

Authority: North York Community Council Report No. 1, Clause No. 13,
as adopted by City of Toronto Council on February 13, 14 and 15, 2002
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 818-2003

**To amend former City of North York By-law No. 7625 in respect of lands municipally known
as 1800 Sheppard Avenue East.**

WHEREAS authority is given to Council by Sections 34 and 37 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. 392 of the Official Plan of the former City of North York contains provisions relating to the authorization of increases in density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the by-law; and

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the land hereinafter referred to has elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in the density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the by-law, is to be permitted in return for the provision of the facilities, services and matters set out in this by-law, which are to be secured by one or more agreements between the owner of such land and the City of Toronto;

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" of this by-law.

2. Section 64.25(7) of By-law No. 7625 of the former City of North York is amended by deleting the section in its entirety and replacing it with the following:

64.25(7) C3(7)

DEFINITIONS

- (a) For the purpose of this exception, a “social facility” means a portion of a building used for community activities, and uses accessory thereto, for non-profit organizations which may include a facility operated by the City of Toronto.

PERMITTED USES

- (b) In addition to the uses permitted in the C3 zone, a social facility is also permitted.

EXCEPTION REGULATIONS

PARKING

- (c) The minimum parking requirement shall be as follows:
- (i) 1 space per 22.2m² of gross leasable floor area; and
 - (ii) 1 space per 300m² of gross floor area for office uses.
- (d) A social facility is exempt from the parking regulations.
- (e) A maximum of 929m² of the gross floor area of a fitness centre is exempt from the parking regulations.

LOT AREA

- (f) The minimum lot area requirement shall not apply.

LOT COVERAGE

- (g) The maximum lot coverage of all buildings, including parking structures, shall be 75%.

HEIGHT

- (h) The maximum height of an office building adjacent to Don Mills Road shall be 10 storeys.
The maximum height of an office building adjacent to Sheppard Avenue shall be 15 storeys.

- (i) Notwithstanding the provisions of Section 25.2.3.1 of By-law No. 7625 as amended, the maximum height of parking structure “B” shall be as shown on Schedule “C3(7)”.

SETBACKS

- (j) The minimum front yard setback to an office building shall be 5.0 metres.

PROJECTIONS

- (k) Canopies, awnings, exterior stairways, wheelchair ramps, cornices, and pilasters shall be permitted to project into the minimum front yard and west side yard setbacks.

DIVISION OF LANDS

- (l) Notwithstanding any severance or division of the land subject to this exception, the regulations of this exception shall continue to apply to the whole of the land.

INCREASED DENSITY

- (m) The owner of the land shown on Schedule “C3(7)” shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The owner of the land, at the owner’s expense and in accordance with, and subject to the agreements referred to above, shall provide at its sole expense and cost;
 - (i) a social facility having a minimum gross floor area of 464.5m², fully finished, fixtured and furnished to the satisfaction of the City; and
 - (ii) a cash contribution of \$100,000.00 for local community needs and improvements.
- (n) Additional gross floor area permitted on the lands shown on Schedule “C3(7)” shall not exceed a maximum gross floor area of 464.5m², provided such gross floor area is used for a social facility.

