

Authority: North York Community Council Item 17.46,
as adopted by City of Toronto Council on July 11, 12 and 13, 2012
Enacted by Council: July 13, 2012

CITY OF TORONTO

BY-LAW No. 1025-2012

To amend Zoning By-law No. 7625 for the former City of North York, as amended, with respect to the lands municipally known as 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road.

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 64.20-A (179) of By-law No. 7625 as amended, is hereby amended as follows:

"64.20-A (179) RM6 (179)

Schedule "RM6 (179)" is hereby removed and replaced with Schedule "RM6 (179)" attached to this By-law;

PERMITTED USES

- (a) The only permitted uses shall be apartment house dwellings; restaurants; retail stores; personal service shops; service shops; banks; business and professional offices; studios; dry-cleaning and laundry collecting establishments; automatic laundry shops; take-out restaurants, and professional medical offices, and such non-residential uses shall be located only on the ground floor.

DEFINITIONS

ESTABLISHED GRADE

- (b) For the purpose of this exception, "Established Grade" shall be considered to be the geodetic elevation of 178.22 metres.

GROSS SITE AREA

- (c) For the purposes of this exception, "Gross Site" shall mean the lands identified by Parts 1, 2, 3, 4, 5 and 6, on Plan 66R-24051 comprising an area of 1,728.4 m².

NET SITE AREA

- (d) The "Net Site" shall mean the Gross Site Area minus lands conveyed for road widening purposes to the City of Toronto, and comprising an area of 1,545.7 m² as depicted on Schedule "RM6 (179)".

EXCEPTION REGULATIONS**GROSS FLOOR AREA**

- (e) The maximum gross floor area permitted on the net site shall not exceed 3,910 m², (which includes 260 m² of storage mezzanine area) and of which a maximum of 261 m² shall be for commercial/retail use located at grade.

BUILDING HEIGHT

- (f) The minimum building height, measured from established grade, shall not exceed the maximum height in metres shown on Schedule "RM6 (179)" excluding mechanical penthouses, stairwells to access the green roof, skylights, parapets and other architectural features, to a maximum height of 2.4 metres.
- (g) Notwithstanding Clause (f), the height of no part of a building or structure shall exceed a height equal to the horizontal distance between that part of the building and the rear lot line.

NUMBER OF STOREYS

- (h) The number of storeys shall not exceed the maximum shown on Schedule "RM6 (179)" excluding mechanical penthouses and stairwells to access the green roof.

VEHICULAR PARKING

- (i) A minimum of 44 parking spaces shall be provided on the net site, of which 4 residential visitor parking spaces, 2 residential handicapped visitor parking spaces and 3 commercial parking spaces shall be located at grade.
- (j) A minimum of 43 bicycle parking spaces shall be provided on the net site.

LOADING

- (k) One "G" loading space shall be provided.

YARD SETBACKS

- (l) The yard setbacks shall be as shown on Schedule "RM6 (179)".

LANDSCAPING

- (m) A minimum 2.6 metres landscape strip and an opaque acoustic fence with a minimum height of 1.8 metres shall be provided along the entire length of the rear property line.
2. Within the lands shown on Schedule "RM6 (179)" 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.
3. Schedule 64.20-A of By-law No. 7625, as amended, is amended by adding Schedule "RM6 (179)" attached to this By-law.
4. Section 64.20-A (179) of By-law No. 7625, as amended, is hereby amended by adding the following subsection:

**"64.20 (179) RM5 (21)
for the lands located at 10 Senlac Avenue, Pt Lot 2, Registered Plan 2069**

DEFINITIONS

"Retirement Home" means congregate living accommodations for senior citizens with common lounges, activity areas and food service facilities sized to accommodate all residents in the facility.

PERMITTED USES

- (a) A *Retirement Home* containing not more than 125 bed-sitting rooms or 180 beds with sanitary facilities but no kitchen facilities, including therein a barber shop/beauty shop *personal service shop, retail store*, licensed lounge and geriatric day care centre and *accessory uses*.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (b) The gross floor area of all buildings on the said lands shall not exceed 125% of the lot area.

