

Authority: North York Community Council Item NY16.38, as adopted by City of Toronto Council on October 5, 6 and 7, 2016

CITY OF TORONTO

BY-LAW No. 936-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 740 and 748 Sheppard Avenue West.

Whereas authority is given to Council of the City of Toronto pursuant to 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.5 (c0.1; r3.4) SS3 (x40) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 29; ST 9, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage label of 53 percent to these lands, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 40 so that it reads:

(40) Exception CR 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 82 **dwelling units** is permitted.
- (B) The height of any **building** or **structure** will be measured from the Canadian Geodetic elevation of 187.83 AMSL.
- (C) The height of any portion of a **building** or **structure** above **established grade**, including balcony railings, but excluding mechanical rooms, must not exceed the horizontal distance between that portion of the **building** and the north **lot line**.
- (D) The permitted maximum **gross floor area** is 6,500.0 square metres.
- (E) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are shown on Diagram 7 of By-law 936-2016.
- (F) Despite (E) above, the **building setbacks** for an underground parking structure may be 0.0 metres.
- (G) Despite (E) above, the following **building** elements and **structures** may encroach into a required building setback as follows:
 - (i) an architectural roof overhang feature may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - (ii) a balcony may project horizontally a maximum of 1.5 m from the wall(s) to which it is attached;
 - (iii) a canopy may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - (iv) an exterior stairway; and
 - (v) a patio.
- (H) Despite Clause 40.10.50.10, a minimum 1.7-metre wide strip of **landscaping** must be provided along the north lot line.
- (I) A 1.8-metre tall wood board-on-board fence must be located along the north lot line.

- (J) Despite Regulation 40.10.40.50(1), **Amenity space** must be provided at a minimum rate of 1.5 square metres per **dwelling unit** of indoor **amenity space** and 2.3 square metres per **dwelling unit** of outdoor **amenity space**.
- (K) Despite Regulation 40.10.90.10(1), a **loading space** may be permitted in a **rear yard**.
- (L) Despite Table 200.5.10.1, no **parking spaces** are required for the first 200 square metres of **gross floor area** for non-residential uses located on the ground floor.
- (M) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.15 short term **bicycle parking spaces** for each **dwelling unit**;
 - (ii) a minimum of 0.6 long term **bicycle parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of 0.13 bicycle parking spaces must be provided for every 100 square metres of non-residential **gross floor area**.

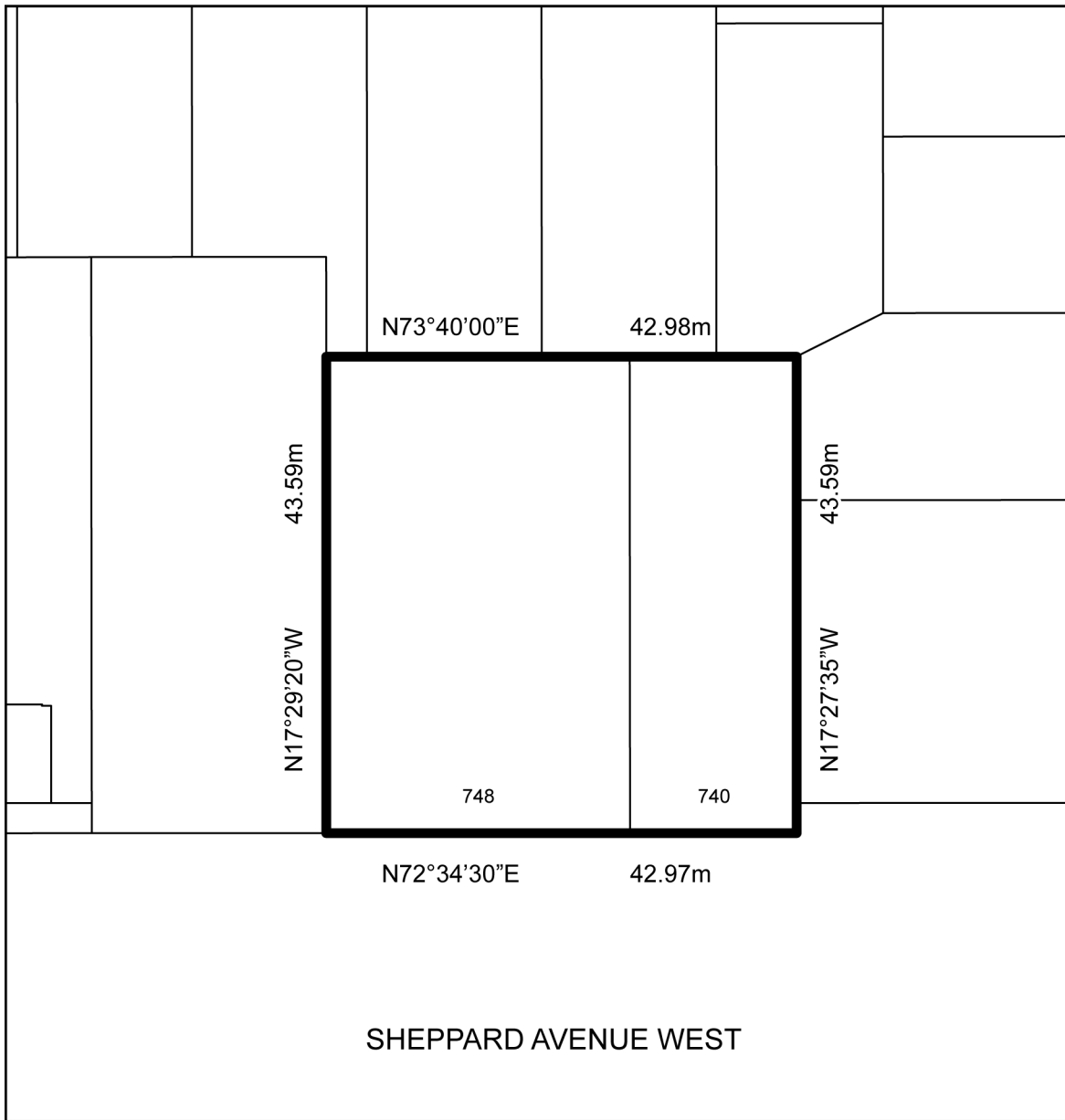
Prevailing By-laws and Prevailing Sections: (None Apply).

