

Authority: North York Community Council Item 33.50,
as adopted by City of Toronto Council on May 11 and 12, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1024-2010

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 275, 277 and 279 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 amended in accordance with Schedule 1 of this By-law.
2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

64.28 (6) C6(6)

DEFINITIONS

- (a) Established Grade - Means the geodectic elevation of 177.85 metres taken at the centre line of Sheppard Avenue West at the mid-point of the abutting lot.
- (b) Net Site - For the purposes of this exception, Net Site means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such Net Site comprising an area of 1,135.6 square metres.

PERMITTED USES

- (c) In addition to the uses permitted in a C6 zone, an Artist Studio; Commercial Gallery; Dry Cleaning and Laundry Collecting Establishments; Personal Service Shop; Retail Store; or Service Shop which is located wholly on the ground floor shall be permitted on the lands identified on Schedule C6(6).

EXCEPTION REGULATIONS FOR A COMMERCIAL BUILDING

- (d) The minimum yard setbacks shall be as identified on Schedule C6(6).
- (e) The maximum building height shall not exceed 15.7 metres or 4 storeys. Roof-top mechanical equipment shall be excluded from the calculation of height but shall be screened from view by a parapet.
- (f) The maximum total gross floor area on the Net Site shall be 1,876 square metres.

- (g) All portions of the building or structure erected and used above established grade shall be located wholly within the maximum potential building envelope identified on Schedule C6(6).
 - (h) The minimum number of parking spaces shall be 33.
 - (i) A 1.5 metre landscape strip shall be provided along the south property line as shown on Schedule C6(6).
 - (j) A room for the storage of refuse and recyclables measuring a minimum of 8 square metres shall be maintained on the ground floor of the building.
 - (k) The provisions of Sections 6A(16) (loading space requirements) and 22.10 (gross floor area), as amended shall not apply.
 - (l) Notwithstanding any severance, partition or division of the site shown on Schedule C6(6), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule C6(6) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- 4.** Section 64.28 of By-law No. 7625 is amended by adding Schedule C6(6) attached to this By-law.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