BUILDING HEIGHT

- (c) The maximum building height shall not exceed 3 Storeys or 11 metres.

VEHICULAR PARKING

(d) A minimum of 35 parking spaces shall be provided on the site".

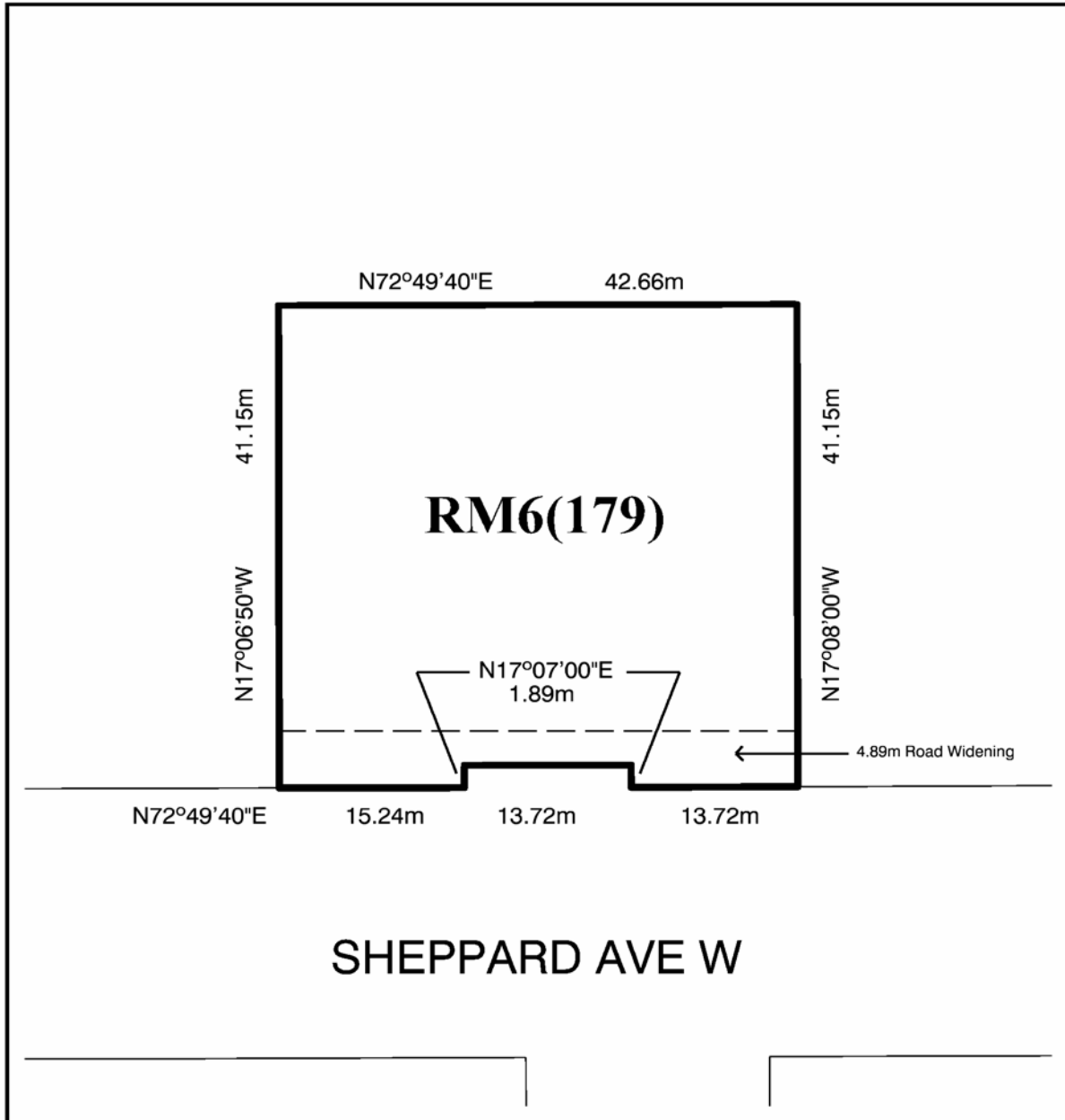
5. Section 64.20 of By-law No. 7625, as amended, is amended by adding Schedule "RM5 (21)" attached to this By-law.

