

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2025

CITY OF TORONTO

Bill No. ~

BY-LAW No. [Clerk's to insert By-law number]

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in the year 2024 as 45 and 47 Sheppard Avenue East.

WHEREAS authority is given to Council by Sections 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*;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" of this By-law.
2. Section 64.23 of By-law No. 7625, as amended, is further amended by adding the following subsection:

64.23 (86) C1 (86) (H)

DEFINITIONS

BICYCLE PARKING

- (a) "Bicycle Parking" shall mean an area equipped with one or more bicycle racks or lockers for the purpose of parking and securing bicycles, including any corridors used exclusively to access said racks or lockers, but not intended for general storage use.
- (b) "Bicycle Parking Space" shall mean a space with a minimum vertical clearance of 1.9 metres, minimum horizontal dimensions of 0.6 metres width and 1.8 metres length; including any associated access corridor area, that is designed and equipped exclusively for the purpose of parking and securing one or more bicycles and is not located within a dwelling unit, balcony or commercial suite.
- (c) "Stacked Bicycle Parking Space" shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces, with a minimum vertical dimension of 1.2 metres and minimum horizontal dimensions of 0.6 metres width and 1.8 metres length.

ACCESSIBLE PARKING SPACE

- (d) "Accessible Parking Space" shall mean a parking space with a minimum length of 5.6 metres, width of 3.4 metres, vertical clearance of 2.1 metres and the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.

CAR-SHARE PARKING SPACE

- (e) "Car-Share Parking Space" shall mean a parking space used exclusively for the parking of a car-share motor vehicle.

COMMON OUTDOOR SPACE

- (f) "Common Outdoor Space" shall mean unenclosed, exterior, publicly accessible areas of the net site that are adjacent to the building, consist of hard or soft landscaping, provide pedestrian facilities such as outdoor seating, and may include public art.

ESTABLISHED GRADE

- (g) "Established Grade" shall mean the geodetic elevation of 172.04 metres.

GROSS SITE

- (h) "Gross Site" shall mean 45-47 Sheppard Avenue East, comprising an area of 11,945 square metres.

GROSS FLOOR AREA

- (i) "Gross Floor Area" shall mean the area of all floors in a building, above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
- i. parking, loading and bicycle parking below-ground;
 - ii. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - iii. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - iv. shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces [By-law: 839-2022];
 - v. amenity space required by this By-law;
 - vi. elevator shafts;
 - vii. garbage shafts;
 - viii. mechanical penthouse;
 - ix. exit stairwells in the building;
 - x. All open to below areas;
 - xi. Hallways and elevator vestibules below ground; and
 - xii. Rooms containing bicycle parking spaces.

LOADING SPACE

- (j) "Type 'G' Loading Space" shall mean a loading space that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres.
- (k) "Type 'B' Loading Space" shall mean a loading space that is a minimum of 3.5 metres wide, 11.0 metres long and has a minimum vertical clearance of 4.0 metres.
- (l) "Type 'C' Loading Space" shall mean a loading space that is a minimum of 3.5 metres wide, 6.0 metres long and has a minimum vertical clearance of 3.0 metres.

MECHANICAL FLOOR AREA

- (m) "Mechanical Floor Area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, fire protection and elevator equipment.

NET SITE

- (n) "Net Site" shall mean the gross site minus the area of any lands conveyed to the City, as shown on Schedule "C1(86)". The net site has an area of 11,839 square metres and consists of 45-47 Sheppard Avenue East.

RECREATIONAL AMENITY AREA

- (o) "Recreational Amenity Area" shall mean an area set aside for social and/or recreational purposes, which is common to all occupants of the building. Social and/or recreational purposes include indoor or outdoor space, such as playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms, change rooms, library space, meeting or party rooms and other similar uses.

