

Authority: North York Community Council
Item NY31.6, adopted as amended, by City of
Toronto Council on May 11 and 12, 2022

CITY OF TORONTO

BY-LAW 479-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 105 Sheppard Avenue East and 24 and 26 Leona Drive.

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 by heavy black lines on Diagram 1 attached to this By-law 479-2022, be included in By-law 569-2013.
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 amending the zone label onto the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 3.0 (c0.1; r3.0) SS2 (x492), 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 Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label "PA3" to these lands, 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 to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey value to these lands: "HT10.5 and ST 3" as shown on Diagram 4 attached to this By-law
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Section 995.30.1 and applying the lot coverage label to these lands: 71 as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1 with no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 492 so that it reads:

Exception CR x492

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) On 105 Sheppard Avenue East, 24 and 26 Leona Drive, as shown on Diagram 1 of By-law 479-2022, a **mixed use building** may be constructed in compliance with Sections (B) to (M) below;
- (B) Despite regulations 40.10.40.40(1), the permitted maximum gross floor area is 4,374 square metres, of which:
 - (i) The permitted minimum gross floor area for non-residential uses is 114 square metres;
- (C) The maximum number of **dwelling units** permitted is 58, in which 15 percent of the total units will be 2-bedroom units and 10 percent of the total units will be 3-bedrooms;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 170.77 metres and elevation and the highest point of the building;
- (E) Despite regulation 40.10.40.10 (4) and (7), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres, and the permitted maximum number of **storeys** in a **building** is the number following the ST symbol in metres and the number following the ST symbol shown on Diagram 6 attached to this By-law 479-2022;
- (F) Despite regulations 40.5.40.10 (3), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
 - (i) green roof, landscape elements (including green roofs) decorative or architectural features up to 3 metres;
- (G) Despite regulation 40.5.40.10(5), the total area of all equipment, structures or parts of a **building** may cover no more than 85 percent of the area of the roof;
- (H) Despite regulation 40.10.40.70 (2) (E), the required minimum **building setbacks** in metres are as shown on Diagram 6 attached to By-law 479-2022;

- (I) Despite regulations 40.5.40.60(1), 40.10.40.60(2), and (H) above, the following **building elements** and **structure** may encroach into a required minimum **building setbacks**:
- (i) landscape elements (including green roofs) decorative or architectural features) up to 3.0 metres;
- (J) Despite regulation 40.10.40.70 (2) (F), a **building** or **structure**, may not penetrate a 45-degree angular plane projected at a height of 10.5 metres above the average elevation of the ground along the **rear lot (south) lot line** and measured 7.5 metres from the **rear (south) lot line**. For the purposes of this by-law, the average grade along the rear lot line is a geodetic height of 172.19 metres;
- (K) Despite regulation 40.10.40.10 (5), the required minimum height of the first **storey** is measured between the floor of the first **storey** and the floor of the second **storey**;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit**;
- (ii) a minimum of 0.7 **parking spaces** per one bedroom **dwelling unit**;
- (iii) a minimum of 0.9 **parking spaces** per two bedroom **dwelling unit**;
- (iv) a minimum of 1.0 **parking spaces** per three bedroom **dwelling unit**;
and
- (v) a minimum of 0.1 visitor **parking spaces** per dwelling unit; and
- (M) Despite Clause 220.5.10.1, a minimum of one Type G **loading space** must be provided and maintained on the **lot**.

