

Authority: Scarborough Community Council Item SC2.3,  
as adopted by City of Toronto Council on January 30  
and 31, 2019

## CITY OF TORONTO

### BY-LAW 385-2019

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 8861 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 zone label IPW (d0.2)(x8), 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 Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label of 18 percent 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 shown on Diagram 4 attached to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1 and the Height Overlay Map in Section 995.20.1 with no label.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.34.10 Exception Number 8 so that it reads:

#### Exception IPW 8

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) Despite regulation 80.50.40.10(3), an architectural element on the **place of worship building** may exceed the permitted maximum height of the **building** by 14.0 metres;
- (B) Despite regulation 80.50.40.70(1), the required minimum **building setback** from a **front lot line** is 3.0 metres;
- (C) Despite regulation 80.50.40.70(2), the required minimum **building setback** from a **side lot line** is 1.0 metre from the west **side lot line** and 8 metres from the east **side lot line**;
- (D) Despite regulation 80.50.40.70(4), the required minimum **rear yard setback** is 41 metres;
- (E) Despite regulation 80.50.50.10(1), a minimum of 36 percent of the required **landscaping** must be **soft landscaping**;
- (F) Despite regulation 80.50.50.10(2), a minimum 1 metre wide strip of **landscaping** is required along the full length of the west **lot line**;
- (G) Despite regulation 200.5.10.1(1), the minimum number of required **parking spaces** is 26, of which 2 parking spaces must comply with the minimum dimensions for an accessible **parking space**; and
- (H) Despite regulation 80.10.150.1(1), waste and recyclable material may be stored within a fenced enclosure.

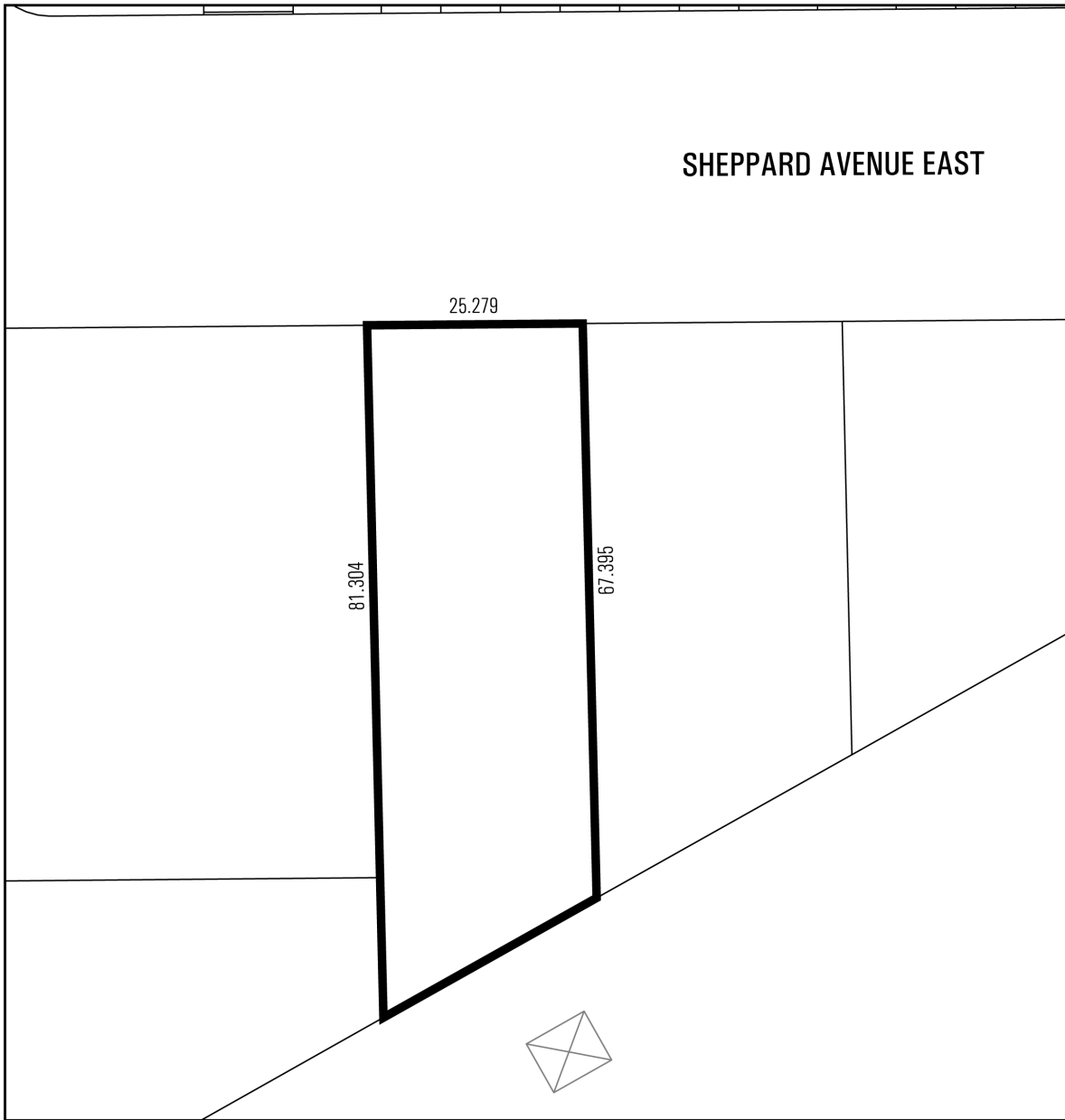
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on February 26, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