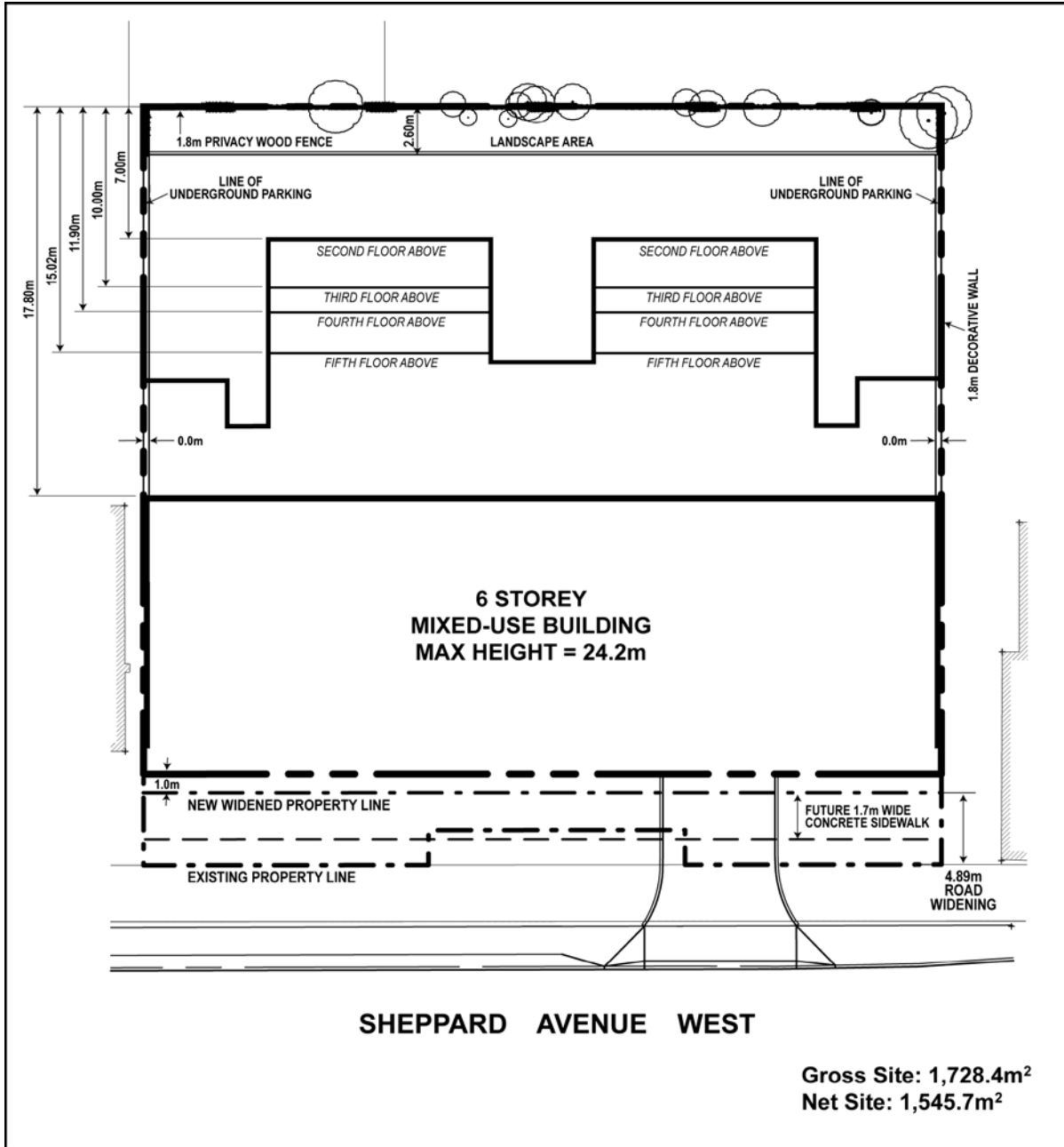
ENACTED AND PASSED this 13th day of July, A.D. 2012.

