

Attachment 7: Draft Zoning By-law Amendment

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 2025 as a portion of 1377 Sheppard Avenue West, also known as the Downsview West District

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 pursuant to Section 453.1 of the City of Toronto Act, 2006, as amended, a by-law passed under Section 34 of the Planning Act, may establish one or more residential densities of development applicable to any land in respect of which the owner of the land and the operator of the housing accommodation, if different from the owner, agree with the City to provide all or such proportion as specified in the by-law of the housing accommodation located or to be located on the land, for the purpose of a social housing program; 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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 lands outlined by heavy black lines on Diagram 1 attached to this By-law are a **lot**, until a future severance, partition or division of the lands, at which point the definition of **lot** under Chapter 800.50(420) shall apply to each individual block.
3. 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.

4. For the purposes of this By-law, a reference to a part of the lands subject to this By-law have the following meanings:
 - (A) References to “Phase 1” and “Phase 2” are the “Phases” as identified on Diagram 5 of this By-law;
 - (B) References to “Block” or “Blocks”, “Block 1”, “Block 2”, “Block 4”, “Block 6”, “Block 7”, “Block 9”, “Block 10”, “Block 11”, “Block 12”, “Block 14”, “Block 15” and “Block 16” means the “Blocks” as identified on Diagram 6 of this By-law;
 - (C) References to “Block 5”, “Block 8” and “Block 13” or “Park Block 5”, “Park Block 8” or “Park Block 13” refer to the public **parks** zoned OR on Diagram 2 and identified on Diagram 6 attached to this By-law; and
 - (D) References to “**Street A**”, “**Street B1**”, “**Street B2**”, “**Street B3**”, “**Street B4**”, “**Street C1**”, “**Street C2**”, “**Street D**”, “**Street E**”, “**Street G** (Carl Hall Road)”, “**Street H**” and “**Realigned Vitti Street**” refers to the **streets** so identified on Diagram 6 of this By-law.
5. 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 with respect to the lands outlined by heavy black lines from a zone label of (H) CR 0.15 (c0.15; r0.0) SS3 (x961) to zone labels of: (H) CR 4.06 (c2.69; r3.96) SS2 (x1311), (H) CR 0.58 (c0.58; r0.0) SS2 (x1311), and OR as shown on Diagram 2 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Article 995.10.1 for the lands subject to this By-law to PA2, as shown on Diagram 3 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by amending the Parking Zone Overlay Map in Section 995.50 for the lands subject to this By-law, from Parking Zone B to Parking Zone A, as shown on Diagram 4 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 1311 so that it reads:

(1311) Exception CR 1311

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) For the purposes of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “Phase 1” and “Phase 2” mean the “Phases” as identified on Diagram 5 of By-law [Clerks to insert By-law number];
 - (ii) “Block 1”, “Block 2”, “Block 4”, “Block 6”, “Block 7”, “Block 9”, “Block 10”, “Block 11”, “Block 12”, “Block 14”, “Block 15” and “Block 16” means the “Blocks” as identified on Diagram 6 of By-law [Clerks to insert By-law number];
 - (iii) “Block 5”, “Block 8” and “Block 13” mean the public parks zoned OR on Diagram 2 and identified on Diagram 6 attached to By-law [Clerks to insert By-law number];
 - (iv) “**Street A**”, “**Street B1**”, “**Street B2**”, “**Street B3**”, “**Street B4**”, “**Street C1**”, “**Street C2**”, “**Street D**”, “**Street E**”, “**Street G** (Carl Hall Road)”, “**Street H**” and “**Realigned Vitti Street**” mean the future “**streets**” identified on Diagram 6 of By-law [Clerks to insert By-law number];
 - (v) “Existing Building” and “Existing Structure” means the existing Depot Building located on the “lot” municipally known as 1377 Sheppard Avenue West in the year 2025, and as shown on “Block 9” and “Block 16” on Diagram 6 of [Clerks to insert By-law number];
 - (vi) “Mid-Block Connection” means a privately owned publicly accessible space with a minimum width of 11 metres that is open to the sky and which creates a continuous exterior pedestrian route at **street** level, providing a connection through one or more blocks or to improve pedestrian access to a block;
 - (vii) “POPS” means a privately-owned publicly accessible open space area with **landscaping** that includes **soft landscaping** which is privately owned but is open and accessible to the public;
 - (viii) “Ready and Available for Occupancy” means **gross floor area** for which occupancy is permitted pursuant to the Building Code Act, 1992 or Ontario Regulation 163/24 (Building Code) (each as amended or superseded);

- (ix) "Social Housing Program" means a program(s) or projects on the lands authorized under Section 453.1 of the City of Toronto Act, 2006, that each:
- (a) is entirely owner or operated by or is leased to and operated by a nonprofit housing co-operative as defined in the Co-operative Corporations Act or a non-profit corporation as defined in the National Housing Act (Canada) and that, in the opinion of the City, is designed to provide housing accommodation primarily for persons with low to moderate incomes, at a charge not exceeding the greater of:
 - a. the amount required to finance, operate and maintain such accommodation without profit, and
 - b. the amount required to be charged for such accommodation under the terms of an agreement respecting the financing of the accommodation where one party is the provincial or federal government or an agent of either; or
 - (b) provides housing accommodation that is owned and operated by or on behalf of Toronto Housing Company Inc. or Toronto Community Housing Corporation;
- (x) "Tall Building" means a building with a height that is the greater of 47.5 metres or 14 storeys as shown on Diagram 10 of By-law [Clerks to insert By-law number] made up of two parts: a podium or base building subject to Diagram 8 and a tower that has a smaller floorplate and regulated by Diagram 10.
- (xi) "Transit Square" refers to a public plaza located on Block 2 as identified in Diagrams 6 and 14 of By-law [Clerks to insert By-law number];
- (xii) "Urban Farm – Class A" means the use of premises, with or without a principal building, for the commercial growing, harvesting and cultivation of horticultural crops and may include the ancillary keeping of bees. A marijuana production facility use is not an "Urban Farm - Class A"; and
- (xiii) "Urban Farm – Class B" means a premises for controlled environment agriculture (CEA) manufacturing use where everything from temperature and humidity to light, irrigation and nutrients are precisely controlled. The "Urban Farm - Class B" use

is specifically for the commercial cultivation of food or horticultural crops that takes place in a greenhouse or similar structure, building, or portion of a building. A Marihuana Production Facility use is not an "Urban Farm - Class B"

Uses

- (B) Despite regulation 40.10.20.20(1)(A), the uses listed in 40.10.20.20(1)(A) are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100, except as follows:
- (i) the following uses are not permitted:
- Drive Through Facility**
 - Vehicle Dealership**
 - Vehicle Fuel Station**
 - Vehicle Service Shop**
 - Vehicle Washing Establishment**
- (ii) the following additional uses are permitted within Blocks 1, 2, 4, 6, 7, 10, 11, 12, 14, and 15:
- Market Garden**
 - District Heating and Cooling Plant**
 - Urban Farm – Class A
 - Urban Farm – Class B
- (C) Despite regulation 40.10.20.100(5), a **retail store** or **eating establishment** may include a **beverage manufacturing use** for beer, wine or cider.
- (D) Despite regulation 40.10.20.100 (6), the maximum **interior floor area** for a **service shop** does not apply.
- (E) Despite regulation 40.10.20.100 (15), the **interior floor area** of a **laboratory** may exceed the **interior floor area** of the first **storey** of the **building** in which it is located;

- (F) Despite regulation 40.10.20.100 (17), the maximum **interior floor area** for **retail services** does not apply.
- (G) Despite regulation 40.10.20.100 (21) (A), **Outdoor Patios** may also be combined with a: **Community Centre**, and a Library.
- (H) Despite regulation 150.45.40.1 (2), a **day nursery** in a **public school** or **private school** may be located on the first two **storeys** of a **building** and with no limitation on the **interior floor area** of the **storey** on which it is located.
- (I) In addition to the conditions for a **retail store** specified in regulation 40.10.20.20(1)(A), a **retail store** with more than 3,500 square metres of **interior floor area** must be located within a **mixed use building**;
- (J) For the purposes of this exception, a minimum of 60% of the length of the **main wall** of the first **storey** of a **building** along a “Ground Floor Commercial Activation Area” as shown on Diagram 16 of By-law [Clerks to insert By-law number] must be only for ground floor activation uses;
- (K) For the purposes of this exception and in accordance with regulation 40.10.20.20(1)(A), the following uses are considered ground floor activation uses: **Amusement Arcade, Art Gallery, Artist Studio, Cabaret, Club, Community Centre, Custom Workshop, Day Nursery, Eating Establishment, Entertainment Place of Assembly, Financial Institution, Hotel, Library, Medical Office, Massage Therapy, Museum, Nightclub, Office, Recreation Use, Retail Service, Retail Store, Pet Services, Performing Arts Studio, Personal Service Shop, Place of Assembly, Place of Worship, Service Shop, Sports Place of Assembly, Take-out Eating Establishment, Veterinary Hospital, and Wellness Centre**;
- (L) Despite regulation 40.10.40.1(1)(A), **dwelling units** in a **mixed-use building** may be located on the same **storey** as non-residential use portions of the **building** provided the **dwelling units** do not front on a “Ground Floor Activation Area” identified in Diagram 16 of By-law [Clerks to insert By-law number];

