

Authority: North York Community Council Item NY28.1, as adopted by City of Toronto Council on March 26 and 27, 2018

## CITY OF TORONTO

### BY-LAW 519-2018

#### **To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 101 and 103 Sheppard Avenue East.**

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 1.43 (c1.43; r0.0)(x137) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 15.0, ST 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands outline by a heavy black line on Diagram 2 of By-law 519-2018 to the Policy Area Overlay map in Article 995.10.1, Lot Coverage Overlay map in Article 995.30.1 and the Rooming House Overlay map in Article 995.40.1.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10 Exception Number 137 so that it reads:

#### **Exception CR 137**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of By-law 519-2018 are complied with, none of the provisions of regulations 40.5.40.10(1) and 40.5.40.10(2) apply to prevent the erection of use of a **building** or **structure** permitted in regulations (B) to (H) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the **height** of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 172.5 metres;
- (C) Despite regulations 40.5.10.10(1) and (2), the permitted maximum **height** of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 519-2018;
- (D) Despite regulation 40.10.40.1(2), the floor level of the first **storey** must be within 1.1 metres of the Canadian Geodetic Datum Elevation of 172.5 metres;
- (E) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be within 9.5 metres of a **lot** in the Residential Zone category;
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** must be at least 2.8 metres;
- (G) Despite clause 40.10.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 519-2018;
- (H) Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone Category;
- (I) Despite regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone Category;
- (J) Despite regulation 220.5.0.1(5), only one Type "C" **loading space** is required;
- (K) Despite regulation 220.5.20.1(1)(A)(ii), the minimum width for a **driveway** providing access to a **loading space** is 4.32 metres;
- (L) The total **gross floor area** of all **buildings** and **structures** must not exceed 1,160 square metres;
- (M) The minimum required number of **parking spaces** is 12.

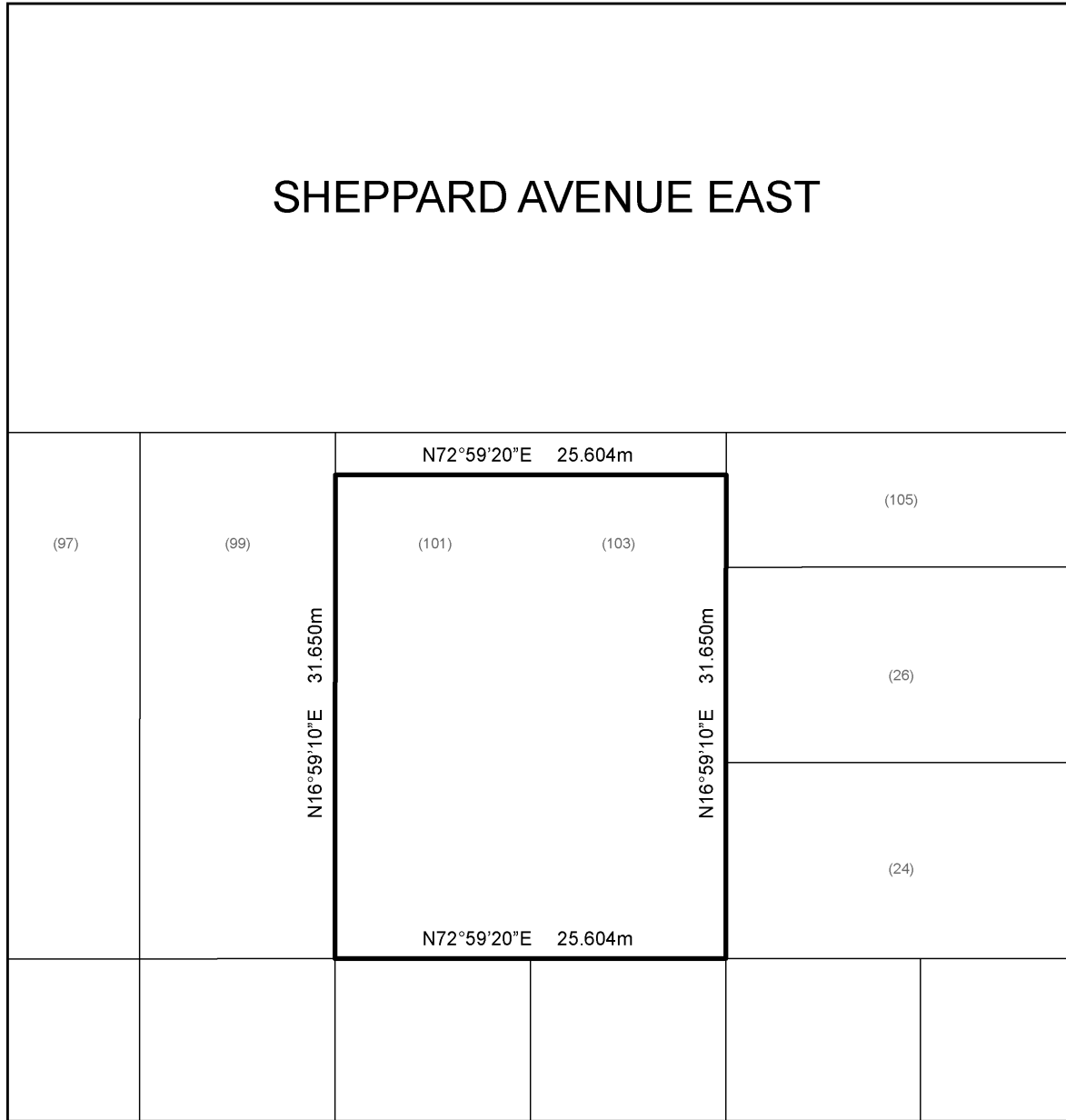
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on April 27, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk


