

CITY OF TORONTO

BY-LAW No. XXX-2021

To amend former City of North York Zoning By-law No. 7625, and By-law No. 818-2003, as amended, with respect to the lands municipally known as 1800 Sheppard Avenue East.

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 HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule 1 of this by-law.
2. By-law No. 7625 is amended by adding Schedule 1 C3(X)
3. Section 64.25(7) of By-law No. 7625 of the former City of North York is amended by deleting 64.25(7) and replacing it with the following:

"64.25 (X)

DEFINITIONS

- a) "amenity space" means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.
- b) "bicycle parking space" means an area used for parking or storing a bicycle;
- a) "established grade" is defined as 175.40 meters above sea level;
- b) "Gross Floor Area" means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level;
- c) "height" is the vertical distance between the Geodetic Datum elevation of 175.40 meters and the highest point of the building or structure;
- d) "loading space" means an area used for the loading or unloading of goods or commodities from a vehicle;
- e) "Long-term bicycle parking spaces" are bicycle parking spaces for use by the occupants or tenants of a building
- f) "outdoor patio" means an outdoor patron area that is a non-residential use or is ancillary to a non-residential use;
- g) "lot" means all the lands outlined in heavy lines on Schedule 1 attached to this Bylaw;
- h) "Short-term" bicycle parking spaces are bicycle parking spaces for use by visitors to a building.
- i) "Type C loading space" means a loading space that must have a:
 - a. minimum length of 6.0 metres;
 - b. minimum width of 3.5 metres; and
 - c. minimum vertical clearance of 3.0 metres .
- j) "Type G loading Space" means a loading space that must have a:
 - a. minimum length of 13.0 metres;

- b. minimum width of 4.0 metres; and
- c. minimum vertical clearance of 6.1 metres.

PERMITTED USES

- a) The following shall be the only uses permitted:

- Apartment house dwelling including accessory private recreational amenity area
- Commercial parking
- Day Nursery
- Dry cleaning and laundry collecting establishment
- Financial institution
- Fitness centre
- Outdoor café
- Outdoor Patio
- Personal service shop
- Residential indoor amenity area
- Restaurant including eating establishments and take-out eating establishments
- Retail store
- Temporary residential sales and/or leasing office

EXCEPTION REGULATIONS

b) Lot Area and Lot Coverage

- i. There shall be no lot area and lot coverage requirements

c) Front Lot Line

- i. The front lot line shall be on the south lot line.

d) Yard Setbacks

- i. Yard setbacks shall be as shown on Schedule 2

e) Canopy Encroachment

- i. Despite (d), a canopy shall be permitted to encroach into the minimum yard setbacks.

f) Gross Floor Area

- i. The maximum gross floor area on the lot shall be 105,000 square meters.
- ii. The gross floor area is also reduced by the area used by:
 - i. elevator shafts;
 - ii. exit stairwells in the building.
 - iii. garbage shafts;
 - iv. indoor amenity space;
 - v. mechanical penthouse; and
 - vi. mezzanine levels;
 - vii. parking and loading areas above and below-ground, including areas occupied by parking spaces, loading spaces, drive aisles and driveways; and

- viii. parking, loading and bicycle parking below established grade;
- ix. required loading spaces and required bicycle parking spaces at or above established grade;
- x. washrooms, storage rooms, electrical, utility, mechanical and ventilation rooms in the basement;

g) Setbacks

- i. the required minimum building setbacks and the required minimum separation distances between main walls of buildings or structures above the finished ground surface are shown on Schedule 2 of this By-law;
- ii. Despite (i) above, the following elements of a building or structure may encroach into a required minimum building setback and a required minimum main wall separation distance as follows:
 - i. cornices, sills, eaves, window washing equipment, railings, balustrades, awnings, balconies, canopies including supporting structures, covered walkways, privacy screens, planters, stairs, enclosed stairs, awnings, fences, lighting, bollards, safety railings, trellises, terraces, patios, guards, guardrails, retaining walls, wheelchair ramps, bicycle parking facilities, ornamental or architectural features, landscape features, water features and art installations;
 - ii. structures, elements and enclosures permitted by Section h(ii) below

h) Building Height

- i. Heights shall be limited to the heights above sea level and storeys above established grade as shown on Schedule 2.
- ii. The measurement of building height shall not include antennas, air conditioners, satellite dishes, vents, pipes, canopies, wind screens, parapets, guard rails, roofing materials, railings and dividers, dormers, pergolas, trellises, eaves, screens, stairs, stair enclosures, elevator overruns, roof drainage, window washing equipment, lightning rods, telecom equipment, architectural features, landscaping, and elements of a green roof, signage, or mechanical penthouse, which may have a maximum height of 7.0 metres above the applicable height limit.

i) Amenity Area

- i. A minimum of 4.0 square metres of amenity space per dwelling unit shall be provided on the lot as follows:
 - i. A minimum of 2.0 square metres per dwelling unit shall be indoor amenity space; and
 - ii. A minimum of 40 square metres of outdoor amenity space must be provided in a location that adjoins or is directly accessible from the indoor amenity space.

