

Authority: North York Community Council Item NY15.5,  
adopted as amended by City of Toronto Council on July 24  
and 25, 2024  
City Council voted in favour of this by-law on April 24,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 6-2025 dated April 24, 2025

## **CITY OF TORONTO**

### **BY-LAW 362-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 665, 667, 669 and 671 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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RM (f64.0; a2600) (x80) to a zone label of CR 6 (C1.0 R6.0) SS3 (x1018) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT10, ST 2, to a height and storey label of HT 37.5, ST 11, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1018 so that it reads:

(1018) Exception CR 1018

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 665, 667, 669 and 671 Sheppard Avenue West if the requirements of By-law 362-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) 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 186.73 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.20.20(1)(B) and 150.5.20.1, a **home occupation** located in the first **storey** and "mezzanine" of a **dwelling unit** facing Sheppard Avenue West with direct pedestrian access to a public sidewalk:
  - (i) Is not subject to Regulation 150.5.20.1(1)(A)-(D), (2) and (6);
  - (ii) Is not subject to Regulation 150.5.40.40(1); and
  - (iii) Loading spaces shall not be required for a **home occupation** use;
- (D) Despite regulation 40.10.30.40(1)(A), the maximum permitted **lot coverage**, as a percentage of the **lot area**, is 71 percent. The **lot area** for purposes of calculating Floor Space Index shall be 2,830.85 square metres.
- (E) Despite regulations 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**.
- (F) Despite regulation 40.10.40.1(6), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, or is separated from a **lot** in the Residential Zone category or Residential Apartment Zone category by a **lane** or a **street** may not be within 2.84 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category other than:
  - (i) a service entrance;
  - (ii) an entrance to a residential use; or
  - (iii) an entrance or exit required by Federal or Provincial regulations;
- (G) Despite regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 362-2025;
- (H) 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 3 of By-law 362-2025;

- (i) for the purpose of this exception, a "mezzanine" and a mechanical penthouse do not constitute a **storey**;
- (I) Despite regulations 40.5.40.10(3), (4), (5) and (6) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 362-2025:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5 metres;
  - (ii) **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 5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.8 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.8 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.8 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.8 metres;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 16,981 square metres, of which;
  - (i) The permitted maximum **gross floor area** for residential uses is 16,831 square metres; and
  - (ii) The required minimum **gross floor area** for non-residential uses is 150 square metres;
- (K) Despite regulation 40.10.40.50(1)(A) and (C), **amenity space** must be provided at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 metres of outdoor **amenity space** for each dwelling unit of which 75 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;

- (L) Despite regulation 40.10.40.70 (3), the required minimum **building setbacks** are shown in metres on Diagram 4 of By-law 362-2025;
- (M) Despite Clause 40.10.40.60 and (L) above, a **building** or **structure** is permitted to penetrate the required 45-degree **angular plane**, as measured from the finished floor elevation;
- (N) Despite regulation 40.10.50.10 (3), the following **soft landscaping** requirements must be provided along the part of the **lot line** abutting the lot in the Residential Zone category or Residential Apartment Zone category:
- (i) a minimum 2.5-metre-wide strip of **soft landscaping** for 75 percent of the length and 1.2-metre-wide strip for remaining 25 percent of the length along the rear (south) **lot line**;
  - (ii) a minimum 1.5-metre-wide strip of **soft landscaping** for 70 percent of the length and 1.2-metre-wide strip for remaining 30 percent of the length along the side (east) **lot line**; and
  - (iii) mechanical and electrical equipment may be permitted within the required **soft landscaping** strip;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the lot in accordance with the following:
- (i) a minimum of zero (0) residential occupant **parking spaces** for each **dwelling unit**; but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a midrise **building** in Parking Zone B;
  - (ii) a minimum of 2 residential visitor **parking spaces**;
  - (iii) in addition to (ii) above, a minimum of 0.05 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iv) a minimum of zero (0) **parking spaces** for **gross floor area** devoted to non-residential uses including **home occupations**, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 4 for retail uses in Parking Zone B;
- (P) Despite regulations 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and

