

Authority: North York Community Council Item NY11.9,
as adopted by City of Toronto Council on March 20 and 21,
2024
City Council voted in favour of this by-law on March 21,
2024
Written approval of this by-law was given by Mayoral
Decision 9-2024 dated March 22, 2024

CITY OF TORONTO

BY-LAW 275-2024

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 290 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;

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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.11, and applying the following zone label to these lands: CR 2.5 (c2.5; r2.5) SS2 (x941) 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 to these lands: 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 to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 10.5, 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 Article 995.30.1, and applying no value.
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, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 941 so that it reads:

(941) Exception CR 941

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 the lands municipally known as 290 Sheppard Avenue West, if the requirements of By-law 275-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (J) below;
- (B) Despite Regulations 40.5.40.10 (1) and (2), the height of a **building or structure** is measured as the distance between Canadian Geodetic Datum elevation 177.81 metres and the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number, in metres, following the letters "HT" as shown on Diagram 5 of By-law 275-2024;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law 275-2024;
- (E) Despite Regulation 40.5.40.10 (6) and (C) above, the following **structures** may project beyond permitted maximum height of a **building or structure**:
 - (i) unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.0 metres, if the **structures** are no closer than 2.0 metres from the interior face of any **main wall**;
 - (ii) architectural features and finials, by a maximum of 2.5 metres;
 - (iii) parapets, by a maximum of 2.0 metres;
 - (iv) parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres; and
 - (v) planters, **landscaping** features, balustrades, guard rails, fences, retaining walls, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres.
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** used for a **hotel** is 1,480 square metres;

- (G) Despite Regulation 40.10.40.60(9), solid privacy screens and railings may penetrate into an **angular plane** to a maximum of 2.1 metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 275-2024;
- (I) Despite regulation 40.10.50.10(3) a minimum 1.5 metre wide strip of land used only for **landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category, of which a minimum of 1.0 metre of the width of the strip must be **soft landscaping**; and
- (J) Despite Regulation 40.10.80.20 (1) an accessible **parking space** may be located 0.3 metres from a **lot line**.

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

- 9. Despite any future severance, partition or division of the lands subject to this By-law, the provisions of this By-law will apply as if no severance, partition or division occurred.

Enacted and passed on March 22, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

