

Authority: North York Community Council Report No. 1, Clause No. 46,  
adopted as amended, by City of Toronto Council on February 1, 2 and 3, 2005  
Enacted by Council: February 16, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 168-2005**

#### **To amend former City of North York By-law No. 7625 with respect to lands municipally known as 685 Sheppard Avenue East.**

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 HEREBY ENACTS as follows:

1. Section 64.23 (104) (a) of By-law No. 7625 is amended by the addition of the following permitted uses:

Community Centre  
Place of Worship

2. Section 64.23 (104) (a) of By-law No. 7625 is amended by the deletion of the following permitted use:

Professional Medical Offices

3. Section 64.23 (104) (g) of By-law No. 7625 is amended by deleting the words therein and substituting the following:

“The minimum rear yard setback shall be 17.5 metres to the building and 4.9 metres to the second storey terrace.”

4. Section 64.23(104)(i) of By-law No. 7625 is hereby amended deleting the words therein and substituting the following:

“The following ratios shall be used in the calculation of the required parking on site:

Day nursery:	1.7 spaces per 100 m <sup>2</sup> of gross floor area
Professional Office: (Commercial)	2.1 spaces per 100 m <sup>2</sup> of gross floor area
Retail:	1.4 spaces per 100 m <sup>2</sup> of gross floor area
Place of Worship/ Gym/Multipurpose hall:	1 space per 4.7 m <sup>2</sup> of floor area of public worship area

A maximum of 36 tandem parking spaces may be used for the calculation of required parking.”

5. Section 64.23 (104) of By-law No. 7625 is amended by the addition of the following regulations:
- (m) The gross floor area of the main worship area of the place of worship and community centre shall not exceed 660 m<sup>2</sup> of the total gross floor area.
  - (n) The gross floor area of a retail store shall not exceed 30 m<sup>2</sup> of the total gross floor area.
  - (o) A minimum 2 m wide landscape buffer shall be provided along the rear lot line.
  - (p) Section 6(26)(d)(ii) shall not apply.
  - (q) Section 6A(14)(c) shall not apply.

ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)