

Authority: North York Community Council Item NY6.3,
adopted as amended, by City of Toronto Council on June
18 and 19, 2019

CITY OF TORONTO

BY-LAW 926-2019

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 110 and 112 Sheppard Avenue West.

Whereas Council of the City of Toronto has the authority pursuant to 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; and

Whereas authority is given to Council by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the Zoning By-law;

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.
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 shown on Diagram 2 attached to this By-law, to the Zoning By-law Map in Section 990.10, and applying the zone label "(H) CR 2.5 (c0.1; r2.5) SS2 (186)", as shown on Diagram 2.
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 Section 995.10.1, and applying the Policy Area label "PA4", 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 shown on Diagram 4 attached to this By-law, to the Height Overlay Map in Section 995.20.1, with no label.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label "75", 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 shown on Diagram 6 attached to this By-law, to the Rooming House Overlay Map in Section 995.40.1, with no label.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (186) so that it reads:

Exception CR 186

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) Despite regulation 40.5.40.10(4), the rooftop stair enclosure located on the roof of the **building** may have a maximum height of 2.75 metres.
- (b) Regulation 40.5.40.10(5) with respect to the total roof area and horizontal dimensions of all equipment, **structures**, or parts of a **building** does not apply.
- (c) In addition to the **gross floor area** reductions permitted in regulation 40.5.40.40(3), the **gross floor area** of the **building** may be further reduced by indoor **amenity space**, including that in excess of what is required by this By-law.
- (d) Despite regulation 40.10.40.1(1), **dwelling units** may be located in the first **storey** of the **building**.
- (e) Regulation 40.10.40.10(2) with respect to maximum height does not apply.
- (f) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** is 4.0 metres.
- (g) Despite regulation 40.10.40.10(7), the maximum number of **storeys** is 7.
- (h) A maximum of 30 **dwelling units** is permitted.
- (i) Despite regulation 40.10.40.50(1), a minimum of 400 square metres of outdoor **amenity space** must be provided for a building with 7 **storeys** and a minimum of 2.0 square metres for each dwelling unit of outdoor **amenity space** must be provided for a building with less than 7 **storeys**.
- (j) Despite regulation 40.10.40.60(9), the rooftop stair enclosures and balcony railings may penetrate into an **angular plane**.
- (k) Despite regulation 40.10.40.70(2), the **side yard setbacks** for the first six storeys may be 0 metres. The seventh storey must be **setback** at least 3.0 metres from the **side lot lines**.

- (l) Regulation 40.10.40.70(2)(G) with respect to the front **angular plane** does not apply.
- (m) Despite regulation 40.10.40.70(4), any portion of the **building** with **dwelling units** located in the first **storey** of the **building** must be set back at least 2.0 metres from the **front lot line**.
- (n) Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land used for **soft landscaping** must be provided along the **rear lot line**. The 2.0 metre wide strip of land may also contain one exhaust shaft associated with the underground garage.
- (o) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a minimum rate of:
 - (i) 0.6 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
 - (ii) 1.0 **parking space** for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) 0.7 **parking spaces** for each one bedroom **dwelling unit**;
 - (iv) 0.9 **parking spaces** for each two bedroom **dwelling unit**; and
 - (v) 1.0 **parking space** for each three or more bedroom **dwelling unit**.
- (p) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a maximum rate of:
 - (i) 0.9 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
 - (ii) 1.3 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) 1.0 **parking space** for each one bedroom **dwelling unit**;
 - (iv) 1.3 **parking spaces** for each two bedroom **dwelling unit**; and
 - (v) 1.5 **parking spaces** for each three or more bedroom **dwelling**
- (q) Despite Table 200.5.10.1, **parking spaces** for visitors must be provided at a minimum rate of 0.1 for each **residential dwelling unit**.
- (r) Despite Clause 230.5.10.1, a minimum of 24 **bicycle parking spaces** must be provided, of which a minimum of 21 **bicycle parking spaces** must be "long-term" and a minimum of 3 **bicycle parking spaces** must be "short-term."