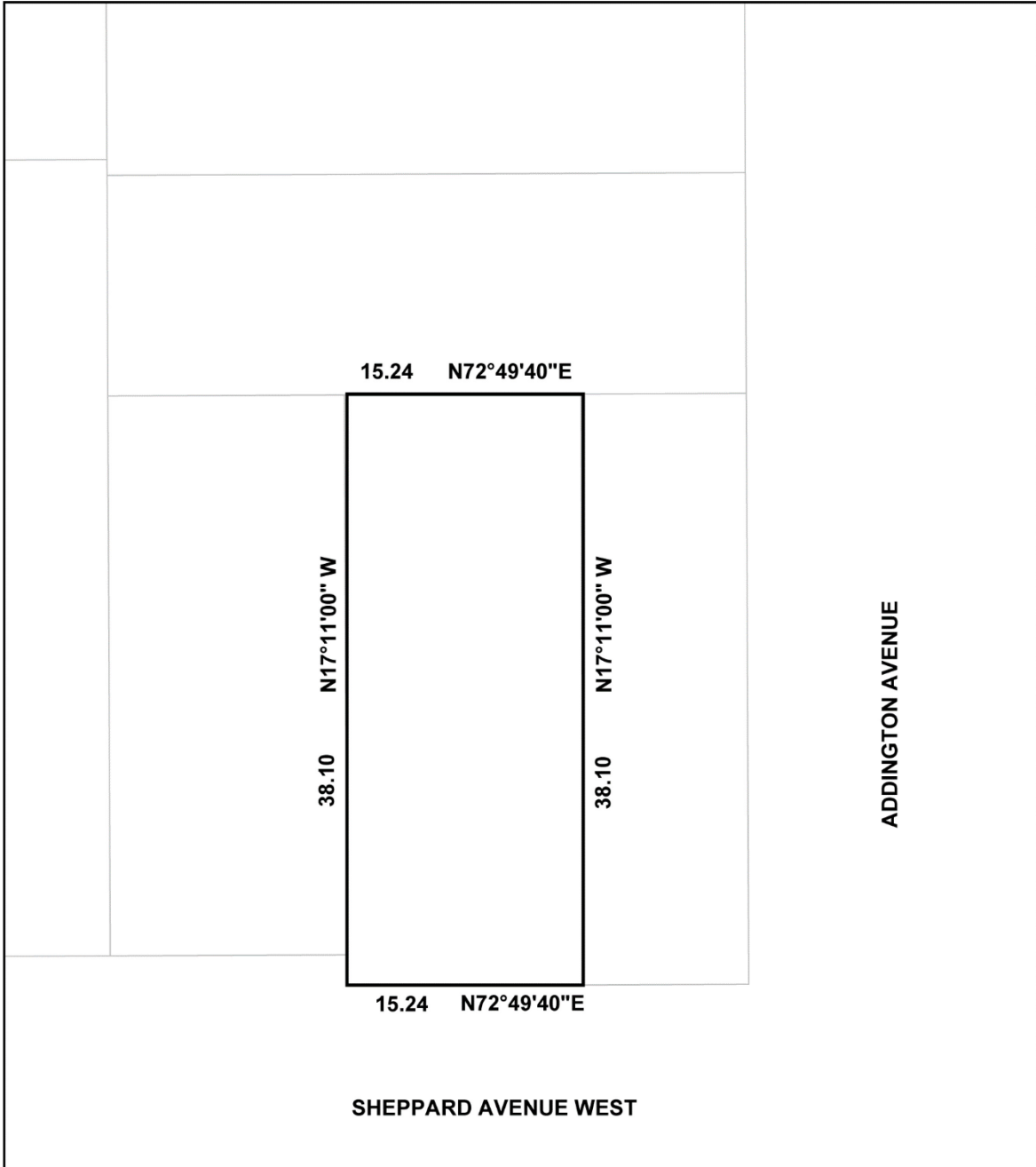


Diagram 2