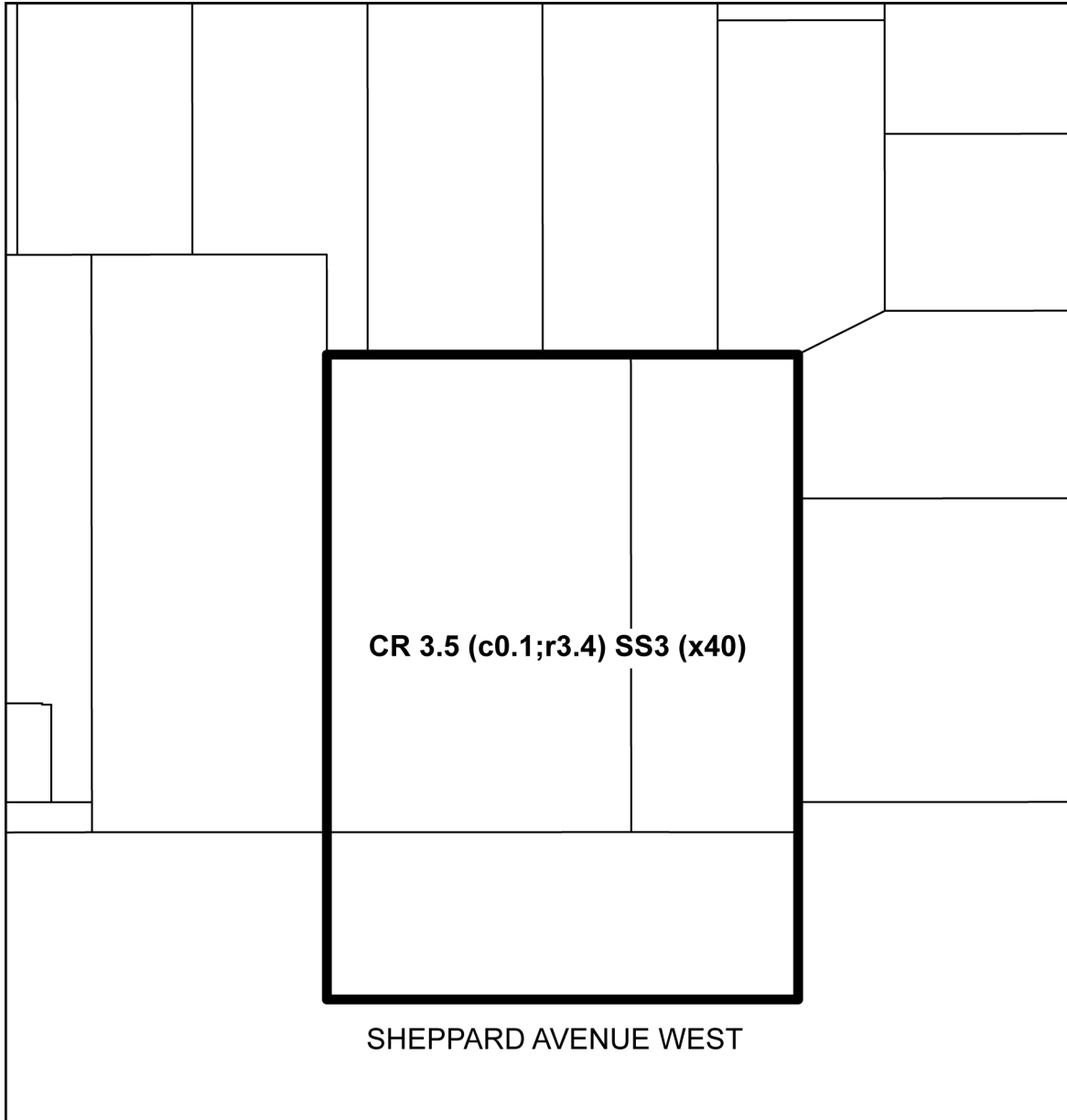
Enacted and passed on October 7, 2016.