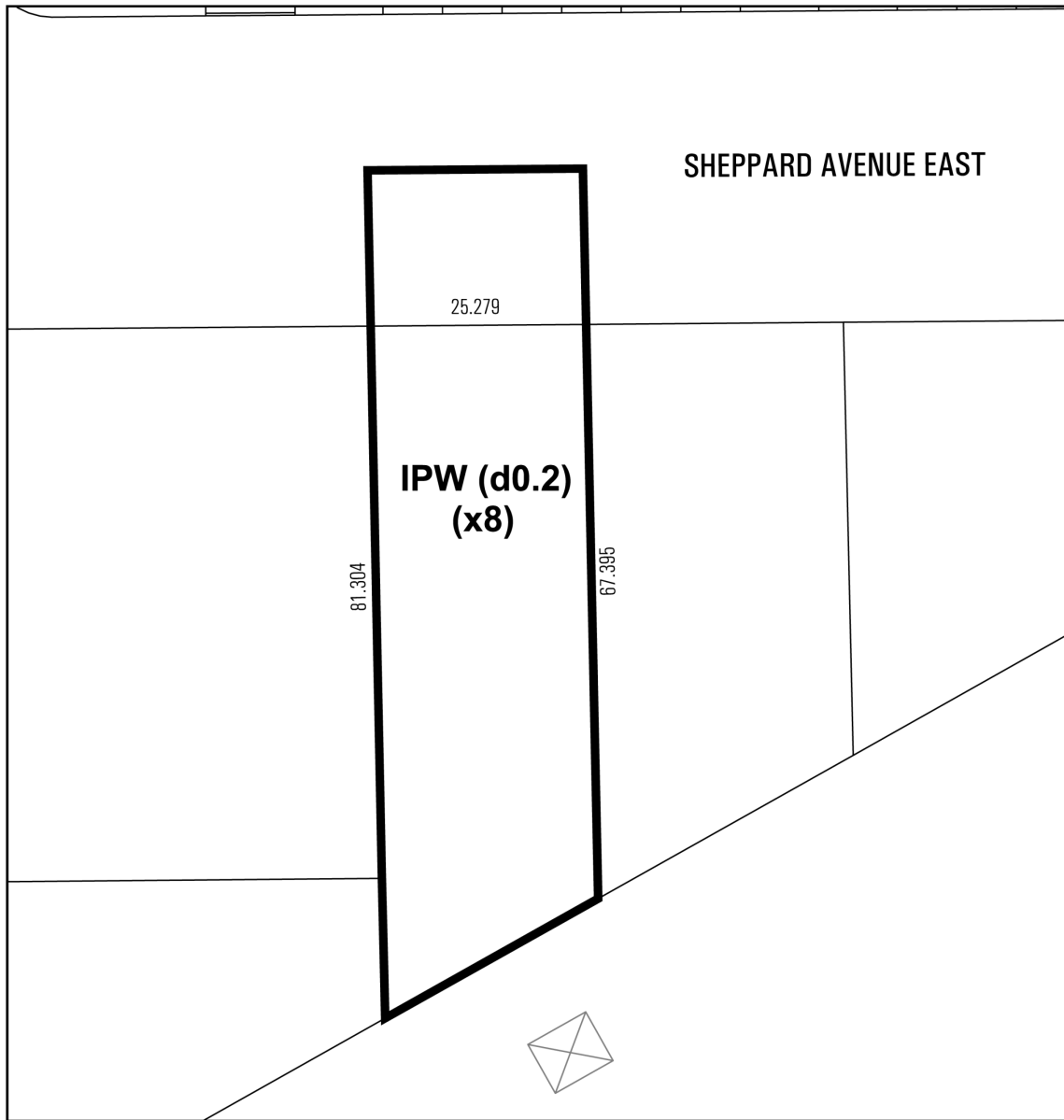
(Seal of the City)



