

Authority: North York Community Council Item 5.29,
as adopted by City of Toronto Council on April 12 and 13, 2011
Enacted by Council: April 13, 2011

CITY OF TORONTO

BY-LAW No. 473-2011

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 110 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*;

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 64.28 of By-law No. 7625 is amended by adding the following subsection:

"64.28 (7) C6 (7)

DEFINITIONS

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| (a) | Established Grade | Means the geodetic elevation of +185.23 metres taken at the centre line of Sheppard Avenue West at the mid-point of the abutting lot. |
| (b) | Net Site | For the purposes of this exception, Net Site means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such Net Site comprising an area of 515 square metres. |

PERMITTED USES

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| (c) | All uses permitted in a C6 zone shall be permitted on the lands identified on Schedule C6 (7). |
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EXCEPTION REGULATIONS FOR A COMMERCIAL BUILDING

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| (d) | The minimum yard setbacks shall be as identified on Schedule C6 (7). |
| (e) | The maximum building height shall not exceed 11 metres or 3 storeys. Roof-top mechanical equipment shall be excluded from the calculation of height but shall be screened from view by a parapet. |
| (f) | The maximum total gross floor area on the net site shall be 680 square metres. |

- (g) All portions of the building or structure erected and used above established grade shall be located wholly within the maximum potential building envelope identified on Schedule C6 (7).
 - (h) The required number of parking spaces shall be 6.
 - (i) A minimum 1.6 metre landscape strip shall be provided along the north property line as shown on Schedule C6 (7).
 - (j) A storage area for refuse and recyclables shall be located at the rear as identified on Schedule C6 (7).
 - (k) The provisions of Sections 6A (16) (loading space requirements), as amended shall not apply.
 - (l) Notwithstanding any severance, partition or division of the site shown on Schedule C6 (7), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule C6 (7) 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."
- 4.** Section 64.28 of By-law No. 7625 is amended by adding Schedule C6 (7) attached to this By-law.

ENACTED AND PASSED this 13th day of April, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