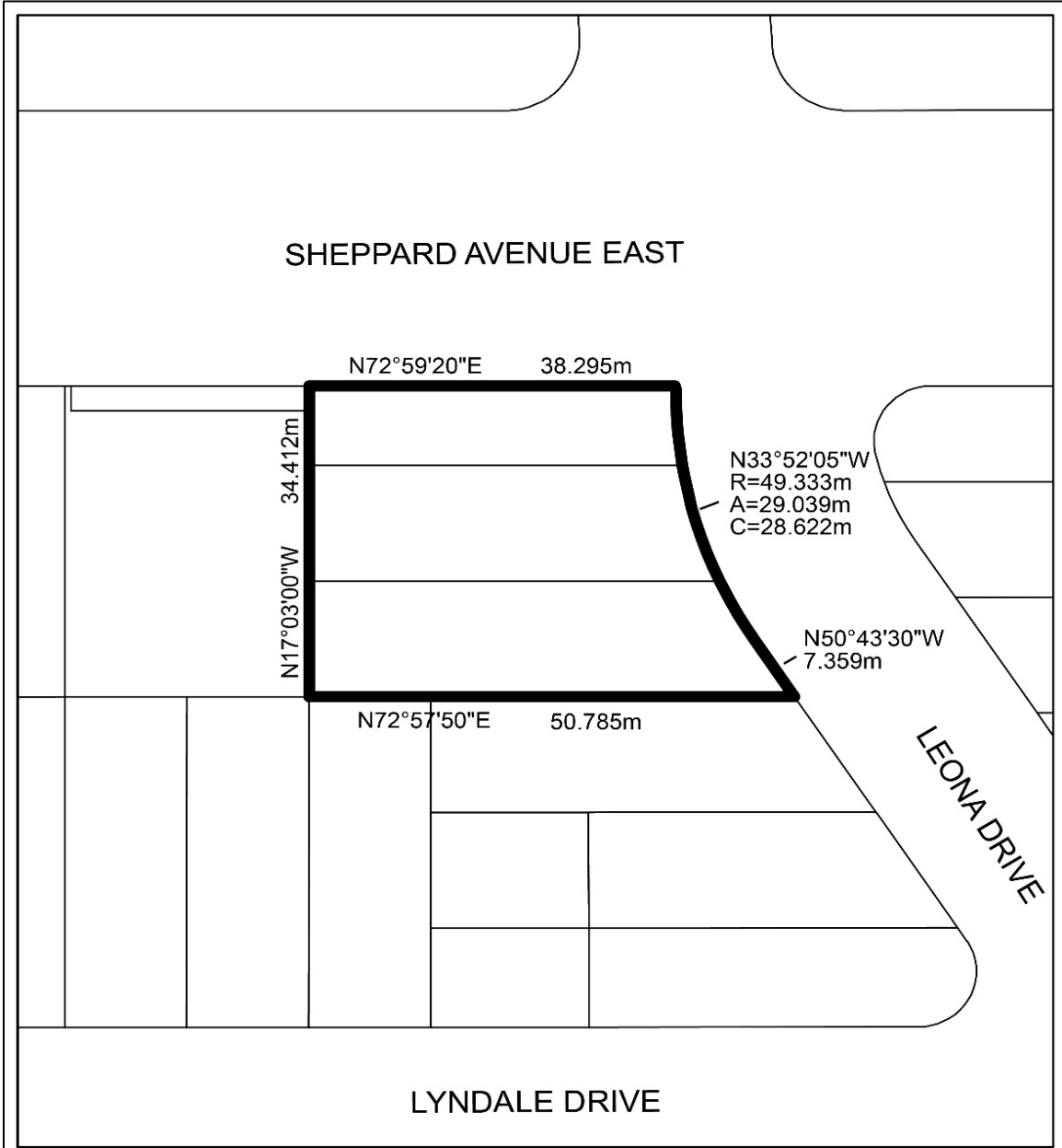
Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on May 12, 2022.

