

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 1389-2019

**To amend Zoning By-law 7625 of the former City of North York, as amended, with respect to the lands municipally known in the year 2018 as 160 Sheppard Avenue West.**

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

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule "1" attached to this By-law.
2. Section 64.28 of By-law 7625 of the former City of North York is amended by adding the following subsection:

**64.28(9) C6 (9)**

#### DEFINITIONS

##### ESTABLISHED GRADE

- (a) For the purposes of this exception, "Established Grade" shall mean the Canadian Geodetic Datum elevation of 178.93 metres.

##### NET SITE

- (b) For the purposes of this exception, "Net Site" shall mean the gross site minus any lands conveyed to the City of Toronto for road widening purposes, which such net site comprising an area of 471.61 square metres.

##### GROSS FLOOR AREA

- (c) For the purposes of this exception, "Gross Floor Area" shall mean the total area of all of the floors in a building above or below grade measured from the exterior of the main wall of each floor level reduced by the area in the building used for:
  - (i) Parking, loading, and bicycle parking below-ground;
  - (ii) Required loading spaces at the ground level and required bicycle parking spaces at or above-ground;

- (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (iv) Indoor amenity space;
- (v) Elevator shafts;
- (vi) Garbage shafts;
- (vii) Mechanical penthouse; and
- (viii) Exit stairwells in the building.

### **PERMITTED USES**

- (d) All uses permitted in a C6 zone shall be permitted on the lands identified on Schedule C6 (9).

### **EXCEPTION REGULATIONS**

#### **Yard Setbacks**

- (e) The minimum front, side, and rear yard setbacks for buildings and structures above established grade shall be as shown on Schedule C6 (9).

#### **Building Height**

- (f) The maximum building height of any portion of the building or structure shall not exceed 3-storeys or 12.3 metres above established grade.
- (g) Notwithstanding (f) above, the parapet shall be disregarded in the calculation of height and shall project no more than 1.7 metres.
- (h) Notwithstanding (f) above, no part of the building shall penetrate a 45 degree angular plane projected along the entire rear yard setback, starting at a height of 10.5 metres above the average elevation of the ground 7.5 metres from the rear lot line.

#### **Landscaping**

- (i) A minimum 1.8 metre wide strip of land used for soft landscaping shall be provided along the rear (north) property line.

#### **Gross Floor Area**

- (j) A maximum gross floor area of 518 square metres shall be permitted.

**Parking**

- (k) The minimum number of parking spaces shall be 7.

**Bicycle Parking**

- (l) The minimum number of bicycle parking spaces shall be 6.

**OTHER REGULATIONS**

- (m) The provisions of 6A(16) shall not apply.

3. Within the lands shown on Schedule C6 (9) 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:

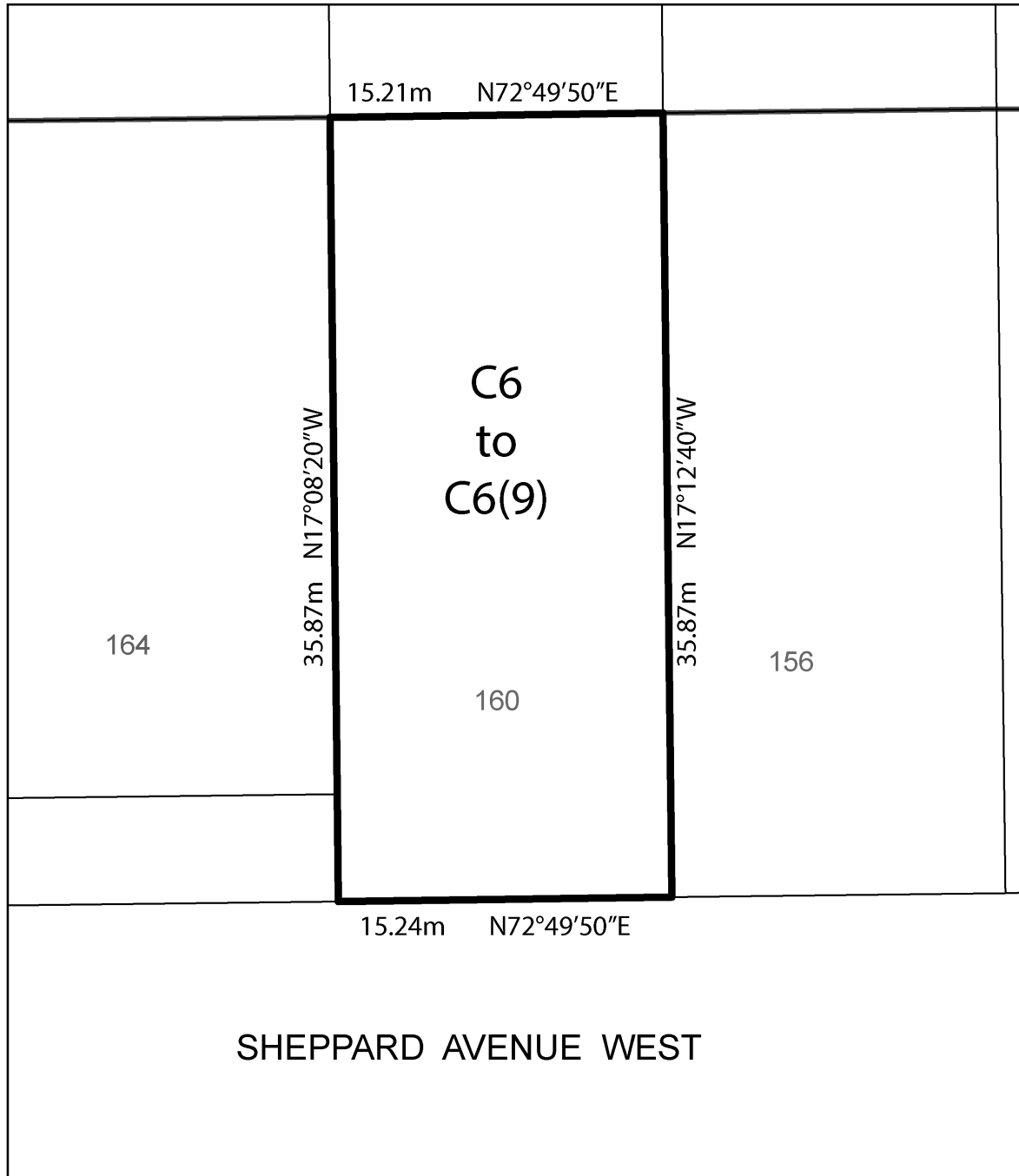
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

