

Authority: North York Community Council Item 29.19,  
as adopted by City of Toronto Council on February 19 and 20, 2014

## **CITY OF TORONTO**

### **BY-LAW No. 144-2014**

#### **To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 784 Sheppard Avenue East.**

Whereas authority is given to Council of the City of Toronto to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Sections 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended; and

Whereas authority is given to Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment; 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*; and

Whereas Council of the City of Toronto, at its meeting on February 19 and 20, 2014, adopted a resolution to amend Zoning By-law No. 7625 of the former City of North York, as amended;

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, as amended, are amended in accordance with Schedule "1" attached to this By-law.
2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection 64.23(138):

64.23(138) C1(138)

#### EXCEPTION REGULATIONS

- (a) Permitted Uses
  - (i) retail store, business office, service shop.
- (b) Gross Floor Area
  - (i) maximum Gross Floor Area of 4100 m<sup>2</sup>.
- (c) Lot Coverage
  - (i) the maximum lot coverage is 52%.
- (d) Lot Depth
  - (i) minimum lot depth of 60 m.

- (e) Yard Setbacks
    - (i) minimum South yard setback of 5 m.
    - (ii) minimum East yard setback of 0.5 m.
    - (iii) minimum West yard setback of 12 m.
    - (iv) minimum North yard setback of 80 m.
  - (f) Vehicular Access
    - (i) vehicular access shall be from Sheppard Avenue East only.
  - (g) Parking
    - (i) minimum of 1 parking space for each 100 m<sup>2</sup> of non-residential Gross Floor Area.
    - (ii) maximum of 4 parking spaces for each 100 m<sup>2</sup> of non-residential Gross Floor Area.
  - (h) Loading
    - (i) a minimum of 2 Type B loading spaces are required.
    - (ii) a Type B loading space shall have the minimum dimensions of 3.5 m wide, 11.0 m long and have a minimum vertical clearance of 4.0 m.
  - (i) Height
    - (i) maximum building height of 2 storeys.
3. Section 64.16 of By-law No. 7625 is amended by adding the following subsection 64.16 (97):

64.16(97) RM1(97)

#### EXCEPTION REGULATIONS

- (a) Permitted Uses
  - (i) Multiple Attached Dwelling.
- (b) Vehicular Access
  - (i) all vehicular access shall be from Sheppard Avenue East.

- (c) Dwelling Units
  - (i) a maximum of 50 dwelling units.
- (d) Lot Coverage
  - (i) maximum lot coverage of 30%.
- (e) Yard Setbacks
  - (i) minimum South yard setback of 60 m.
  - (ii) minimum East yard setback of 7.5 m.
  - (iii) minimum West yard setback of 7.5 m.
  - (iv) minimum North yard setback of 10.5 m.
  - (v) despite provisions (e)(i), (ii), (iii) and (iv), the following items may project into the minimum yard setbacks:
    - (A) stairs;
    - (B) stair enclosures;
    - (C) porches;
    - (D) window sills;
    - (E) lighting features; and
    - (F) landscape features.
- (f) Building Height
  - (i) the maximum building height shall be 10.85 m, or 4 storeys above established grade, whichever is the lesser.
  - (ii) despite provision (f)(i), the following items may exceed the maximum building height:
    - (A) privacy screening;
    - (B) roof-top guardrails and parapets to a maximum height of 1.2 m; and

