CITY OF TORONTO

BY-LAW No. 845-2001

To amend City of North York By-law No. 7625 in respect of lands municipally known as 886, 890, 894 and 898 Sheppard Avenue West.

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; and

WHEREAS Amendment No. 505 of the Official Plan of the former City of North York contains provisions relating to an increase in density and height of development;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625, as amended, are hereby amended in accordance with Schedule “1” attached hereto.

2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.20-A(109)

RM6(109)

DEFINITIONS

(a) For the purposes of this exception, “building height” shall not include enclosed stairwells.

PERMITTED USES

(b) The only permitted uses shall be an apartment house dwelling and uses accessory thereto, containing the following commercial uses on the ground floor only: retail store, service shops, personal service shops, business offices, professional offices and medical offices.
EXCEPTION REGULATIONS

(c) A maximum gross floor area of 9,946 m² shall be permitted, of which a maximum 325 m² may be used for permitted commercial uses on the ground floor.

(d) A maximum of 97 dwelling units shall be permitted.

(e) The minimum yard setbacks shall be as shown on Schedule RM6(109).

(f) The maximum building height shall be 18.8 metres.

(g) There shall be no maximum lot coverage.

(h) The provisions of Section 20-A.2.4.1 (distance between buildings and/or portions of buildings forming courts) shall not apply.

(i) No parking space shall be located within 1.0 metre of any R zone.

(j) The provisions of Section 6A(8)(d) shall not apply.

(k) The provisions of Section 15.6 (minimum distance of apartment house dwellings from R and RM2 zones) shall not apply.

(l) A minimum 1.8 metre wide landscaping area shall be provided along the full extent of the northern property line.

(m) The provisions of Section 15.8 (landscaping) shall not apply.

ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES, ULLI WATKISS
Deputy Mayor City Clerk

(Corporate Seal)
SCHEDULE “1”

This is Schedule "1" to By-Law ________

passed the _______ day of _______, 20____

(Sgd.)   (Sgd.)
CLERK      MAYOR


Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.

Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.
SCHEDULE "RM6(109)"

This is Schedule " RM6(109) " to By-Law __________

passed the ________ day of ________, 20____

(Sgd.) ________ (Sgd.) ________

CLERK MAYOR

Location: Part of Lot 8, R.P. 3103 & Part of Lot 16, Con. 2, W.Y.S.

File No. TB CMB 2000 0001 Prepared by: A.K. Approved by: D.M. Date: Sept. 18/01 Filename: RM6(109)

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Date - City of Toronto, City Planning Division, North District.

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