

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 2024 as 567 Sheppard Avenue East

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 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 RD (f15.0; a550)(x66) to CR 5.5 (c0.5; r5.0) SS2 (x1185) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 from a lot coverage label of 30 to applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1185 so that it reads:

(1185) Exception CR 1185

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 567 Sheppard Avenue East 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 (U) 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 179.96 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the permitted maximum number of **storeys** is the numerical value following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (D) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (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, vents, lightning rods, light fixtures and roof drainage by:
 - (a) a maximum of 5.5 metres for the lower mechanical penthouse within the area identified as "MPH1" on Diagram 3; and
 - (b) a maximum of 3.5 metres for the upper mechanical penthouse within the area identified as "MPH1" on Diagram 3.
 - (c) a maximum of 7.0 metres for the mechanical penthouse within the area identified as "MPH2" on Diagram 3.
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and part of a building listed in (i) above by:
 - (a) a maximum of 5.5 metres for the lower mechanical penthouse within the area identified as "MPH1" on Diagram 3; and
 - (b) a maximum of 3.5 metres for the upper mechanical penthouse within the area identified as "MPH1" on Diagram 3.
 - (c) a maximum of 7.0 metres for the mechanical penthouse within the area identified as "MPH2" on Diagram 3.
 - (iii) notwithstanding (i) and (ii) above, within the areas identified as MPH1, the total area of equipment, **structures** or parts of the roof of the tower portion of the **building** taller than 6.5 metres may cover no more than 570 square metres, measured horizontally;

- (iv) architectural features may project above the height limits to a maximum of 9.0 metres within the area identified as “MPH1”;
 - (v) acoustical screens, solar panel equipment, exit stairs, wind screens, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, windowsills, window washing equipment, terraces, **landscaping**, and elements of a **green roof**, may project above the height limits to a maximum of 6.0 metres;
 - (vi) window washing equipment may project 4.0 metres beyond the elements listed in (i) and (ii) above; and
 - (vii) the **structures** and elements listed in (E) below;
- (E) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law [Clerks to insert By-law number].
- (F) Despite clauses 40.5.40.60 and 40.10.40.60, the following elements may encroach into the requires minimum **building setbacks** and **main wall** separation distances as follows:
- (i) the **structures** and elements listed in (D) above; and
 - (ii) balconies, eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, windowsills, underground garage ramps, landscape and public art features to a maximum extent of 3.0 metres;
 - (iii) cladding added to the exterior of the building to a maximum of 0.5 metres; and
 - (iv) canopies to a maximum of 6.0 metres.
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 77,400 square metres, of which:
- (i) the permitted maximum gross floor area for **residential** uses is 70,650 square metres;
 - (ii) the permitted maximum gross floor area for **non-residential** uses is 6,750 square metres.
- (H) Despite Regulation 40.10.40.50(1), a minimum of 3.0 square metres of **amenity space** for each **dwelling unit** must be provided, of which:

- (i) at least 1.5 square metres for each **dwelling unit** is **indoor amenity space**; and
 - (ii) at least 1.5 square metres for each **dwelling unit** is **outdoor amenity space**.
- (I) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Regulation 40.10.50.10(20), a fence is not required to be installed along a lot line abutting the Residential Zone or Residential Apartment Zone;
- (K) Despite Regulation 40.10.100.10(1)(C), two vehicle accesses are permitted;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) A maximum of 131 **parking spaces** for **community centre, recreation, and day nursery use** uses located below ground; and
 - (ii) A maximum of 10 **parking spaces** for **day nursery** uses located above ground;
- (M) Despite Regulation 200.15.10.5(1), minimum of 3.8 percent of total **parking spaces** will be **accessible parking spaces**;
- (N) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 7 percent of the provided **parking spaces** may be obstructed on one or two sides in accordance with Regulation 200.5.1.10(2)(D) without being required to increase the minimum width for the obstructed sides of the **parking space** by 0.3 metres;
- (O) Despite Regulation 200.15.1(4), **accessible parking** spaces are not required to be located
 - (i) Closest to a barrier free entrance to a **building**, passenger elevator that provides access to the first **storey** of the building and the shortest route from these required entrances;
- (P) Despite Regulation 230.5.1.10(7), shower and change facilities are not required;
- (Q) In addition to the locations a "long-term" bicycle parking space may be

located as in Regulation 230.5.1.10(9)(A)(i)(ii), "long-term" **bicycle parking spaces** may also be located on any parking level below ground;

- (R) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (S) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 21 "long-term" **bicycle parking spaces** for a **community centre** use; and
 - (ii) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (iii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (T) 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.
- (U) Nothing in By-law [Clerks to insert By-law number] shall apply to prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon full development.

