

Authority: North York Community Council Report 6, Clause 28,
adopted as amended, by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 624-2006

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 1900 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 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20(15) RM5(15)

PERMITTED USES

- (a) Notwithstanding Section 20.1(a), the following uses are permitted:
 - (i) **Apartment House Dwelling**
 - (ii) **Public Library**
 - (iii) **Public Uses**
 - (a) Section 20.1(b) regarding use qualifications does not apply.
 - (b) Section 6(26)(a) and (b) shall not apply.

EXCEPTION REGULATIONS

Lot Coverage: Maximum 45%

Yard Setbacks

Minimum yard setbacks and distance between buildings shall be as set out in Schedule “RM5(15)”.

Gross Floor Area

The maximum building gross floor areas shall be:

Public Library – 740 m²

Apartment House Dwelling – 2600 m²

Building Height

The maximum building heights shall be:

Public Library – 8.5 m

Apartment House Dwelling – 16 m

Dwelling Units

The maximum number of dwelling units shall be 27.

Indoor Amenity Space

A minimum of 30 m² of indoor amenity space shall be provided on the main floor of the apartment house building.

Landscaping

Notwithstanding, Section 15.8(a) a minimum of 900 m² of landscaping shall be provided on the site.

Permitted Projections

Section 6(9) shall not apply.

Parking

A minimum of twenty-two parking spaces shall be provided.

Notwithstanding Section 6A(3)(a), parking spaces shall have a minimum width of 2.6 m and a minimum length of 5.6 m.

In the event that this apartment house building is not funded in whole or in part through government programs, the parking requirements contained in By-law No. 7625, as amended, shall apply for all residential units.

3. Section 64.20 of By-law No. 7625 of the former City of North York is amended by adding Schedule "RM5(15)" attached to this By-law.
4. Notwithstanding any future severance or division of the lands shown on Schedule "RM5(15)", the regulations of this exception shall continue to apply to the whole of the lands as shown on Schedule "RM5(15)" as if no severance or division had occurred.

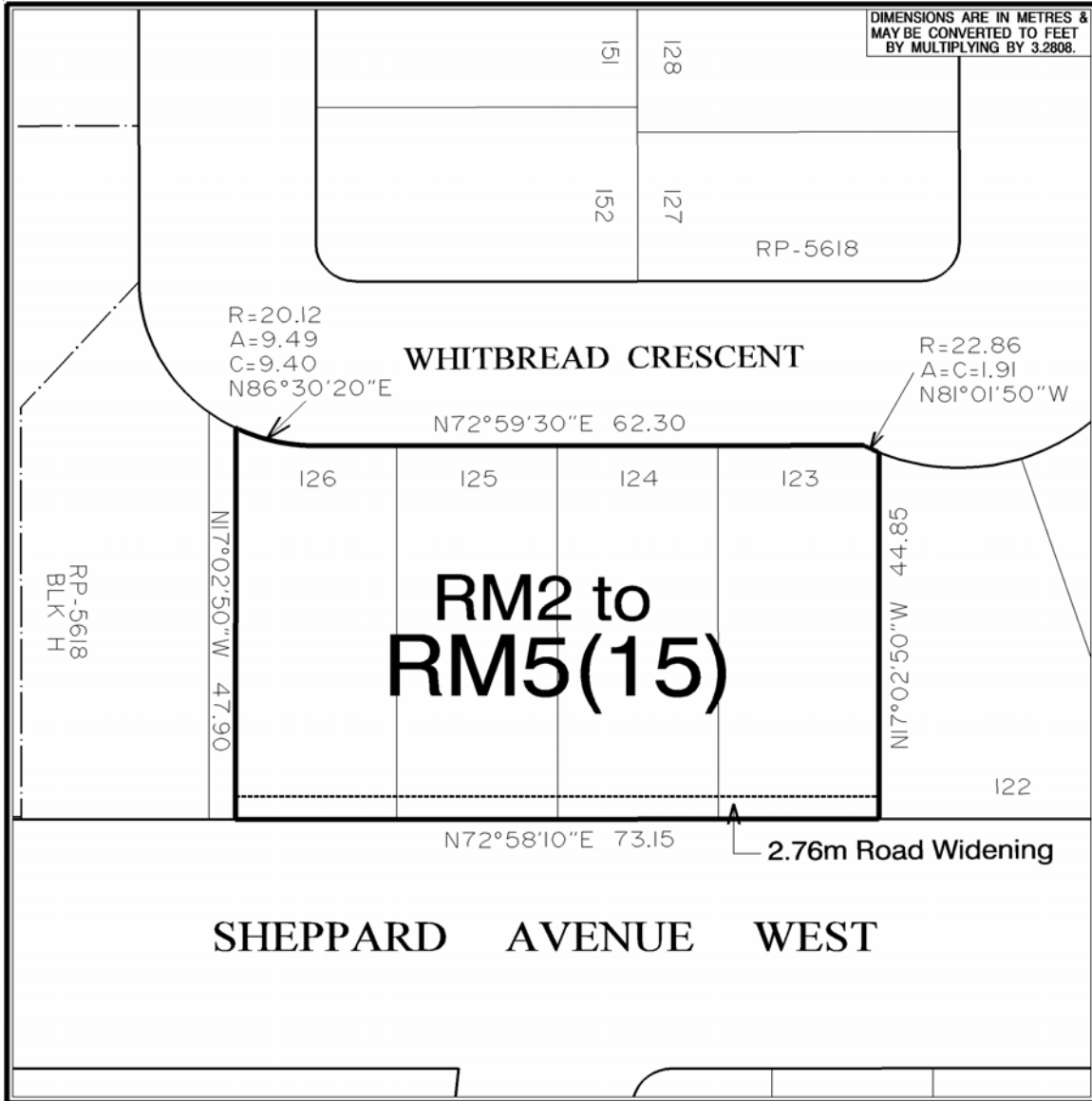
ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
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: Lots 123 to 126 inclusive, Registered Plan 5618, City of Toronto