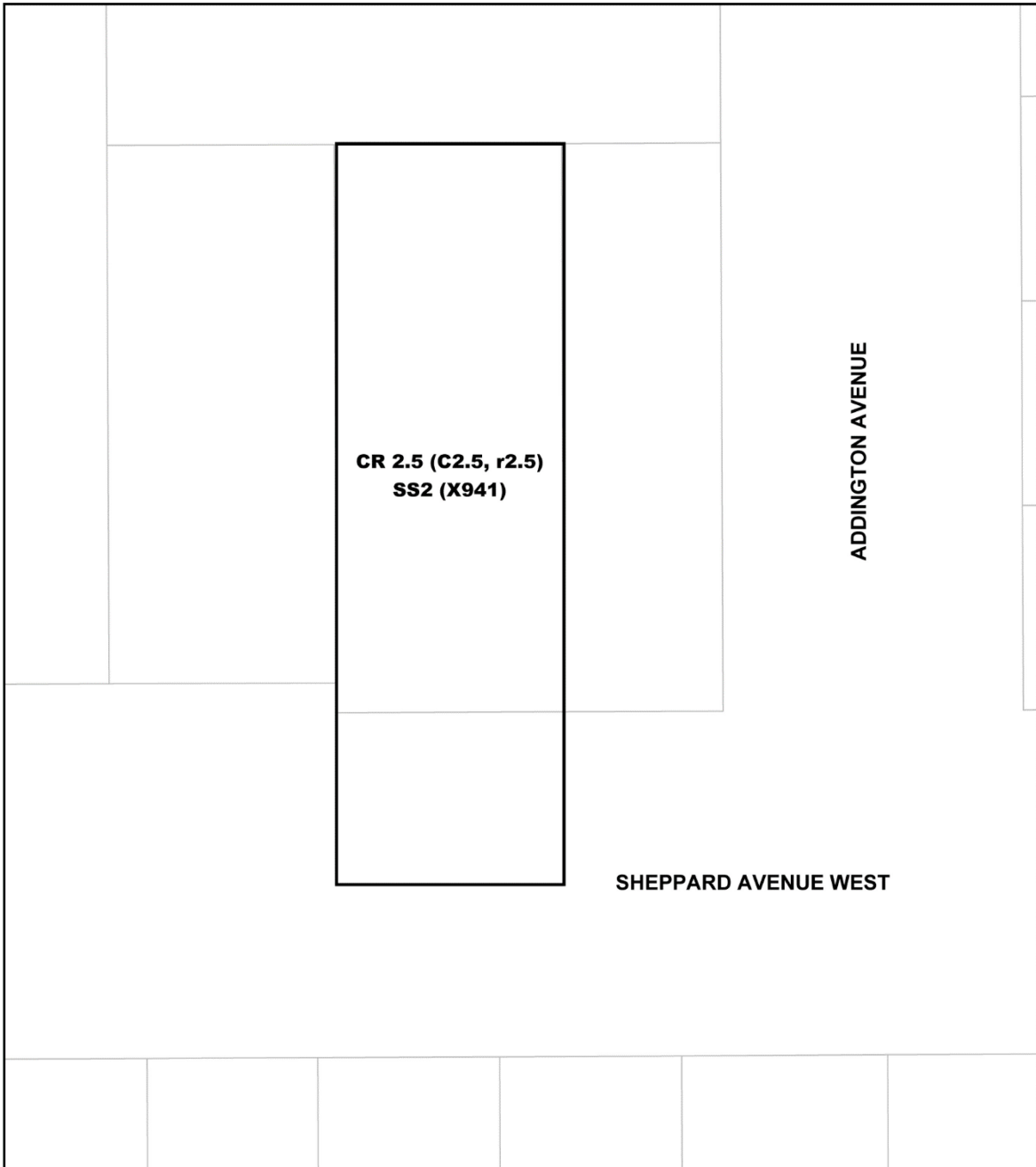


Diagram 3

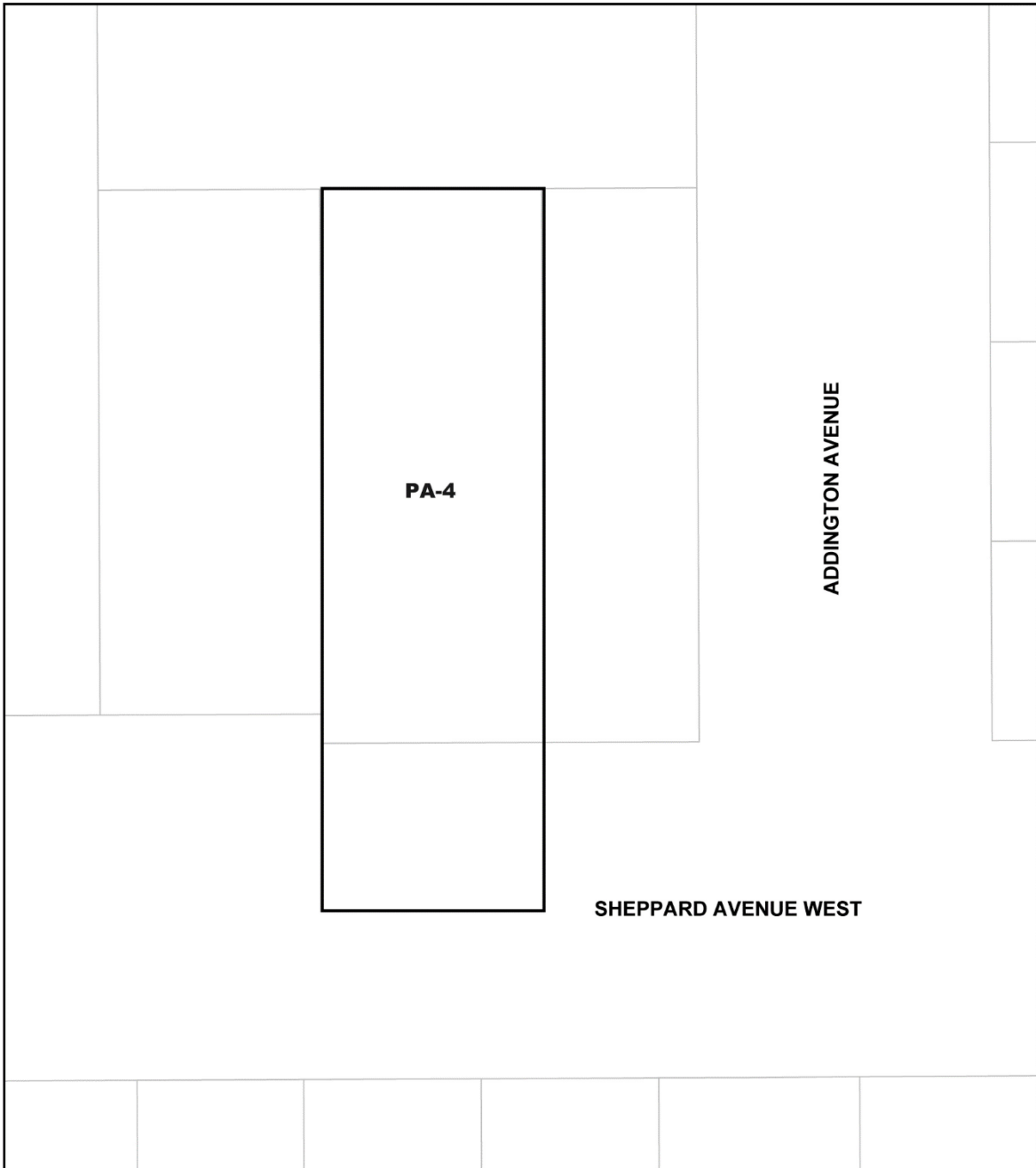