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

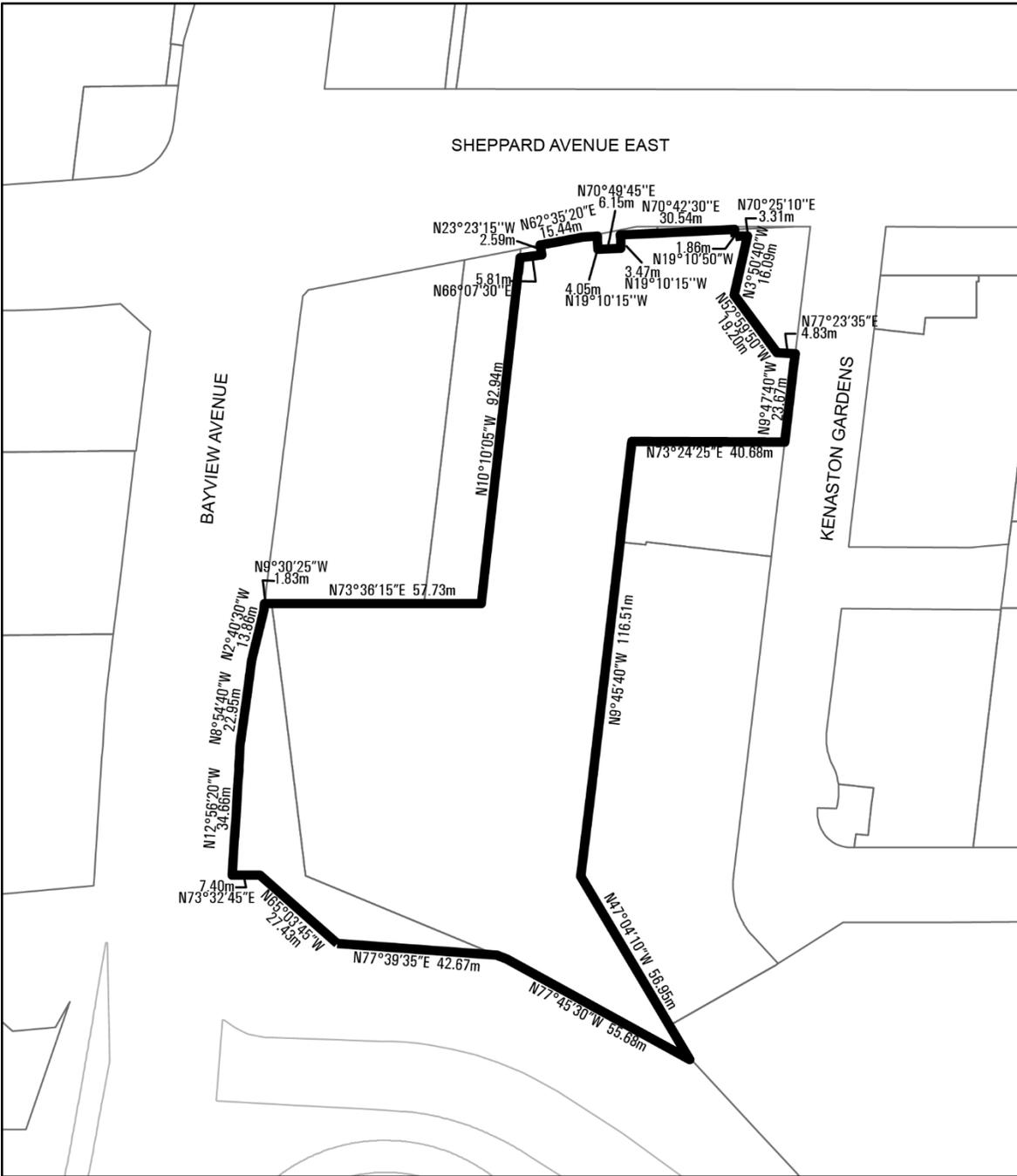
- 6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

