

Authority: North York Community Council NY19.10,  
adopted as amended, by City of Toronto Council on  
December 17 and 18, 2024  
City Council voted in favour of this by-law on  
December 18, 2024  
Written approval of this by-law was given by Mayoral  
Decision 26-2024 dated December 18, 2024

## **CITY OF TORONTO**

### **BY-LAW 1425-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2023 as 120 and 128 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 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 (C0.1; R3.0) SS2 (x1060) 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 no value.
5. Zoning By-law 569-2013, as amendment, is further amended by adding the lands subject to this By-law, to the Height Overlay Map in Section 995.20.1, with no label; and
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 Article 995.30.1 and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1060 so that it reads:

(1060) Exception CR 1060

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 120 and 128 Sheppard Avenue West, if the requirements of By-law 1425-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) Where a **dwelling unit** has direct access to a **street**, a **home occupation**:
  - (i) Must be located on the first **storey** of the **building**;
  - (ii) Despite 150.5.20.1(6), may have employees in the **dwelling unit** who are not the business operator;
  - (iii) For the purpose of this exception, may be located in a **dwelling unit** that is not the principal residence of the business operator, but must be the principal residence of an employee of the business;
  - (iv) Despite Regulation 150.5.20.1 (1)(A),(B),(C) and (D), a **home occupation** may:
    - a. sell, rent or lease physical goods directly from the **dwelling unit**;
    - b. be a **personal service shop**;
    - c. be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario; or
    - d. be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended;
  - (v) Despite Regulation 150.5.20.1 (2), a **home occupation** may have clients or customers attending the **premises** for:
    - a. consultations;
    - b. receiving services; or
    - c. obtaining physical goods.
  - (vi) Despite Regulation 150.5.40.40(1), a **home occupation** must have a minimum of 25 percent of the **interior floor area** of the **dwelling unit** the **home occupation** is located in, used for the **home occupation** use.

- (C) 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 183.21 metres and the elevation of the highest point of the **building** or **structure**;
- (D) 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 4 of By-law 1425-2024;
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 4 of By-law 1425-2024; and
- (F) Despite Regulation 40.5.40.10 (3) and (6), the following **structures** may project beyond permitted maximum height shown on Diagram 4 of the By- law:
  - (i) parapets by a maximum of 2.0 metres;
  - (ii) guard rails, divider screens on a balcony and/or terrace by a maximum of 2.0 metres;
- (G) 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.
- (H) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** is 3.60 metres measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**.
- (I) Despite regulation 40.10.40.1(1), **dwelling units** may be located in the first **storey** of the **building**.
- (J) Regulation 40.10.40.1(2)(A) and (B) with respect to the location of entrances and **first floor** elevation do not apply.
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 3,161 square metres of which;
  - (i) The permitted maximum **gross floor area** for residential uses is 3,096 square metres;
  - (ii) The required minimum **gross floor area** for non-residential uses is 65 square metres
- (L) Despite regulation 40.10.40.70.(2) and 40.10.40.80(2), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 4 of By-law 1425-2024;

- (M) In addition to the elements listed in regulation 40.5.40.40(3) and (5) that reduce gross **floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**
- (i) Indoor **amenity space**, in excess of what is required by this By-law.
- (N) Regulations 40.10.40.60 (3)(A)(iii) and (B)(ii) and (iii) with respect to the front exterior stairs and uncovered ramp shall not apply;
- (O) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
- (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (P) Despite regulation 40.10.40.60(2)(B)(i), pergola **structures** can encroach into the required minimum **building setbacks** as shown in metres on Diagram 3 of this by-law, by 3.0 metres.
- (Q) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 11.0 metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 6 visitor **parking spaces** are required;
- (S) Despite regulation 230.5.1.10(9)(B)(iii), "long-term" **bicycle parking spaces** may be located:
- (i) on any level below ground;

Prevailing By-laws and Prevailing Sections (None Apply)