- (s) The lands identified with the symbol "(H)" in the zone label are restricted in use as specified by section 9 of By-law 926-2019.

Prevailing By-laws and Prevailing Sections (None Apply)

9. Holding Provisions

- (a) The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2 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 as of April 10, 2019 or for a sales centre for the sale of the residential units to be located on the lands shown on Diagram 1 attached to this By-law 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:
- (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; and
 - (iii) The receipt of all necessary approvals for the infrastructure required, as described (ii) above.

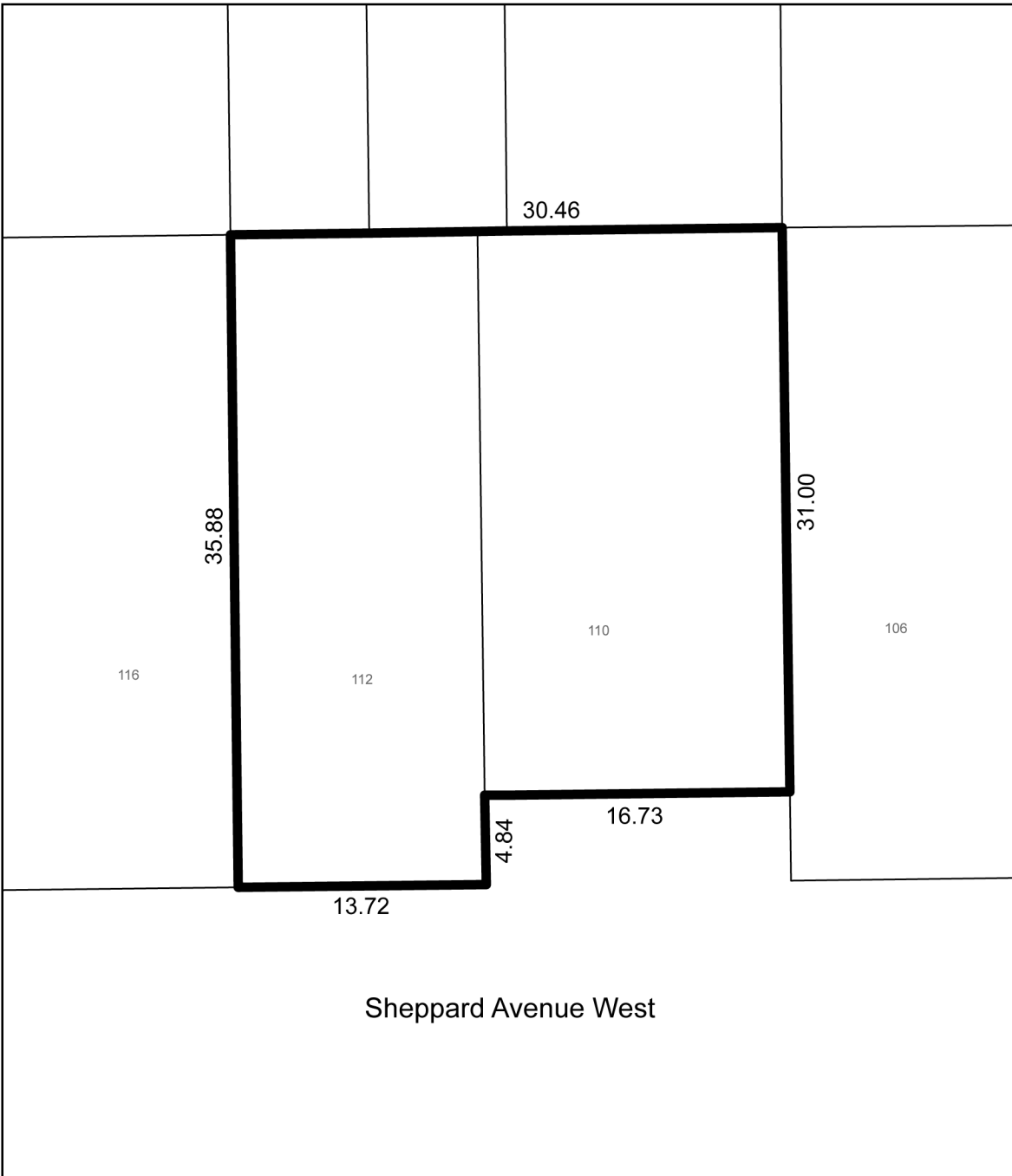
Prevailing By-laws and Prevailing Sections (None Apply)

