

Authority: **North York Community Council** Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend 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, as amended; and

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 lands municipally known as 290 Sheppard Avenue West, if the requirements of By-law [Clerks to insert By-law number] 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 Regulations 40.5.40.10 (6) and (B) 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.
- (D) 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;
- (E) 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;
- (F) 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**;

- (G) Despite regulation 40.10.80.20 (1) an Accessible **Parking Space** may be located 0.3 metres from a **lot line**;
- (H) 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 [Clerks to insert By-law number];
- (I) 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 [Clerks to insert By-law number];
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number]

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

- 9. 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 [Clerks to insert date].

Francis Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)