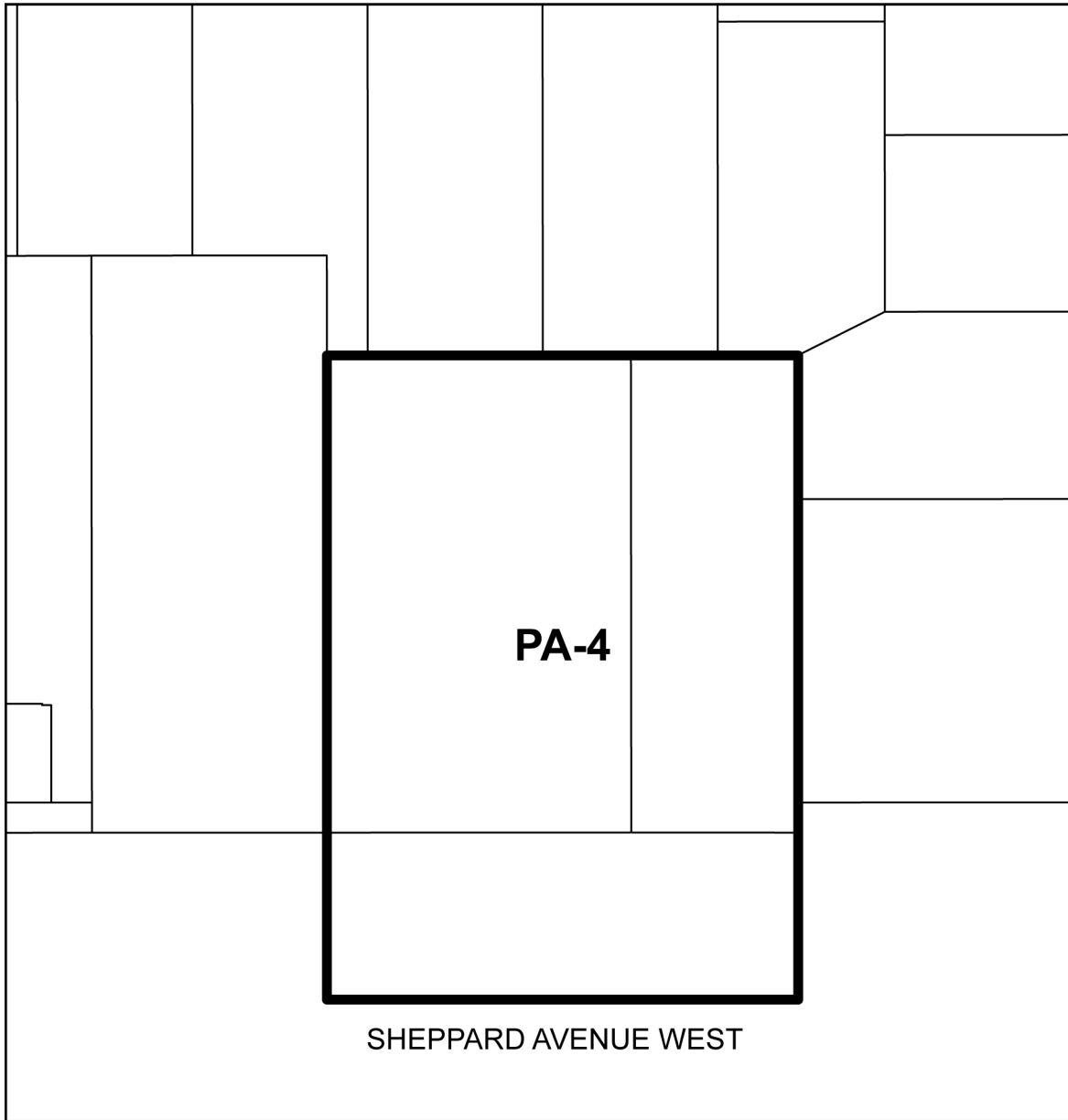
Frances Nunziata,
Speaker