- (iv) adjacent to a 1.5 metre-wide accessible barrier free aisle or path;
- (Q) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 20 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite Regulation 200.15.10.5 (1) and (2) Table 200.15.10.5, a minimum of eight (8) **parking spaces** of the required **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (S) Despite Regulations 220.5.10.1(2), (3), (4) and (5), and 40.10.90.10(1)(C), one Type "G" **loading space** must be provided on the lands and may be located in a **rear yard** located a minimum of 7.5 metres from a lot in the Residential Zone category or Residential Apartment Zone category;
- (T) Despite Regulations 230.5.1.10(9)(A) and 230.5.1.10(1), "long-term" and "short-term" **bicycle parking spaces** may be located:
  - (i) in a **stacked bicycle parking space**, a secured room, enclosure or bicycle locker; and
  - (ii) **bicycle parking spaces** may be provided on any level below ground;
- (U) Despite regulation 230.5.1.10(7), shower and change facilities do not have to be provided for any **building** on the lands;
- (V) 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;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (W) For the purposes of this exception, the front **lot line** is the **lot line** abutting Sheppard Avenue West; and
- (X) For the purpose of this exception, "mezzanine" means the floor area immediately above the first **storey**, with areas open to the first **storey** below, and within the first 6.5 metres of building height.

Prevailing By-laws and Prevailing Sections: "None Apply"

6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

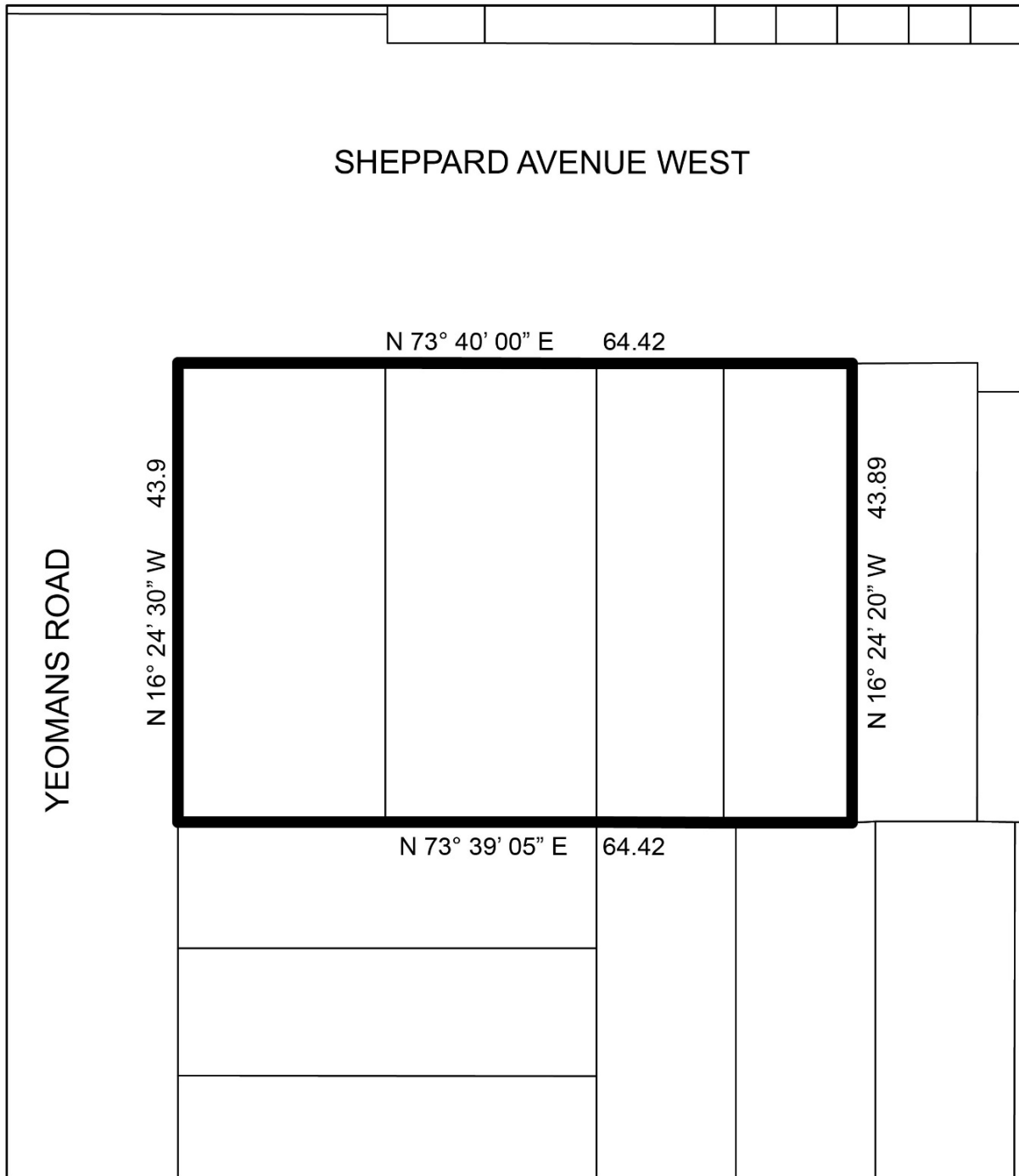
Enacted and passed on April 24, 2025.

