

Authority: North York Community Council
Item NY31.6, adopted as amended, by City of
Toronto Council on May 11 and 12, 2022

CITY OF TORONTO

BY-LAW 478-2022

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2022 as 105 Sheppard Avenue East and 24 and 26 Leona Drive.

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 enacts:

1. Section 64.29 of By-law 7625 is amended by adding the following subsection:

64.29(5) C7(5)

DEFINITIONS

- (a) For the purpose of this exception "Gross Floor Area" shall mean the sum of the total area of each floor level of a building, above and below grade, measured from the exterior main wall of each floor level and is 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) Shower and change facilities required for bicycle parking spaces;
 - (v) Amenity space;
 - (vi) Elevator shafts;
 - (vii) Elevator lobbies below-grade;
 - (viii) Garbage shafts;

- (ix) Mechanical penthouse; and
- (x) Exit stairwells in the building;
- (b) For the purpose of this exception, "Established grade" for the purpose of establishing the permitted height shall mean the Canadian Geodetic Datum elevation 170.77 metres;
- (c) For the purpose of this exception, "Building Height" shall mean the vertical distance between the "Established Grade" and the mean height level between top of eaves and roof ridge;

EXCEPTION REGULATIONS

PERMITTED USES

- (d) All uses permitted in a C7(5) Zone shall be permitted on the lands identified on Schedule 1;

BUILDING HEIGHT

- (e) The maximum building height of the building shall not exceed 8 storeys or 28.5 metres above established grade;
- (f) Notwithstanding (e) above, the following elements may extend beyond the permitted building height of the lot: landscaping, trellis, dividing screens, safety structures such as guards and railings, interior mechanical room, interior rooftop terrace access, rooftop terraces, which may extend no more than 2.1 metres beyond the permitted height;
- (g) Notwithstanding (f) above, no part of the building shall penetrate a 45-degree angular plane projected along the entire rear yard setback measured from 7.5 metres from the rear (south) lot line at a height of 10.5 metres above the average grade along the rear lot line with a geodetic height of 172.19 metres;

LANDSCAPING

- (h) A minimum of 1.5 metres wide measured from the rear (south) lot line will be used for soft landscaping;
- (i) A 1.8 metre privacy fence will be erected along the rear (south) lot line.

AMENITY SPACE

- (j) The minimum required amenity space will be 116 square metres for indoor amenity and 116 square metres for outdoor amenity space and shall be located on the seventh floor;

GROSS FLOOR AREA

- (k) The maximum gross floor area is 4,374 square metres;
- (l) The minimum gross floor area for non-residential uses is 114 square metres;

LOT COVERAGE

- (m) The permitted maximum lot coverage is 71 percent for the net area;

PARKING

- (n) The minimum residential parking space shall be 43;
- (o) A minimum residential visitor parking space will be 5;

BICYCLE

- (p) A minimum of bicycle parking spaces shall be 49;

YARD SETBACKS

- (q) The minimum front, side and rear yard setbacks shall be as shown on Schedule 2;

BUILDING HEIGHT

- (r) The maximum building height and storeys for the new building shall not exceed the height limit in metres as shown on Schedule 2; and

OTHER REGULATIONS

- (s) None of the provisions of this By-law or By-law 7625, as amended, shall apply to prevent the erection and use of a temporary sales office on the lot.

2. Within the lands shown on Schedule 1, no person shall use and 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:
 - (i) 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
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on May 12, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



