

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 former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue.

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2020 824 Sheppard Avenue West and 177-181 Cocksfield Avenue;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

AND WHEREAS the Council of the City of Toronto, at its meeting on _____, determined to amend Zoning By-law No. 7625 of the former City of North York, as amended;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.26 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.26 (XXX) C1 (XXX)

DEFINITIONS

- (a) For the purpose of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
 - (i) parking, loading and bicycle parking below established grade;
 - (ii) required loading spaces and required bicycle parking spaces at or above established grade;

- (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) indoor amenity space;
 - (v) mechanical, access and/or laundry penthouse; and
 - (vi) exit stairwells in the building;
- (b) For the purpose of this exception, “bicycle parking” shall mean an area below established grade or at grade that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use.
- (e) For the purpose of this exception, on the lands identified on Schedule C1(5), “established grade” shall mean 191.2 metres Canadian Geodetic Datum.

PERMITTED USES

- (f) All uses permitted in a C1 zone shall be permitted on the lands identified on Schedule 1 of this By-law.

EXCEPTION REGULATIONS

- (g) Number of Dwelling Units
- i) A maximum of 270 dwelling units shall be permitted on the site.
- (h) Setbacks
- i) The minimum yard setbacks for the buildings and structures above established grade shall be shown on Schedule “C1 (XXX)”
- (i) Gross Floor Area
- i) A maximum gross floor area for all uses on the lands identified on Schedule C1 (XXX) shall be 19,800 m², of which the maximum gross floor area for residential uses shall be 16,000 m² and the maximum gross floor area for non-residential uses shall be 3,800 m².
- (j) Building Height

- i) The maximum permitted height for a building or structure is 48 metres above established grade and 14-storeys.

(k) Parking

- i) Parking shall be provided with the following requirements:

Residential Units: 0.73 spaces per unit.
Visitor Spaces: 0.06 spaces per unit.

- ii) The required parking must be located in the residential building; and
- iii) 9 accessible parking spaces are permitted.

(l) Bicycle Parking

- i) Residential bicycle parking spaces must be provided at a minimum rate of 0.68 long term bicycle spaces for each dwelling unit and 0.07 short term bicycle parking spaces for each dwelling unit; and

- 2. Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.
- 3. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provision is complied with:
 - (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

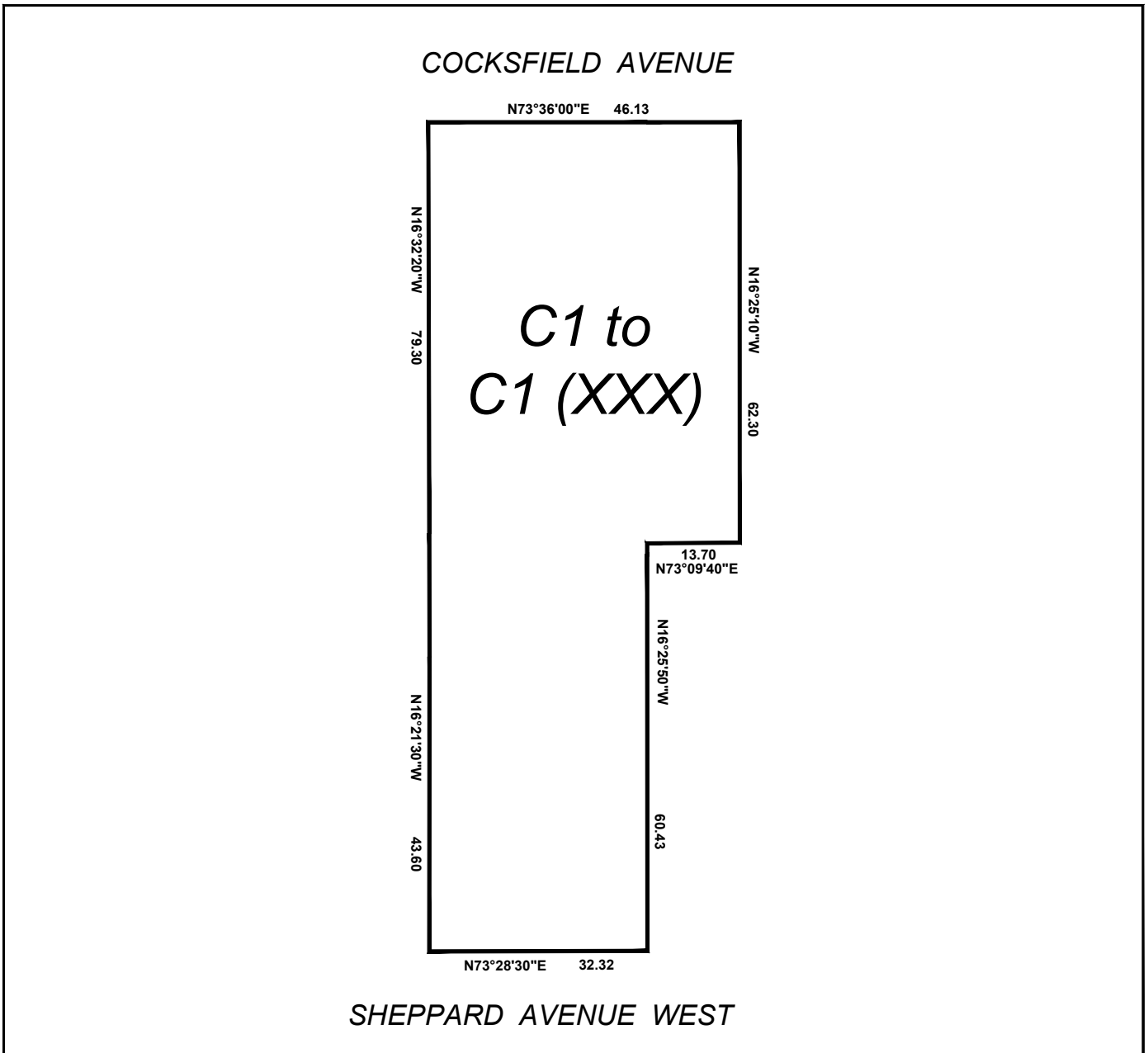
ENACTED AND PASSED this ____ day of _____, 2020.

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

