

City of Toronto By-law [Clerks to insert By-law number]

Authority: North York Community Council Item NY \*\*\* as adopted by City of Toronto Council on ~, 2024

**CITY OF  
TORONTO**

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

**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; 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, 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 No. 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 [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 (R) 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% 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 [Clerks to insert By-law number];
- (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 [Clerks to insert By-law number]; 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;

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- (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 [Clerks to insert By-law number];
- (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 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 [Clerks to insert date].

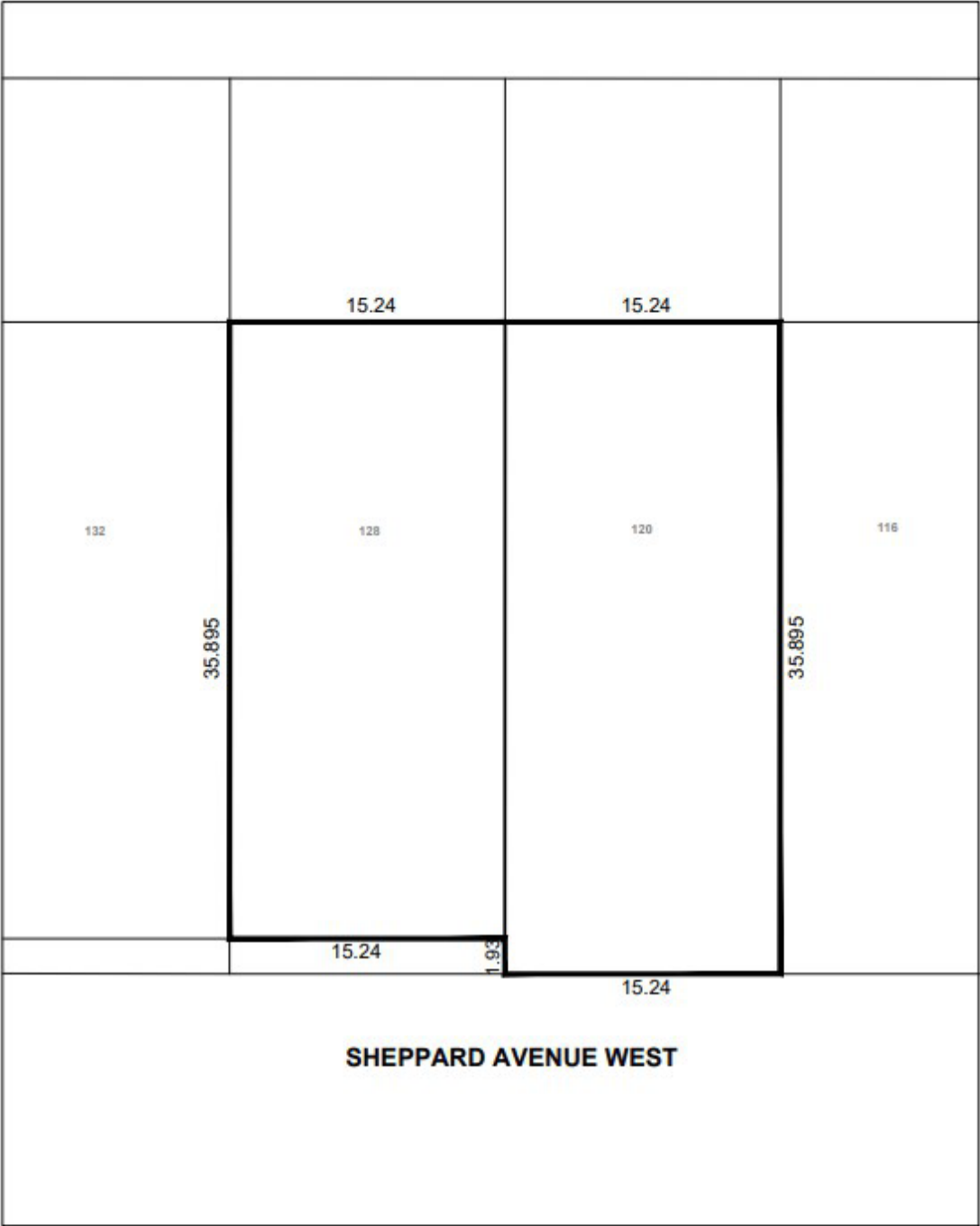
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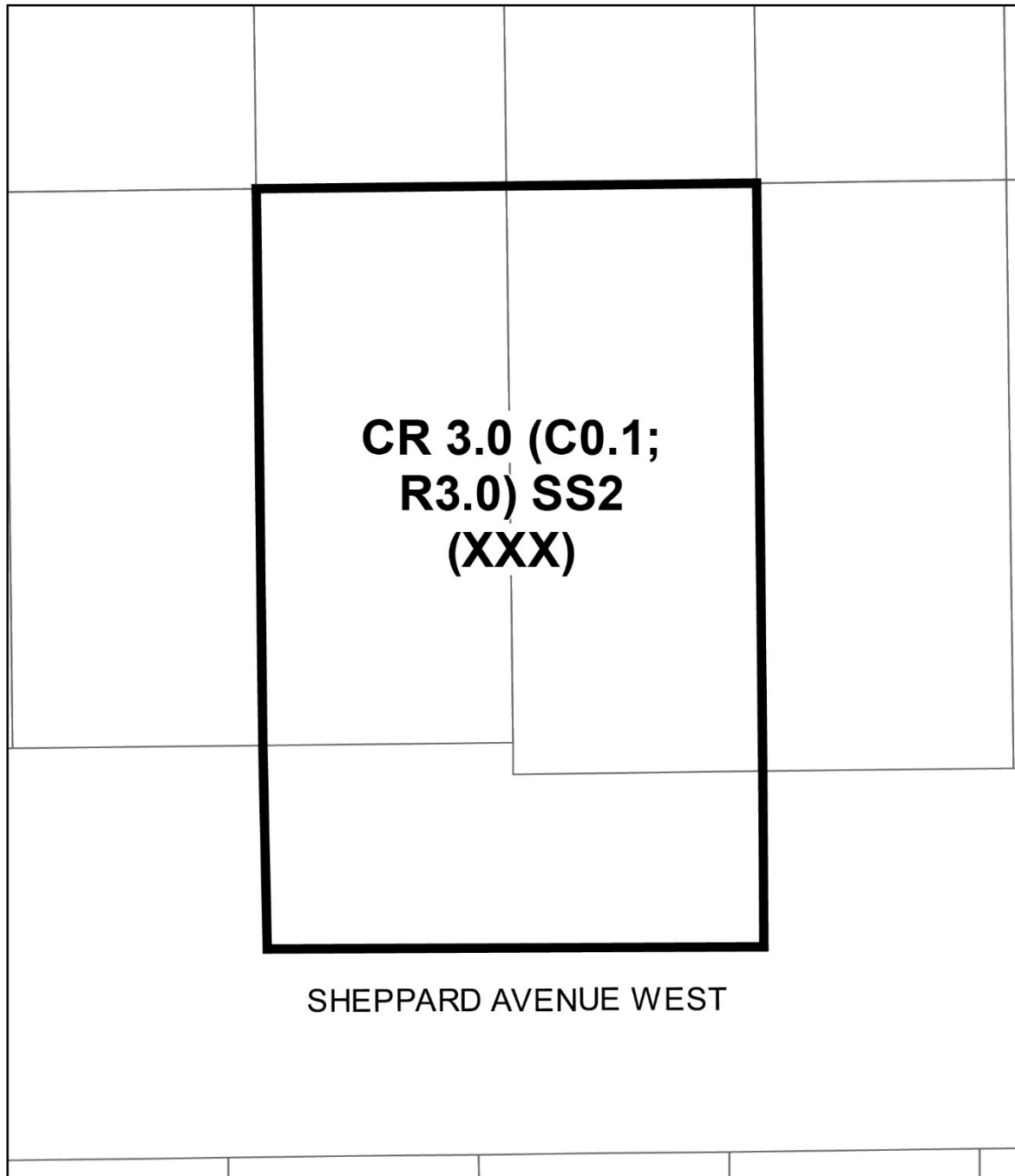
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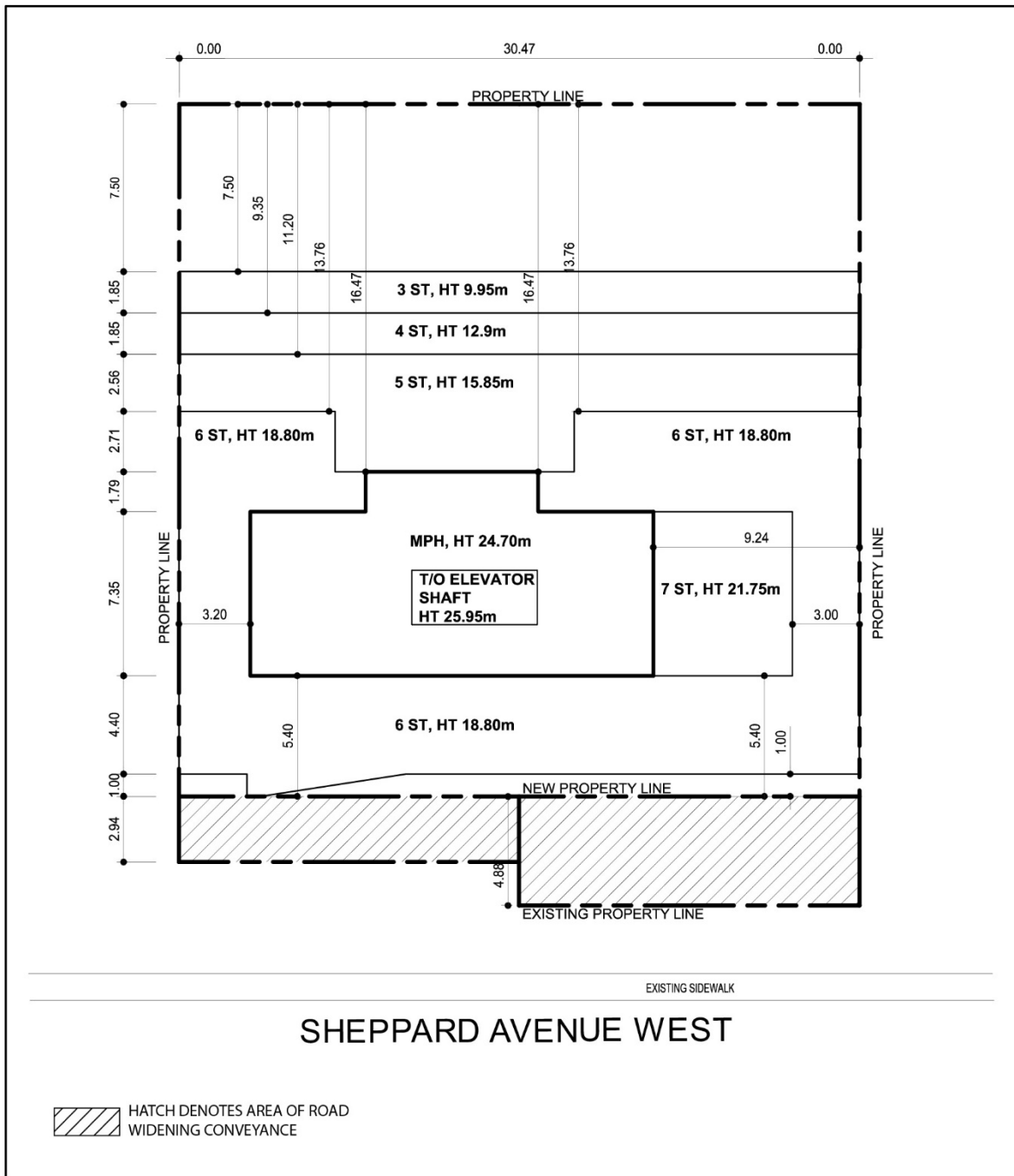
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk







**Toronto**  
Diagram 3

120, 128 Sheppard Avenue West

File # 22 242920 NNY 18 0Z

City of Toronto By-law 569-2013  
Not to Scale  
11/19/2024