PERMITTED USES

- (p) The permitted uses shall be as follows:

RESIDENTIAL

- (i) Dwelling, Apartment House and accessory uses, including private recreational amenity areas;
- (ii) Dwelling, Multiple Family;
- (iii) Dwelling, Multiple Attached;

NON-RESIDENTIAL

- (i) Park;

- (ii) Office Use;
- (iii) Community Centre;
- (iv) Car-Share Parking Space;
- (v) Day Nursery;
- (vi) Professional Medical Office Building;
- (vii) Retail and Service Commercial Uses including:
 - a. retail stores
 - b. health science research laboratory
 - c. research laboratory
 - d. light food processing
 - e. manufacturing use
 - f. pinball and video games arcade
 - g. public uses
 - h. adult education school
 - i. commercial school
 - j. veterinary clinic
 - k. hotel
 - l. service shops
 - m. personal service shops
 - n. restaurant
 - o. outdoor café in conjunction with a restaurant;
 - p. banquet halls;
 - q. museum;
 - r. artist studios;
 - s. commercial galleries,
 - t. laundry
 - u. car rental agencies, (car-rental agency vehicles are to be located off-site);
 - v. commercial schools;
 - w. financial institutions, including banks
 - x. information processing;
 - y. studios;
 - z. takeout restaurants,
 - aa. fitness centres;

- bb. clubs;
- cc. recreational uses;
- dd. commercial recreation facilities; and,
- ee. automatic teller machines.

EXCEPTION REGULATIONS

MAXIMUM GROSS FLOOR AREA

- (q) The maximum gross floor area permitted on the net site shall not exceed 155,000 square metres, of which a minimum of 3,500 square metres must be for non-residential uses.

NUMBER OF DWELLING UNITS

- (r) There is no maximum number of dwelling units.

BUILDING ENVELOPE

- (s) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelopes identified on Schedule "C1(86)", with the exception of the following:
 - (i) light fixtures, architectural building features such as a pilaster, cornice, sill, belt course, or chimney breast, decks, porches, terraces, balconies, fences, ornamental elements, window sills, balustrades, columns, support structures, canopies, awnings, exterior stairs, access ramps and elevating devices, cladding added to the exterior surface of the main wall of a building, window projections including bay windows and box windows, eaves, dormers, air conditioners, satellite dishes, antennae, vents, and pipes, wheelchair ramps, safety railings, structures for outside or open air recreation, partitions dividing outdoor recreation areas, terrace guards and dividers, signs, planters, public art features, window washing equipment, underground garage ramps and below-grade parking garage.

BUILDING HEIGHT

- (t) The building height of all buildings on the site, measured from established grade, shall not exceed the maximum height in metres shown on Schedule "C1(86)", with the exception of the following:
 - (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and recreational amenity areas, by a maximum of 9.0 metres;
 - (ii) structures that enclose, screen, or cover the equipment, structures,

architectural features and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 9.0 metres;

- (iii) unenclosed structures providing safety or wind protection to rooftop amenity space, pergolas, trellises, planters, landscaping features, guard rails, divider screens and decorative screens, by a maximum of 3.0 metres;
- (iv) building maintenance units, window washing equipment, lighting rods, antennae, satellite dishes, architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 4.0 metres;
- (v) elements listed in subsection (iii) and (iv) above may project above the permitted height for the mechanical penthouse as set out in subsections (i) and (ii) above.

NUMBER OF STOREYS

- (u) The maximum building height in storeys is not regulated by this By-law.

VEHICLE PARKING

- (v) 15 percent of the parking spaces may be obstructed without being required to provide additional width for the obstructed sides of the parking space.

BICYCLE PARKING

- (w) Bicycle parking spaces shall be provided within the net site in accordance with the following requirements:
 - (i) a minimum of 0.68 occupant bicycle parking spaces per dwelling unit;
 - (ii) a minimum of 0.07 visitor bicycle parking spaces per dwelling unit;
 - (iii) 0.13 bicycle parking spaces for each 100 square metres of interior floor area for all non-residential uses; and
 - (iv) 3, plus 0.25 visitor bicycle parking spaces for each 100 square metres of interior floor area for all non-residential uses.