Frances Nunziata,  
Speaker

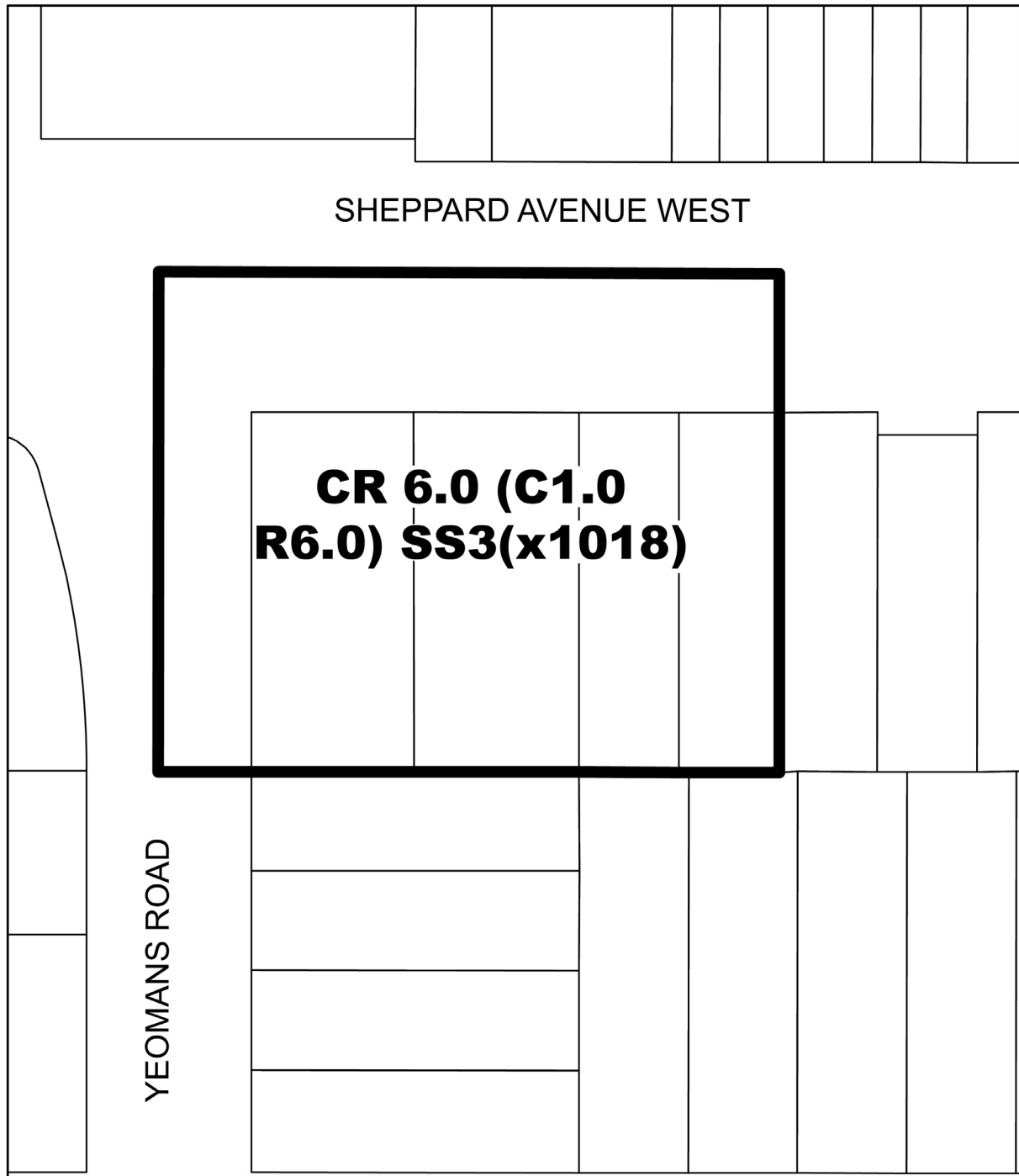
John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**