(Seal of the City)

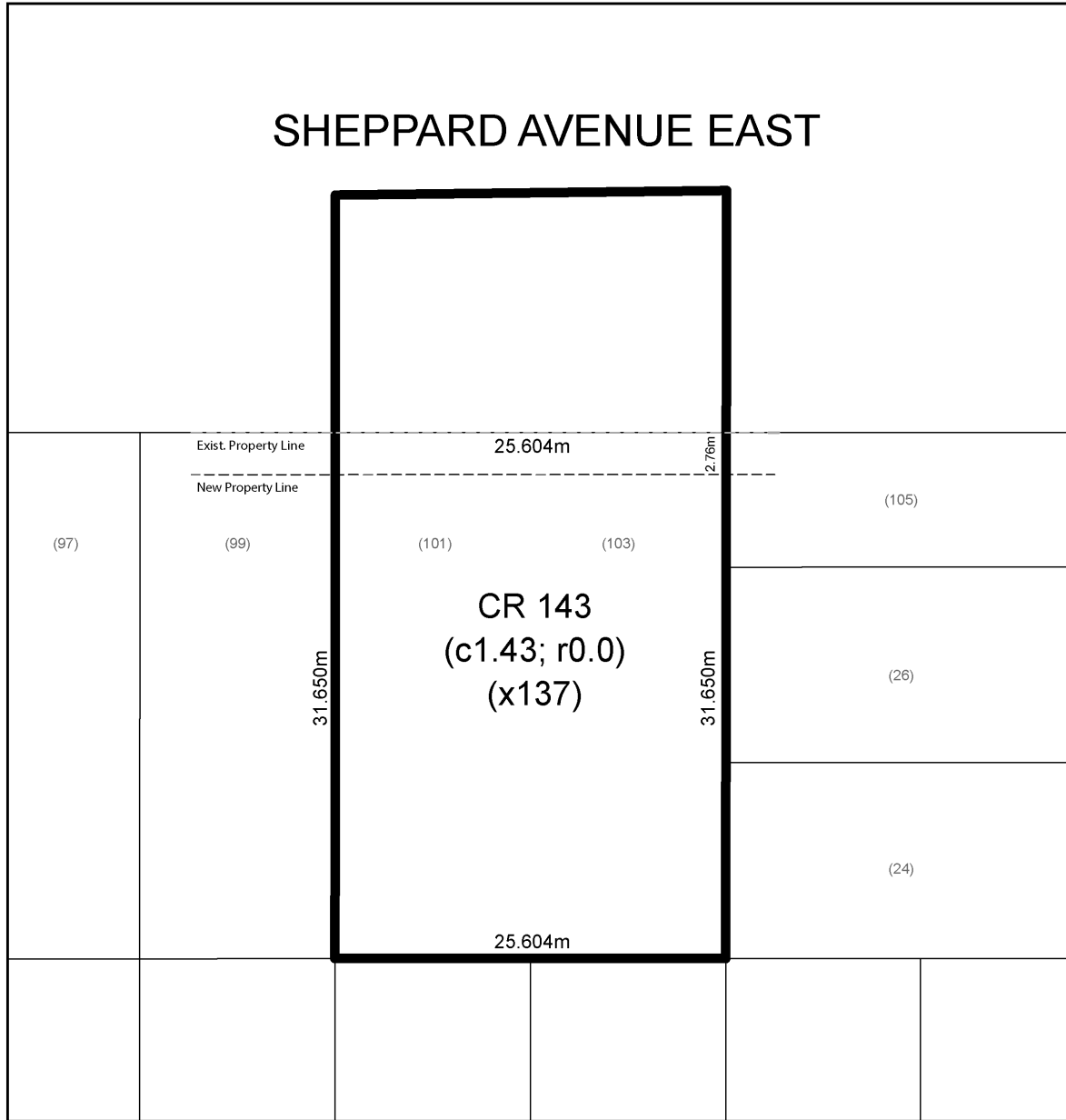


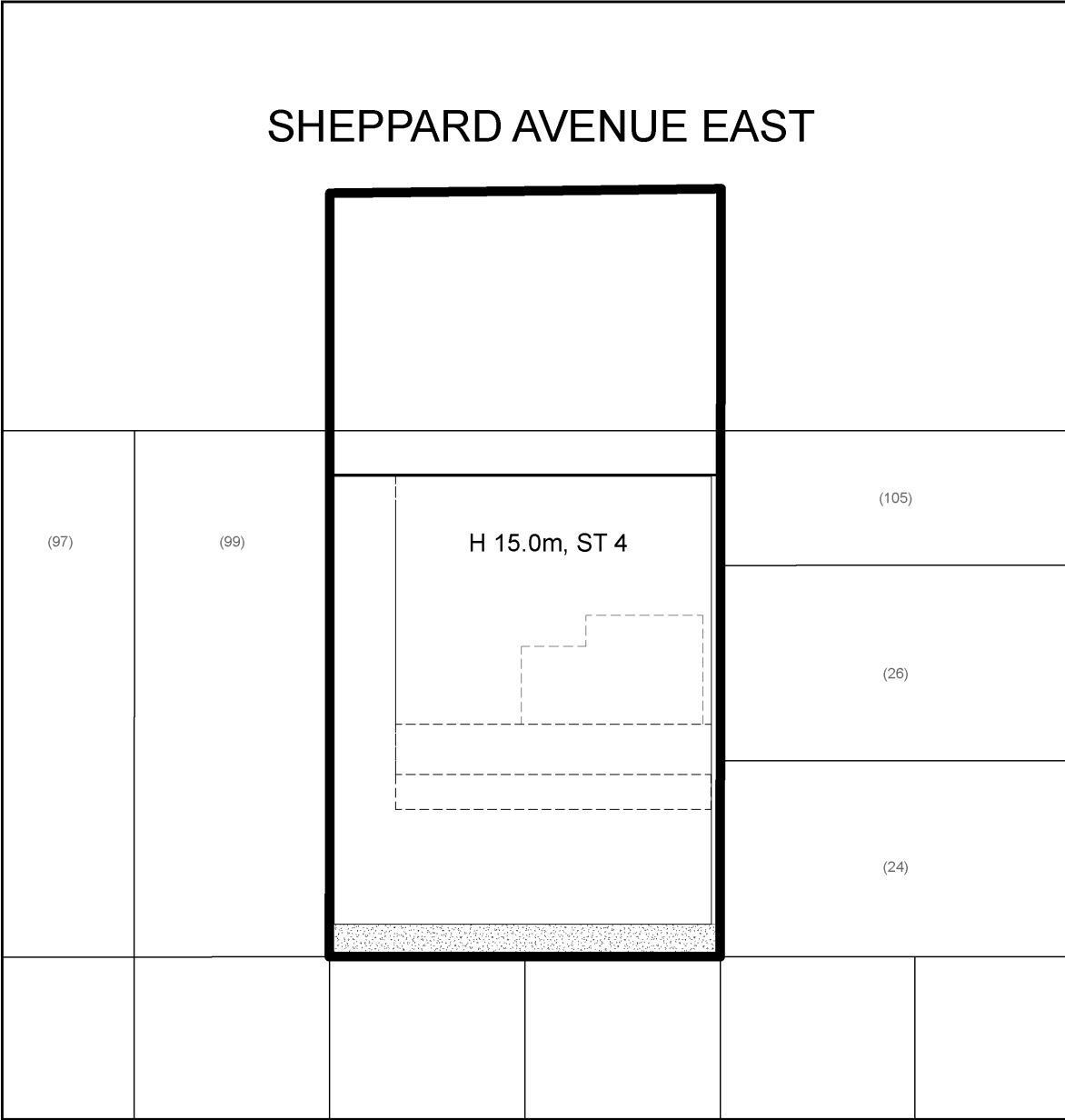
 **TORONTO**  
Diagram 1

101 & 103 Sheppard Avenue East

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City of Toronto By-Law 569-2013  
Not to Scale  
1/23/2018