Uses – Depot North and South Buildings

- (M) Despite regulation 40.10.20.10(1)(A), only the following non-residential uses are permitted on Block 9 and Block 16 as identified on Diagram 6:

Art Gallery

Artist Studio**Automated Banking Machine****Community Centre****Education Use**

Library

Massage Therapy**Museum**

Office

Park**Passenger Terminal****Performing Arts Studio****Personal Service Shop****Production Studio****Religious Education Use; and****Wellness Centre**

(N) Despite regulation 40.10.20.20(1)(A), and in addition to the non-residential uses listed in (M) above, only the following non-residential uses with conditions are permitted on Block 9 and Block 16 as identified on Diagram 6, provided they comply with the specific conditions listed below, or, if no conditions are listed below, provided they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- (i) **Amusement Arcade** (23, 47);
- (ii) **Cabaret** (1);
- (iii) **Club** (1);
- (iv) **Custom Workshop** (16);
- (v) **Eating Establishment** (1, 33);
- (vi) **Entertainment Place of Assembly** (1, 46);
- (vii) **Food Manufacturing Use**, provided:

- (a) a food **manufacturing use** must be fruit and vegetable preserving, specialty food manufacturing or dairy product manufacturing, only in batch processing; and
 - (b) must be located at least 30 metres from a **lot** in the Residential Zone category, the Residential Apartment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;
- (viii) **Market Garden**, which may also include growing and harvesting vegetables, fruits, flowers, shrubs, trees or other horticultural products for community uses;
- (ix) **Nightclub** (2);
- (x) **Outdoor Patio** (21);
- (xi) **Outdoor Sales or Display** (20);
- (xii) **Place of Assembly** (1, 29), which may also include premises used for ceremonies and cultural gatherings such as, but not limited to traditional ceremonies;
- (xiii) **Place of Worship** (40); except a dwelling unit is not permitted;
- (xiv) **Public Parking** (8, 9, 10, 11); and provided that public parking is not located below-ground;
- (xv) **Public School** (28);
- (xvi) **Public Utility** (54, 57);
- (xvii) **Public Works Yard**, provided a **public works yard** is located at least 100 metres from a **lot** in the Residential Zone Category, the Residential Apartment Zone category or the Commercial Residential Employment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;
- (xviii) **Recreation Use** (1, 46), provided that a swimming pool is not permitted as a **recreation use**;
- (xix) **Renewable Energy**;
- (xx) **Retail Service** (17);
- (xxi) **Retail Store** (5);
- (xxii) **Service Shop** (6);
- (xxiii) **Sports Place of Assembly** (46);
- (xxiv) **Take-Out Eating Establishment** (1);
- (xxv) **Transportation Use** (55);
- (xxvi) **Food Manufacturing Use**;

(xxvii) **Market Garden;** and

(xxviii) **Open Storage**, provided that it:

- (a) must be located at least 100 metres from a **lot** in the Residential Zone category, the Residential Apartment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;
- (b) must be enclosed by a fence;
- (c) must be a maximum of 5,000 square metres;
- (d) may be no higher than the maximum permitted height of a **building** on the "**lot**;" and
- (e) must not include any hazardous waste or contaminated materials.

Height

- (O) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** that is a "Tall Building" is the height in metres following the letters "HT" and the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 10 of By-law [Clerks to insert By-law number];
- (P) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** that is not a "Tall Building" is the height in metres following the letters "HT" and the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" on Diagram 9 of By-law [Clerks to insert By-law number];
- (Q) The permitted maximum height of a "Podium" is the height in metres following the letters "HT" and the permitted maximum number of **storeys** in a "Podium" is the number following the letters "ST" on Diagram 8 of By-law [Clerks to insert By-law number];
- (R) Despite regulations (O), (P) and (Q) above, the permitted maximum height of a **building** or **structure** on Block 9 or 16 as shown on Diagram 6 is 9.0 metres or two **storeys**;

Vertical Projections

- (S) Despite regulation 40.5.40.10(4), equipment and **structures** located on the roof of the **building** are permitted to a maximum height of 7.5 metres;

- (T) Further to Regulation 5.10.40.10(1), and despite the permitted maximum height for **buildings** and **structures** in (O), (P), (Q), (R) and (S) above, the maximum permitted development elevation (including temporary equipment or **structures** such as construction cranes) within the Lands is further limited by the applicable Airport Zoning Regulation, and no part of any **building**, equipment or **structure**, or **equipment, structures** or objects thereupon, may exceed the elevation of the approach surfaces, outer surface and transitional surfaces as described in Federal Regulation SOR/99-123 under the Aeronautics Act, generally extending from a height of 407.4 metres Above Sea Level at the western boundary of the site and 424.7 metres Above Sea Level at the eastern boundary of the site;

Tower Separations & Tower Stepbacks

- (U) **Buildings** that are 20 storeys or greater in height will have a minimum tower separation of 30 metres;
- (V) Despite Regulation 40.10.40.70(2), the “Tower” of a **building** or **structure** that is a “Tall Building” must provide **building** stepbacks as indicated on Diagram 13 of By-law [Clerks to insert By-law number];
- (W) Despite Regulation 40.10.40.70(2), (V) above, and Diagram 13 of By-law [Clerks to insert By-law number], no stepback is required for up to one third of a Tower’s frontage along a **street, park, or POPS**;

Mid-Rise Provisions

- (X) Despite Regulation 40.10.40.70(2), a **building** or **structure** that is not a “Tall Building” must provide minimum **building** stepbacks above the streetwall as indicated on Diagram 13 in the areas indicated on Diagram 12 of By-law [Clerks to insert By-law number];
- (Y) Despite regulation 40.10.40.70(2), up to 40 percent of the area of the façade of a **building** or **structure** that is not a Tall Building that is located above a stepback required in Regulation (X) above, may encroach into the required stepback by up to 1.5 metres, but may not extend further than 1.5 metres into the required setback.
- (i) Despite regulation (Y) above, balconies may not project further than 1.5 metres into the required stepback;

Ground Floor Height

- (Z) Regulation 40.10.40.10(5), with respect to the minimum height of the first **storey**, shall not apply for residential uses;

Density & Affordable Housing

- (AA) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands outlined on Diagram 7 of By-law [Clerks to insert By-law number] is 845,000 square metres, of which a minimum of 89,000 square metres must be non-residential **gross floor area**, including at least 25,000 square metres of new **gross floor area**;
- (BB) Despite regulation 40.10.40.40(1) and regulations (CC (i)) through (CC (xv)) below, the permitted maximum **gross floor area** of all **buildings** and **structures** in Phases 1 and 2 is:
- (i) On Phase 1, a maximum **gross floor area** of 338,500 square metres, of which:
 - (a) a minimum new non-residential **gross floor area** of 5,000 square metres and a maximum non-residential **gross floor area** of 10,000 square metres;
 - (ii) On Phase 2, a maximum **gross floor area** of 506,500 square metres, of which:
 - (a) a minimum new non-residential **gross floor area** of 15,000 square metres plus the balance of the non-residential **gross floor area** required by Regulation (BB (i) (a)) not provided within Phase 1.
- (CC) Further to (BB) above, the required minimum and permitted maximum **gross floor area** of all **buildings** and **structures** on Blocks 1, 2, 4, 6, 7, 9, 10, 11, 12, 14, 15, and 16 within Phases 1 and 2 are:
- (i) Phase 1A (Block 12) is 74,750 square metres, of which the permitted maximum **gross floor area** for residential uses is 74,750 square metres;
 - (ii) Phase 1B (Blocks 10 and 11) is 120,000 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 119,300 square metres;
 - (b) the permitted minimum **gross floor area** for non-residential uses is 700 square metres;

- (iii) Phase 1C (Blocks 14 and 15) is 97,400 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 93,900 square metres;
 - (b) the required minimum **gross floor area** for non-residential uses is 3,500 square metres plus the balance of non-residential **gross floor area** required by Regulation (BB (i) (a)) not provided within Blocks 10, 11 and 12;
 - (c) of the minimum **gross floor area** for non-residential uses required by (b) above, a minimum of 929 square metres of **interior floor area** must be provided as a **day nursery** prior to or concurrent with the issuance of a building permit on Blocks 14 and/or 15 for more than 35,000 square metres of **gross floor area**;
 - (d) despite (c) above, a minimum of 929 square metres of **interior floor area** is not required on Blocks 14 or 15, provided that a **day nursey** is secured to the satisfaction of the City at 35 Carl Hall Road;
- (iv) On Block 16 is 45,000 square metres of gross floor area, of which:
 - (a) The permitted maximum **gross floor area** for residential uses is 0 square metres.
 - (b) The permitted maximum **gross floor area** for non-residential uses is 45,000 square metres;
- (v) In Phase 1, a minimum of 10 percent of the residential gross floor area to be built on each of Blocks 10, 11, 12, 14 and 15 shall be provided for the exclusive use of a Social Housing Program, subject to the following:
 - (a) The minimum **gross floor area** required to be provided for the exclusive use of a Social Housing Program in the first block to receive an above grade residential building permit may instead be provided for the exclusive use of a Social Housing Program in the second block to receive an above grade residential building permit;
 - (b) The minimum **gross floor area** to be provided for the

exclusive use of a Social Housing Program on a Block may be reduced by an amount equal to: (a) the **gross floor area** already provided for the exclusive use of a Social Housing Program on Blocks that previously received above grade residential building permits minus (b) 10 percent of the cumulative residential gross floor area for such blocks.

