

Authority: North York Community Council Item 26.50,
as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

CITY OF TORONTO

BY-LAW No. 1482-2013

To amend the former City of North York Zoning By-law No. 7625, as amended, respecting lands municipally known as 220 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 enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.28 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.28 (8) C6 (8)

DEFINITIONS

ESTABLISHED GRADE

- (a) For the purposes of this exception, "established grade" shall mean a geodectic elevation of 178.75 metres.

NET SITE

- (b) 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 424.9 square metres.

PERMITTED USES

- (c) All uses permitted in a C6 zone shall be permitted on the lands identified on Schedule C6(8).

EXCEPTION REGULATIONS

YARD SETBACKS

- (d) The minimum front, side, and rear yard setbacks for buildings and structures above established grade shall be as shown on Schedule C6(8).

BUILDING HEIGHT

- (e) The maximum building height of any portion of the building or structure shall not exceed 10.83 metres or 3 storeys above established grade;
- (f) Enclosures for rooftop mechanical and stairwells may exceed the maximum building height but shall be screened from view by a parapet; and
- (g) Except as provided herein, Section 2.10 shall continue to apply.

GROSS FLOOR AREA

- (h) A maximum gross floor area of 660.11 square metres shall be permitted; and
- (i) 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(8).

LANDSCAPING AND LOT COVERAGE

- (j) A minimum area of 41.16 square metres of landscaping shall be provided on the lot; and
- (k) A minimum 1.5 metre landscape strip shall be provided along the front and rear property lines as shown on Schedule C6(8).

PARKING

- (l) The minimum number of motor vehicle parking spaces shall be 6.

BICYCLE PARKING

- (m) The minimum number of bicycle parking spaces shall be 6.

LOADING

- (n) No loading space shall be required.

EXCLUSIONS

- (o) The provisions of Sections 6-A (16) (Loading Space Requirements) of By-law No. 7625 shall not apply."

3. Within the lands shown on Schedule C6(8) 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 of the former City of North York is amended by adding Schedule C6(8) attached to this By-law.
5. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
6. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

Enacted and passed on November 15, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



