

Authority: North York Community Council, Item NY10.7,
as adopted by City of Toronto Council on February 6, and
7, 2024
City Council voted in favour of this by-law on October 10,
2024
Written approval of this by-law was given by Mayoral
Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1044-2024

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2024 as 202 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, as amended;

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 same 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 to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 3.0 (c0.8; r2.2) SS2 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, and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Section 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 Section 995.30.1, and applying the following lot coverage label to these lands: 67, as shown on Diagram 3 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, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.1 Exception Number (945) so that it reads: CR (x945)

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 lands municipally known as 202 Sheppard Avenue West, if the requirements of this By-law 1044-2024 are complied with, a building or structure may be constructed, used or enlarged in compliance with regulations (B) to (R) below;
- (B) The maximum number of dwelling units permitted on the lot is 17;
- (C) Despite clause 40.10.30.40, the permitted maximum lot coverage, as a percentage of the lot area, is 67 percent;
- (D) Despite regulations 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 1044-2024;
- (E) 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 1044-2024;
- (F) Despite regulations 40.5.40.10 (3) to (8), and (D) above, the following equipment and structures may project beyond the permitted maximum height shown on Diagram 5 of By-law 1044-2024 as follows:
 - (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, by a maximum of 3.5 metres, if the element is no closer than 2.7 metres from the interior face of any main wall;
 - (ii) enclosed stairwells, roof access, trellises and pergolas, maintenance equipment storage, elevator shafts, chimneys, vents, and structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 3.5 metres, if the element or structure is no closer than 4.5 metres from the interior face of any main wall; and
 - (iii) railings, landscaping elements, and structures associated with a green roof, by a maximum of 1.8 metres, if the structures are no closer than 4.5 metres from the interior face of any main wall.
- (G) Despite regulation 40.10.40.70 (2)(E), building 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 line and measured 7.5 metres from the rear lot line;

- (H) Despite regulation 40.10.40.60(9) and (G) above, the following elements may encroach into the required angular plane by 0.5 metres:
 - (i) balcony railings, shade structure on top of the roof; and
 - (ii) screens and parapets.
- (I) Despite regulation 40.10.40.40(1), the permitted maximum gross floor area of all buildings and structures is 1,350 square metres, of which:
 - (i) the required maximum gross floor area for residential uses is 1,039 square metres;
 - (ii) the required minimum gross floor area for non-residential uses is 310 square metres, which must be located on the second storey of the building;
- (J) Despite regulation 40.10.40.70(2), the required minimum building setbacks are as shown in metres on Diagram 5 of By-law 1044-2024;
- (K) Despite regulations 40.5.40.60(2), and (J) above, canopies may encroach into the required minimum building setbacks up to 2.0 metres.
- (L) Despite regulation 40.10.50.10(1), a minimum of 76 square metres of landscaping must be provided on the lot;
- (M) Despite regulation 40.10.50.10 (2), a 1.8 metre privacy fence will be erected along the rear lot line and side lot lines;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1 parking spaces must be provided in accordance with the following:
 - (i) a minimum of 2 residential visitor parking spaces; and
 - (ii) a minimum of 5 parking spaces for the non-residential uses;
- (O) Despite regulations 200.15.1 (1) and (3), accessible parking spaces must comply with the following provisions:
 - (i) an accessible parking space must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and
 - (c) vertical clearance of 2.1 metres.

- (ii) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking space, and such aisle or path may be shared by 2 accessible parking spaces;
- (P) Despite regulation 200.15.1(4), accessible parking spaces must be the parking spaces closest to a barrier free,
 - (i) entrance to a building;
 - (ii) passenger elevator that provides access to the first storey of the building; and
 - (iii) the shortest route from the required entrances in (i) and (ii);
- (Q) Despite regulation 200.5.1(3), the minimum width for a two-way driveway shall be 3 metres for the portion of the driveway from the building frontage to the rear parking area which includes a traffic warning signal posted at the rear of the building;
- (R) Despite regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), bicycle parking spaces must be provided in accordance with the following minimums:
 - (i) 12 "long-term" bicycle parking spaces for residential uses;
 - (ii) 2 "short-term" bicycle parking spaces for residential uses;
 - (iii) 4 "long-term" bicycle parking spaces for non-residential uses; and
 - (iv) 1 "short-term" bicycle parking spaces for non-residential uses.