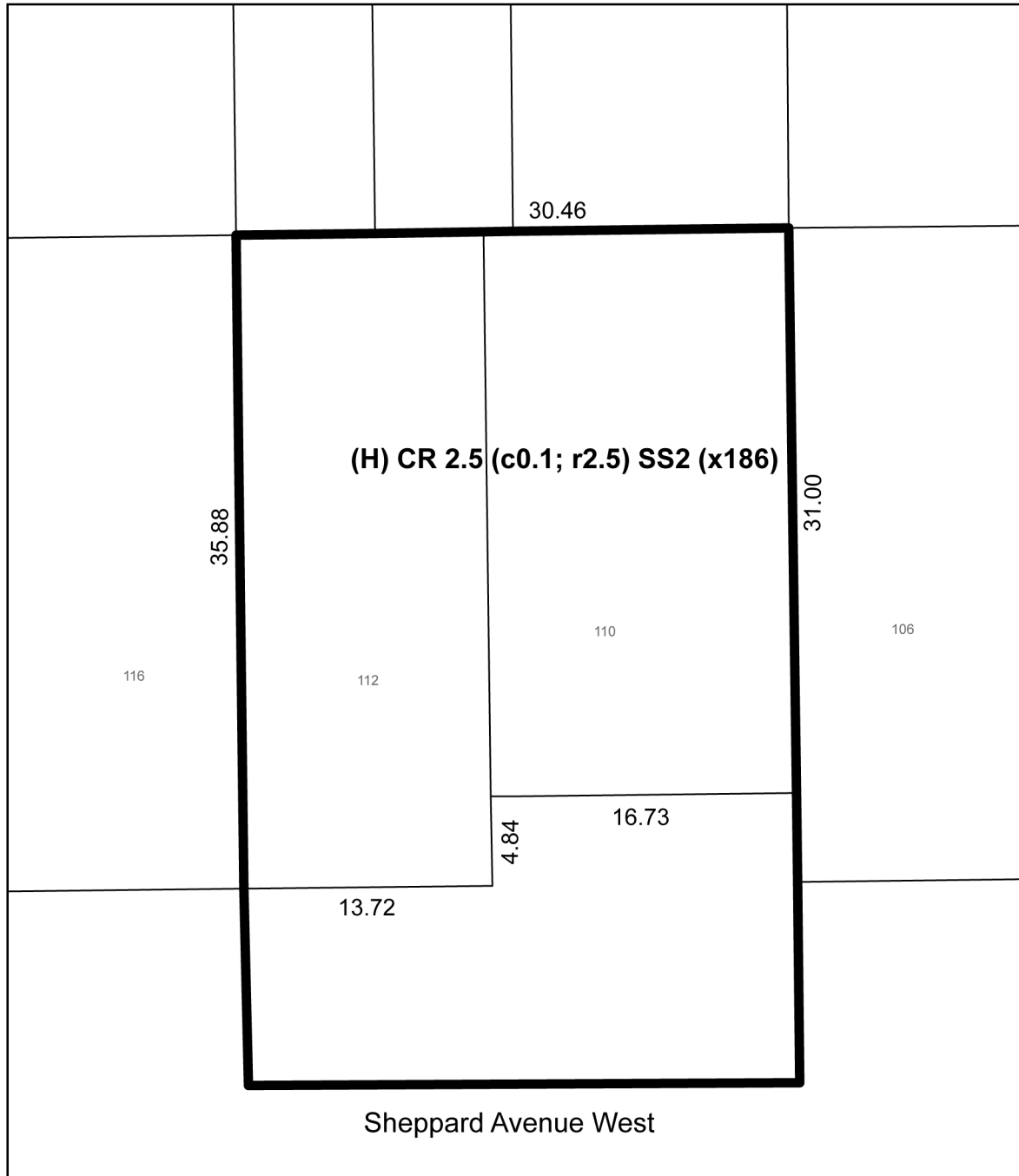
Enacted and passed on June 19, 2019.