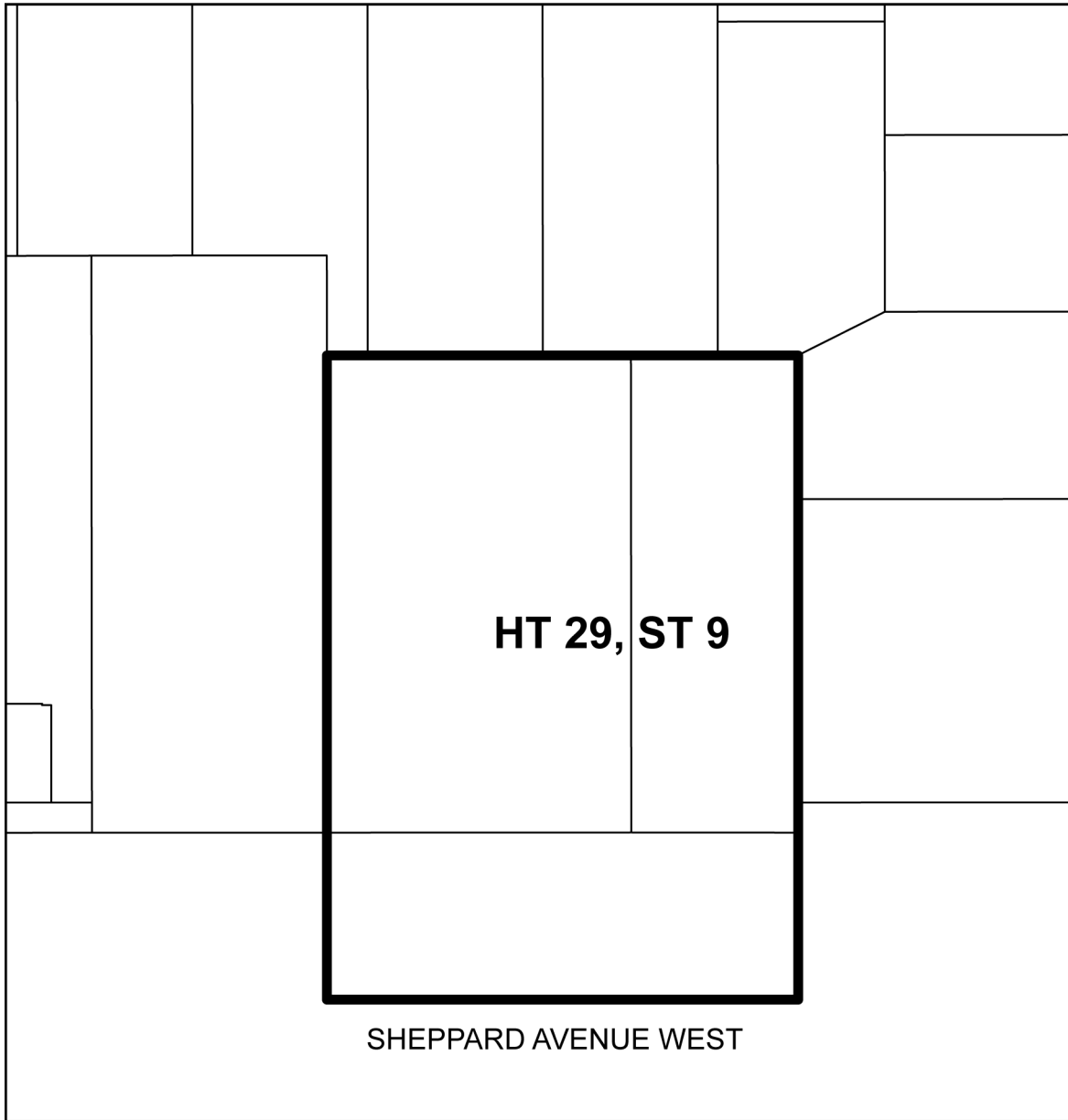
Ulli S. Watkiss,
City Clerk