- (vi) In Phase 1, despite regulation (CC) (i), (ii), (iii) and (iv), the permitted maximum residential **gross floor area** on any individual block may be increased by up to 5 percent, provided that the total **gross floor area** provided on Blocks 10, 11, 12, 14 and 15 does not exceed the maximum **gross floor area** for Phase 1, as required by Regulation (BB) (i) above;
- (vii) Phase 2A (Block 7) the permitted maximum **gross floor area** is 61,500 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 60,571 square metres; and
 - (b) the required minimum **gross floor area** for non-residential uses is 929 square metres, of which a minimum of 929 square metres of **interior floor area** shall be provided as a **day nursery**;
- (viii) Phase 2C (Block 1) the permitted maximum **gross floor area** is 121,250 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 120,850 square metres; and
 - (b) the required minimum **gross floor area** for non-residential uses is 400 square metres;
- (ix) Phase 2C (Block 2) is 69,600 square metres, of which the permitted maximum **gross floor area** for residential uses is 69,600 square metres;
- (x) Phase 2C (Block 4) is 100,000 square metres, of which the permitted maximum **gross floor area** for residential uses is 100,000 square metres;
- (xi) Phase 2C (Block 6) is 135,000 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses

is 122,000 square metres; and

- (b) the required minimum **gross floor area** for non-residential uses is 13,000 square metres, of which, a minimum of 929 square metres of **interior floor area** shall be provided as a **day nursery** and a minimum of 930 square metres of **interior floor area** shall be provided as community agency space;
- (xii) On Block 9 is 19,000 square metres of gross floor area, of which:
- (a) The permitted maximum gross floor area for residential uses is 0 square metres.
 - (b) The permitted maximum gross floor area for non-residential uses is 19,000 square metres;
- (xiii) In Phase 2, despite the minimum **gross floor area** for non-residential uses required by (vii) to (xii) above, the minimum **gross floor area** for non-residential uses on Phase 2 required by Regulation (BB (ii) (a) must be provided prior to or concurrent with the issuance of the building permit for the final building on the final Block within Phase 2 to be developed;
- (xiv) In Phase 2, despite regulation (CC) (vii), (viii), (ix), (x), (xi) and (xii), the permitted maximum residential **gross floor area** on any individual block may be increased by up to 5 percent, provided that the total **gross floor area** provided on Blocks 1, 2, 4, 6, and 7 does not exceed the maximum **gross floor area** for Phase 2, as required by Regulation (BB)(ii) above;
- (xv) In Phase 2, a minimum of 10 percent of the residential **gross floor area** to be built on each of Blocks 1, 2, 4, 6 and 7 shall be provided for the exclusive use of a Social Housing Program, subject to the following:
- (a) The minimum **gross floor area** required to be provided for the exclusive use of a Social Housing Program in the first block to receive an above grade residential building permit may instead be provided for the exclusive use of a Social Housing Program in the second block to receive an above grade residential building permit;
 - (b) The minimum **gross floor area** to be provided for the exclusive use of a Social Housing Program on a Block may be reduced by an amount equal to: (a) to the **gross floor**

area already provided for the exclusive use of a Social Housing Program on Blocks that previously received above grade residential building permits minus (b) 10 percent of the cumulative residential gross floor area for such blocks.

- (DD) Despite regulations 40.10.40.70(2) and (4), the required minimum **building setbacks** are:
- i. 3.0 metres from all **lot lines** abutting a **street** for any portion of a **building** with **dwelling units** located on the first **storey** of a **building**;
 - ii. the number in metres as shown on Diagram 11 of By-law [Clerks to insert By-law number];
 - iii. 2.0 metres, where no building setback is shown on Diagram 11 of By-law [Clerks to insert By-law number] and there are no **dwelling units** located on the first **storey** of a **building**;
- (EE) Despite regulation 40.10.40.80(2), the required separation between any **main walls** of a **building** or **structure** or between two **buildings** or **structures**, excluding **main walls** enclosing or partially enclosing a balcony or building entrance, must comply with the following:
- i. where a line projected at a right angle from a side **main wall** of a **building** intercepts another side **main wall** of a **building** on the **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres;
 - ii. where a line projected at a right angle from a rear **main wall** of a **building** intercepts a side **main wall** of a **building** on the same **lot**, the required minimum above-ground distance between the **main walls** must be 15.0 metres;
 - iii. where a line a projected at a right angle from a rear **main wall** of a **building** intercepts another rear **main wall** of a **building** on the same **lot**, the required minimum above-ground distance between the **main walls** must be:
 1. 15.0 metres for the first 6 **storeys** of the **building** above-ground; and
 2. 20.0 metres for **storeys** above the first 6 storeys of the **building** above-ground;
 - iv. Despite (i) to (iii) above, where a line projected at a right angle from

a **main wall** of a Tower intercepts a side **main wall** of a **building** on the **lot**, the required minimum above-ground distance between the **main walls** must be 20.0 metres;

- (FF) “Transit Square” and “POPS” must be provided in the locations shown on Diagram 14 of By-law [Clerks to insert By-law number], as follows:
- i. “Transit Square”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 3,900 square metres;
 - ii. “POPS 1”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 2,020 square metres;
 - iii. “POPS 2”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 900 square metres;
 - iv. “POPS 3”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 1,200 square metres;
 - v. “POPS 4”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 6,940 , square metres;
 - vi. “POPS 5”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 3,025 square metres; and
 - vii. “POPS 6”, as shown on Diagram 14 of By-law [Clerks to insert By-law number], must be provided with a minimum area of 3,500 square metres;
- (GG) “Mid-Block Connections” with a minimum width of 11 metres must be provided at the following locations:
- i. Through Block 6 extending south from **Street E** as identified on Diagram 15, from a point no farther than 90 metres or closer than 70 metres from **Street B4**;
 - ii. Through Block 10 and 11, to connect Sheppard Avenue West to **Street B2** as identified on Diagram 15 from a point no farther than 80 metres or closer than 40 metres from **Street C1**;
 - iii. Through Block 12, to connect to Sheppard Avenue West to Street

B1 as identified on Diagram 15 from a point no farther than 80 metres or closer to than 40 metres to **Street A**; and

- iv. Through Block 14 and 15, to connect **Street B1** to **Street H**, two mid-block connections, as identified on Diagram 15:
 1. One connection located no farther than 80 metres from or closer than 30 metres from the north end of **Street H**; and
 2. A second connection located no farther than 80 metres and no closer than 30 metres from the south end of **Street H**.

- (HH) If a **day nursery** is located on Block 14 and/or 15, a minimum of 279 square metres of outdoor space will be provided for a children's play area to serve the **day nursery**:
 - i. in a location adjoining or directly accessible to the **day nursery**; and
 - ii. the required children's play area may be no closer to a **lot line** abutting a **street** than 6.0 metres.

- (II) A minimum of 279 square metres of outdoor space will be provided on Block 7 for a children's play area to serve the **day nursery**, which must be:
 - i. in a location adjoining or directly accessible to the **day nursery**; and
 - ii. the required children's play area may be no closer to a **lot line** abutting a **street** than 6.0 metres.

- (JJ) A minimum of 279 square metres of outdoor space will be provided on Block 6 for a children's play area to serve the **day nursery**, which must be:
 - i. in a location adjoining or directly accessible to the **day nursery**; and
 - ii. the required children's play area may be no closer to a **lot line** abutting a **street** than 6.0 metres.

