

Authority: North York Community Council Report 9, Clause 18,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: June 29, 2006

CITY OF TORONTO

BY-LAW No. 522-2006

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 920-922 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 of the former City of North York are hereby amended in accordance with Schedule “1” of this By-law.
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 (160) RM6(160)

DEFINITIONS

- (a) For the purpose of this exception, “established grade” shall be 194.15 metres above sea level.

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 professional medical offices.
- (c) Use Qualifications
 - (i) outdoor amenity areas may be located on roof top terraces.

EXCEPTION REGULATIONS

DWELLING UNITS

- (d) A maximum number of 89 dwelling units shall be permitted.
- (e) A minimum of 25% of all dwelling units shall comply with the following maximum floor areas:
 - (i) 55m² for bachelor units; or,
 - (ii) 70m² for one-bedroom dwelling units; or,
 - (iii) 80m² for two-bedroom dwelling units; or,
 - (iv) 120m² for three-bedroom dwelling units; or,
 - (v) any combination thereof.

YARD SETBACKS

- (f) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule “RM6(160)”.
- (g) Notwithstanding (f) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres.
- (h) Notwithstanding (f) above, the minimum yard setback for structures associated with parking structures above established grade shall be 0.0 metres.

DISTANCE BETWEEN BUILDINGS AND/OR PORTIONS OF BUILDINGS FORMING COURTS

- (i) The provisions of Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) shall not apply.

LANDSCAPING

- (j) The provisions of Section 15.8 (Landscaping) shall not apply.
- (k) A minimum 1.5 metre landscape strip shall be provided along the rear property line.

RECREATIONAL AMENITY AREA

- (l) A minimum of 150m² of indoor amenity space shall be provided and a minimum of 250 m² of roof top amenity space shall be provided.

GROSS FLOOR AREA

- (m) A maximum gross floor area of 10,065 m² shall be permitted, of which a minimum of 400 m² shall be used for non-residential uses.

BUILDING HEIGHT

- (n) The maximum height building height, excluding landscape open structures and parapets, shall be 9 storeys and 28.5 m as shown on Schedule “RM6(160)”.
- (o) One-storey roof access enclosures shall be permitted to exceed the noted height limit as shown on Schedule “RM6(160)”.
- (p) Notwithstanding (n) and (o), in no case shall the height of the building, including enclosed stairwells and roof access structures, landscape open structures and parapets, and mechanical penthouses, exceed the 45 degree angular plan measured from the rear property line.

PARKING

- (q) Parking spaces shall be provided for residential uses within the net site in accordance with the following:
 - (i) A minimum of 1.25 parking spaces per apartment house dwelling unit, of which, 0.2 parking spaces per dwelling unit shall be for the use of visitors.
- (r) No parking space shall be located within 1.0 metre of any R zone.

LOADING SPACE REQUIREMENTS

- (s) The provisions of Section 6A(16)(a)(Loading Spaces Required) shall not apply.

EXCLUSIONS

- (t) The provisions of Section 6A(8)(c) and (d), and Section 15.6 (Distance of Apartment House Dwellings from R and RM2 zone) shall not apply.

DIVISION OF LANDS

- (u) Notwithstanding any severance, partition or division of the lands shown on Schedule “RM6(160)”, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

SECTION 37

- (v) The owner of the lands as shown on Schedule “RM6(160)” shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the maximum gross floor area cited in clause (m) and maximum height specified in clause (n) and as shown on Schedule “RM6(160)” which forms part of this by-law.
- (i) the sum of \$100,000 to be used towards local park improvements within Ward 10.
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(160)”, attached to this By-law.

