

Authority: North York Community Council Item 15.17,
as adopted by City of Toronto Council on May 8 and 9, 2012
Enacted by Council: May 9, 2012

CITY OF TORONTO

BY-LAW No. 637-2012

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 350 and 352 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, as amended, are amended in accordance with Schedule 1 of this By-law.
2. Within the lands shown on Schedule 1 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.
3. Schedule 64.29 of By-law No. 7625, as amended, is amended by adding the following subsection:

"64.29 (2) C7 (2)

PERMITTED USES

- (a) The only permitted uses shall be artist studios; business and professional offices; commercial gallery; custom workshop; financial institution; laundry collecting establishment; personal service shop; and retail store.

DEFINITIONS

ESTABLISHED GRADE

- (b) For the purposes of this exception, "established grade" shall mean the geodetic elevation of 173.2 metres.

GROSS SITE

- (c) For the purposes of this exception, "gross site" shall mean the lands identified by Parts 1, 2, 3, 4 and 5 on Plan 66R-25564, comprising an area of 535 m².

NET SITE

- (d) For the purposes of this exception, "net site" shall mean the lands identified by Parts 1 and 2 on Plan 66R-25564, comprising an area of 485.3 m² and consisting of the gross site minus lands 49.7 m² in area conveyed to the City for road widening purposes.

EXCEPTION REGULATIONS**GROSS FLOOR AREA**

- (e) The maximum gross floor area permitted on the net site shall not exceed 1,020 m².

BUILDING ENVELOPES

- (f) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule C7 (2) except for the projections permitted in Section 6(9) and limitations set out in that Section.

BUILDING HEIGHT

- (g) The building height, measured from established grade, shall not exceed the maximum height in metres shown on Schedule C7 (2) excluding mechanical penthouses, stairwells to access the green roof, skylights, parapets and other architectural features, to a maximum height of 2.4 metres.
- (h) Notwithstanding Clause (g), the height of no part of a building or structure shall exceed a height equal to the horizontal distance between that part of the building and the rear lot line.

NUMBER OF STOREYS

- (i) The number of storeys shall not exceed the maximum shown on Schedule C7 (2) excluding mechanical penthouses and stairwells to access the green roof.

MOTOR VEHICLE PARKING

- (j) A minimum of 9 parking spaces shall be provided on the net site, which shall include one handicapped parking space.

LOADING

- (k) A loading space will not be required.

LOT COVERAGE

- (l) The maximum permitted building coverage is 71 per cent of the net site.

YARD SETBACKS

- (m) The minimum yard setbacks shall be as shown on Schedule C7 (2).

LANDSCAPING

- (n) A minimum 1 metre wide landscape strip and an opaque acoustic fence with a minimum height of 1.8 metres shall be provided along the entire length of the rear property line.

4. Schedule 64.29 of By-law No. 7625, as amended, is amended by adding Schedule C7 (2) attached to this By-law.

ENACTED AND PASSED this 9th day of May, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