Frances Nunziata
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

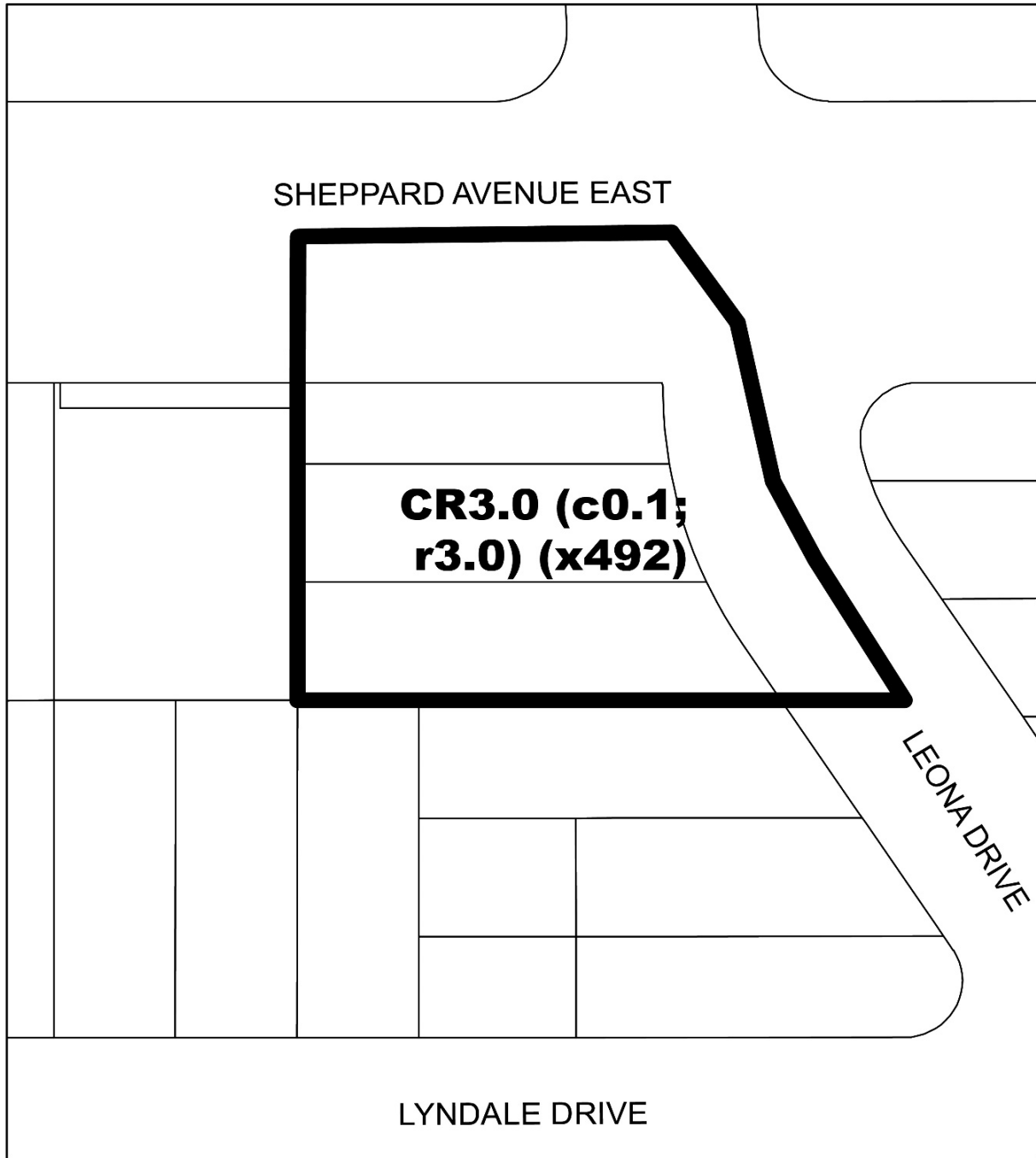


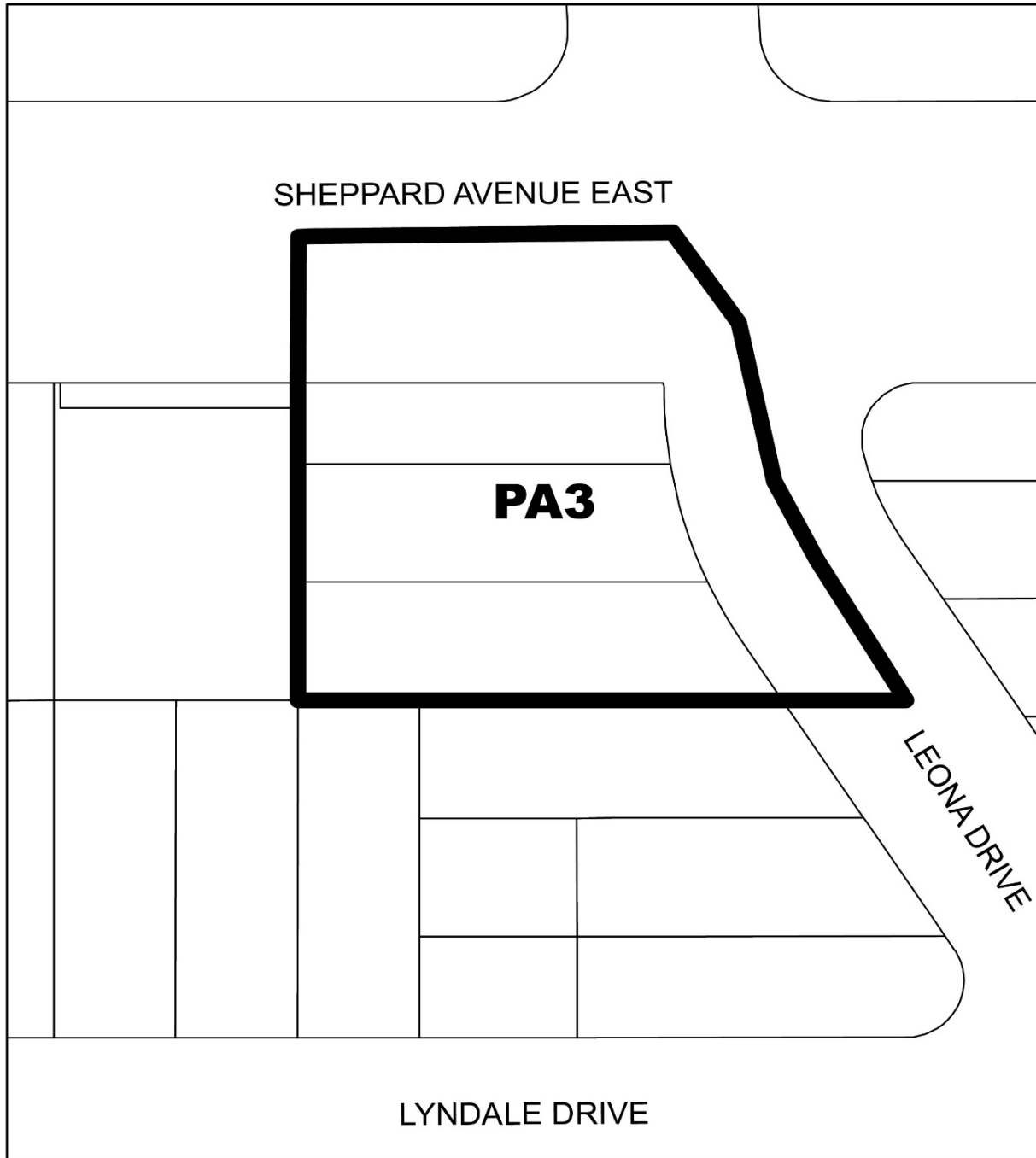
 **TORONTO**
Diagram 1

105 Sheppard Avenue East, 24 & 26 Leona Drive

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City of Toronto By-law 569-2013
Not to Scale
01/05/2022

