

Authority: North York Community Council Item NY17.1,  
as adopted by City of Toronto Council on September 30  
and October 1, 2020

## CITY OF TORONTO

### Bill 796

### BY-LAW -2020

**To amend former City of North York Zoning By-law 7625, as amended, with respect to lands municipally known in the year 2020 as 665, 667, 669 and 671 Sheppard Avenue West.**

Whereas the Council of the City of Toronto has been requested to amend Zoning By-law 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 2018 as 665, 667, 669 and 671 Sheppard Avenue West; and

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

And whereas the Council of the City of Toronto, at its meeting on September 30, and October 1, 2020, determined to amend Zoning By-law 7625 of the former City of North York, as amended;

The Council of the City of Toronto hereby enacts:

1. Schedules B and C of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

**"64.20-A (253) RM6 (253)**

### 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) shower and change facilities required by this By-law for required bicycle parking spaces;
  - (v) indoor amenity space;
  - (vi) elevator shafts;

- (vii) garbage shafts;
  - (viii) mechanical penthouse; and
  - (ix) exit stairwells in the building.
- (b) For the purpose of this exception, "Bicycle Parking Space" shall mean an area used for parking or storing a bicycle
- (c) For the purpose of this exception, "Live/Work Unit" shall mean a dwelling unit that may contain non-residential uses as listed in (g) below, permitted in this exception, located on the ground floor that:
- (i) Are conducted only by a member or members of the household who reside in the dwelling unit as their principal residence; and
  - (ii) Has direct pedestrian access to a public sidewalk.
- (d) For the purposes of this exception, "Multiple Attached Dwelling – Stacked Townhouse" shall mean a building with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area.
- (e) For the purposes, a minimum purpose of this exception, "established grade" shall mean 186.73 metres Canadian Geodetic Datum.
- (f) For the purpose of this exception, "Type G Loading Space" shall have a minimum length of 13.0 width of 4.0 metres; and a minimum vertical clearance of 6.1 metres.

#### **PERMITTED USES**

- (g) On the lands identified on Schedule RM6 (253), the only permitted uses shall be:

##### **RESIDENTIAL:**

- A multiple attached dwelling,
- multiple attached dwelling – stacked townhouse
- apartment dwelling;

##### **NON-RESIDENTIAL:**

- Artist Studio
- Office Use
- Custom workshops making articles or products to be sold at retail on the premises
- Service Shop
- Personal Service Shop
- Medical office for a chiropractor, massage therapist, or acupuncturist

All non-residential uses shall be restricted to the ground floor level along Sheppard Avenue West.

- (h) The provisions of Section 20-A.1(b)(i) (Use Qualifications) shall not apply.

## **EXCEPTION REGULATIONS**

### **LOT COVERAGE**

- (i) The maximum lot coverage shall be 50 percent.

### **DWELLING UNITS**

- (j) A maximum of 65 dwelling units shall be permitted within the area identified with heavy black lines on Schedule 1 of this By-law.

### **YARD SETBACKS**

- (k) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM6(253).
- (l) Notwithstanding the building envelopes shown on Schedule RM6(253), the following elements are permitted to encroach into the required minimum yard setbacks provided that they do not encroach onto the adjacent public boulevards:
- (i) site servicing features (including but not limited to exhaust shafts and retaining walls),
  - (ii) art and landscape features,
  - (iii) fences,
  - (iv) screens,
  - (v) awnings, canopies,
  - (vi) Planters,
  - (vii) ventilation shafts,
  - (viii) stairs, guardrails, balustrades,
  - (ix) stair enclosures and associated structures,
  - (x) cornices, light fixtures, ornamental elements, parapets,
  - (xi) architectural features,
  - (xii) patios, decks,
  - (xiii) pillars, trellises, columns,
  - (xiv) balconies, terraces and support structures,
  - (xv) thermal insulation,
  - (xvi) eaves, window sills, bay windows,
  - (xvii) underground structures,
  - (xviii) underground garage ramps and associated structures.

### **GROSS FLOOR AREA**

- (m) The maximum permitted gross floor area shall be 5450 square metres.

### **BUILDING HEIGHT**

- (n) The maximum number of storeys above established grade and the maximum building height in metres for all buildings shall be as shown on Schedule RM6(253), excluding mechanical equipment and elevator/stair access.
- (o) The maximum height of rooftop mechanical equipment and elevator/stairs access shall be 4metres.
- (p) No part of a building on the lot may penetrate a 45 degree angular plane measured from the ground at the southern lot line.

### **VEHICULAR PARKING**

- (q) A minimum of 41 parking spaces for residents.
- (r) A minimum of 9 parking spaces for visitors and commercial components of live/work units.

### **BICYCLE PARKING**

- (s) A minimum of 44 bicycle parking spaces shall be provided.