LOADING

- (x) Loading shall be provided as follows:
 - (i) For residential uses:
 - a. a minimum of 2 Type 'G' loading spaces; and
 - b. a minimum 2 Type 'C' loading spaces.

- (ii) For non-residential uses:

Gross Floor Area	Minimum # of Loading Spaces Required
0 to 499 m ²	None required
500 to 1,999 m ²	1 Type 'B'
2,000 to 4,999 m ²	2 Type 'B'
5,000 to 9,999 m ²	3 Type 'B'
10,000 to 19,999 m ²	1 Type 'A' and 3 Type 'B'
20,000 to 29,999 m ²	1 Type 'A', 3 Type 'B' and 1 Type 'C'
30,000 m ² or greater	1 Type 'A', 3 Type 'B' and 1 Type 'C'

- (iii) Type 'G' and Type 'B' loading spaces may be shared.

LANDSCAPING

- (y) No minimum landscaping shall be required.

RECREATIONAL AMENITY AREA

- (z) A minimum of 4.0 square metres per dwelling unit of recreational amenity area shall be provided on the net site of which at least 2.0 square metres per dwelling unit is indoor recreational amenity area.

YARD SETBACKS

- (aa) The minimum yard setbacks shall be as shown on Schedule "C1(86)".
- (bb) The building elements and structures referred to in (s) of this By-law may project into the minimum yard setbacks.
- (cc) The required minimum distance between the building(s), including all below and above ground structures, to any transportation use buildings or structures is 3 metres.

UNIT MIX

- (dd) The provision of dwelling units is subject to the following:
- (i) A minimum of 35 percent of the total number of dwelling units must have two or more bedrooms.

HOLDING SYMBOL PROVISIONS

- (ee) The lands zoned with the holding symbol "(H)" on Schedule 1 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (ff) An amending by-law to remove the holding symbol "(H)" referred to in (ee) above

may be enacted when the following are fulfilled:

- (i) The Owner or applicant, at their sole cost and expense submits all applicable drawings and reports illustrating an easement with a width sufficient to allow the City to lay down, construct, renew, repair, inspect, replace and maintain the existing 1,200 mm storm sewer and 675 mm sanitary sewer, south of the northern property boundary, free and clear of all encumbrances to the satisfaction of Executive Director, Development Review and General Manager, Toronto Water, and pays all costs associated with the City retaining a third-party peer reviewer for review of the proposed easement, to the satisfaction of General Manager of Toronto Water.

PROVISIONS NOT APPLICABLE

- (gg) The provisions of Sections 6A(2), 6A(3), 6A(5), 6A(7)(d)(A), 6A(8), 6A(16), 6(9), 22.10.2, 23.2.1, 23.2.4.1, 23.2.4.2, and 23.2.4.3 do not apply.

SEVERANCE

- (hh) Notwithstanding any existing or future severance, partition or division of the net site shown on Schedule “C1(86)”, the provisions of this By-law shall apply to the whole of the net site as if no severance, partition or division occurred.