- (KK) The provision of **dwelling units** in each **building** is subject to the following:
 - i. a minimum of 30 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 (ii) above;
- (LL) Despite regulation 200.5.10.1(2), (3) and (5), **parking spaces** provided for non-residential uses and **parking spaces** required for **dwelling unit** residential visitors may be:
- (i) shared on a non-exclusive basis; and
 - (ii) provided within **public parking** in a **parking garage**.
- (MM) In addition to the requirements of Regulation 5.10.30.1(1), within the lands shown as “Block 12” on Diagram 6 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used unless:
- i. the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West, and all municipal watermains and sewers and their appurtenances have been installed under “**Street A**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - ii. the **street** identified as “**Street B1**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to “**Street A**” and to “**Street G**”, and all municipal watermains and sewers and their appurtenances have been installed under “**Street B1**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - iii. the **street** identified as “**Street G**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to “**Street B1**”, and all municipal watermains and sewers and their appurtenances have been installed under “**Street G**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - iv. Municipal stormwater management infrastructure has been installed and is operational in “Park Block 13” to the satisfaction of the Executive Director, Development Review, including the conveyance of “Park Block 13” to the City, to the satisfaction of the

City;

- (NN) In addition to the requirements of Regulation 5.10.30.1(1), within the lands shown as “Block 11” on Diagram 6 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used unless:
- (i) the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West, and all municipal watermains and sewers and their appurtenances have been installed under “**Street A**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (ii) the **street** identified as “**Street B2**” from “**Street A**” to “**Street C1**” (or temporary turning circle at the north terminus of “**Street B2**”), on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street B1** and “**Street B2**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (iii) the **street** identified as “**Street B1**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to “**Street A**” and “**Street G**” and all municipal watermains and sewers and their appurtenances have been installed under “**Street B1**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (iv) the **street** identified as “**Street G**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to “**Street B1**” and all municipal watermains and sewers and their appurtenances have been installed under “**Street G**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (OO) In addition to the requirements of Regulation 5.10.30.1(1), within the lands shown as “Block 10” on Diagram 6 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used unless:
- (i) the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard

Avenue West, and all municipal watermains and sewers and their appurtenances have been installed under “**Street A**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;

- (ii) the **street** identified as “**Street B2**” from “**Street A**” to “**Street C1**”, on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street B2**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (iii) the **street** identified as “**Street C1**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Street C1**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (PP) In addition to the requirements of Regulation 5.10.30.1(1), within the lands shown as “Block 14” and “Block 15” on Diagram 6 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used unless:
- i. the **street** identified as “**Street H**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street H**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - ii. the **street** identified as “**Street B2**” from “**Street A**” to “**Street C1**” (or temporary turning circle at the north terminus of “**Street B2**”), on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street B2**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - iii. the **street** identified as “**Street B1**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to “**Street A**”

and “**Street G**” and all municipal watermains and sewers and their appurtenances have been installed under “**Street B1**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;

- iv. the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West, and all municipal watermains and sewers and their appurtenances have been installed under “**Street A**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- v. the **street** identified as “**Street G**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street G**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;

(QQ) In addition to the requirements of Regulation 5.10.30.1(1), within the lands shown as “Block 7” on Diagram 6 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used unless:

- (i) the **street** identified as “**Street C1**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street C1**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (ii) the **street** identified as “**Street D**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Street D**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (iii) the **street** identified as “**Street B3**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street B3**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;

- (iv) the **street** identified as “**Street E**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Street E**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (v) the **street** identified as “**Street B2**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street B2**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (vi) the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Street A**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (vii) municipal stormwater management infrastructure has been installed and is operational in “Park Block 8” to the satisfaction of the Executive Director, Development Review, including the conveyance of “Park Block 8” to the City, to the satisfaction of the City;
- (RR) In addition to the requirements of Regulation 5.10.30.1(1), within the lands shown as “Blocks” 1, 2, 4 and 6 on Diagram 6 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used unless:
- (i) the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Street A**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
 - (ii) the **street** identified as “**Street B2**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and

sewers and their appurtenances have been installed under “**Street B2**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;

- (iii) the **street** identified as “**Street B3**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and all municipal watermains and sewers and their appurtenances have been installed under “**Street B3**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (iv) the **street** identified as “**Street B4**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to “**Street D**” and “**Street E**” and all municipal watermains and sewers and their appurtenances have been installed under “**Street B4**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (v) the **street** identified as “**Street E**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West and east of “**Realigned Vitti Street**” to the turning circle terminus and all municipal watermains and sewers and their appurtenances have been installed under “**Street E**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (vi) the **street** identified as “**Street D**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Street D**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (vii) the **street** identified as “**Realigned Vitti Street**” on Diagram 6 of By-law [Clerks to insert By-law number], has been constructed to a minimum base curb and base asphalt or concrete and is connected to Sheppard Avenue West and all municipal watermains and sewers and their appurtenances have been installed under “**Realigned Vitti Street**” and have been constructed, connected to existing municipal watermains and sewers, and are operational;
- (viii) municipal stormwater management infrastructure has been

installed and is operational in “Park Block 5” to the satisfaction of the Executive Director, Development Review, including the conveyance of “Park Block 5” to the City, to the satisfaction of the City;

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

10. 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.

11. Holding Symbol Provisions

Phase 1 Holding Provisions

(A) Subject to section 11, the lands identified as Phase 1 on Diagram 5 must not be used for any purpose other than those uses existing on or before the date of the passing of this By-law, until the holding symbol provisions have been removed for the purposes outlined below;

(B) An amending by-law to remove the holding symbol referred to in section 11 above may be enacted with respect to all or a portion of the lands identified as Phase 1 on Diagram 5, including for each Block within that phase, when the following conditions are fulfilled to the satisfaction of City Council:

- (i) the owner, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing storm sewer system, sanitary sewer, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review in consultation with the General Manager, Toronto Water;
- (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either, to the satisfaction of Director, Engineering Review, Development Review:
 - (a) the owner has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management

Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

- (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;
- (iii) The Owner has entered into and registered on title to the Lands an agreement with the City pursuant to Section 453.1 of the *City of Toronto Act, 2006* to secure the provision of a Social Housing Program consistent with regulations in this By-law [Clerks to insert By-law number] to the satisfaction of the Chief Planner and Executive Director, City Planning, the Executive Director, Housing Secretariat and the City Solicitor;
- (iv) The owner, at their sole cost and expense, to have obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the Planning Act and entered into a Subdivision Agreement pursuant to subsection 51(26) of the Planning Act, to the satisfaction of the Executive Director, Development Review and the City Solicitor;

Phase 2 Holding Provisions

- (C) Subject to section 11, the lands identified as Phase 2 on Diagram 5 must not be used for any purpose other than those uses existing on or before the date of the passing of this By-law, until the holding symbol provisions have been removed for the purposes outlined below;
- (D) An amending by-law to remove the holding symbol referred to in section 11 above may be enacted with respect to all or a portion of the lands identified as Phase 1 on Diagram 5, including for each individual Block within that phase, when the following conditions are fulfilled to the satisfaction of City Council:
 - (i) the owner, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing storm sewer system, sanitary sewer, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review in consultation with

General Manager, Toronto Water;

- (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either, to the satisfaction of Director, Engineering Review, Development Review:
 - (a) the owner has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;
- (iii) The Owner has entered into and registered on title to the Lands an agreement with the City pursuant to Section 453.1 of the *City of Toronto Act, 2006* to secure the provision of a Social Housing Program consistent with regulations in this By-law [Clerks to insert By-law number], in consultation with and to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat;
- (iv) The owner or applicant has provided a revised Pedestrian Level Wind Study, with recommendations implemented to address the findings of the studies regarding the wind conditions in and around the site, to the satisfaction of the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning;
- (v) The Owner has provided documentation showing that all reasonable efforts were made to come to an agreement with the School Boards to locate a public school within one of either Block 6, Block 7 or 35 Carl Hall Road, to the satisfaction of the Executive

Director, Development Review;

- (vi) The Owner has, at its sole cost and expense, submitted a Rail Safety and Risk Mitigation Report for Block 2, prepared in accordance with the City's Rail Safety and Risk Mitigation Terms of Reference, demonstrating that the rail mitigation measures are acceptable and peer reviewed at the applicant's sole cost and expense, all to the satisfaction of the Executive Director, Development Review in consultation with Metrolinx;
- (vii) The Owner has, at its sole cost and expense, submitted a Rail Safety and Risk Mitigation Report for Block 6, prepared in accordance with the City's Rail Safety and Risk Mitigation Terms of Reference, demonstrating that the rail mitigation measures are acceptable and peer reviewed at the applicant's sole cost and expense, all to the satisfaction of the Executive Director, Development Review in consultation with Metrolinx;
- (viii) The required minimum **gross floor area** referred to in Regulation (CC) of Exception CR 1311 above to be provided for the exclusive use of a Social Housing Program in Phase 1 has been made Ready and Available for Occupancy, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (ix) The owner, at their sole cost and expense, to have obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the Planning Act and entered into a Subdivision Agreement pursuant to subsection 51(26) of the Planning Act, to the satisfaction of the Executive Director, Development Review and the City Solicitor;

Depot Building(s) (Blocks 9 and 16) Holding Provisions

- (E) Subject to section 11, the lands identified as Block 9 and Block 16 on Diagram 6 must not be used for any purpose other than those uses existing on or before the date of the passing of this By-law, until the holding symbol provisions have been removed for the purposes outlined below:
- (F) An amending by-law to remove the holding symbol referred to in section 11 above may be enacted with respect to all or a portion of the lands when the following conditions are fulfilled to the satisfaction of City Council:
 - (i) The Owner has, at its sole cost and expense, submitted a Rail

Safety and Risk Mitigation Report for any newly proposed sensitive uses within 30 metres of the rail corridor for Blocks 9 and 16, prepared in accordance with the City's Rail Safety and Risk Mitigation Terms of Reference, demonstrating that the rail mitigation measures are acceptable, if any are required, and peer reviewed at the applicant's sole cost and expense, all to the satisfaction of the Executive Director, Development Review in consultation with Metrolinx.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