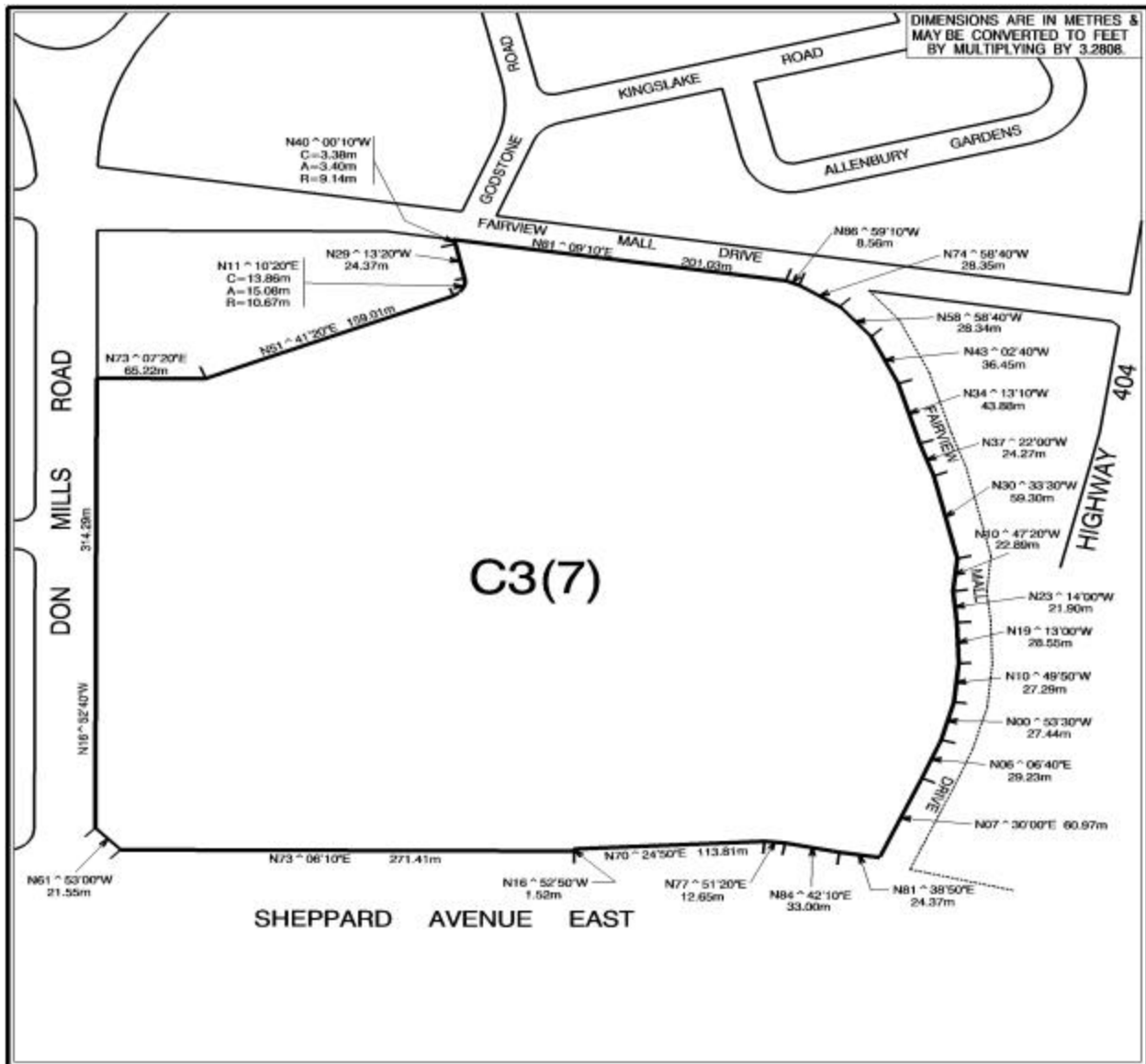
3. By-law No. 32700 is hereby repealed.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"

This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Lots 16 & 17, Concession 3, E.Y.S., City of Toronto

File: TB ZBL 2001 0004

Prepared by: A.A.