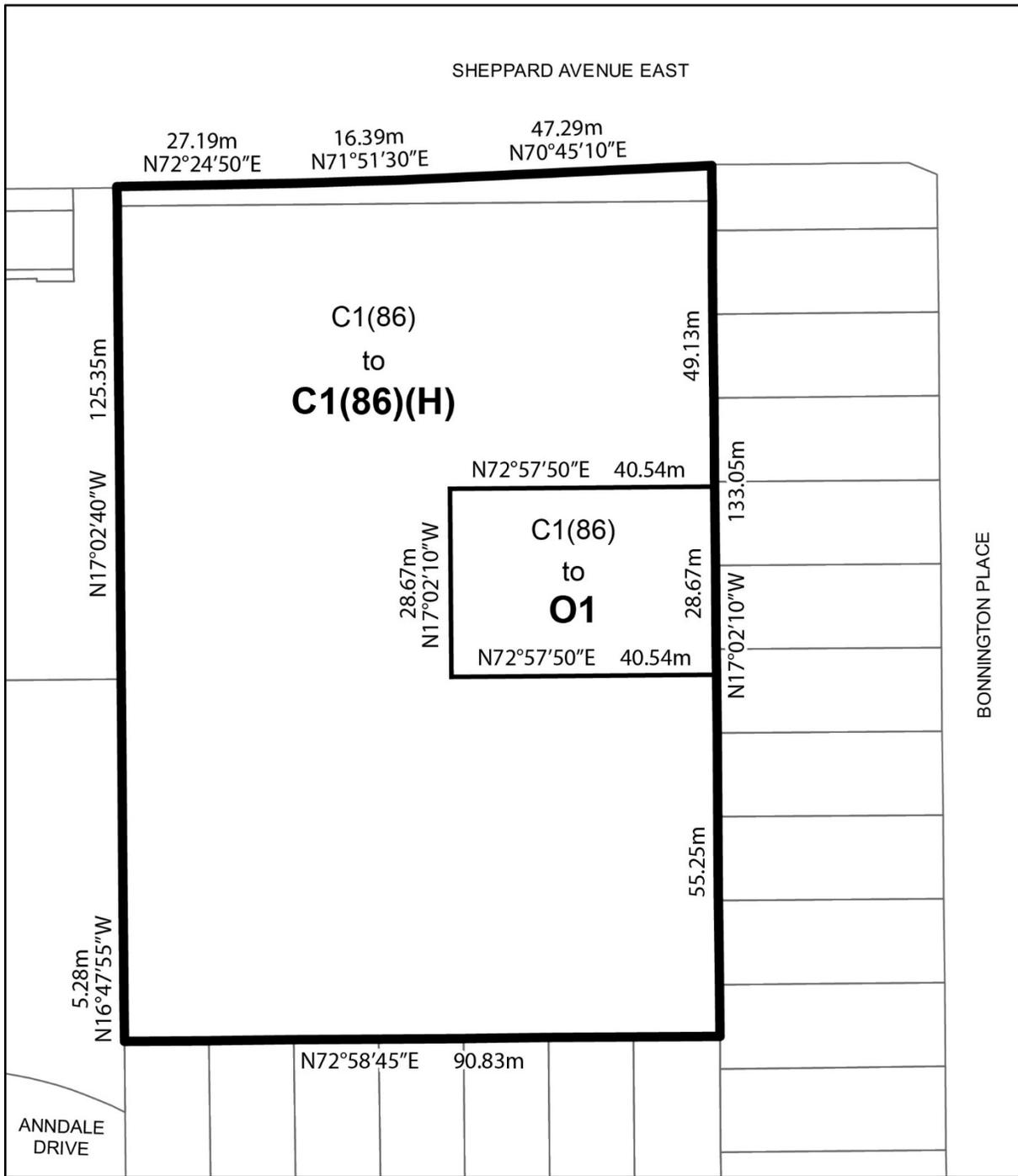
PREVAILING PROVISIONS

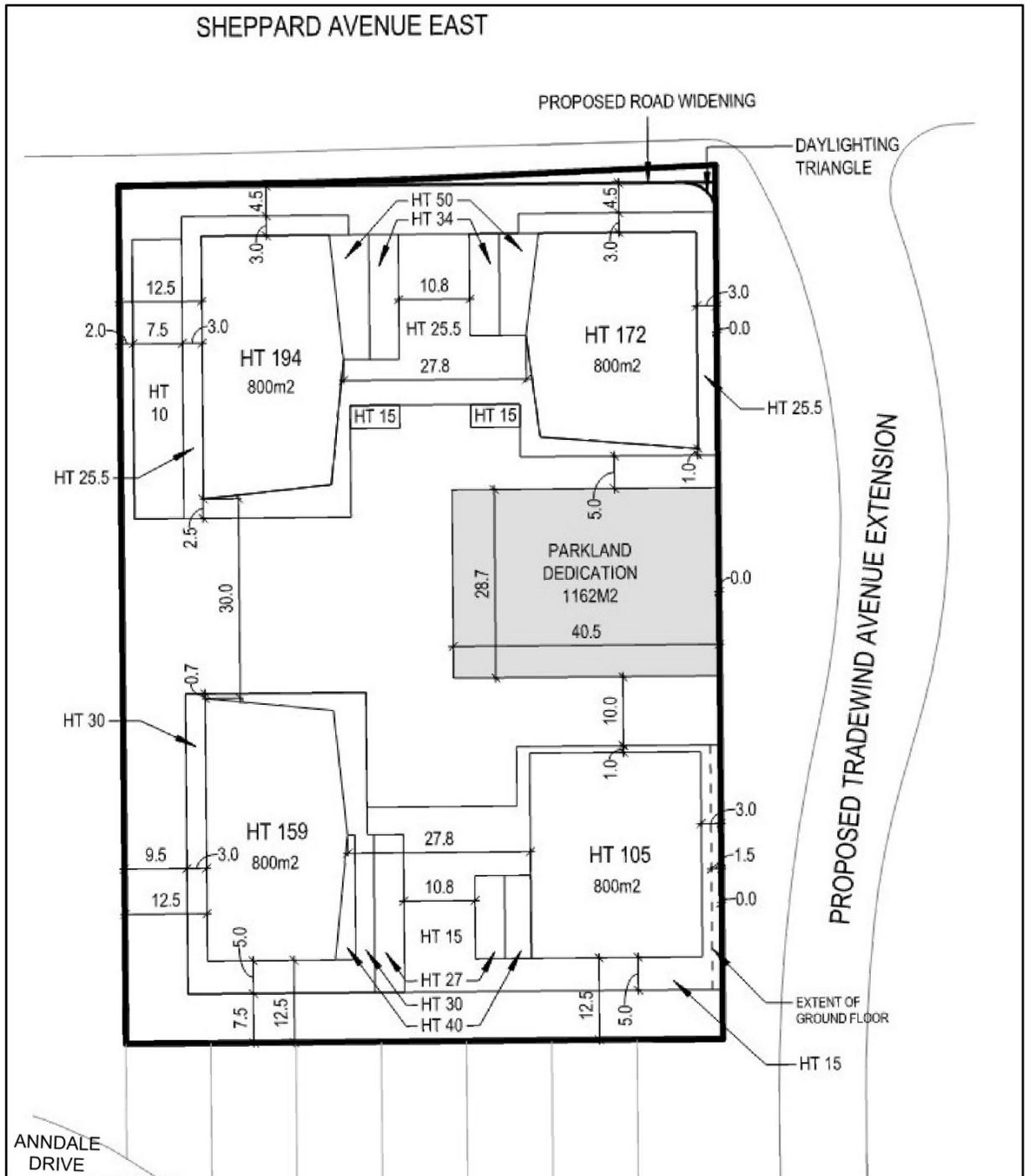
- (ii) Except as otherwise provided herein, the provisions of By-law No. 7625 shall continue to apply to the site.
3. Section 64.23 of By-law No. 7625, as amended, is further amended by adding Schedule “C1(86)” attached to this By-law.
 4. Where any provision or Schedule of By-law 7625 of the former City of North York, as amended, conflicts with this By-law, this By-law shall prevail.
 5. Pursuant to Subsection 24(2.1) of the *Planning Act*, this By-law will come into effect as of the day it was passed, if Official Plan Amendment No. 877 adopted by [Clerks to insert By-law number] comes into effect.

ENACTED AND PASSED on December XX, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk





 **TORONTO**
Schedule C1(86)

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z


Former City of North York By-law 7625
Not to Scale
11/26/2025