 **TORONTO**  
Diagram 1

**8861 Sheppard Avenue East**

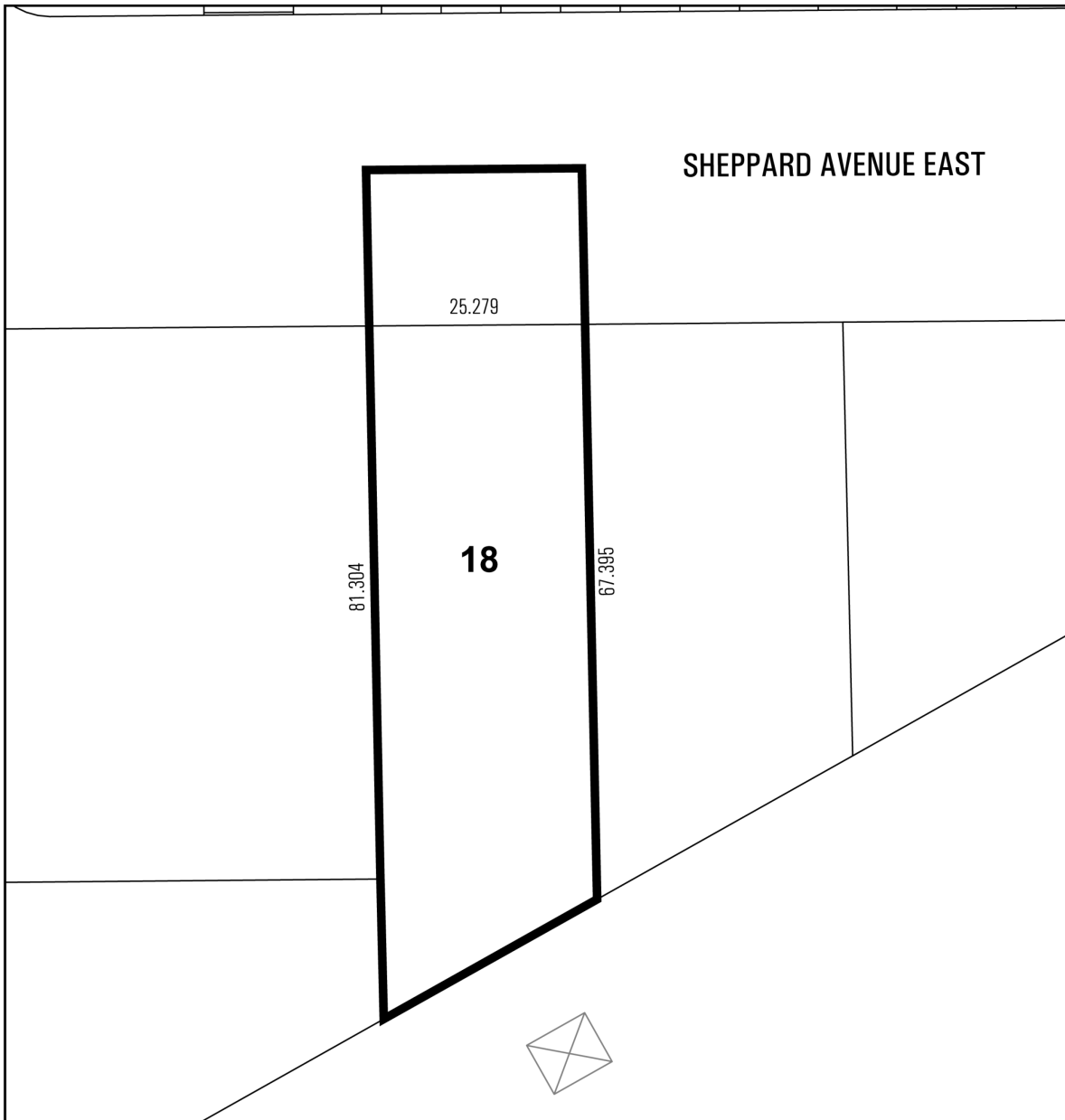
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 **TORONTO**  
Diagram 2