j) Parking

i. Residential parking will be provided at the following maximum rates:

Bachelor Unit	0.6 spaces per unit
1-Bedroom Unit	0.7 spaces per unit
2-Bedroom Unit	0.9 spaces per unit
3-Bedroom Unit	1.0 spaces per unit

ii. Residential Visitor parking will be provided on the lot at a minimum of 2 spaces, plus 0.01 spaces per unit up to a maximum of 0.1 spaces per unit.

iii. Parking spaces for residential visitors required by (j)(ii) above may be:

1. provided on a non-exclusive basis;
2. provided within a public or commercial parking area on the lot; or
3. used by any permitted non-residential uses;

iv. No parking spaces are required for non-residential uses;

k) Bike Parking

Residential Bike Parking

i. For each residential unit a minimum of 0.68 long-term and 0.07 short-term bicycle parking spaces will be provided.

Retail Bike Parking

ii. Long-term bicycle parking will be provided at a rate of 0.13 spaces for every 100 square metres of retail gross floor area. Short-term bicycle parking will be provided at a rate of 3 spaces plus 0.25 spaces for every 100 square metres of retail gross floor area

A long-term bicycle parking space or short-term bicycle parking space may be located in a stacked bicycle parking space, on any parking level and on Concourse Levels 1, 2, and 3.

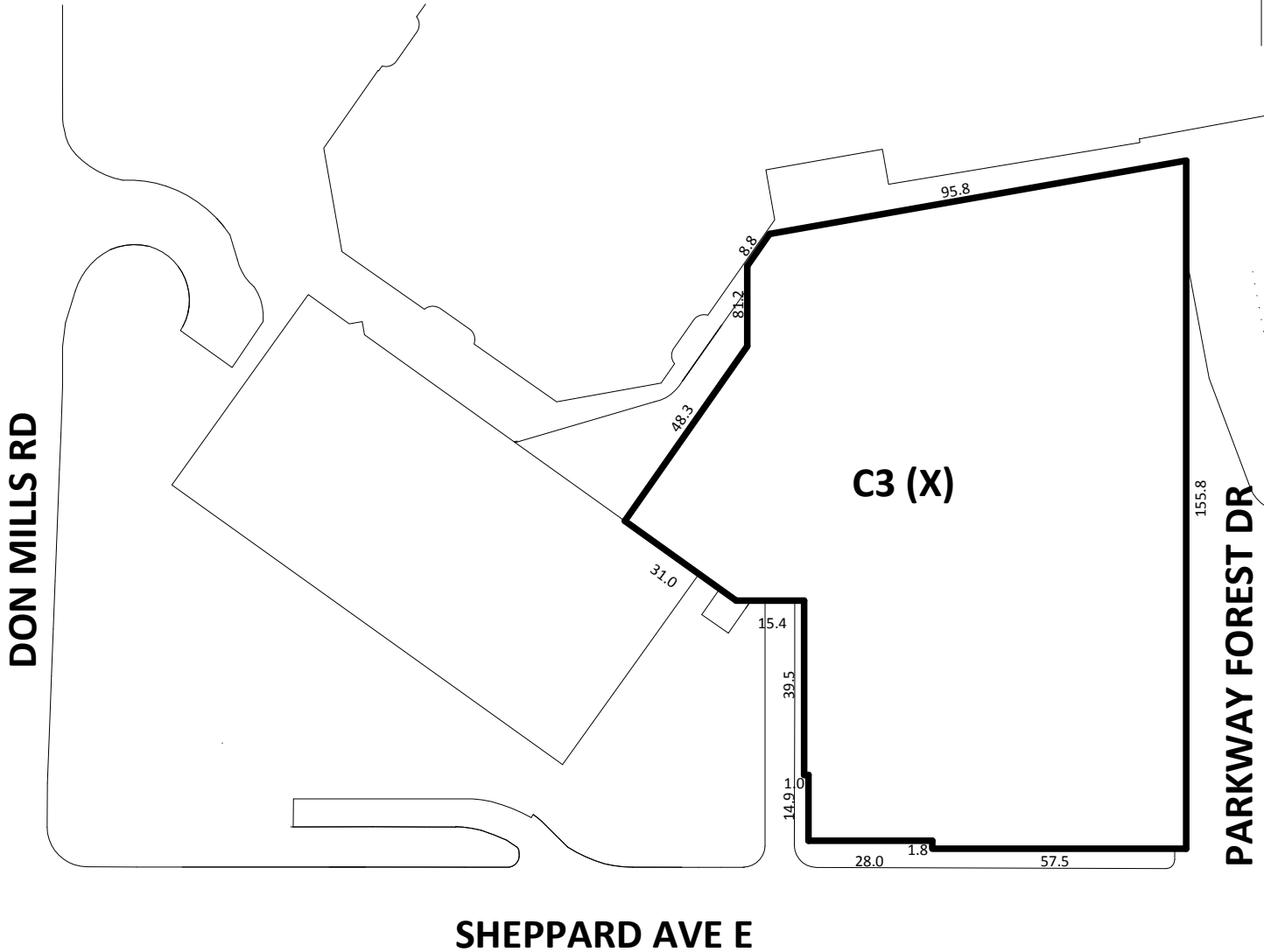
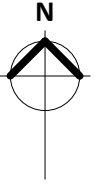
l) Loading

i. A minimum of 1 Type G loading space and 1 Type C loading space will be required on the lot.

m) Implementation

i. Despite any existing or future severance, partition or division of the lands outlined in heavy lines shown on Schedule 1 of this By-law, the provisions of this By-law, apply to the whole of the lands as one lot as if no severance, partition or division had occurred.