Diagram 4

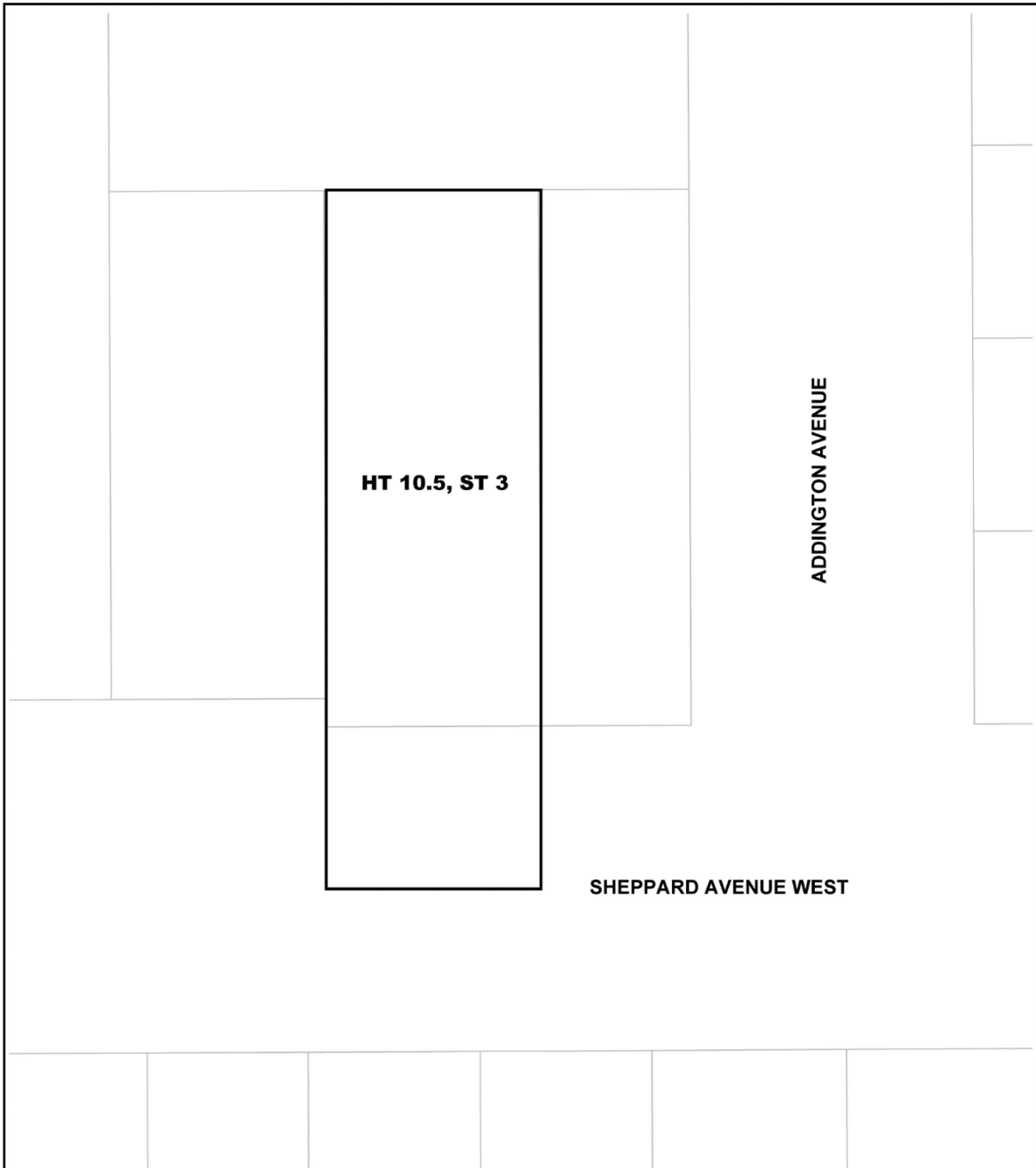


Diagram 5