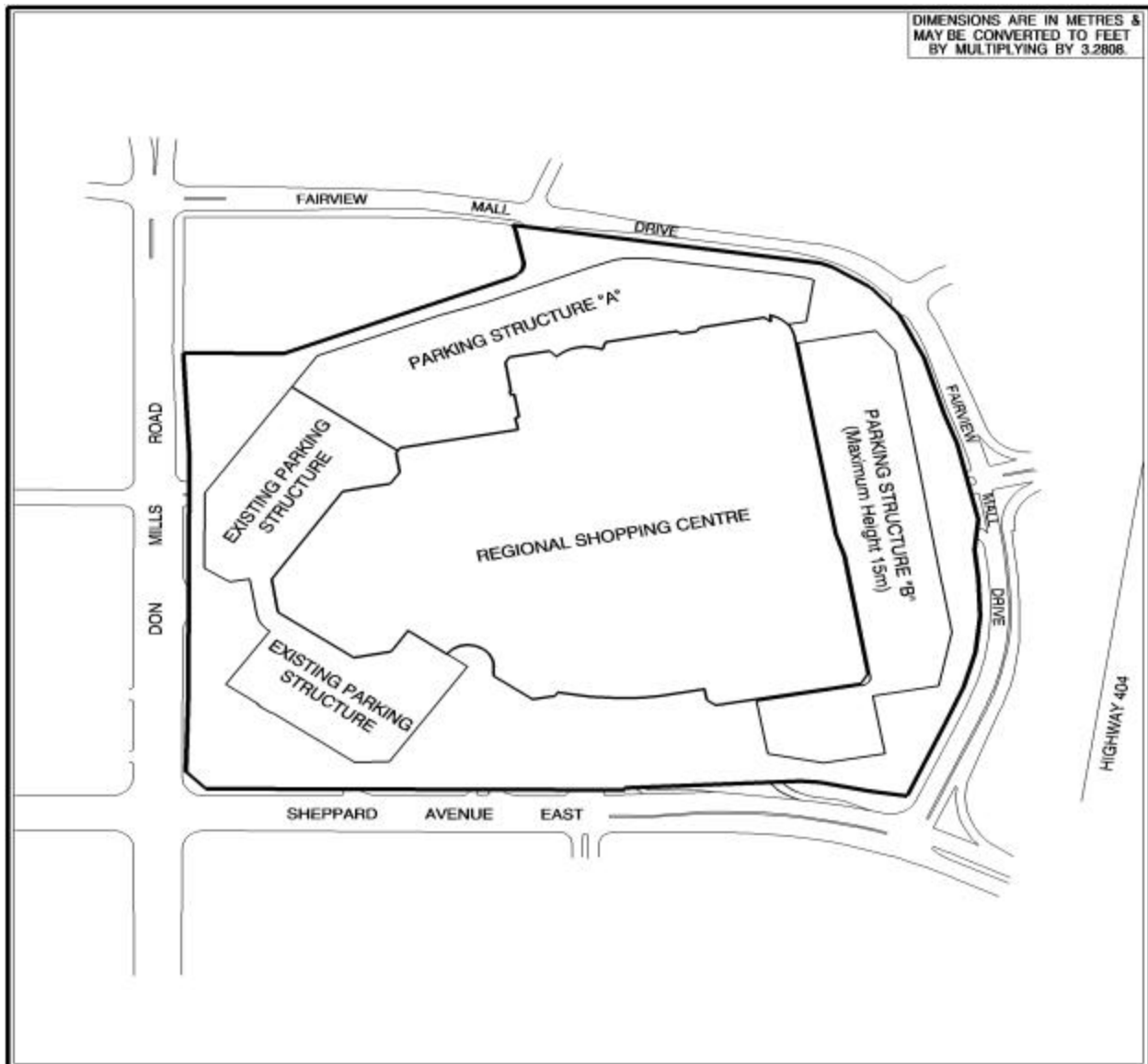
Approved by: S.F.

Date: SEPT. 26, 2001

Filename: C3(7)

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 "C3(7)"



This is Schedule " C3(7) " to By-Law _____
passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Lots 16 & 17, Concession 3, E.Y.S., City of Toronto

File No. TB ZBL 2001 0004

Prepared by: A.A.

Approved by: S.F.

Date: FEB. 2, 2002

Filename: C3(7)

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.