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

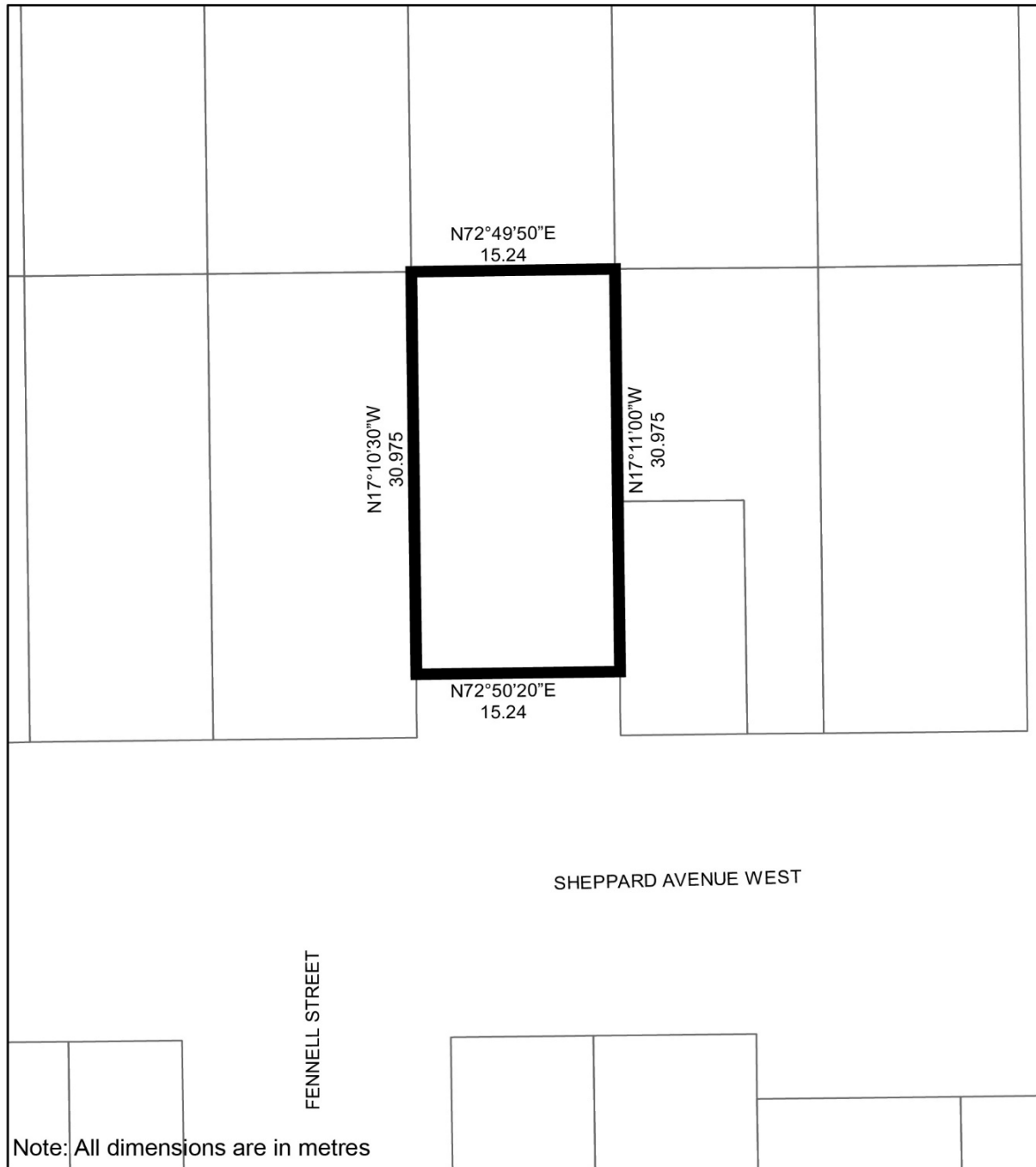
Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Note: All dimensions are in metres

