

Authority: North York Community Council Item _____ as adopted by City of Toronto Council on _____, 20~

Enacted by Council: _____, 20~

CITY OF TORONTO

BY-LAW No. XXXX-2020

To amend the City of Toronto By-law No. 569-2013, as amended, with respect to lands known municipally as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue.

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 enacts:

1. The lands subject to this By-law are outlined in 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 No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 1.0 (c1.0; r1.0) SS3 (x_____) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number _____ so that it reads:

Exception CR 1.0 (c1.0; r1.0) SS3 (_____)

The lands are subject to the following Site-Specific Provision, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of section 4 and Schedule A of By-law ____-20~ are complied with, nothing in this by-law shall prevent the erection or use of a building, structure, addition or enlargement if it is in compliance with regulations (B) to (H) below;

- (B) Despite regulations 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** on the lands must not exceed 19,800 square metres, of which:
- (i) residential uses must not exceed 16,000 square metres; and
 - (ii) non-residential uses must not exceed 3,800 square metres;
- (C) 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 191.2 metres in the year 2020;
- (D) Despite regulations 40.5.40.10 and 40.10.40.10(3) no portion of a **building** or **structure**, may exceed the **height** in metres specified by the numbers following the symbol HT on Diagram 3 of By-law ____-20~, with the exception of the following:
- (i) wind screens, parapets, terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, privacy screens, stair enclosures, skylights, mechanical equipment, mechanical and architectural screens, access hatches, roof assemblies, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, pavers, elements of a green roof, structures located on the roof used for outside, open air recreation or elevator overruns.
- (E) Despite regulations 5.10.40.70(1), 40.10.40.70(3), 40.10.40.60 and article 600.10.10, no portion of a **building** or **structure** may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law ____-20~, with the exception of the following:
- (i) cornices, light fixtures, ornamental and architectural features, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support structures, window washing equipment, bicycle parking facilities and underground garage ramps and associated structures; and
 - (ii) structures, elements and enclosures permitted by (D) above;
- (F) Despite clause 200.5.1, **parking spaces**, must be provided and maintained, in accordance with the following minimum requirements:
- (i) 197 **parking spaces** for residents of the **dwelling units**; and

- (ii) 16 **parking spaces** shared for visitor, retail, office and car-share uses.
- (G) Despite clause 230.5.10, **bicycle spaces**, must be provided and maintained, in accordance with the following minimum requirements:
 - (iii) 0.68 **bicycle spaces** – for residents per **dwelling unit**;
 - (iv) 0.07 **bicycle spaces** – for visitors per **dwelling unit**; and

Prevailing By-laws and Prevailing Sections:

Schedule “D” Airport Hazard Map from City of North York Zoning By-law 7625.

- 5. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law apply as if no severance, partition or division occurred.

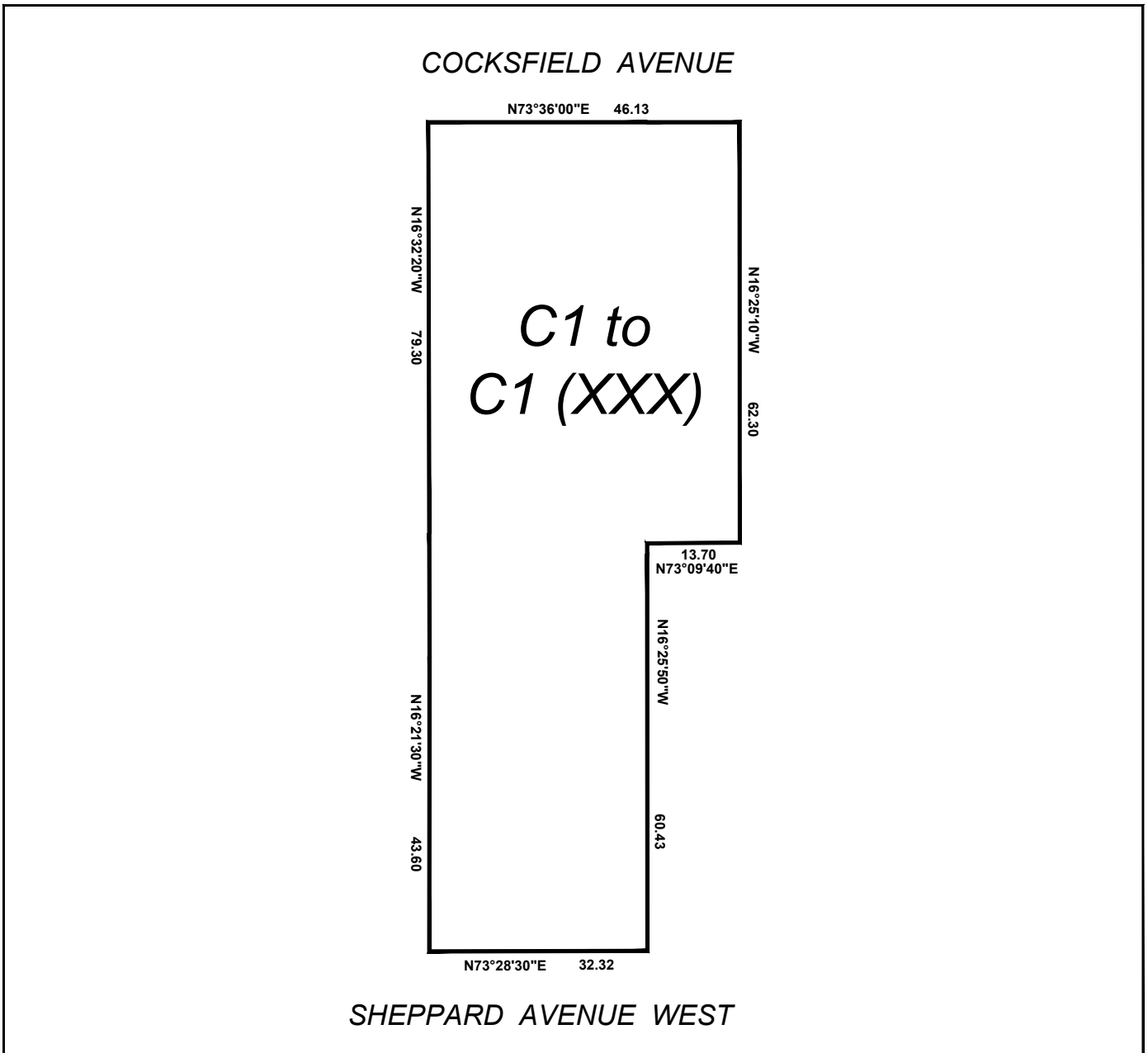
ENACTED AND PASSED this ____ day of _____, 2020.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule 1



824 Sheppard Avenue West & 177-181 Cocksfield Avenue

File #20 _____



Not to Scale