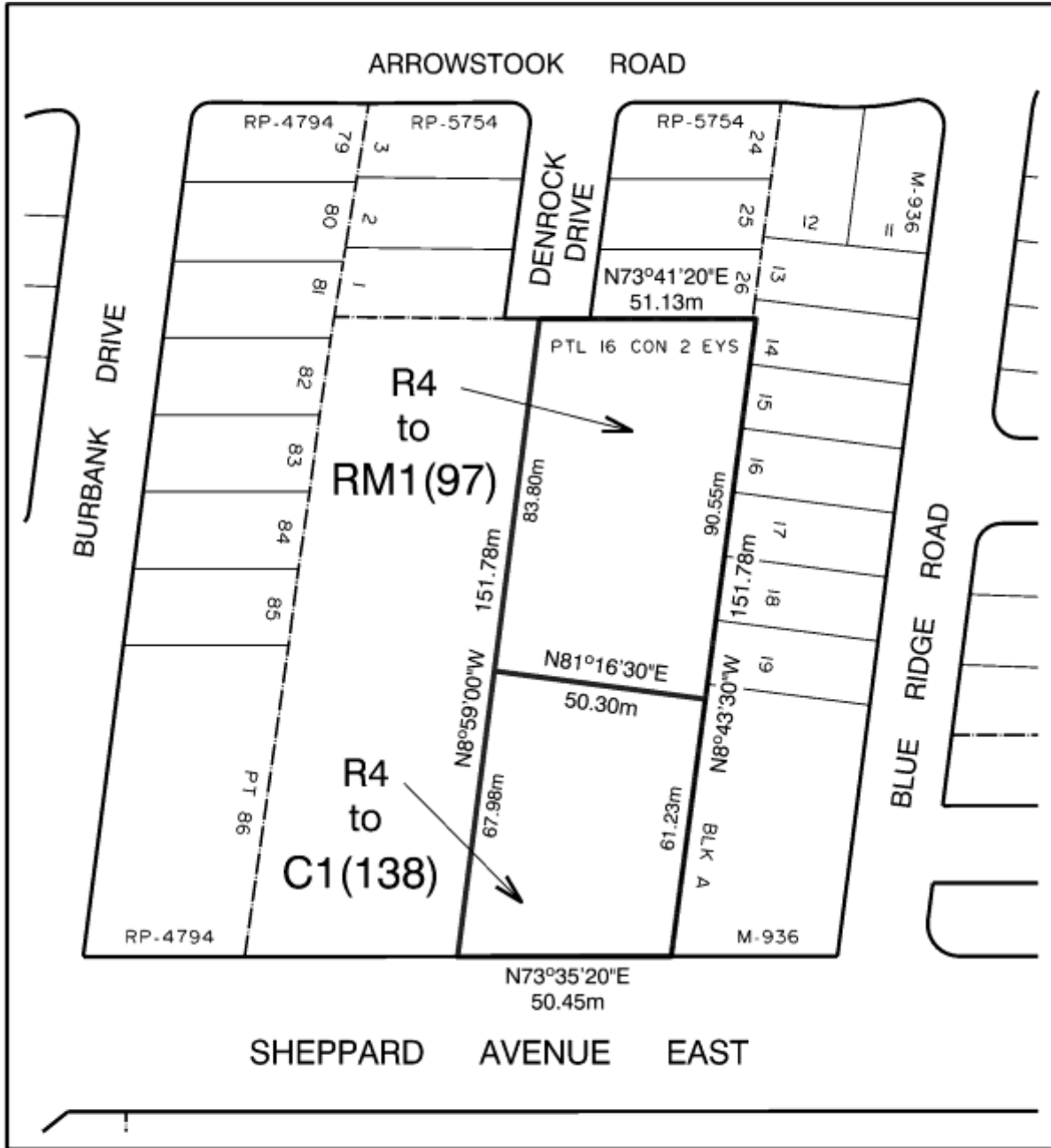
- (C) enclosures for rooftop mechanical and stairwells shows as "Rooftop Mechanical/Stairwell" on Schedule 1, as RM1(97) to a maximum height of 3.0 m.
- (g) Parking
    - (i) a minimum of 1 resident parking space per dwelling unit.
    - (ii) a minimum of 0.25 visitor parking spaces per dwelling unit.
  - (h) Loading
    - (i) a minimum of 1 Type G loading space is required.
    - (ii) a Type G loading space shall have the minimum dimensions of 4.0 m wide, 13.0 m long and have a minimum vertical clearance of 6.1 m.
4. Notwithstanding any severance, partition or division of the lands, the regulations of this by-law shall continue to apply to the whole of the lands as if no severance, partition or division had occurred.
5. 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 water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
6. Except as amended in this By-law, all the other provisions of By-law No. 7625 shall apply to the lands.

Enacted and passed on February 20, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



Schedule 1

Part of Lot 16, Concession 2, East of Yonge Street, City of Toronto  
Krcmar Surveyors Limited  
Date: 11/20/2013  
Approved by: G. Matthew

File # 12 261537 NNY 24 02

