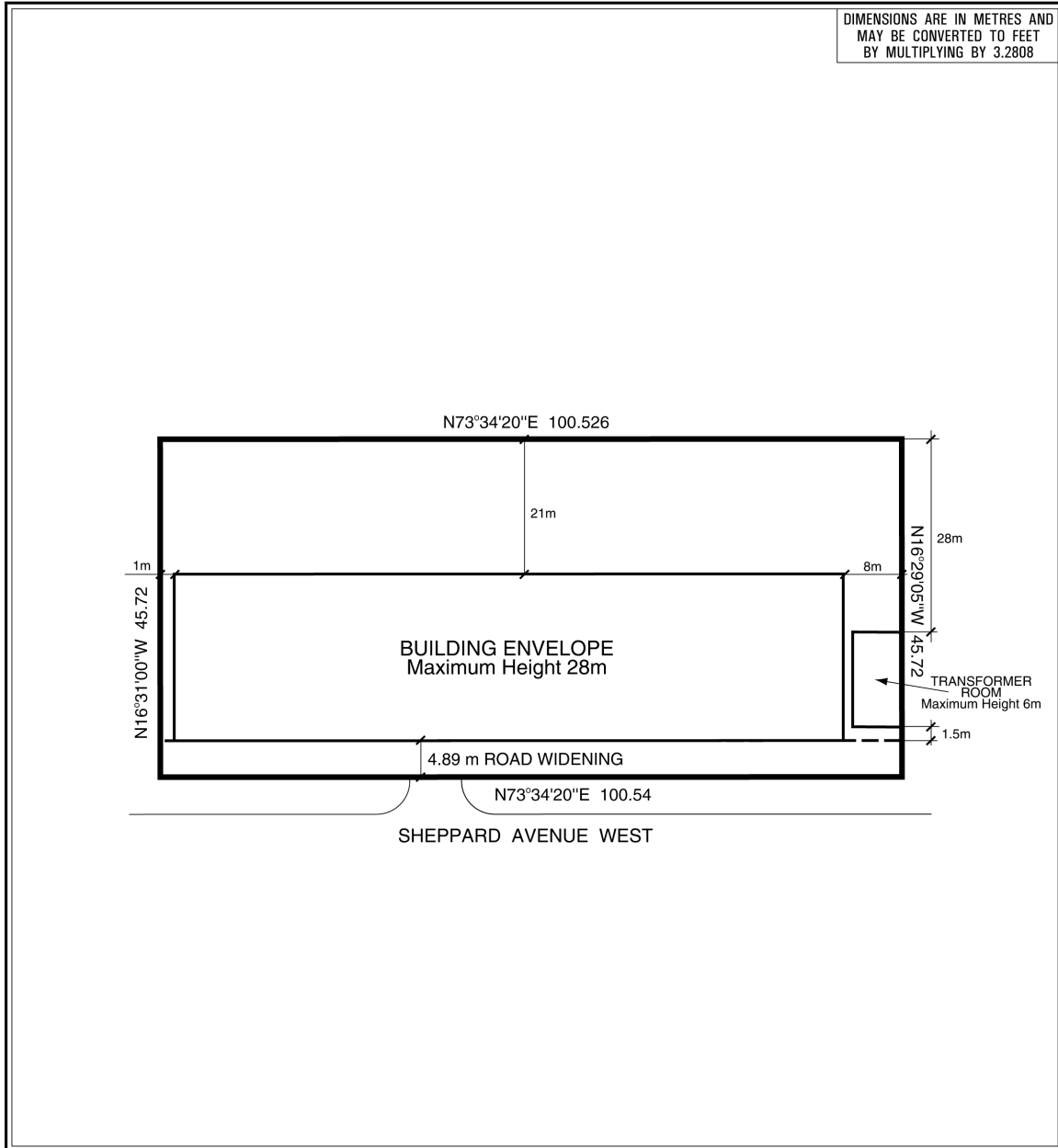
ULLI S. WATKISS
City Clerk

(Corporate Seal)

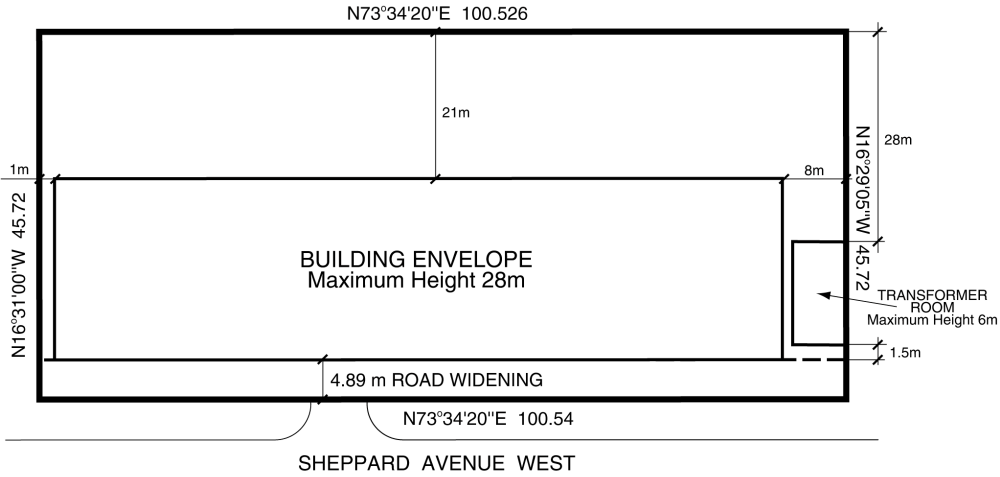
SCHEDULE "1"

File No. TB CMR 2002 0002 Prepared by: A.K. Approved by: D.C. Date: Aug 30, 2002 Filename: RM6(119)_1	<p style="text-align: center;">This is Schedule "1" to By-Law _____, passed the _____ day of _____, 20____</p> <p style="text-align: center;">[Sgd] _____ [Sgd] _____</p> <p style="text-align: center;">CLERK MAYOR</p>
Location: Part of Lot 16, Concession 2, West of Yonge Street, City of Toronto <small>Source: zoning, By-Law, Lateral, Sewer Line and Storm Water Lines - City of Toronto; City Planning Division, North District. Street Name approval sheet (streets/road alterations) and lot/lot approval sheet as both sides Street.</small>	
<p style="text-align: center;">DUFFERIN STREET</p> <p style="text-align: center;">SHEPPARD AVENUE WEST</p> <p style="text-align: center;">R4 to RM6(119)</p> <p>RP-3103 PT 1</p> <p>RP-3103 PT 2</p> <p>RP-3103</p> <p>3</p> <p>4</p> <p>N16 ~ 31'00"W 45.72</p> <p>N73 ~ 34'20"E 100.526</p> <p>N16 ~ 29'05"W 45.72</p> <p>N73 ~ 34'20"E 100.54</p>	
<p style="text-align: right; font-size: small;">DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.</p> <p style="text-align: center; font-size: small;">SUBJECT PROPERTY</p>	

SCHEDULE "RM6(119)"



DIMENSIONS ARE IN METRES AND
MAY BE CONVERTED TO FEET
BY MULTIPLYING BY 3.2808



This is Schedule " RM6(119)" to By-Law _____

passed the _____ day of _____, 20__

(Sgd.) _____
CLERK

(Sgd.) _____
MAYOR



SUBJECT
PROPERTY



Location: Part of Lot 16, Concession 2, West of Yonge Street, City of Toronto

File No. TB CMB 2002 0002

Prepared by: A.K.

Approved by: D.G.

Date: Sept. 11, 2002

Filename: RM6(119).ai

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.