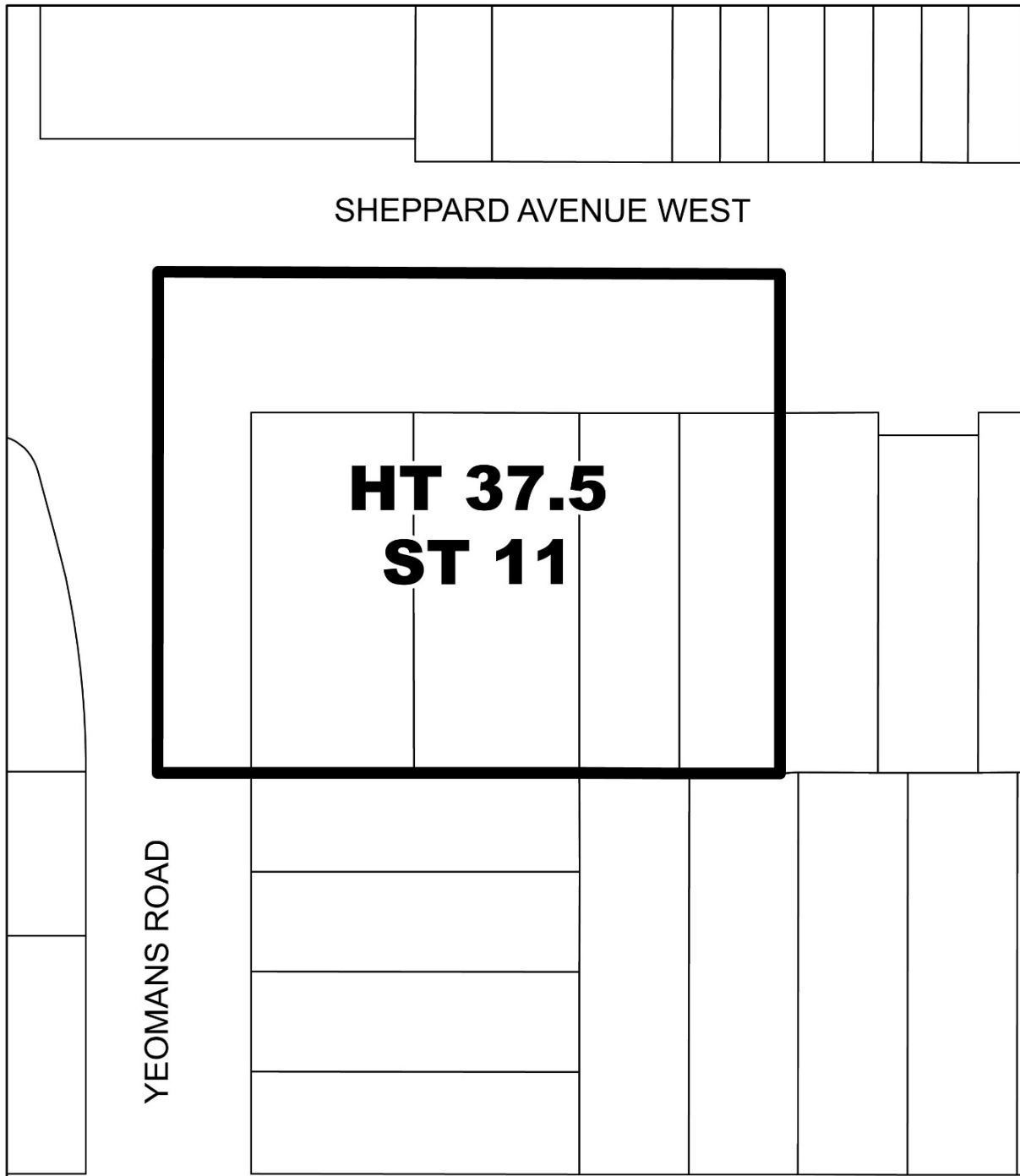
 **TORONTO**  
Diagram 2

**665, 667, 669 and 671 Sheppard Avenue West**

File # 23 227998 NNY 06 0Z



Diagram 3



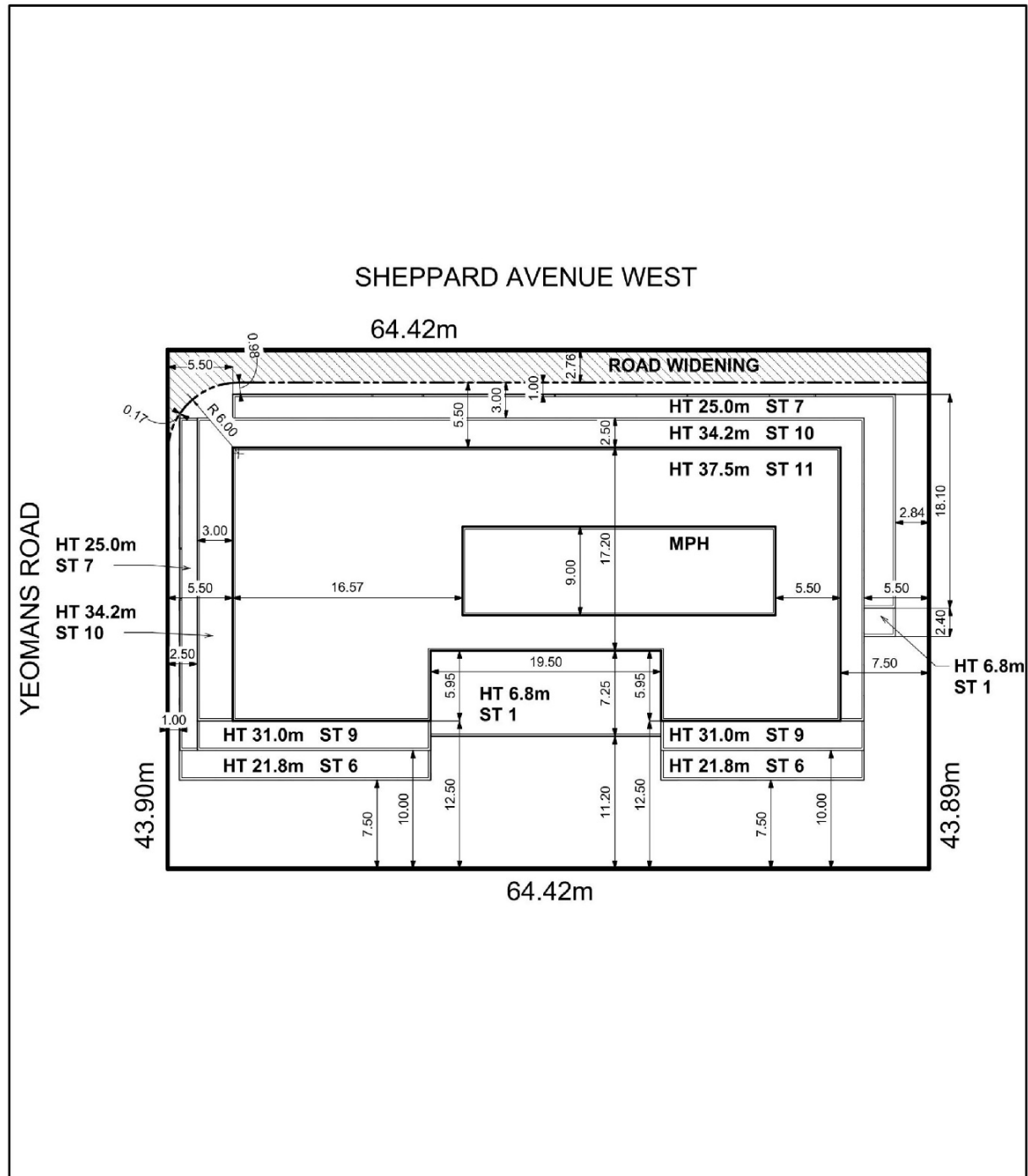
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Diagram 3

665, 667, 669 and 671 Sheppard Avenue West

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Diagram 4



 **TORONTO**  
Diagram 4

665, 667, 669 and 671 Sheppard Avenue West

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