### **LOADING**

- (t) A minimum of one (1) Type G loading space shall be provided.

### **DIVISION OF LANDS**

- (u) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands as if it remained one lot.

### **AMENITY SPACE**

- (v) An Apartment Building or Townhouse must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which at least 2.0 square metres for each dwelling unit is indoor amenity space.

3. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding Schedule "RM6 (253)" attached to this By-law.

## **HOLDING PROVISIONS**

The lands zoned with the "(H)" symbol delineated by heavy lines on Schedule 1 attached to and forming part of this By-law must not be used for any purpose other than those uses and buildings existing on the site until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of the City Solicitor, the Director, Community Planning, North York District, and the Chief Engineer and Executive Director, Engineering and Construction Services, and Council:

- (a) the "H" shall be lifted from the lands shown on Schedule 1 at such a time as:
    - (i) The owner submit Functional Servicing and Stormwater Management Reports acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services;
    - (ii) The execution and registration of a development agreement between the owner of the lands and the City, securing the financing and construction of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development;
    - (iii) The receipt of all necessary approvals for the infrastructure required, as described (ii) above; and,
    - (iv) The acceptable sanitary system solution is constructed and operational as determined by the Chief Engineer & Executive Director, Engineering and Construction Services, which may include the applicant obtaining MECP Environmental Compliance Approval and upgrading the existing municipal infrastructure off site.
  - (b) Prior to the removal of the "H", the lands shown on Schedule 1 shall only be used for the uses existing as of the date of passing of this By-law.
4. 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 provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

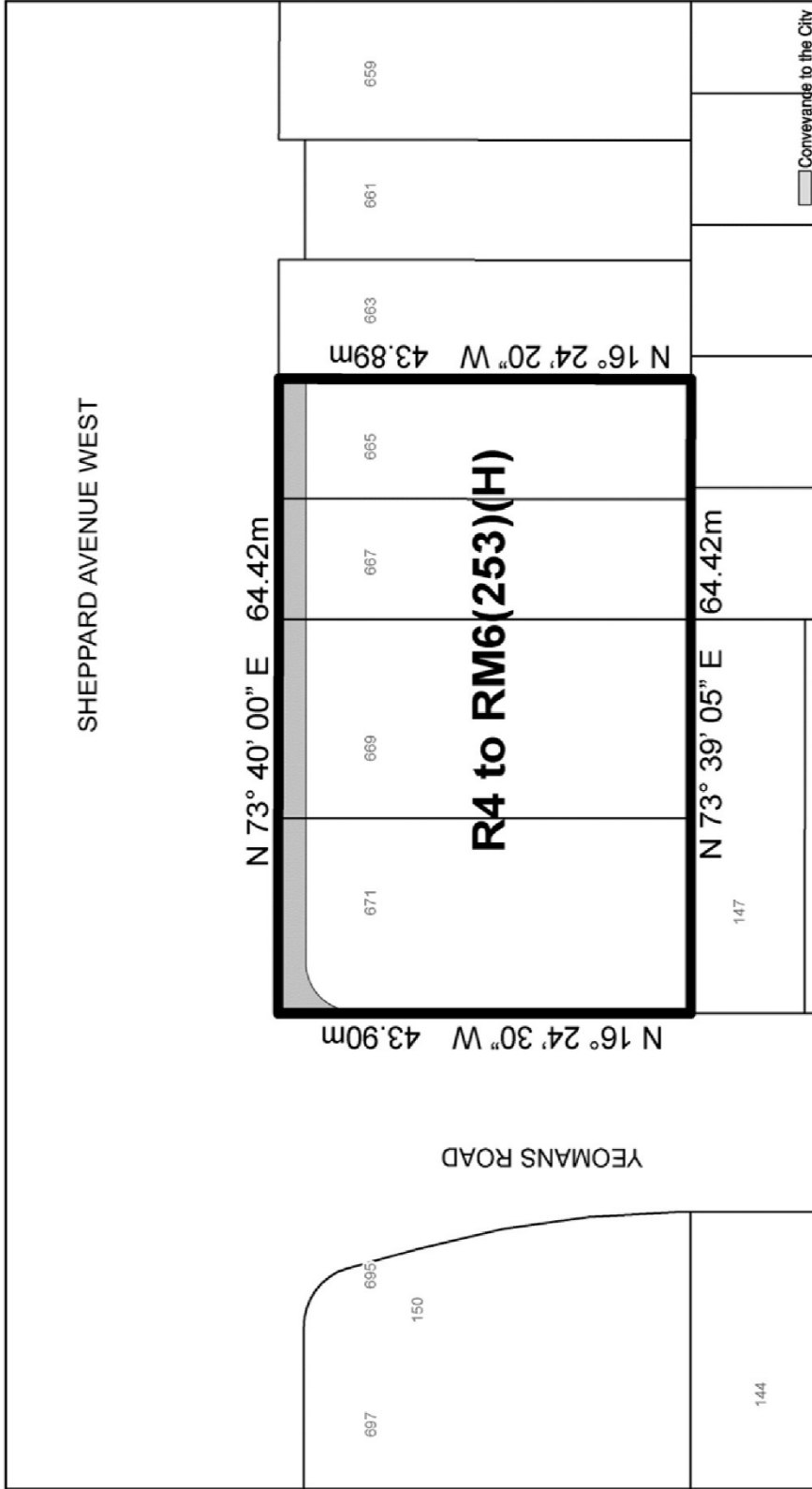
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on October , 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