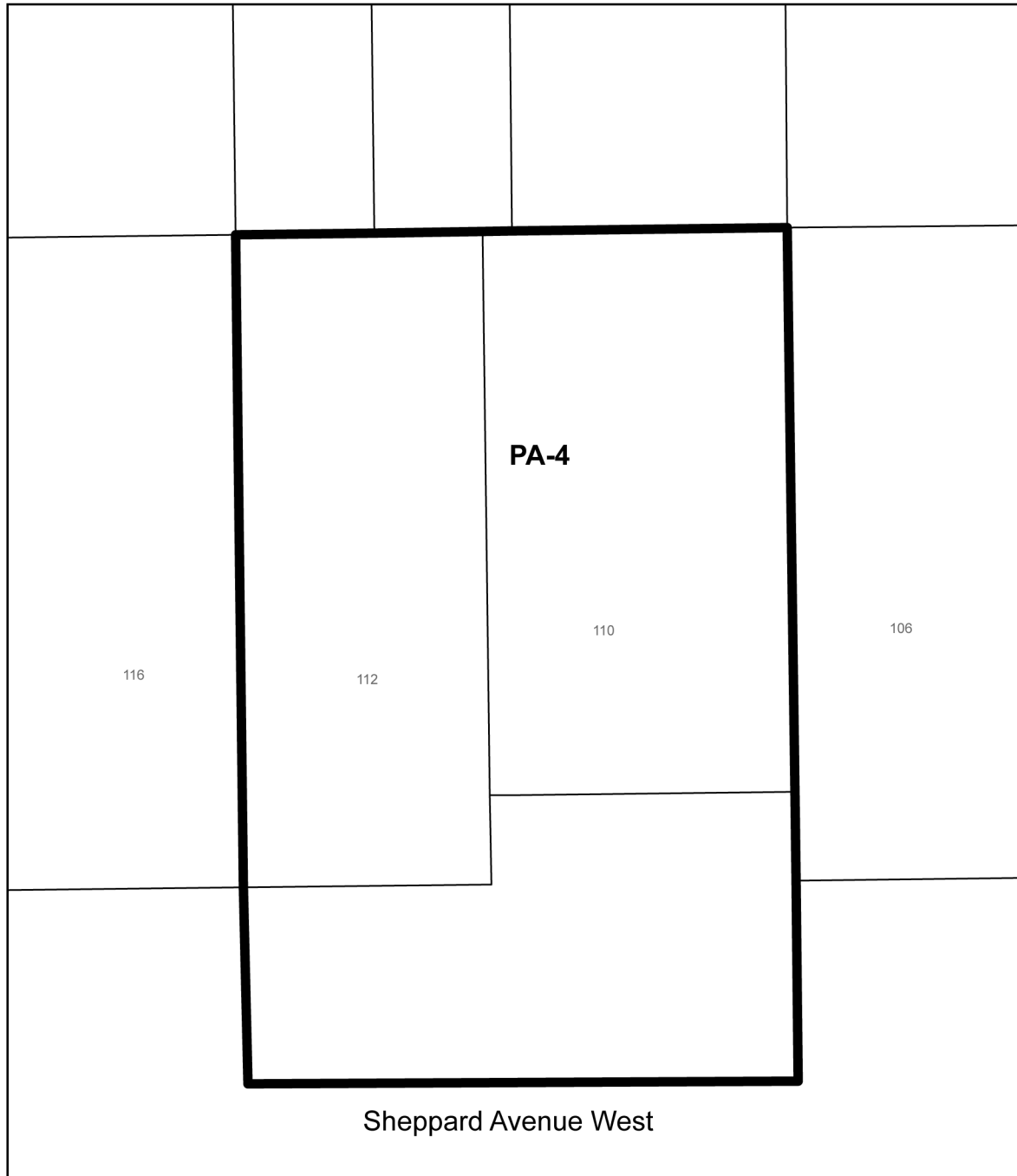
Frances Nunziata,
Speaker