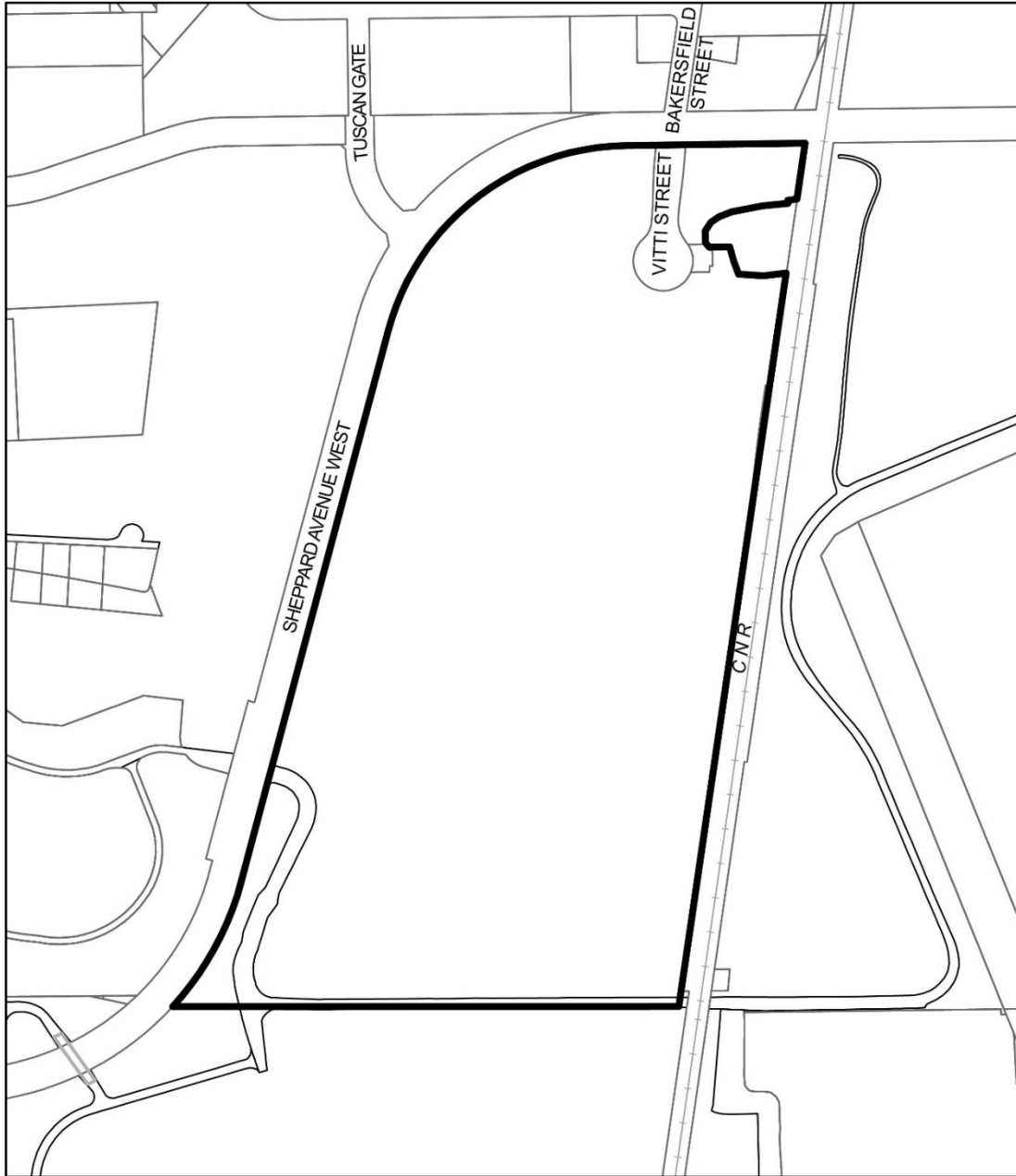
[full name],
City Clerk

(Seal of the City)

Zoning Diagram List:

- Diagram 1: Subject Lands
- Diagram 2: Zone Categories
- Diagram 3: Policy Area (PA2)
- Diagram 4: Parking Zone A
- Diagram 5: Phases
- Diagram 6: Streets and Block Plan
- Diagram 7: Maximum Gross Floor Area
- Diagram 8: Podium Heights
- Diagram 9: Mid-Rise Height
- Diagram 10: Tower Height Overlay
- Diagram 11: Setbacks
- Diagram 12: Streetwall Heights
- Diagram 13: Stepbacks
- Diagram 14: Open Space
- Diagram 15: Mid-Block Connections
- Diagram 16: Ground Floor Activation

Diagram 1: Subject Lands



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Diagram 1

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Diagram 2: Zone Categories

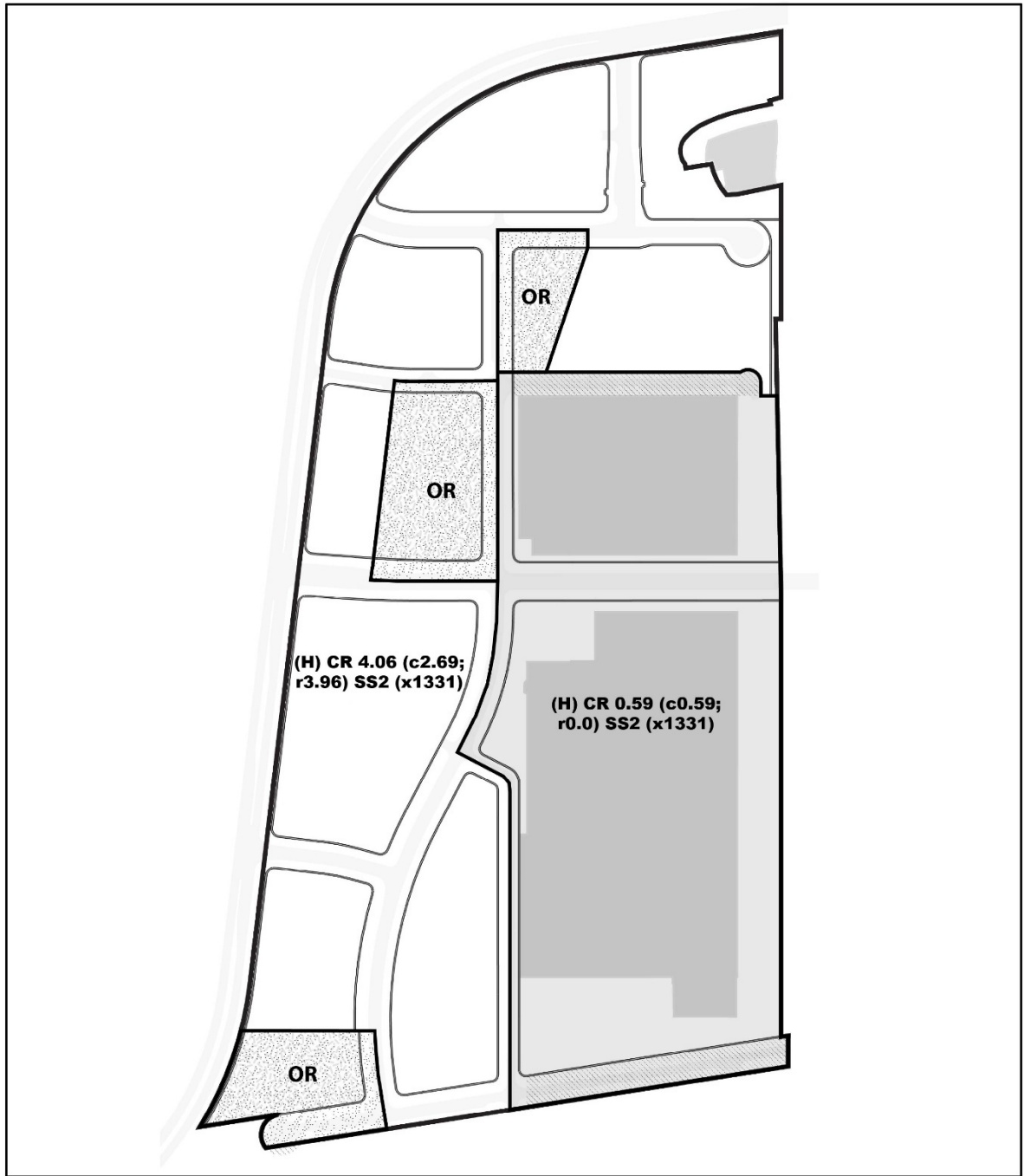


Diagram 3: Policy Area (PA2)