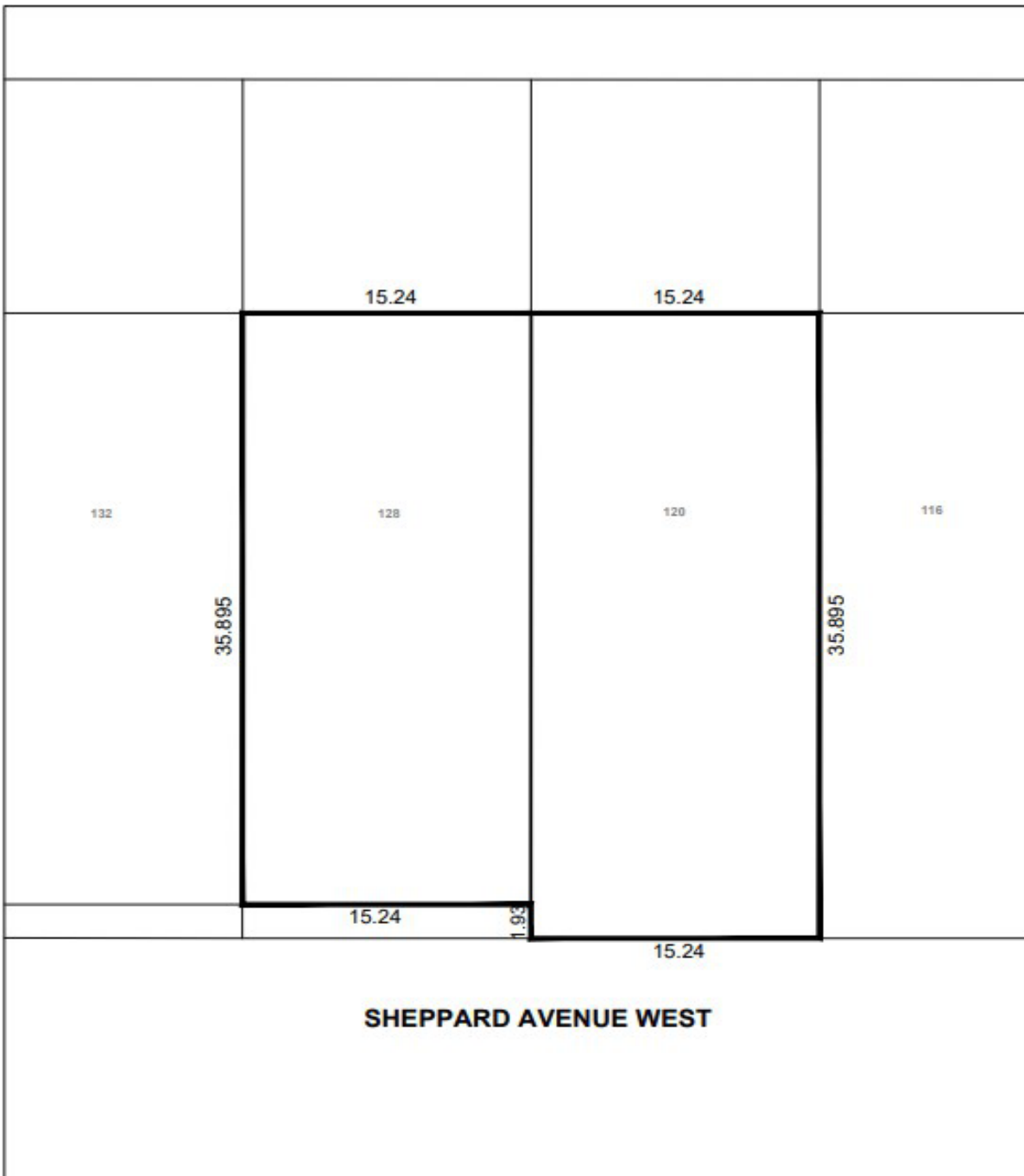
Enacted and passed on December 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**