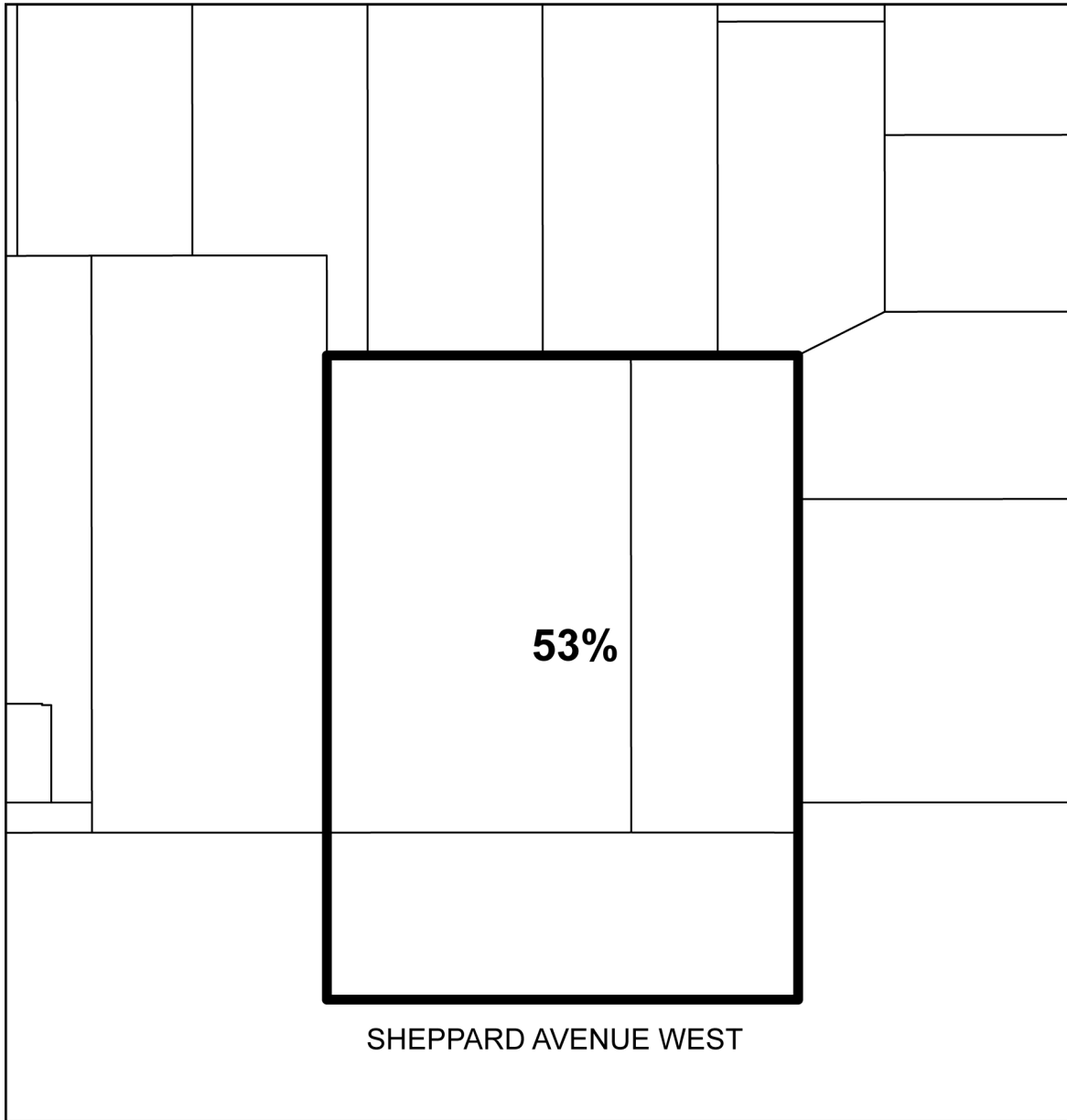
(Seal of the City)