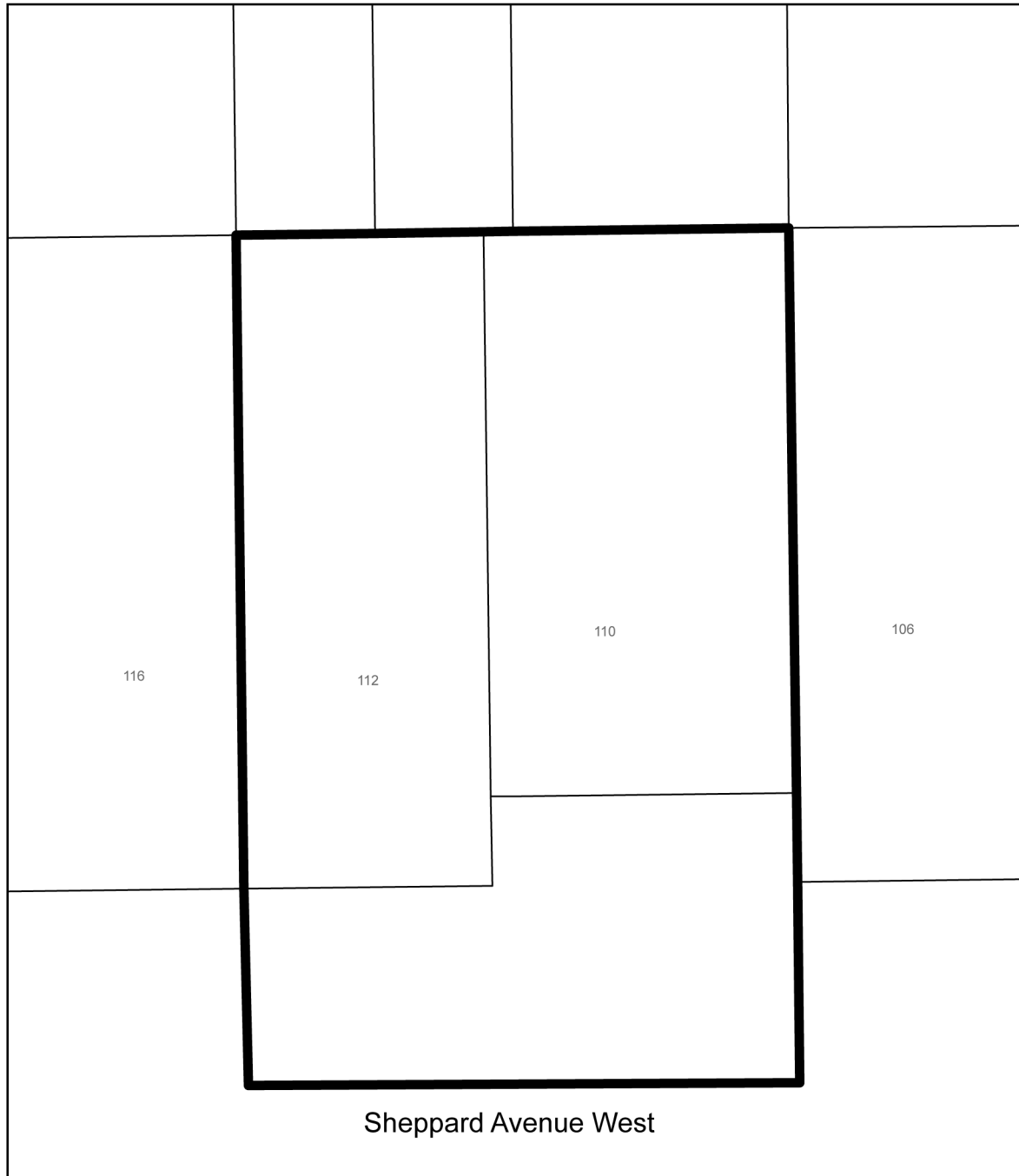
Ulli S. Watkiss,
City Clerk

(Seal of the City)