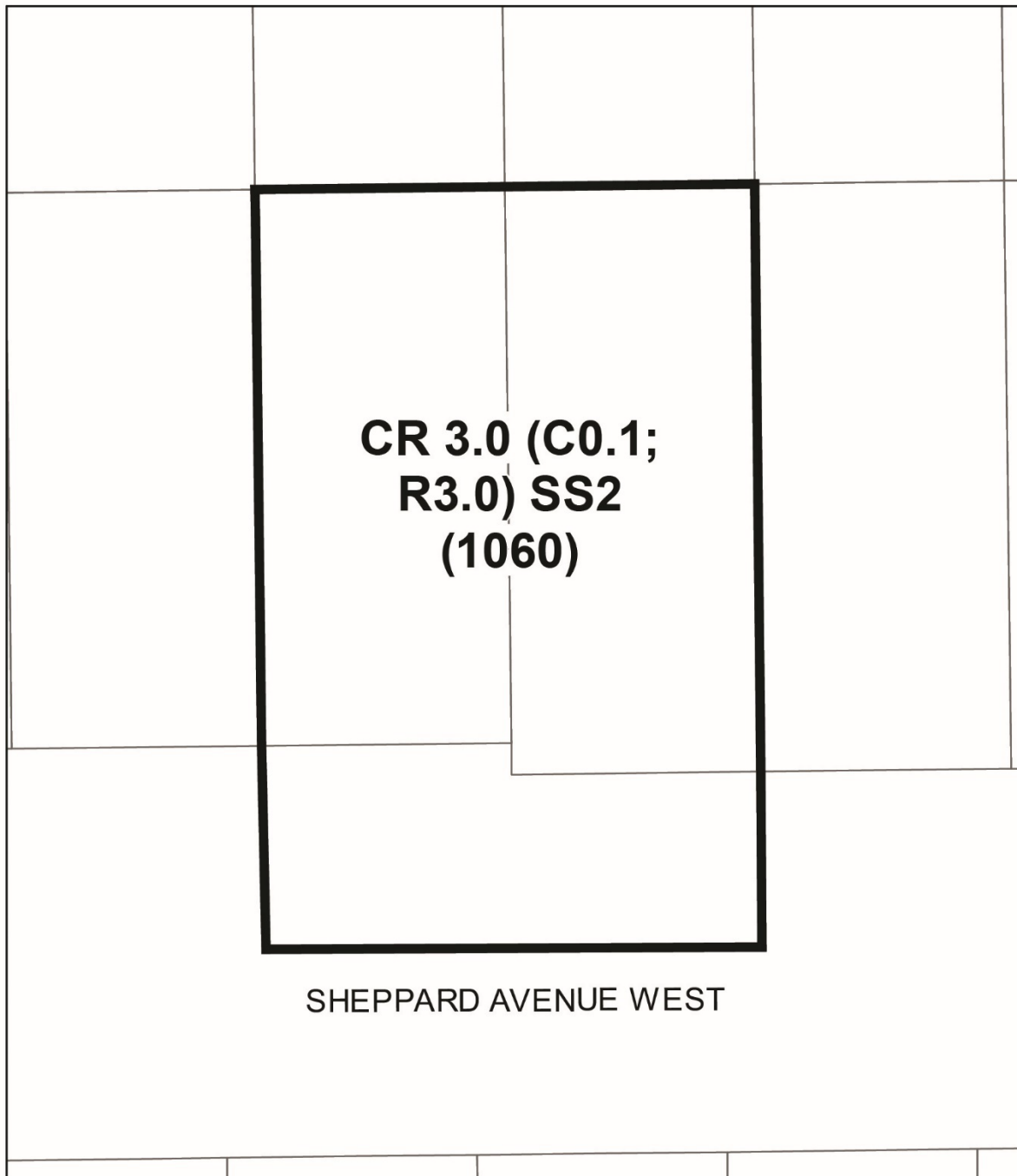
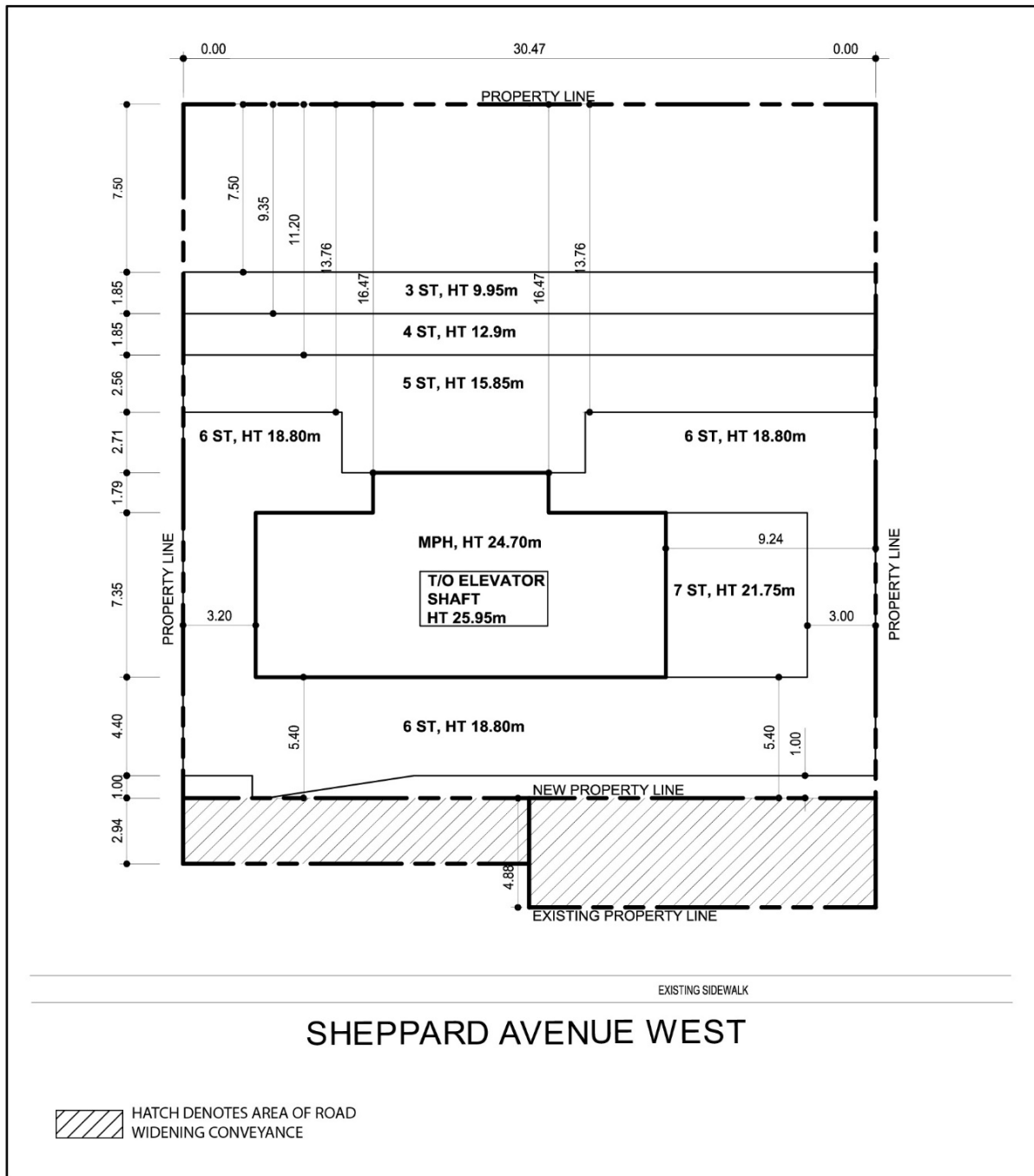
**Diagram 2**

Diagram 3



 **TORONTO**  
Diagram 3

120, 128 Sheppard Avenue West

File # 22 242920 NNY 18 0Z