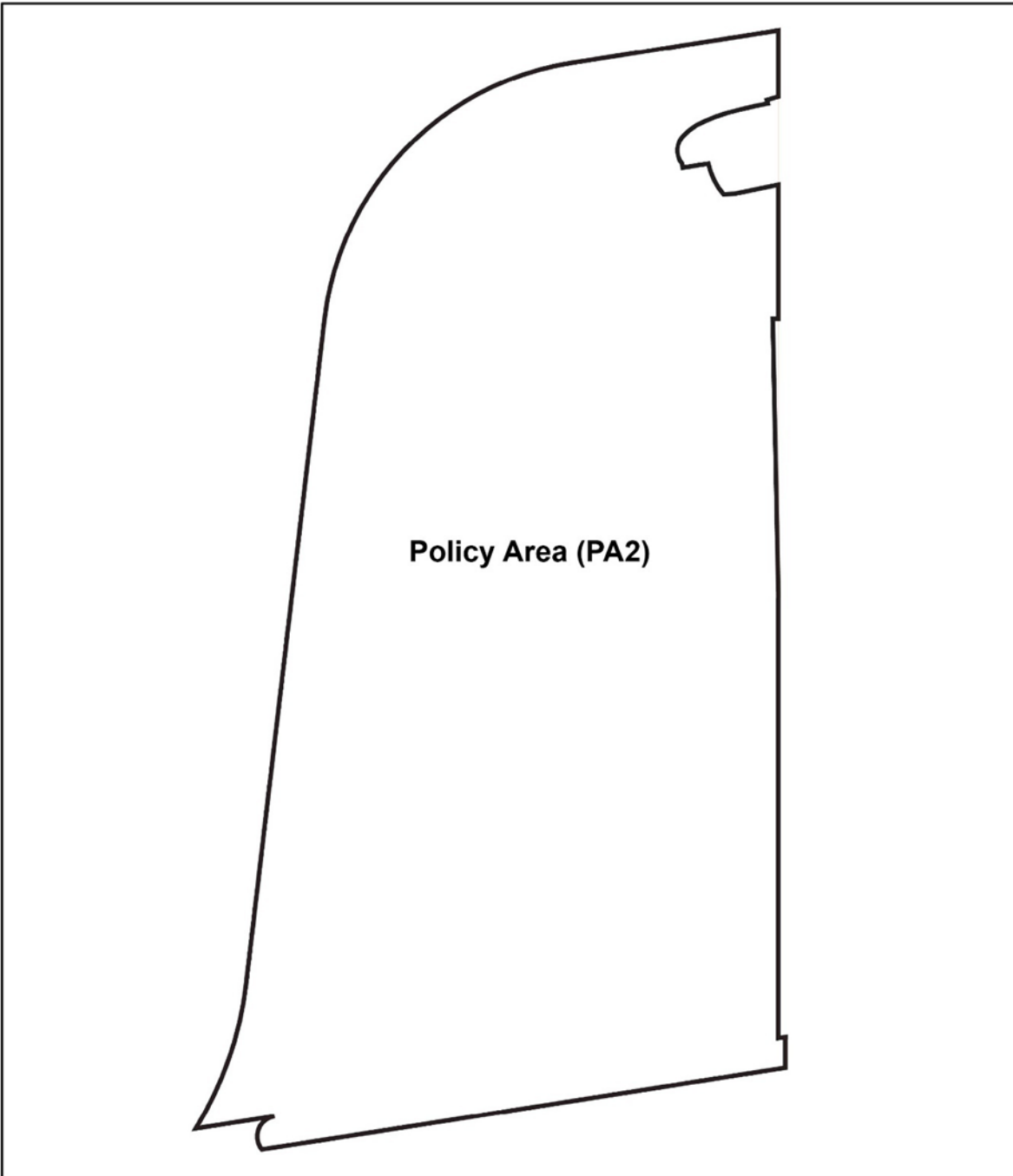


Diagram 4: Parking Zone A

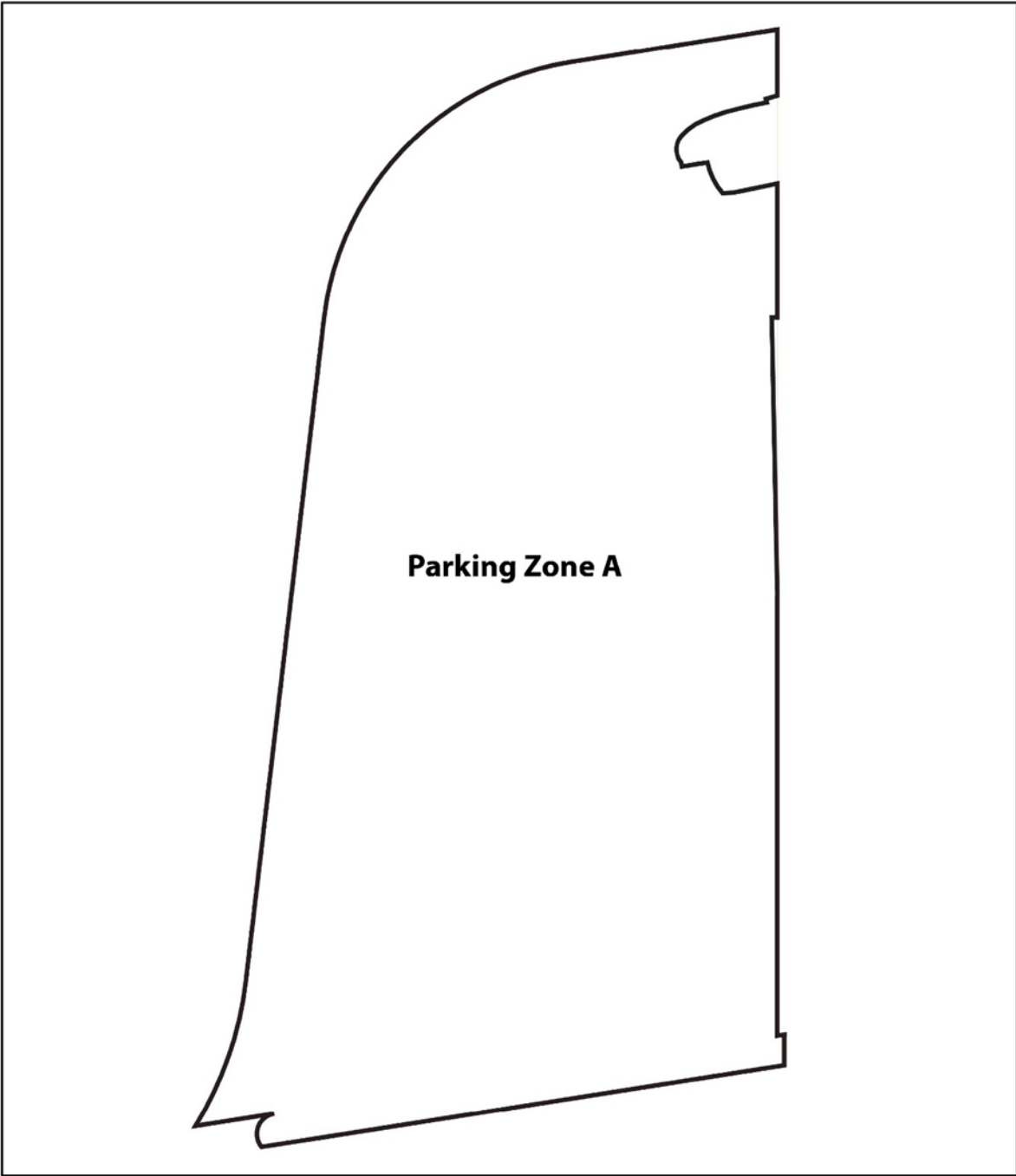


Diagram 5: Phases

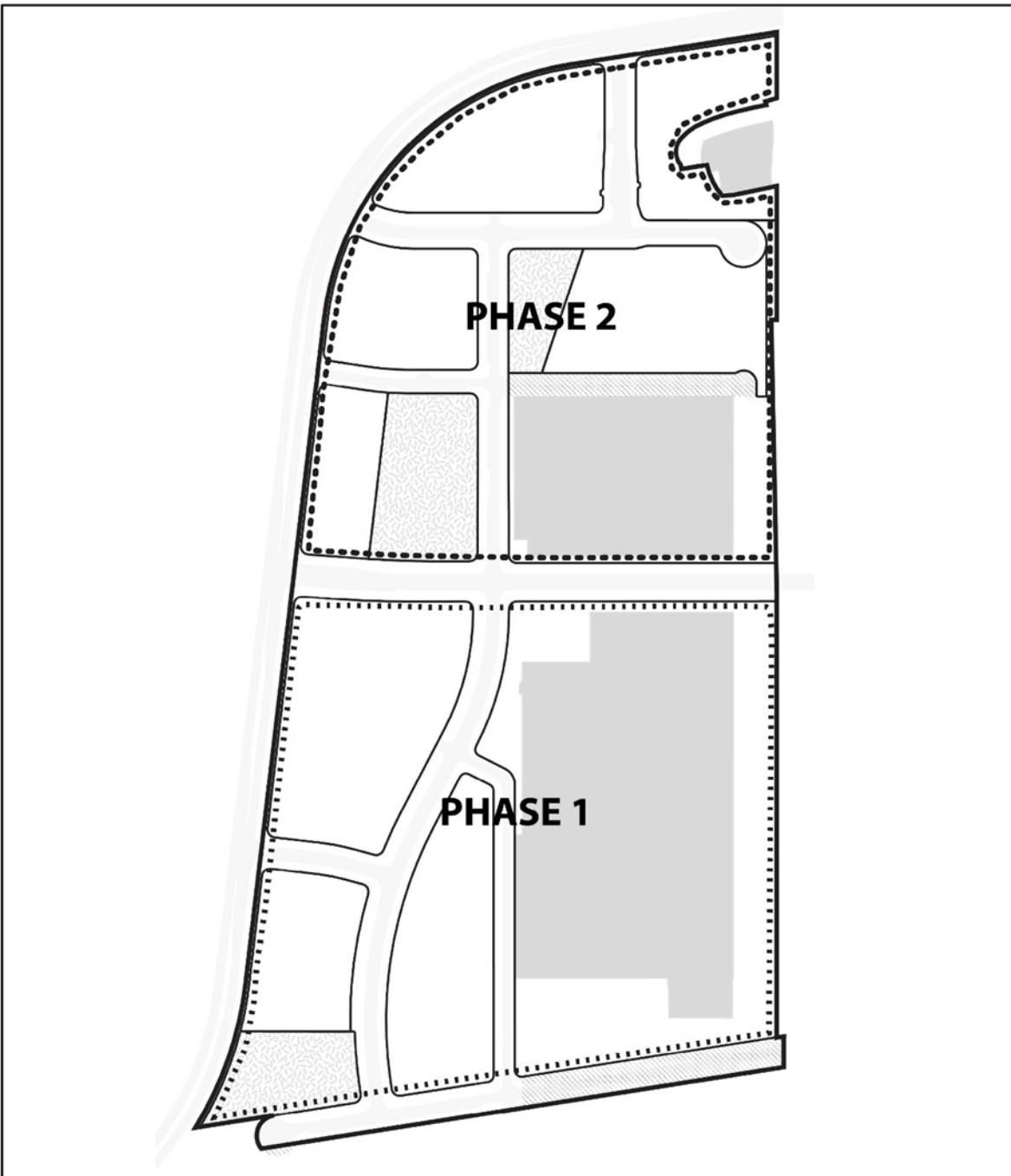


Diagram 6: Streets and Block Plan