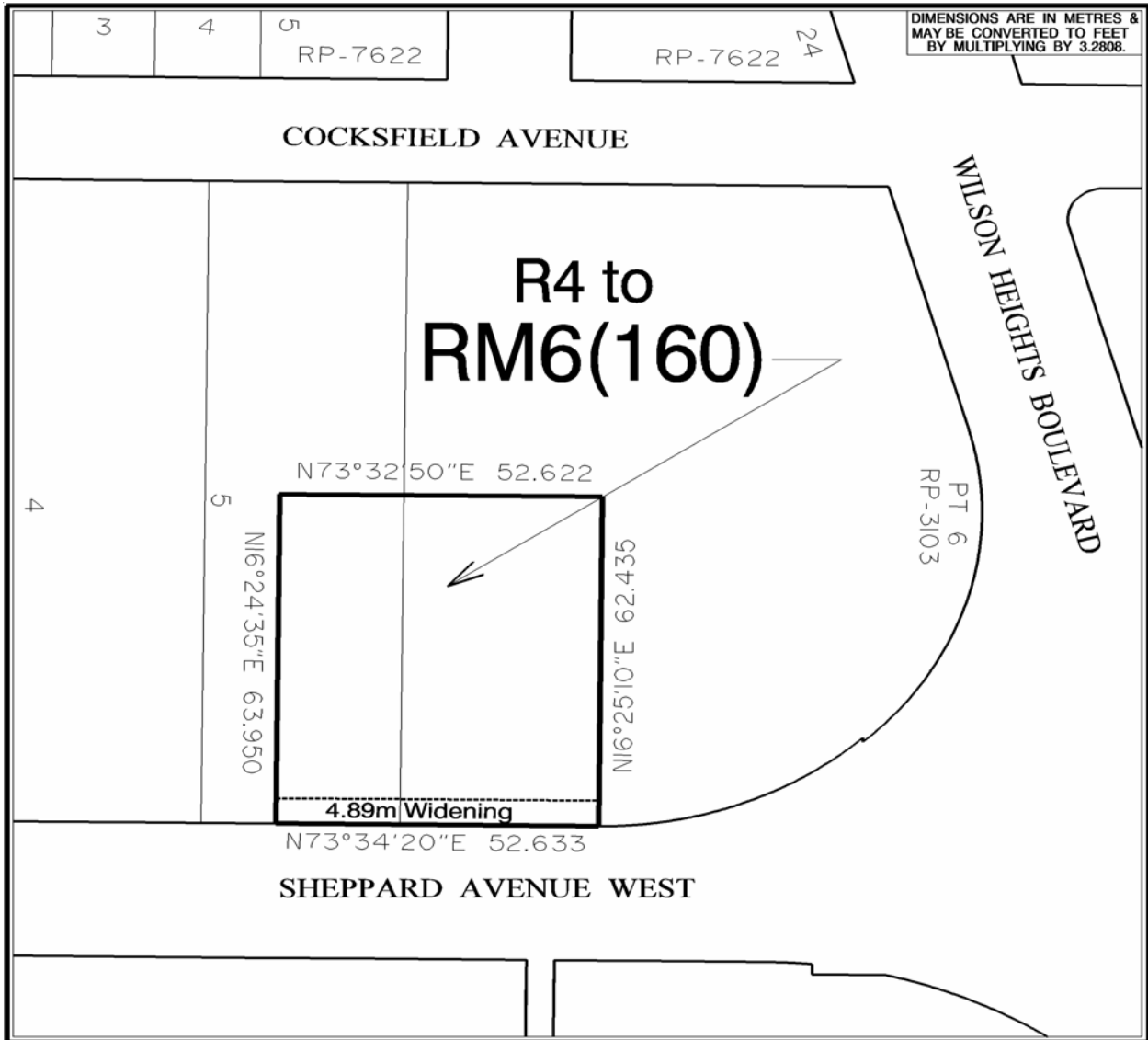
ENACTED AND PASSED this 29th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor


ULLI S. WATKISS
City Clerk

(Corporate Seal)