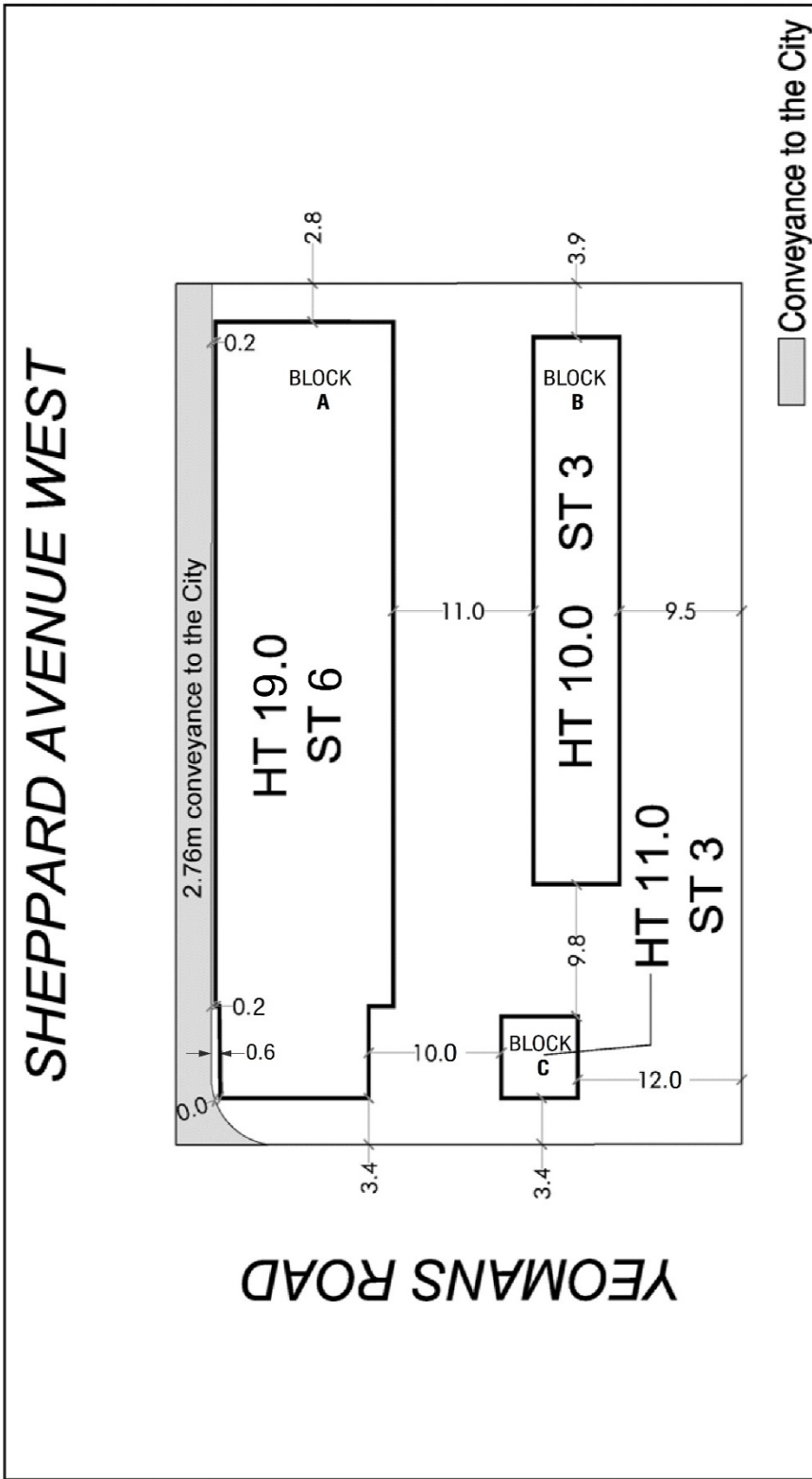


**665, 667, 669, 671 Sheppard Avenue West**

File # 16 219896 NNY 10 0Z



City of North York By-law 7625  
Not to Scale  
7/17/2020



**Toronto**  
Schedule RM6 (253)

665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NMY 10 02



City of North York By-law 7625  
Not to Scale  
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