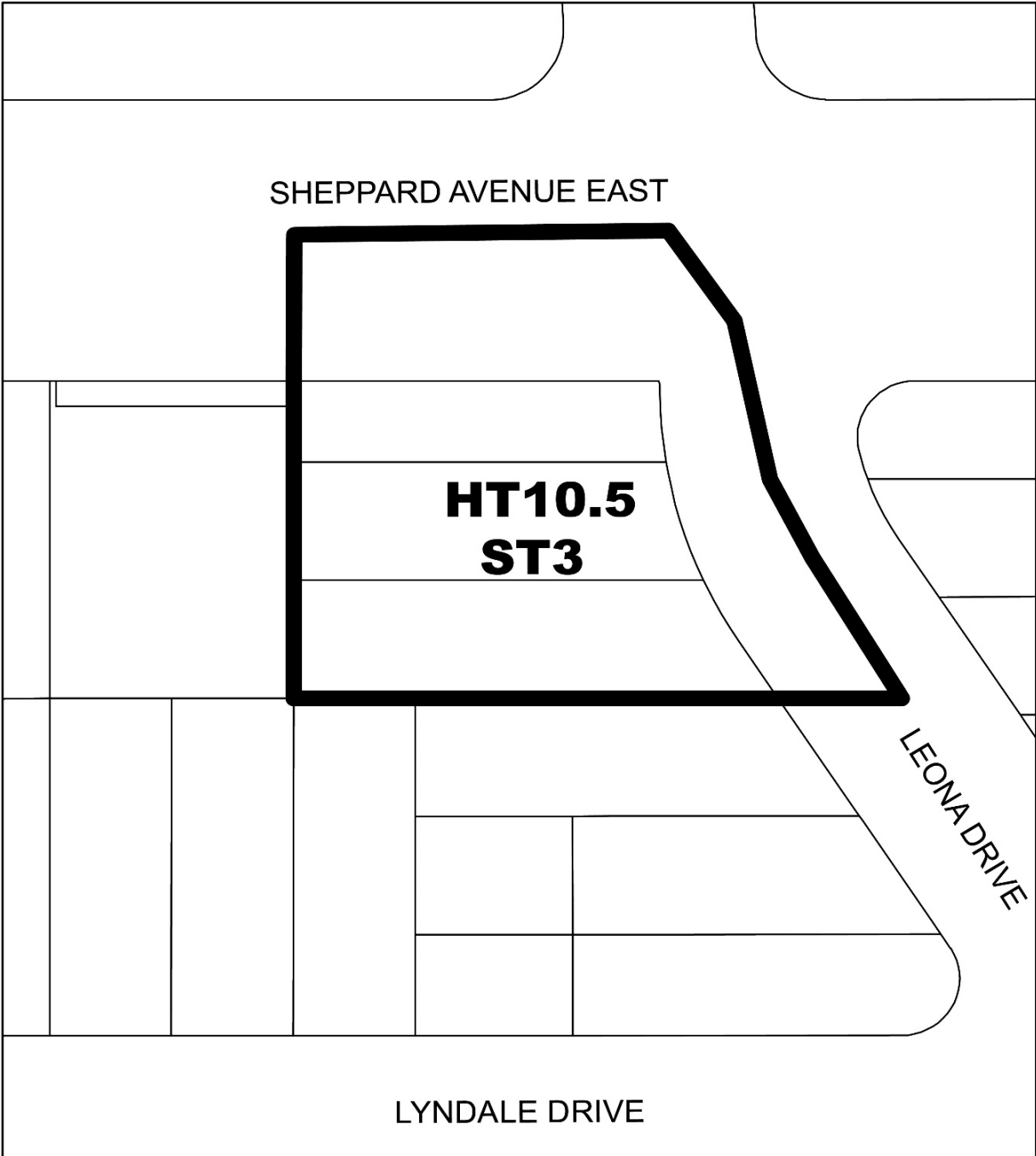




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Diagram 3

105 Sheppard Avenue