

Authority: North York Community Council Item NY7.2,
as adopted by City of Toronto Council on July 16, 17 and
18, 2019

CITY OF TORONTO

BY-LAW 1388-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 160 Sheppard Avenue West.

Whereas Council of the City of Toronto has the authority 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 zone label "CR 0.95 (c0.95, r0.0) SS2 (192)", as shown on Diagram 2.
4. Zoning By-law 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 Policy Area label "PA4", as shown on Diagram 3.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 attached to this By-law to the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1, with no label.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (192) so that it reads:

Exception CR 192

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) Despite regulation 40.10.30.40(1)(B), the permitted maximum **lot coverage** is 60 percent.

- (B) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be 8.0 metres from a **lot** in the Residential Zone category.
- (C) Despite regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** is 3.
- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.2 metres.
- (E) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 5 of By-law 1388-2019.
- (F) Despite regulation 40.10.50.10(3), a minimum 1.8 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone category.
- (G) Despite Table 200.5.10.1, the required minimum number of **parking spaces** is 7.
- (H) Despite clause 220.5.10, a **loading space** is not required.

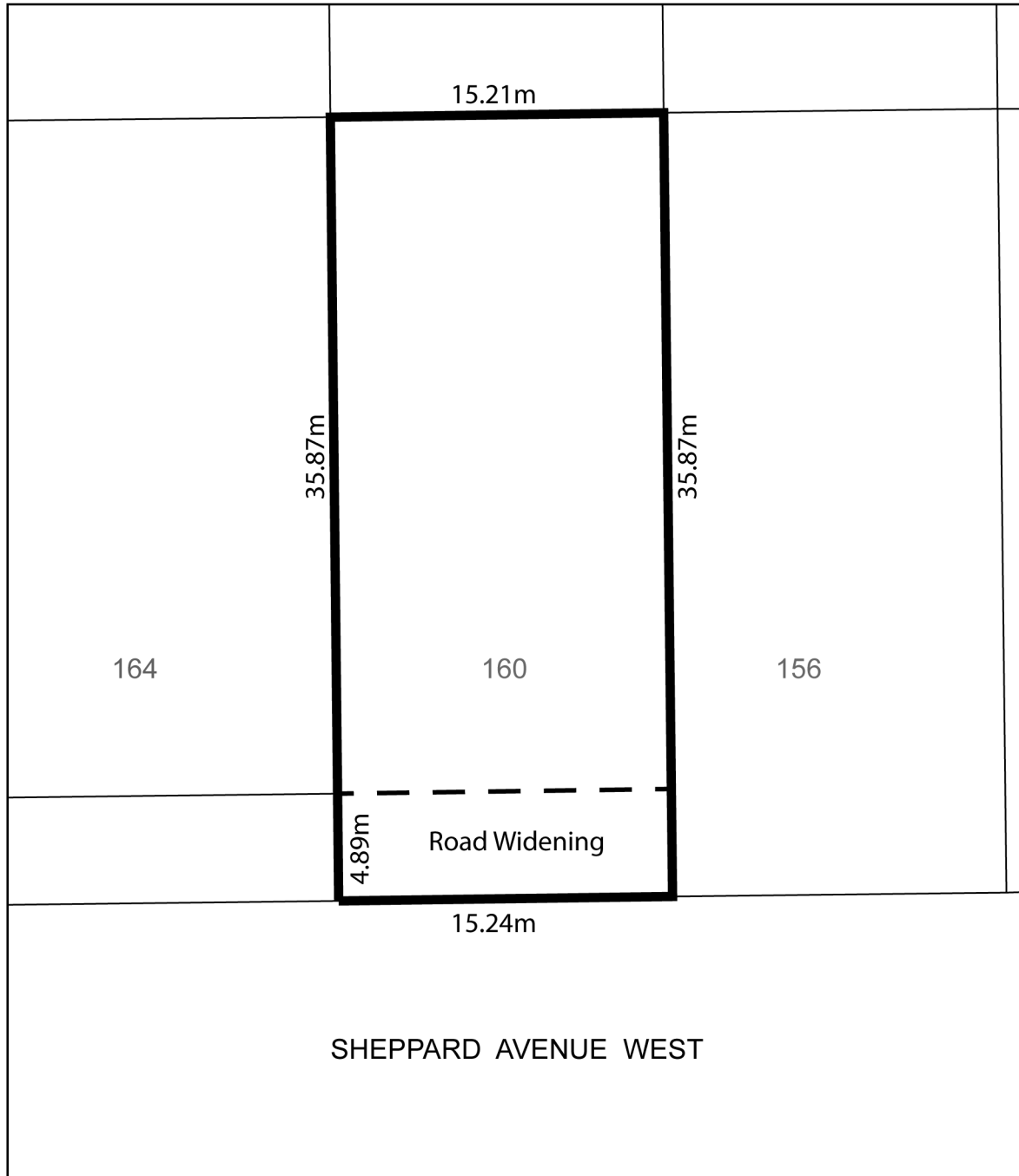
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on October 3, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

160 Sheppard Avenue West

File # 16 270321 NNY 23 0Z