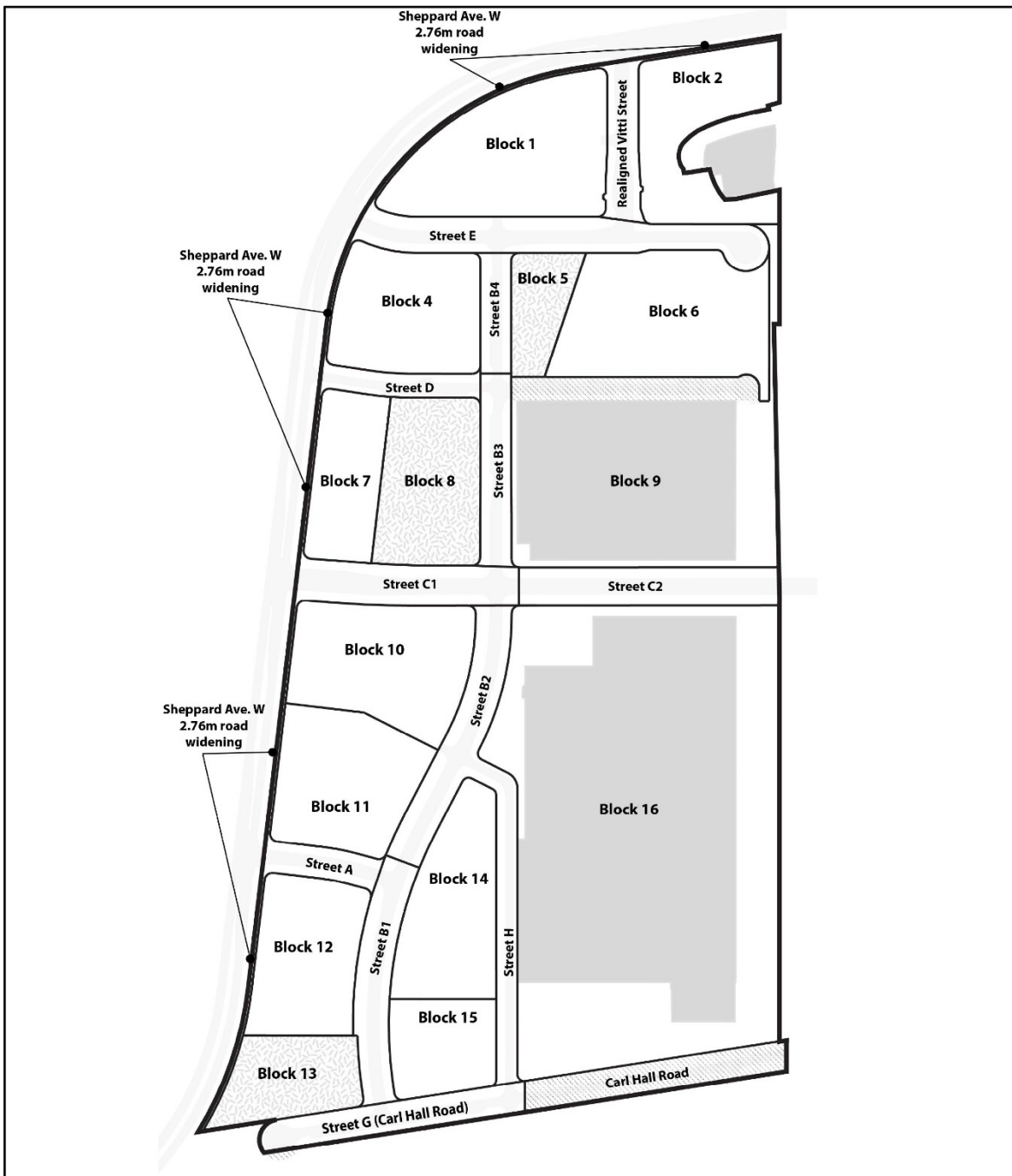


Diagram 7: Maximum Gross Floor Area

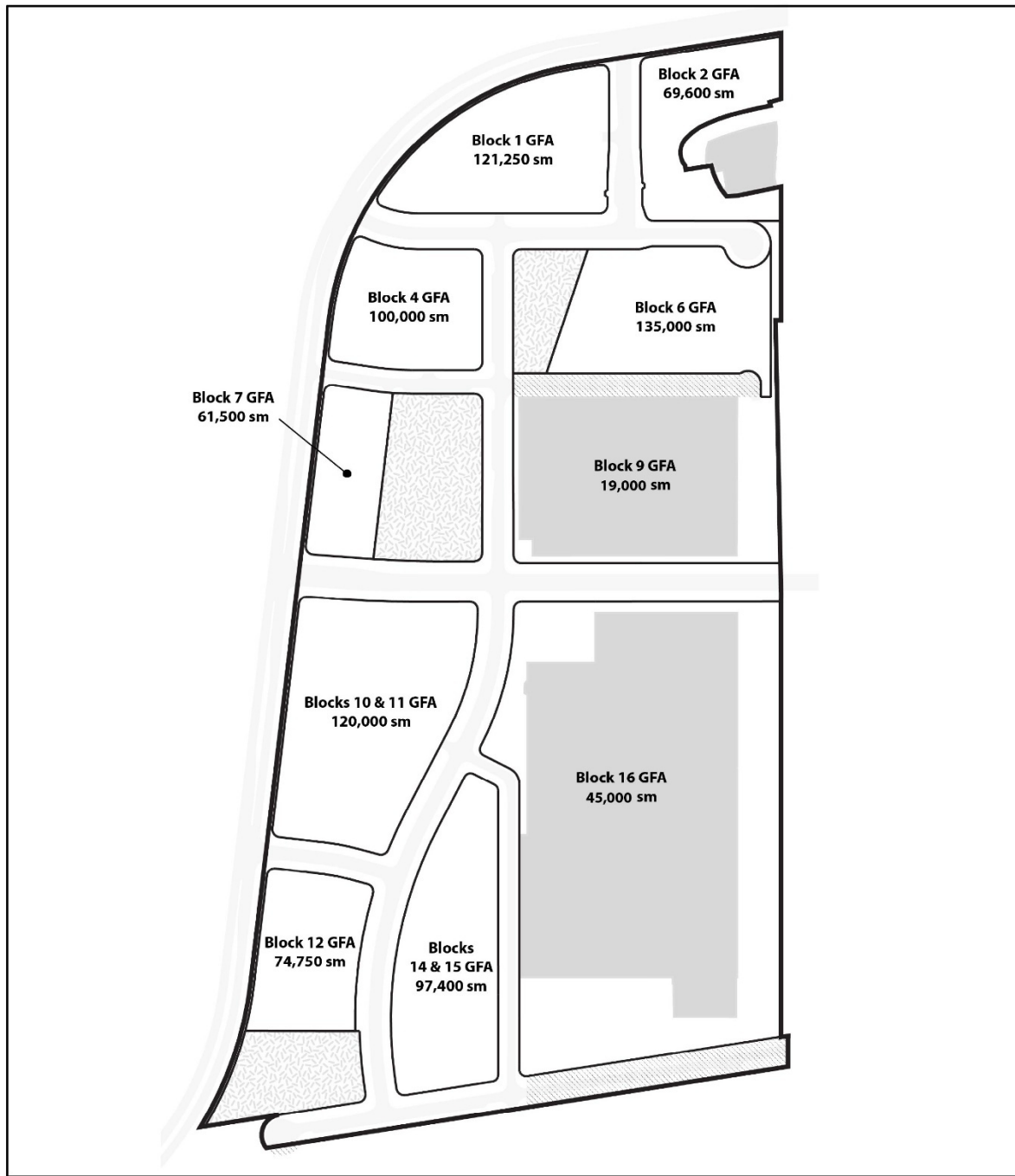


Diagram 8: Podium Heights

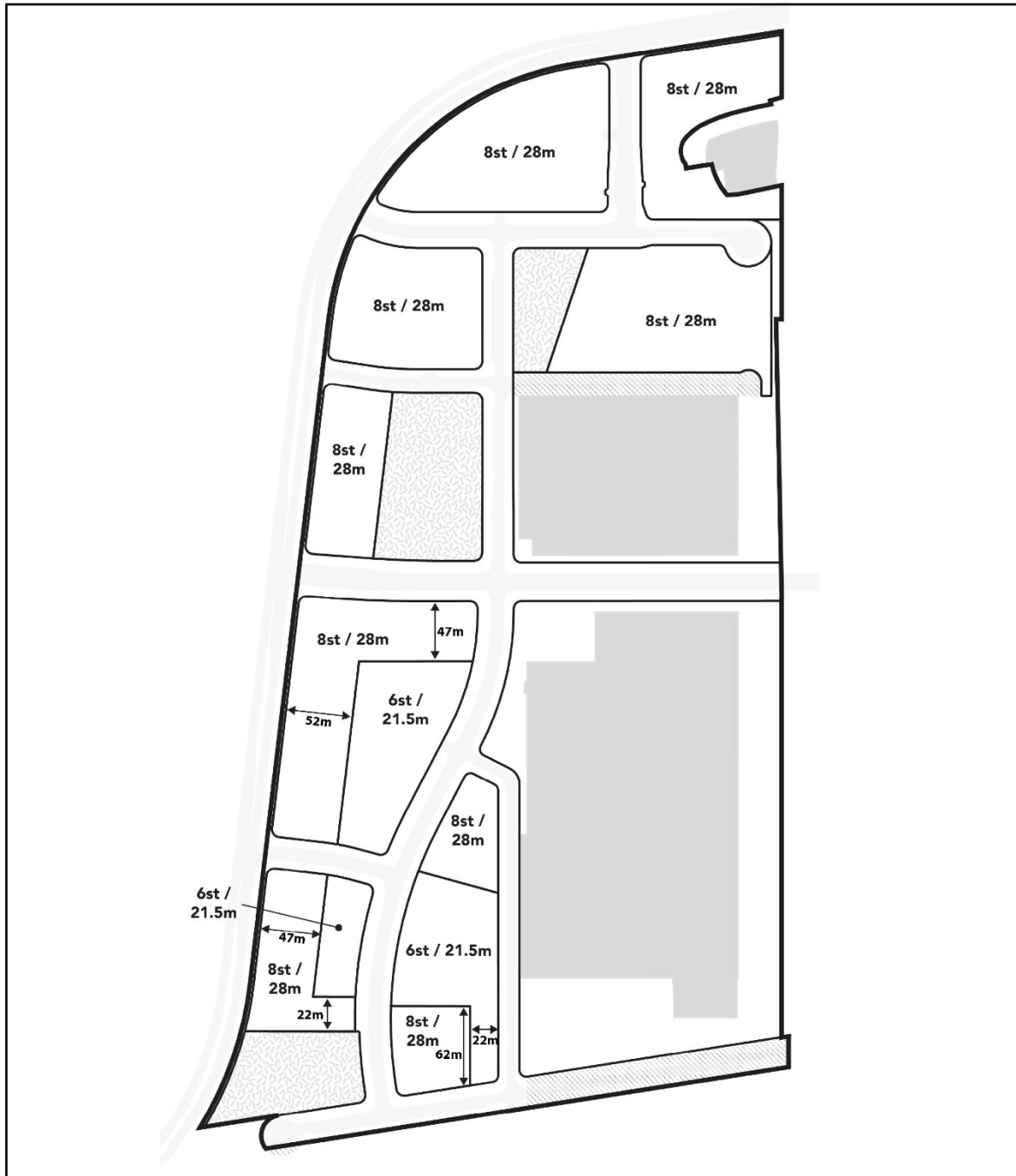