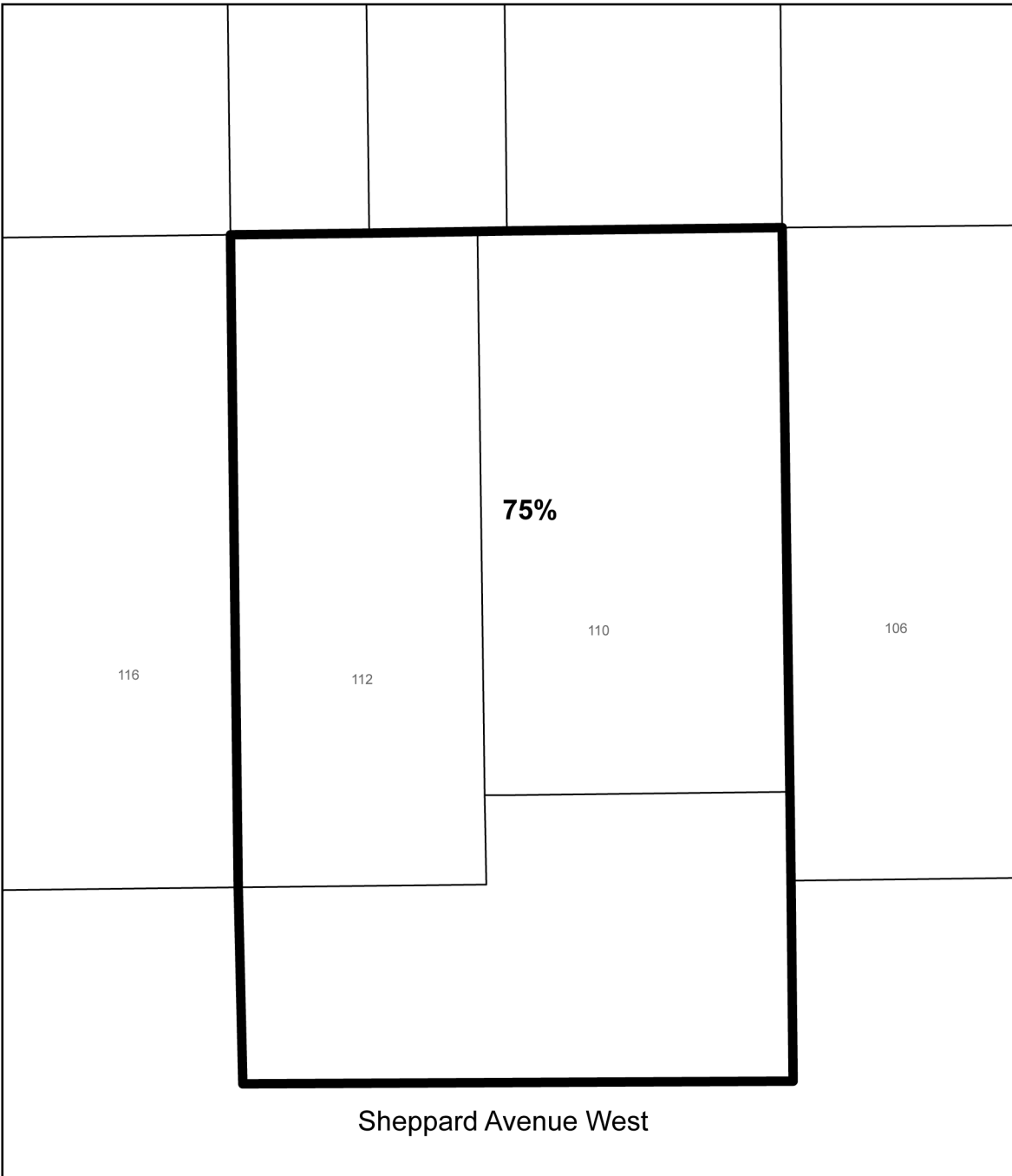


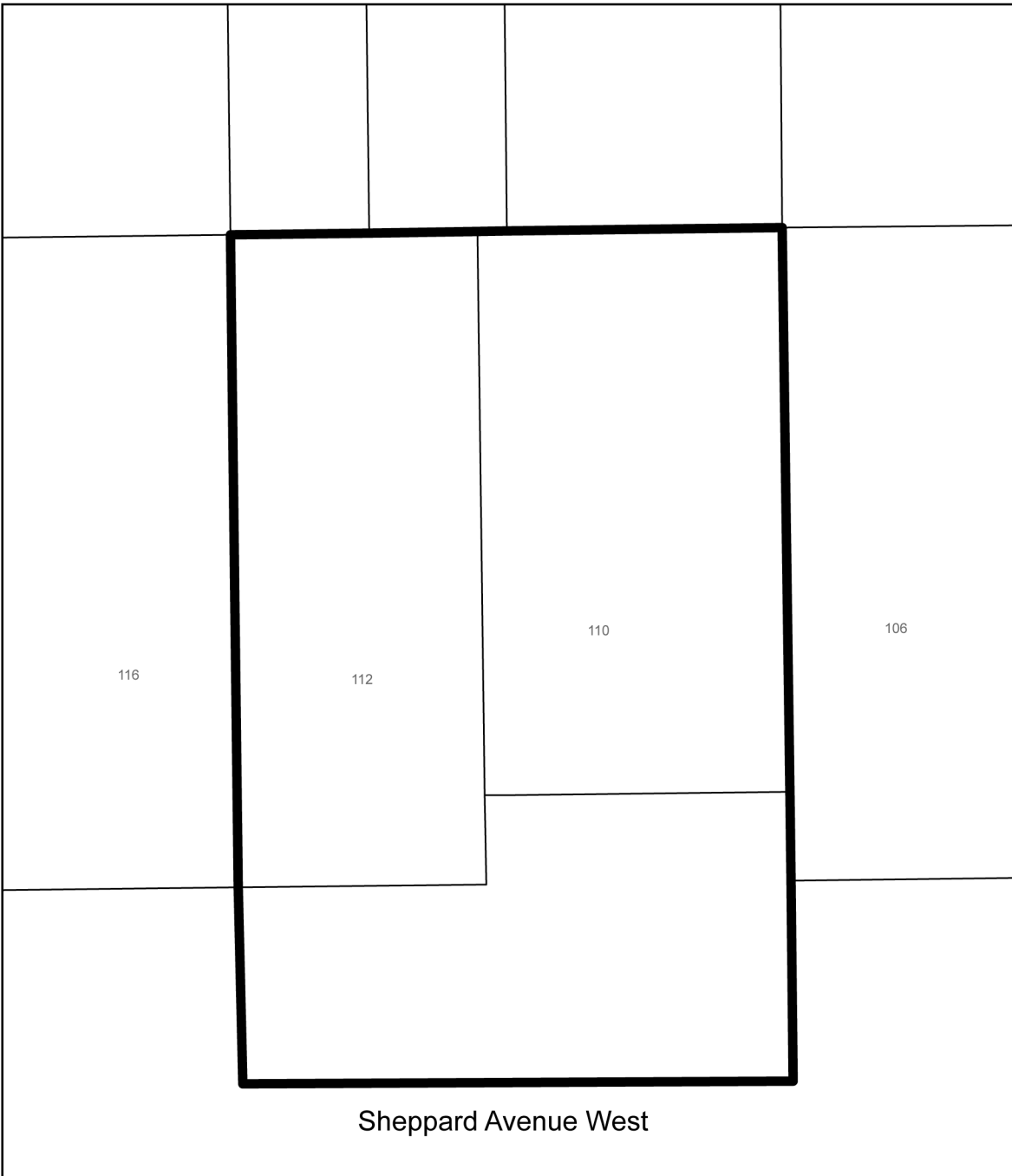


 **TORONTO**
Diagram 4

110 & 112 Sheppard Avenue West

File # 18 265487 NNY 18 0Z





 **TORONTO**
Diagram 6

110 & 112 Sheppard Avenue West

File # 18 265487 NNY 18 0Z