8861 Sheppard Avenue East

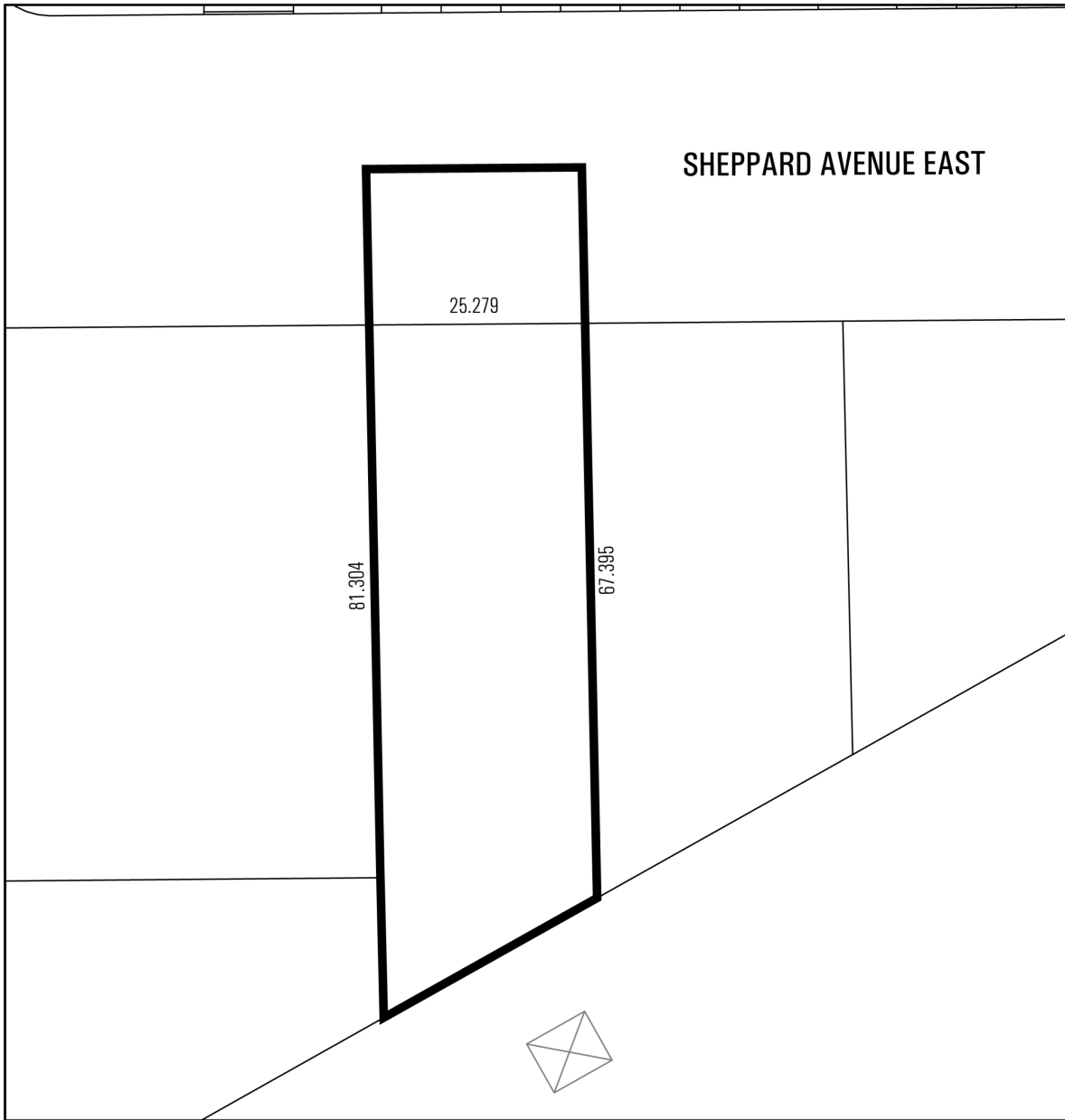
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 **TORONTO**  
Diagram 3

**8861 Sheppard Avenue East**

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 **TORONTO**  
Diagram 4

**8861 Sheppard Avenue East**

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