

Authority: Ontario Municipal Board Order PL141224 issued on June 2, 2015 and Order PL141244 issued on April 1, 2016

CITY OF TORONTO

BY-LAW 530-2018(OMB)

To amend former City of North York By-law 7625 in respect of lands municipally known as 176, 178 and 180 Sheppard Avenue East.

Whereas the Ontario Municipal Board, pursuant to Order PL141224 issued on June 2, 2015, determined to amend the Official Plan of the City of Toronto with respect to the lands municipally known as 176, 178 and 180 Sheppard Avenue East; and

Whereas the Ontario Municipal Board, pursuant to Order PL141244 issued on April 1, 2016, determined to amend the former City of North York general Zoning By-law 7625 with respect to the lands municipally known as 176, 178 and 180 Sheppard Avenue East;

The Ontario Municipal Board orders:

1. Map 33 of By-law 7625 of the former City of North York is amended in accordance with Schedule 1 of this By-law.
2. Section 64 of By-law 7625 is amended by adding the following subsection:

64.29(3) C7(3)

DEFINITIONS

ESTABLISHED GRADE

- (a) For the purpose of this exception, "Established Grade" shall be considered to be the geodetic elevation of 170.65 metres.

PERMITTED USES

- (b) 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, optometry clinics and professional medical offices, and such non-residential uses shall be located only on the ground floor.

GROSS SITE AREA

- (c) For the purposes of this exception, "Gross Site" shall mean the lands identified by Parts 1-11, on Plan 66R-28348 comprising an area of 916.3 square metres.

NET SITE AREA

- (d) The "Net Site" shall mean the Gross Site Area identified by Parts 1, 2, 5, 6, and 9 on Plan 66R-28348, minus lands conveyed for road widening purposes to the City

of Toronto identified by Parts 3, 4, 7, 8, 10, 11 on Plan 66R-28348, and comprising an area of 91.8 square metres as depicted on Schedule C7(3).

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (e) The maximum gross floor area permitted on the net site shall be 3,130 square metres. The minimum non-residential gross floor area shall be 375 square metres.

BUILDING ENVELOPES

Yard Setbacks

- (f) The minimum yards shall be as shown on Schedule C7(3). The solid black line represents the setback at grade. The dashed line represents the setback above the first storey.

Building Height

- (g) The maximum building height above established grade, including mechanical penthouse, shall be 26.60 metres.

Rear Yard Angular Plane

- (h) All portions of the building shall not penetrate a 45 degree plane extending south from a line located 7.5 metres south of the rear lot line and 10.5 metres above Established Grade. A structure comprising primarily a parking ramp enclosure may be located within 7.5 metres of the rear lot line, and no closer than 1.5 metres of the rear lot line, subject to the top of the roof of the structure having a maximum height of 5.0 metres above grade.

NUMBER OF DWELLING UNITS

- (i) The maximum number of dwelling units shall be 22.

PARKING

- (j) A minimum of 24 parking spaces shall be provided including 18 spaces for residential uses, 3 for residential visitors and 3 for commercial uses.