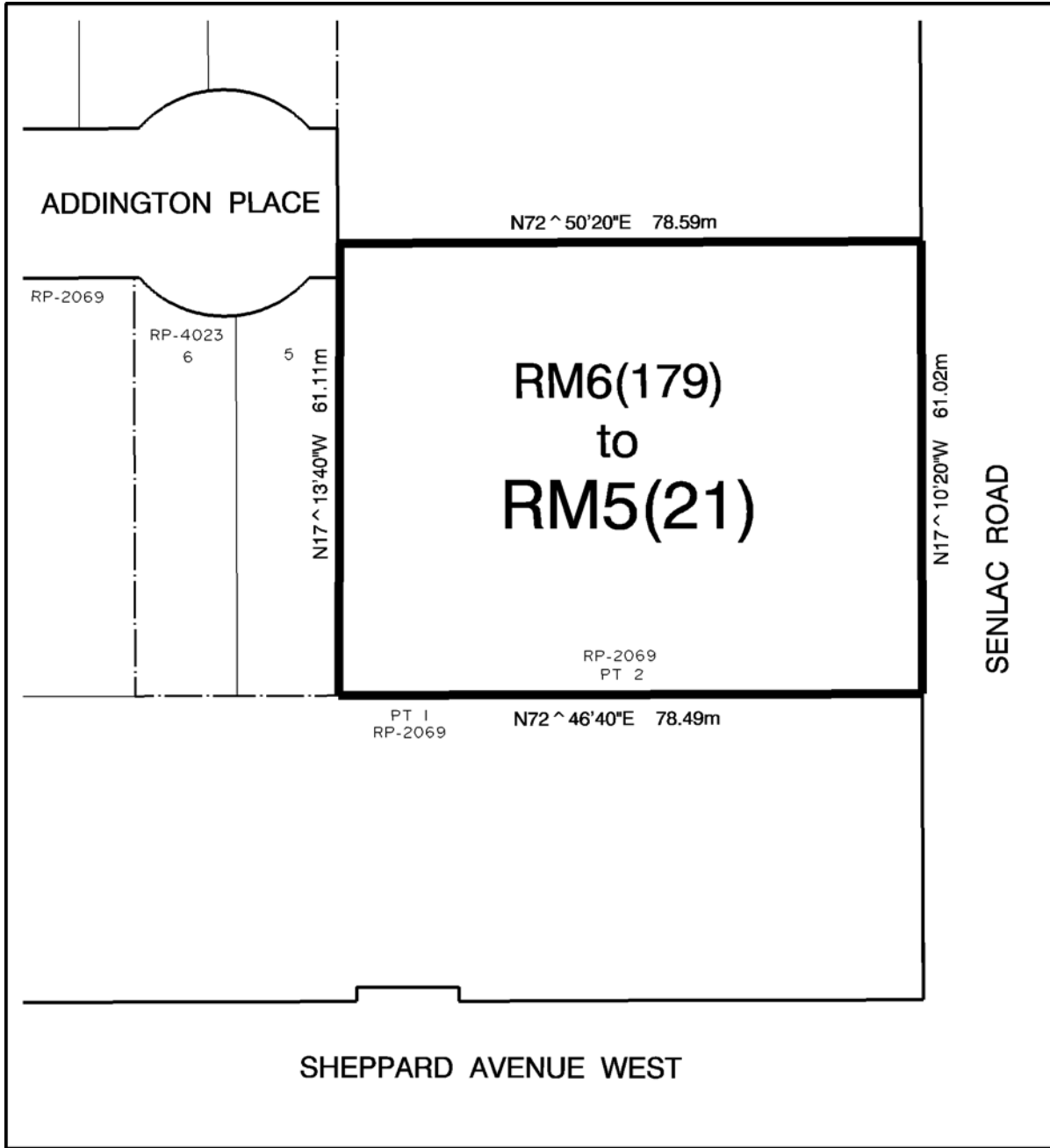
FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)







Schedule RM5(21)

Part of Lots 1 and 2 Registered Plan 2069

File # 10 318846 NNY 23 0Z

Date: 05/23/2012
Approved by: B.D.

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Not to Scale