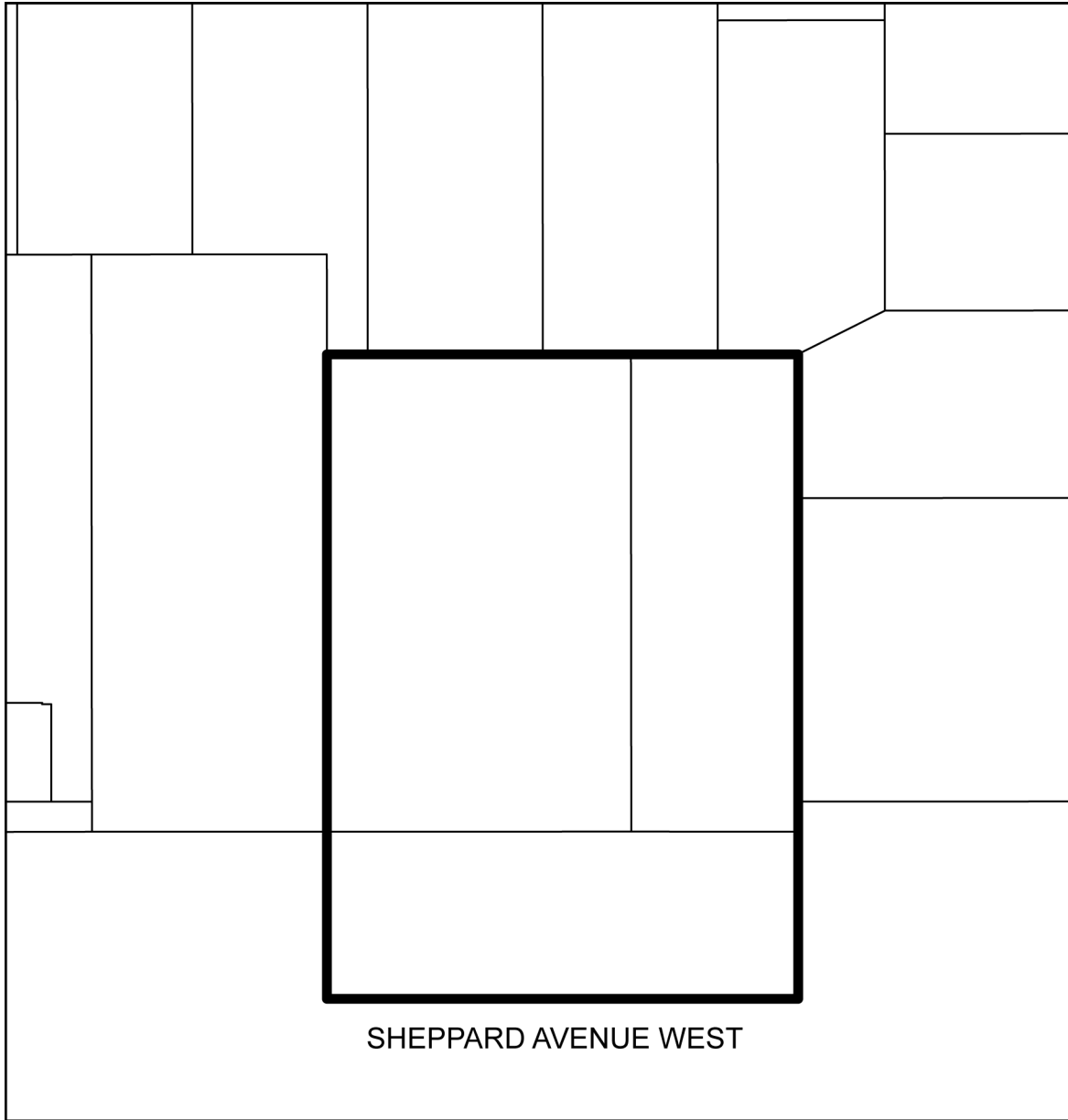












SHEPPARD AVENUE WEST