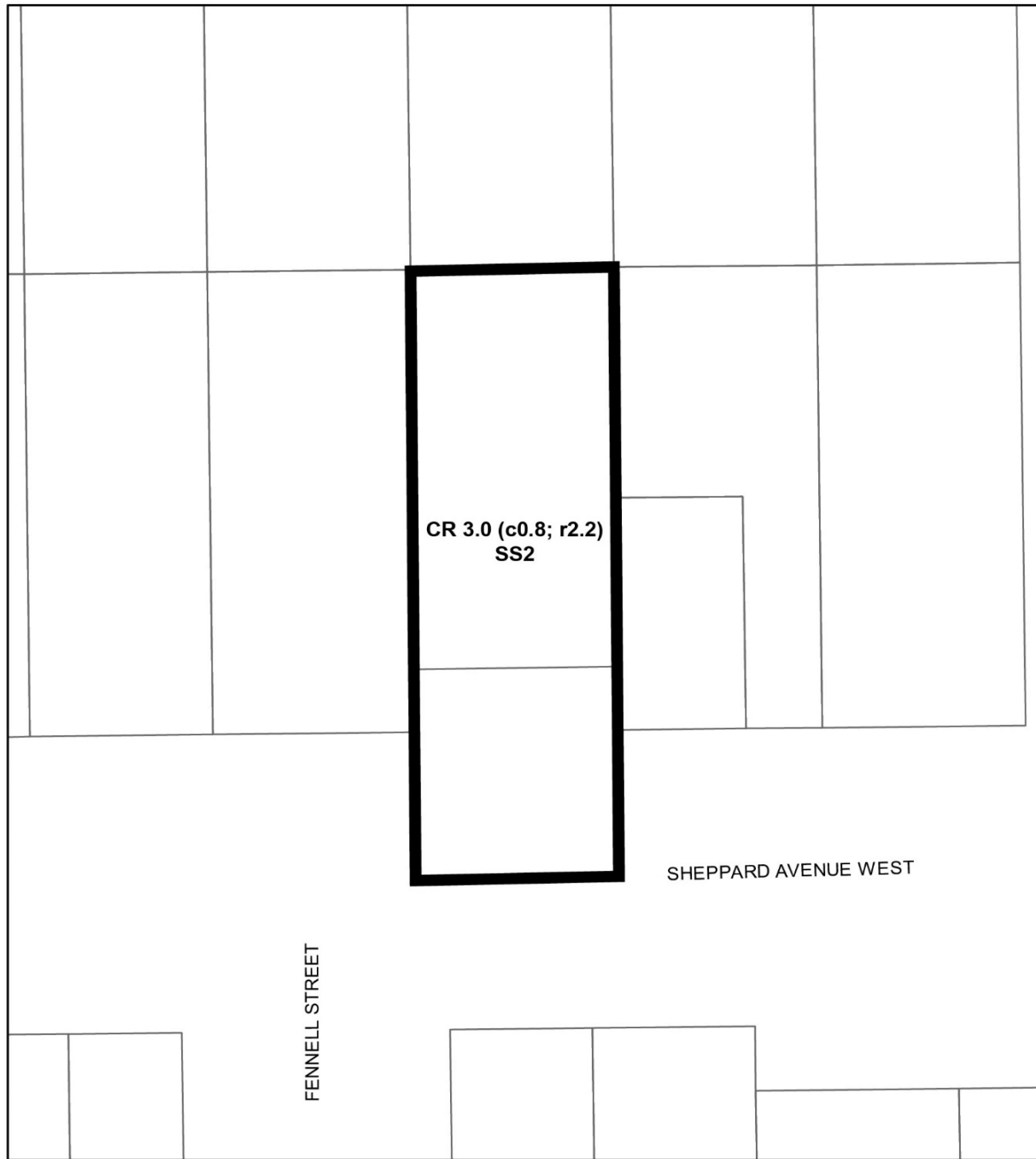
 **Toronto**
Diagram 1

202 Sheppard Avenue West

File # 18 127133 NNY 23 0Z



Diagram 2



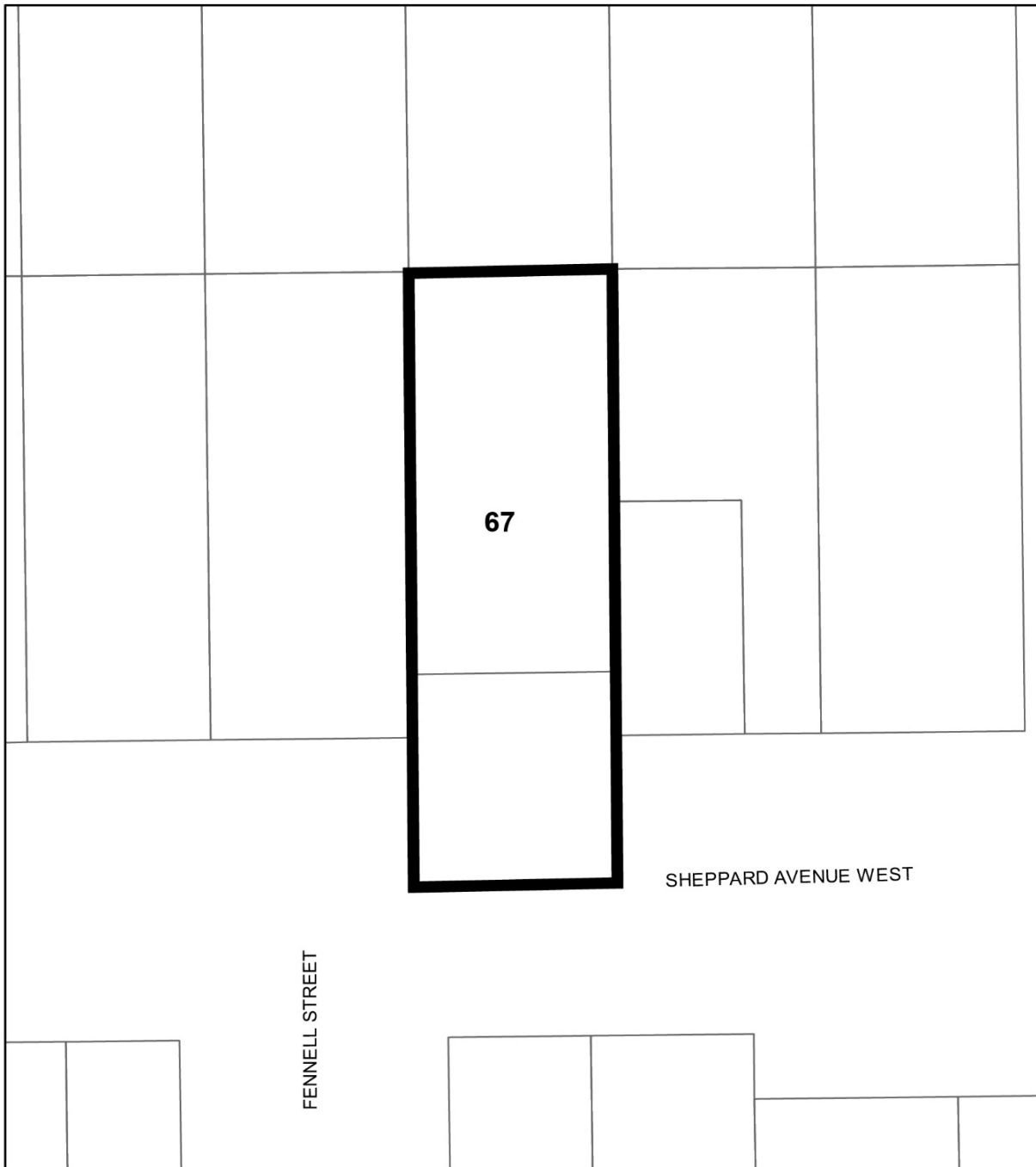
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Diagram 2

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Diagram 3



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Diagram 3

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Diagram 4



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Diagram 4

202 Sheppard Avenue West

File # 18 127133 NNY 23 OZ

8.400

3.000

ST 4
HT 13.6

3.000

ST 5
HT 16.6

3.000

ST 6
HT 19.6

3.000

3.341

ROOF AT MECH
PENTHOUSE

7.675

5.34

4.196

3.110

ROOF TOP
TERRACE

STAIR
POP-UP

2.600

2.200

4.500

LINE OF
GROUND
FLOOR

1400
SETBACK
FOR
GROUND FLOOR

FENNELL STREET

SHEPPARD AVENUE WEST

Note: All dimensions are in metres

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Toronto
Diagram 5

202 Sheppard Avenue West

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West Elevation