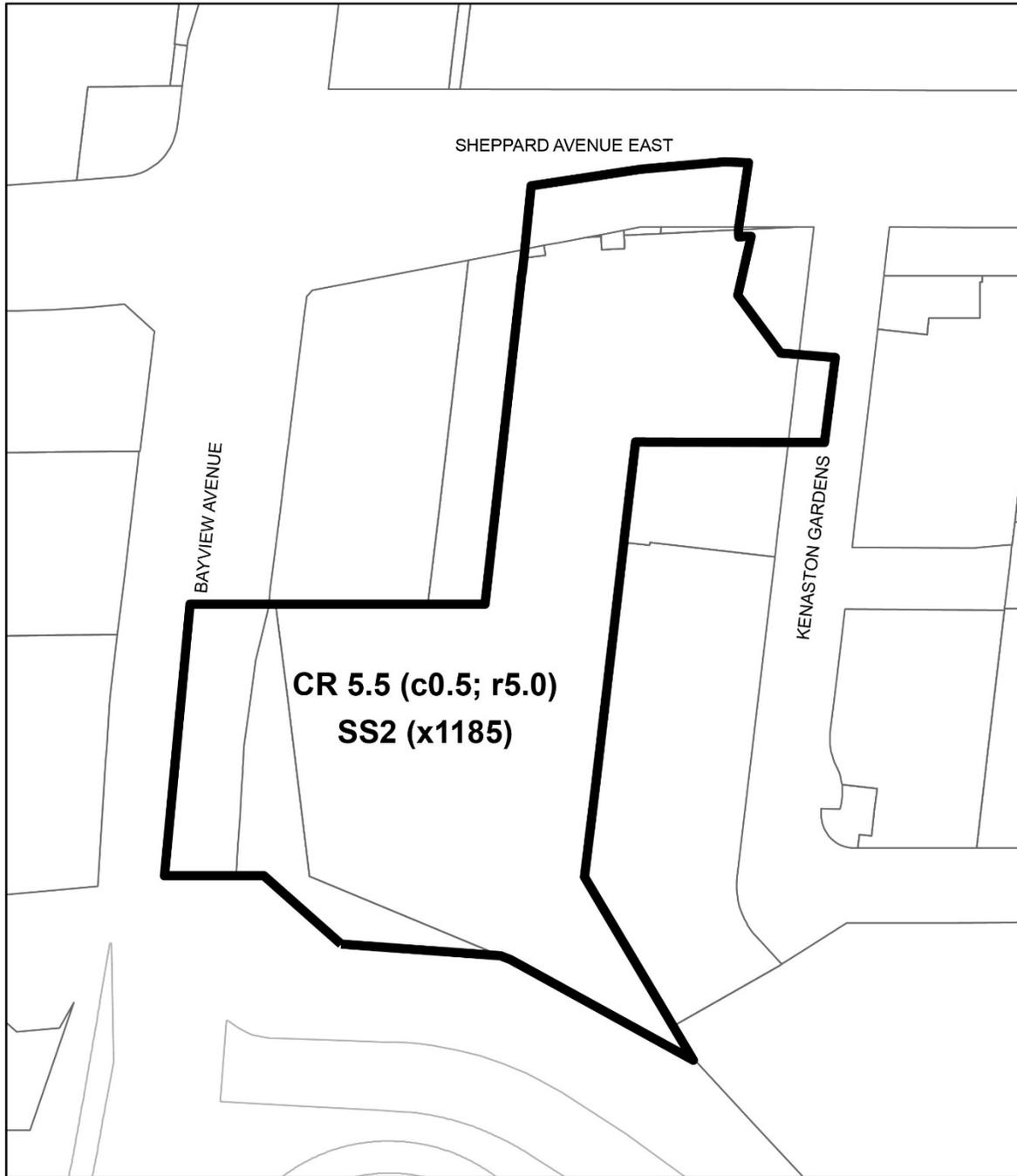
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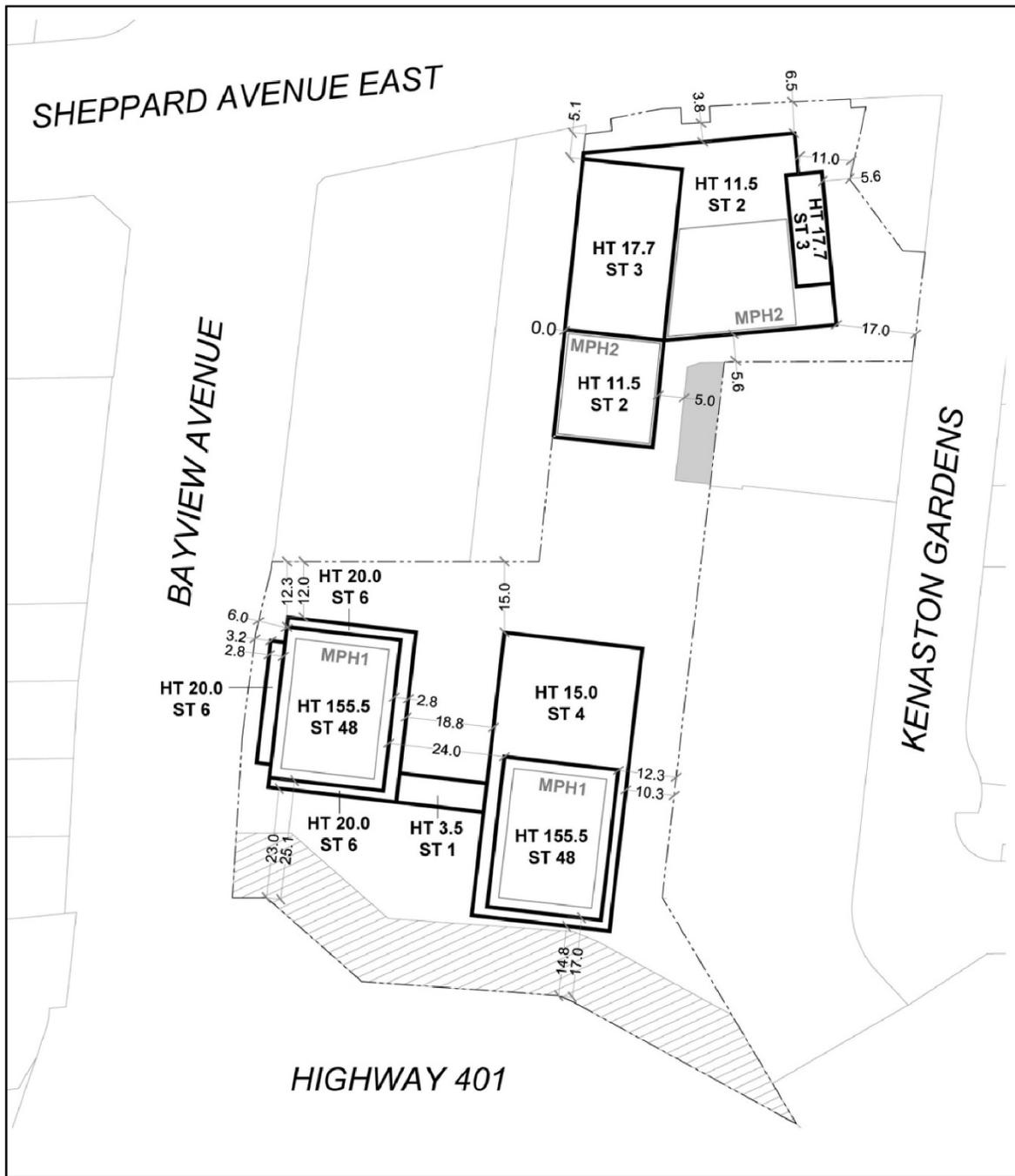


 **TORONTO**
Diagram 1

567 Sheppard Avenue East

File # 24 135633 NNY 17 0Z





TORONTO
Diagram 3

567 Sheppard Avenue East

File # 24 135633 NNY 17 0Z

 14.0 metre MTO setback
 Parkland dedication


 City of Toronto By-law 569-2013
 Not to Scale
 12/02/2025