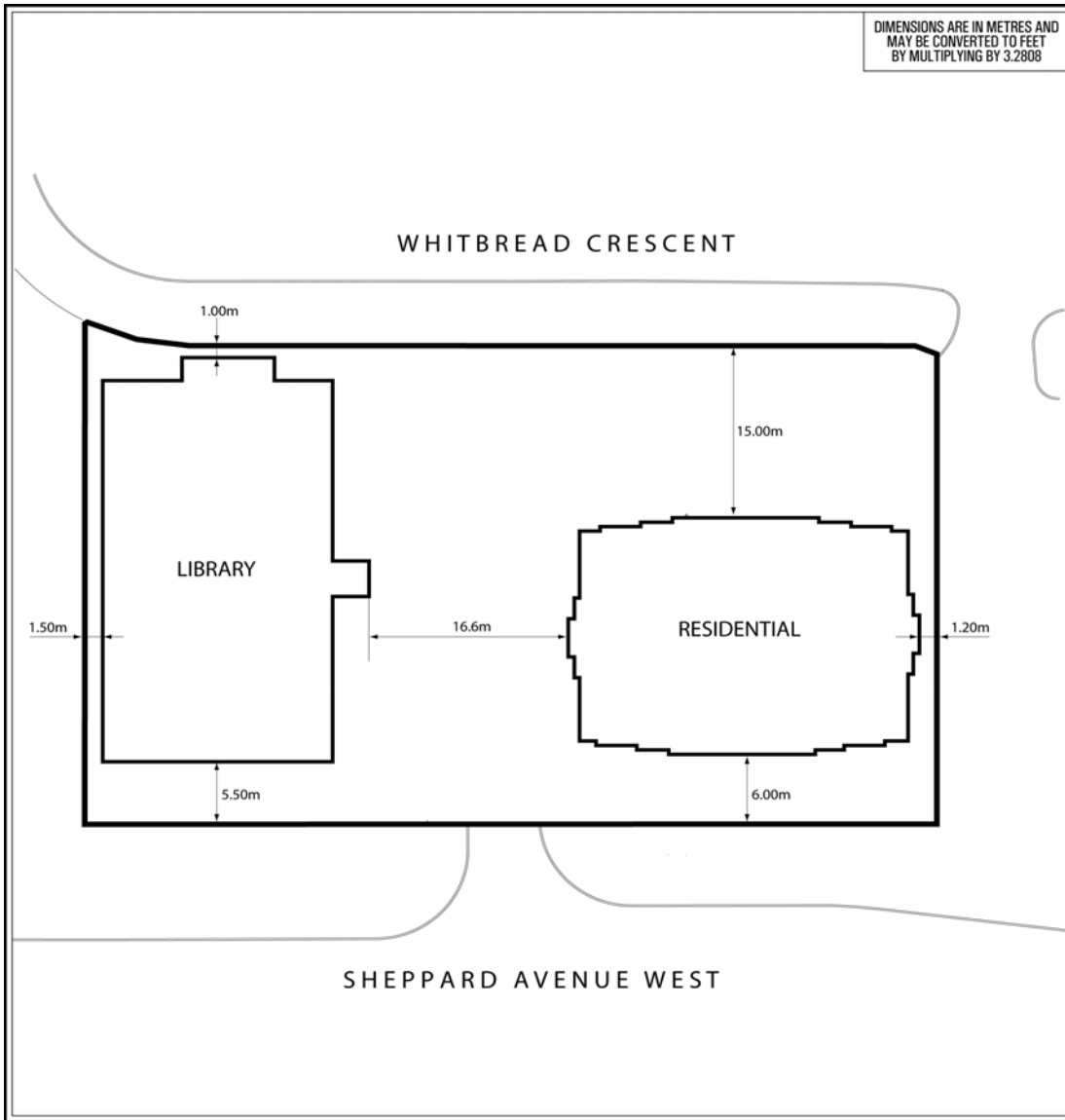
File: 05_198002 Prepared by: A.K. Approved by: A.M. Date: June 21, 2006 Filename: RM5(15)_1




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.

TORONTO
 City Planning Division
 North District

SUBJECT PROPERTY

SCHEDULE "RM5(15)"



<p>This is Schedule "RM5(15)" to Bylaw _____ passed the _____ day of _____, 20__</p>		 City Planning Division Community Planning North	
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR		
Location: Lots 123 to 126 inclusive, Registered Plan 5618, City of Toronto			
File No: 05_198002	Drawn by: A.K.	Approved by: A.M.	Date: June 16, 2006
		 Subject Lands	 Not to Scale
			Filename: RM5(15).ai