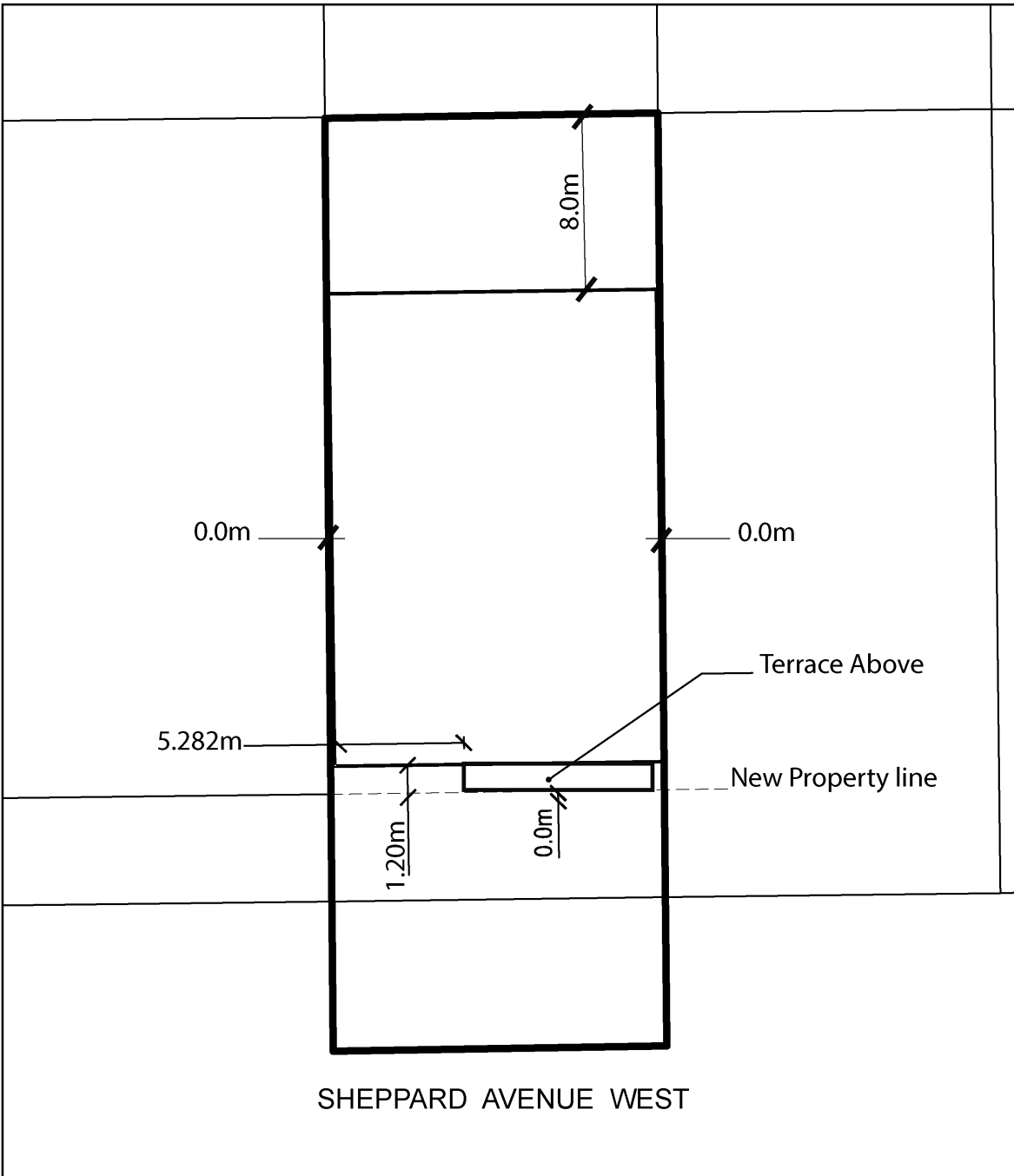
Enacted and passed on October 3, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





 **TORONTO**  
Schedule C6(9)

160 Sheppard Avenue West

File # 16 270321 NNY 23 OZ



City of North York By-law 7625  
Not to Scale  
6/04/2019