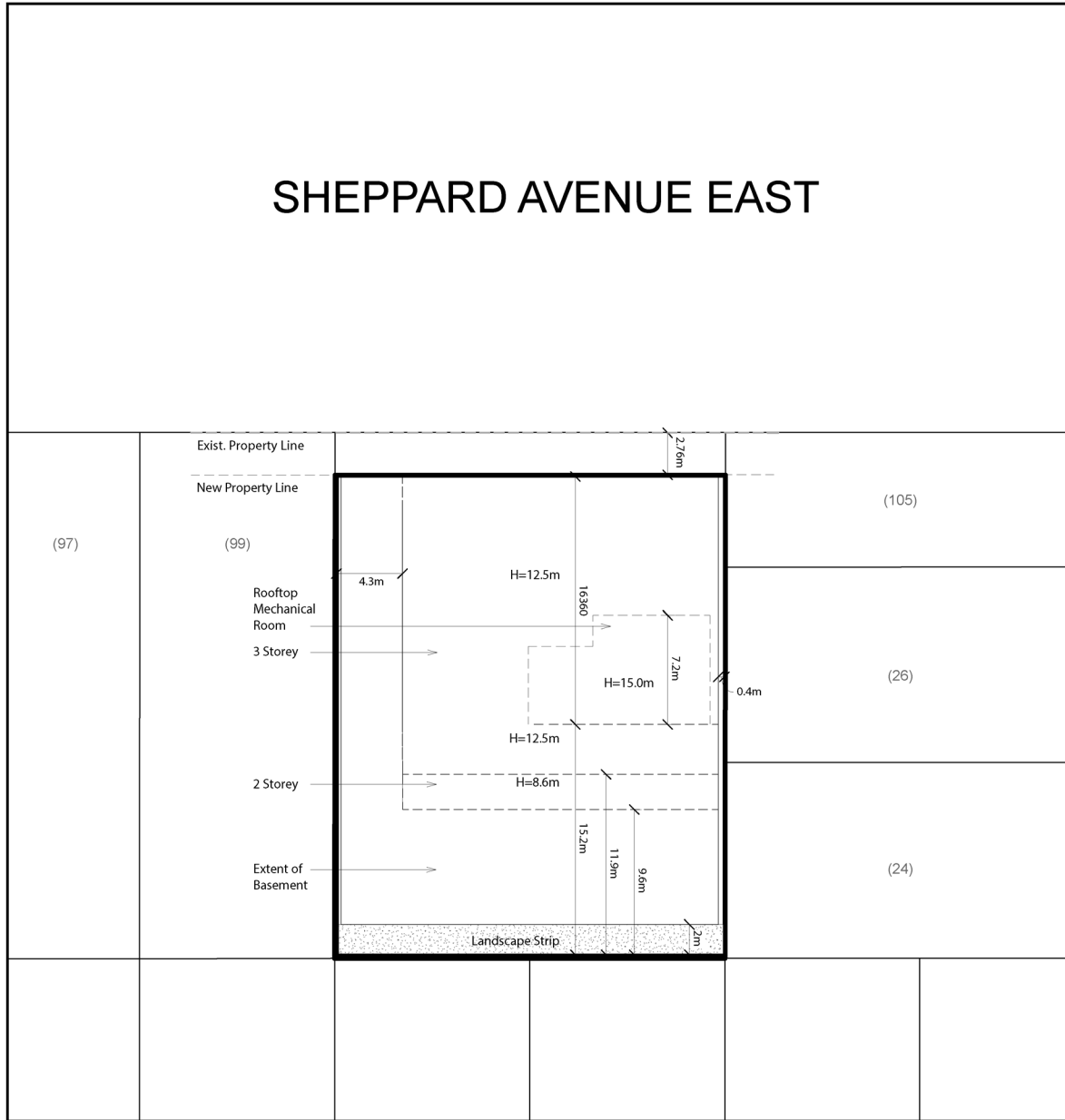




 **TORONTO**  
Diagram 3

101 & 103 Sheppard Avenue East


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 **TORONTO**  
Diagram 4

101 & 103 Sheppard Avenue East

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