East, 24 & 26 Leona Drive

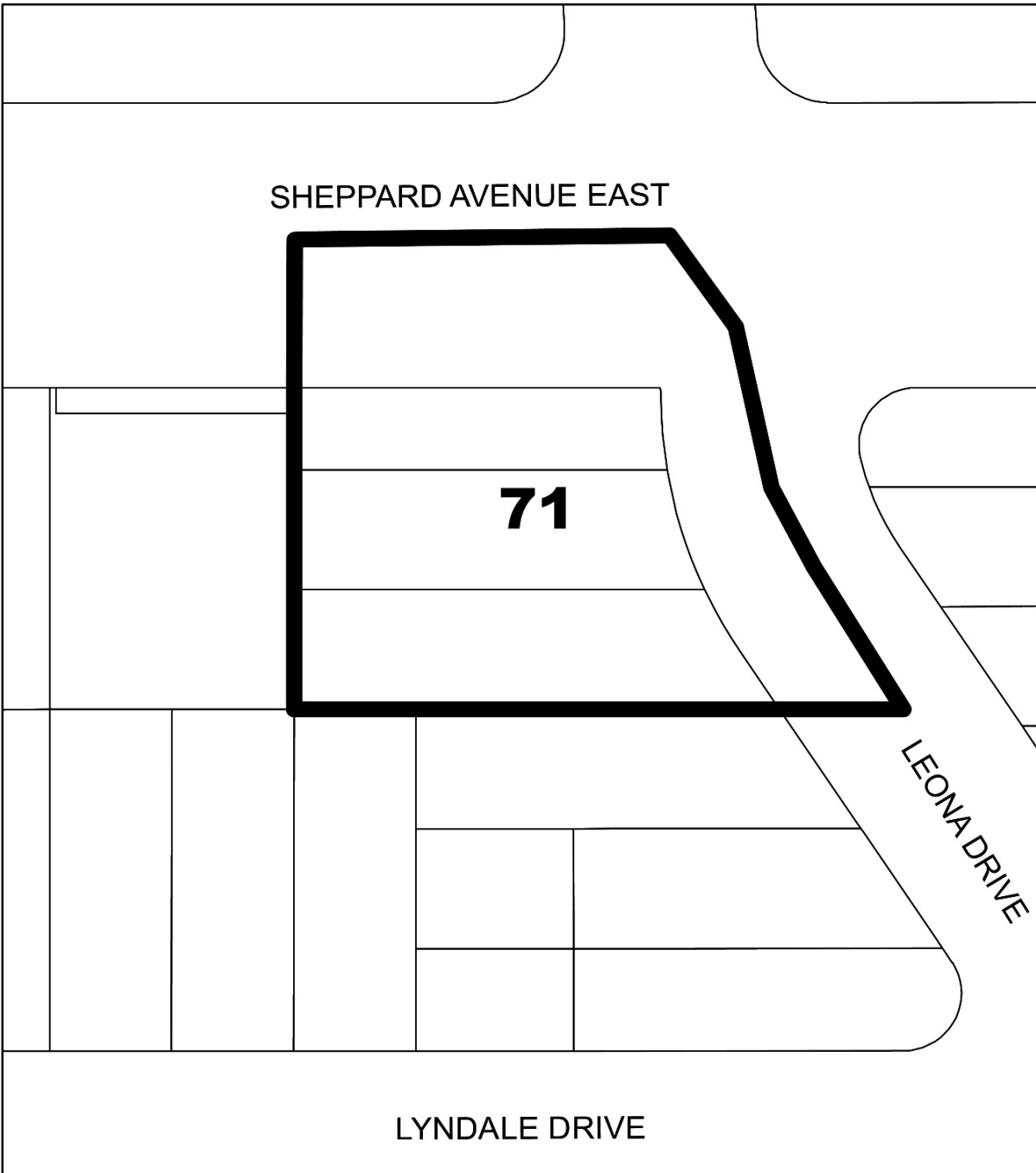
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Diagram 4