1800 SHEPPARD AVENUE EAST



SCHEDULE 1

ZONING BY-LAW AMENDMENT

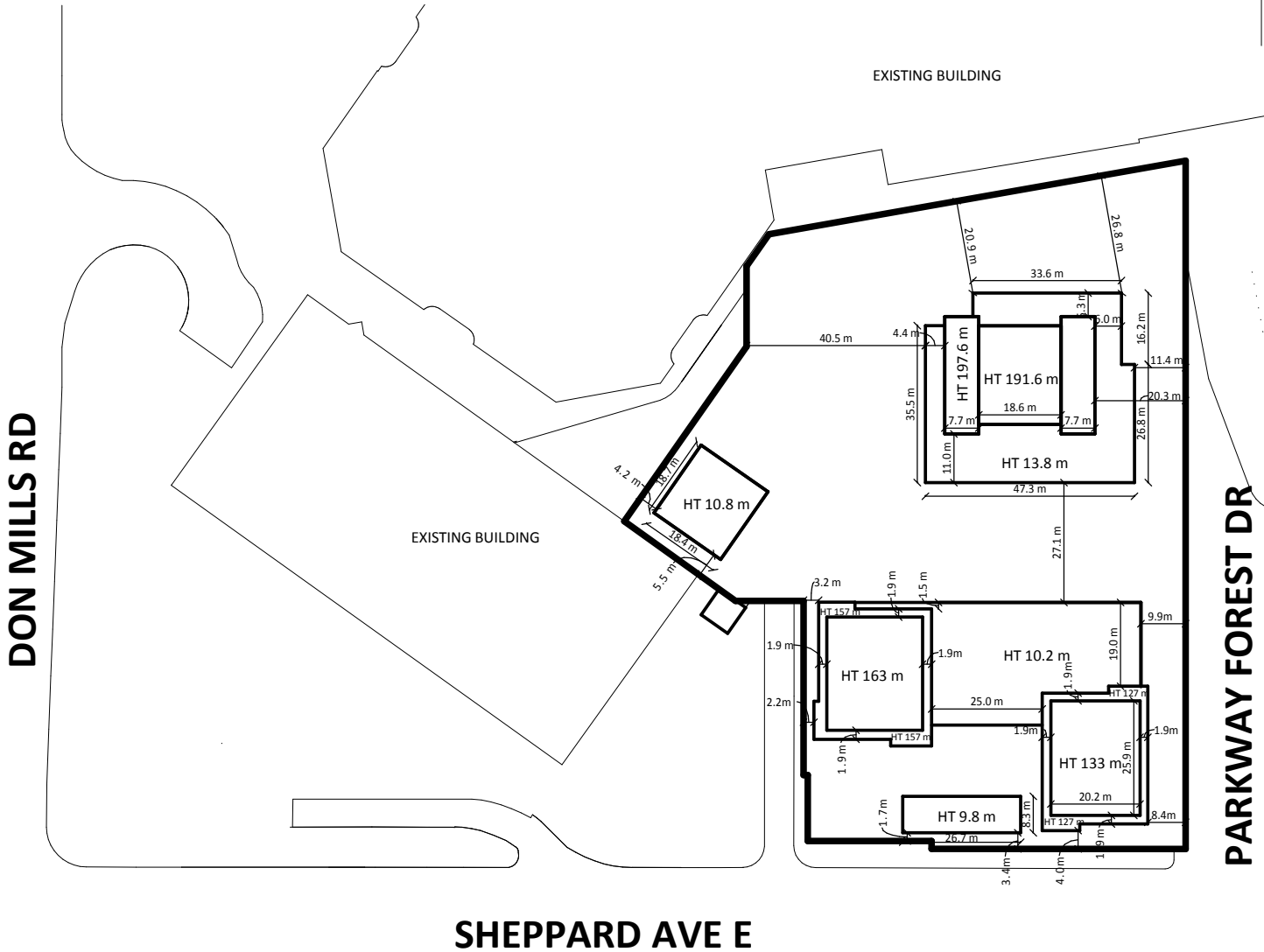
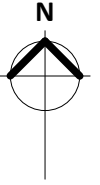
 AREA AFFECTED BY THIS BY-LAW

1800 SHEPPARD AVENUE EAST
City of Toronto

Not to scale

Date: 05/04/2022

1800 SHEPPARD AVENUE EAST



SCHEDULE 2

ZONING BY-LAW AMENDMENT

 AREA AFFECTED BY THIS BY-LAW

1800 SHEPPARD AVENUE EAST
City of Toronto

Not to scale

Date: 05/04/2022