

Authority: Etobicoke York Community Council Item 29.1,  
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

## **CITY OF TORONTO**

### **BY-LAW No. 1639-2013**

**To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands formerly known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Block 150 66M-2474).**

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. Section 64.23-(123) C1(123) of By-law No. 7625 of the former City of North York is deleted and replaced by the following:

#### **64.23-(123) C1(123)**

#### **PERMITTED USES**

- (a) The following uses shall be permitted: retail stores, personal service shops service shops, banks, business and professional offices, studios, professional medical offices and a food store.
- (b) Use Qualifications
  - (i) Retail stores, service shops and personal service shops are permitted provided they have a minimum floor area of 75 m<sup>2</sup> and each retail store, service shop and personal service shop is separated from any abutting retail store, service shop and personal service shop by solid partition walls extending from the floor to the underside of the nearest floor or roof above.

#### **RESTRICTED USES**

- (c) The following uses shall not be permitted: club and body rub service.

For the purposes of this exception "body rub service" shall mean a premise used for services involving the kneading, manipulation, rubbing, massaging, touching or stimulating by any means of a person's body for the purpose of appealing to erotic or sexual appetites or inclinations.

## **EXCEPTION REGULATIONS**

(d) Height

Building height shall not exceed 13 m or 2 storeys.

(e) Frontage

Sheppard Avenue West shall be deemed to be the frontage for the lands affected by this exception.

(f) Setbacks

The minimum yard setbacks for above and below grade structures shall be as set out in Schedule 1 to this by-law.

(g) Maximum Gross Floor Area

The maximum gross floor area shall not exceed 5,362 m<sup>2</sup>.

(h) Food Store

A minimum of 930 m<sup>2</sup> of gross floor area shall contain or be available for a food store.

(i) Parking and Access to Parking

(i) No parking or loading spaces shall be permitted within the required setback area as set out in Schedule 1 to this by-law.

(ii) No driveways or access to any loading or parking areas shall be permitted from the Sheppard Avenue West frontage.

(iii) A minimum of 1 parking space for each 28 m<sup>2</sup> of gross floor area shall be provided and maintained on the lands.

(j) Bicycle Parking

(i) A minimum of 0.13 long-term bicycle parking spaces for each 100 m<sup>2</sup> of gross floor area shall be provided and maintained on the lands for use by the occupants, or tenants of a building.

(ii) A minimum of 0.25 short-term bicycle parking spaces for each 100 m<sup>2</sup> of gross floor area shall be provided and maintained on the lands for use by visitors to a building.

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

2. Within the lands shown on Schedule 1 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.

Enacted and passed on December 17, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