105 Sheppard Avenue East, 24 & 26 Leona Drive

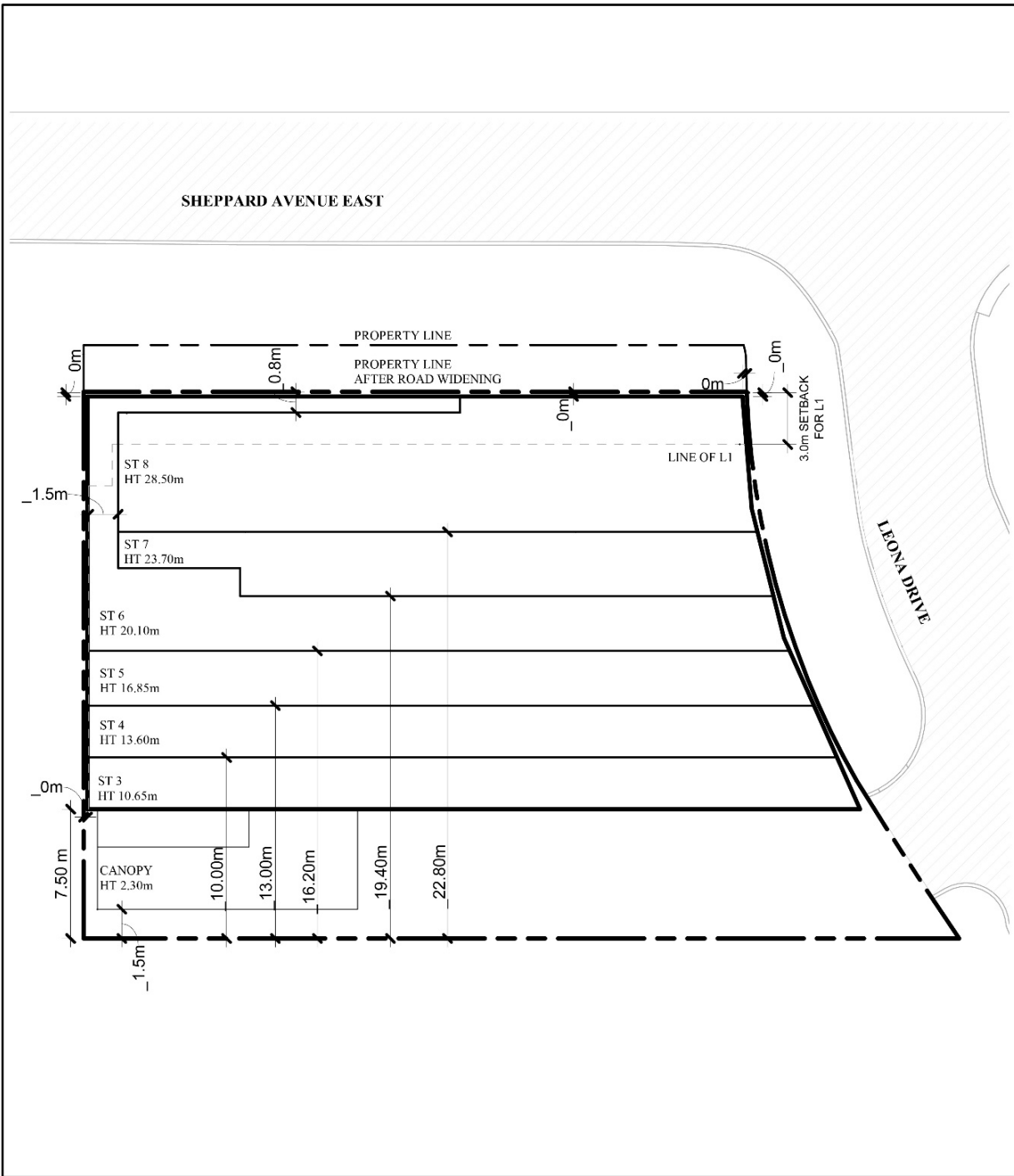
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 **TORONTO**
Diagram 5

105 Sheppard Avenue East, 24 & 26 Leona Drive

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 **TORONTO**
Diagram 6

105 Sheppard Avenue East, 24 & 26 Leona Drive

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