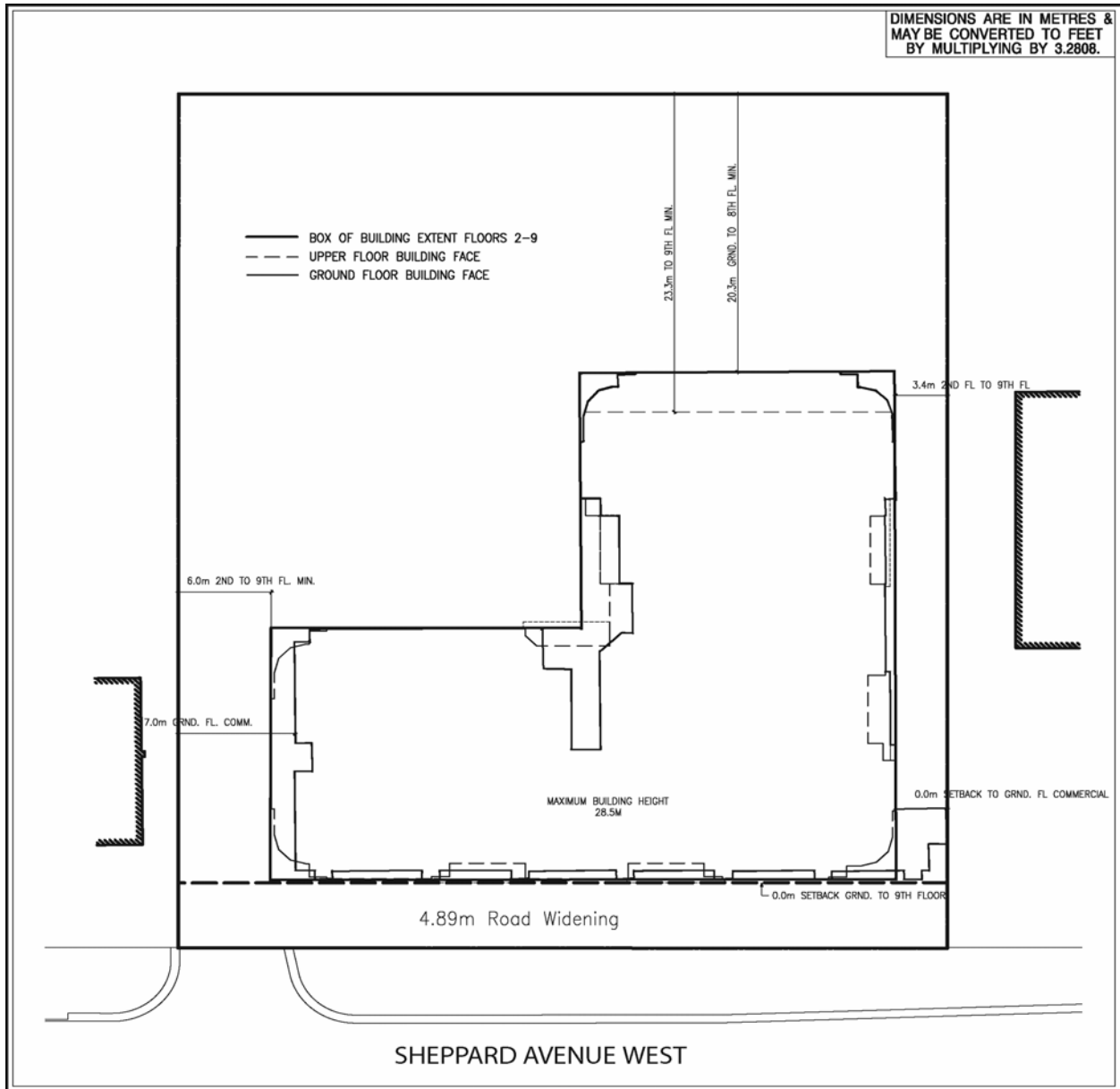
SCHEDULE "1"



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

<p>This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 _____</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: Part of Lot 5, RP3103 and Part of Lot 6, Concession 2 West of Yonge Street</p>		
File: 05_132072	Prepared by: A.K.	Approved by: C.F.
Date: October 5, 2005	Filename: RM6(160)_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 “RM6(160)”



<p>This is Schedule “RM6(160)” to By-Law _____ passed the _____ day of _____, 20__</p>		 City Planning Division <small>North District</small>
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lot 5, RP3103 and Part of Lot 6, Concession 2 West of Yonge Street		
File No. 05_132072	Prepared by: A.K.	Approved by: C.F.
Date: June 21, 2006		Filename: RM6(160).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.		