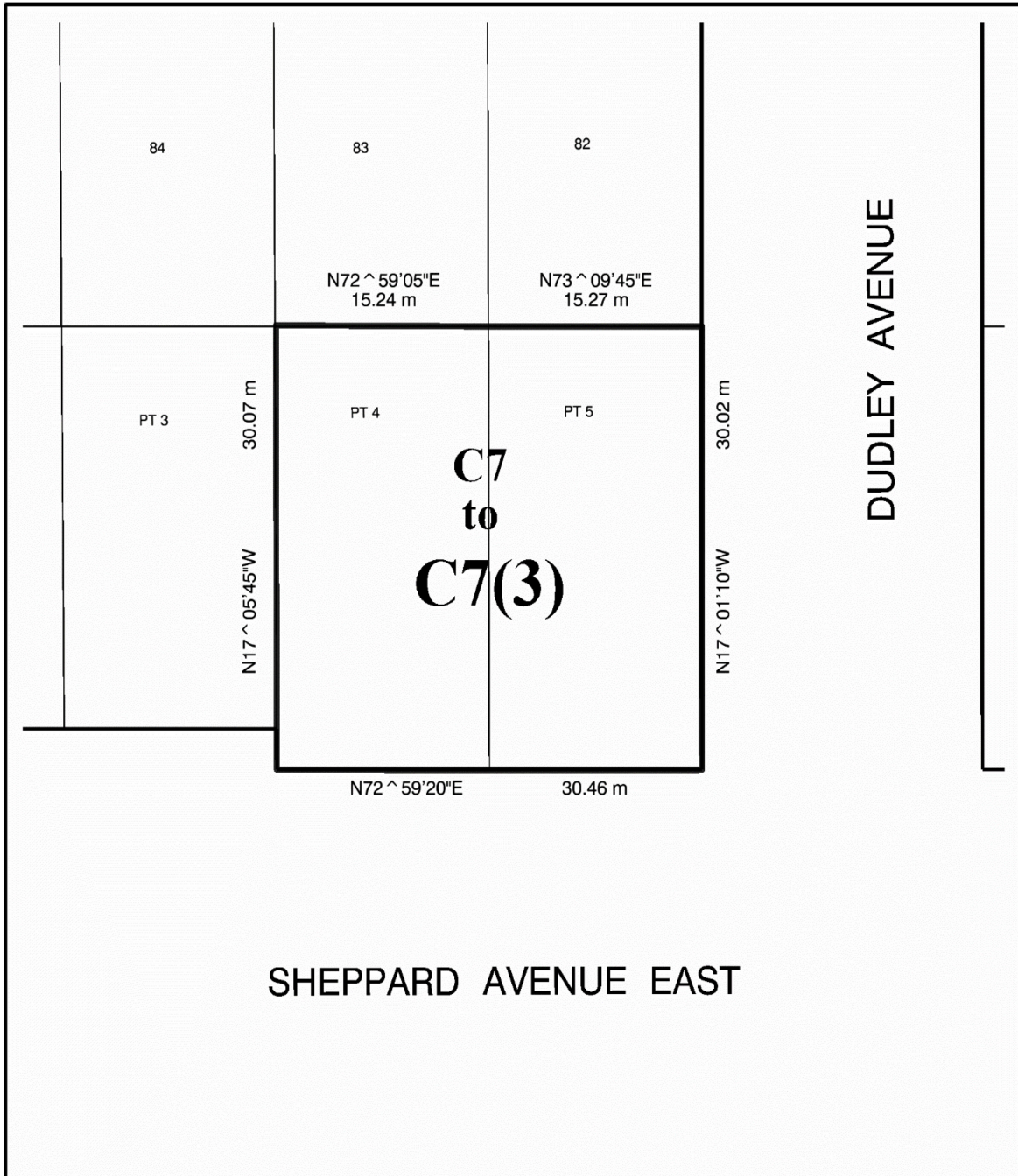
LANDSCAPING

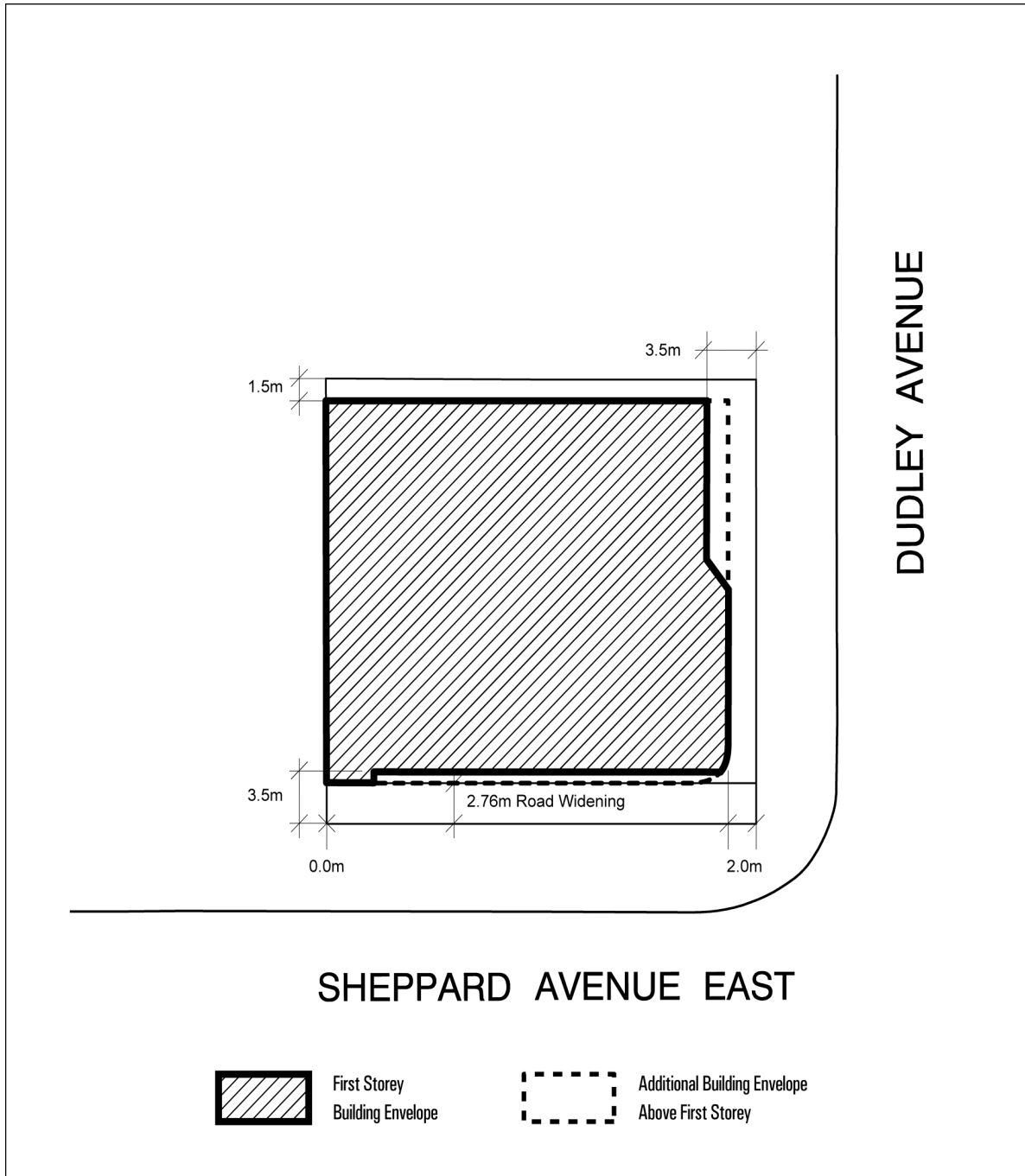
- (k) A landscaped buffer 1.5 metres in width shall be provided along the entire north lot line.

OTHER REGULATIONS

- (1) The provisions for maximum lot coverage, gross floor area (Section 22.10) yard setbacks (Section 29(3)), building height (Section 29(4)) and parking (Section 6A(2) and 29(7)) shall not apply.

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 First Storey Building Envelope  Additional Building Envelope Above First Storey