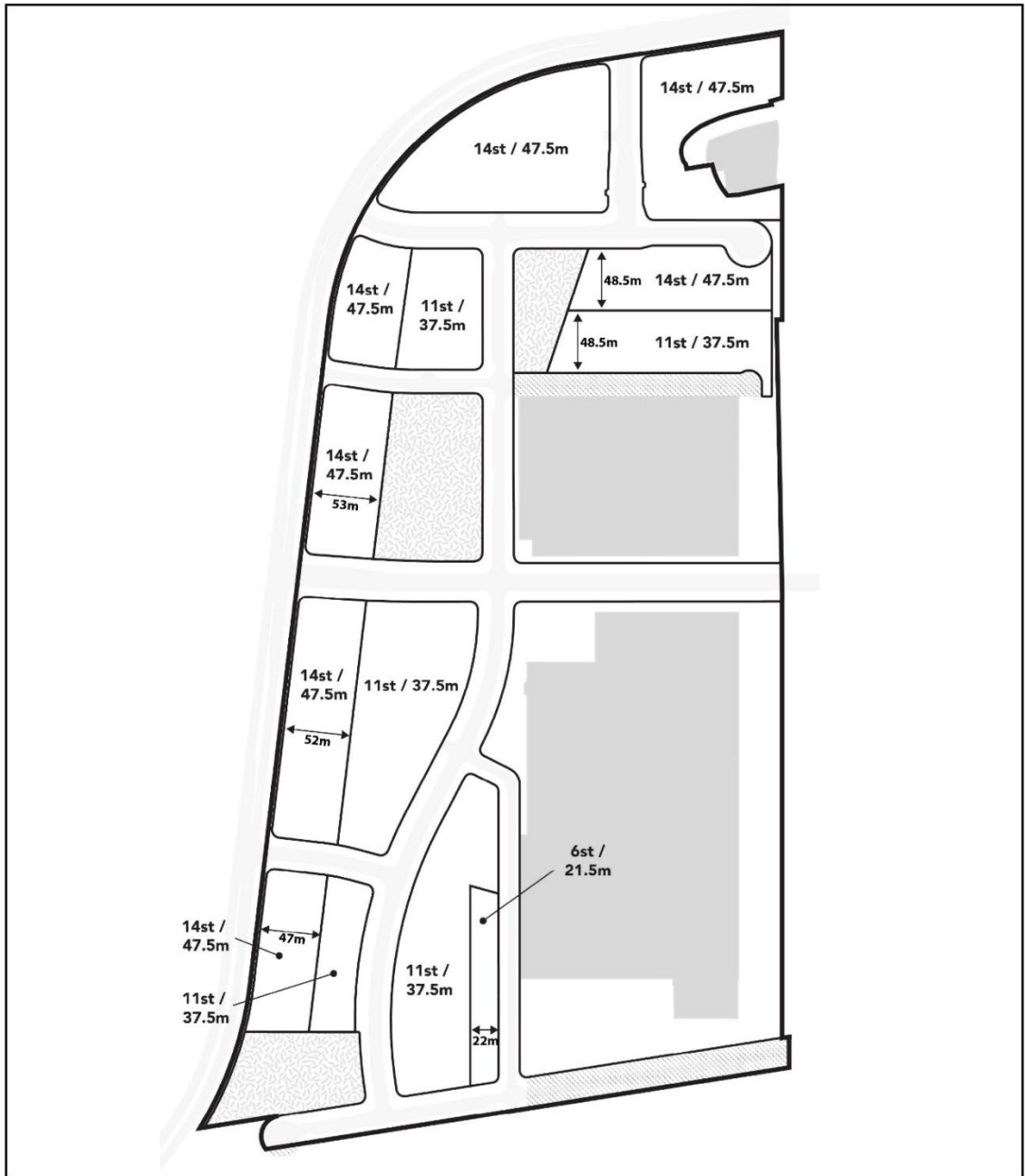


Diagram 9: Mid-Rise Height



 **TORONTO**
Diagram 9

1377 Sheppard Avenue West

File # 24 232020 NNY 06 0Z

Diagram 10: Tower Height Overlay

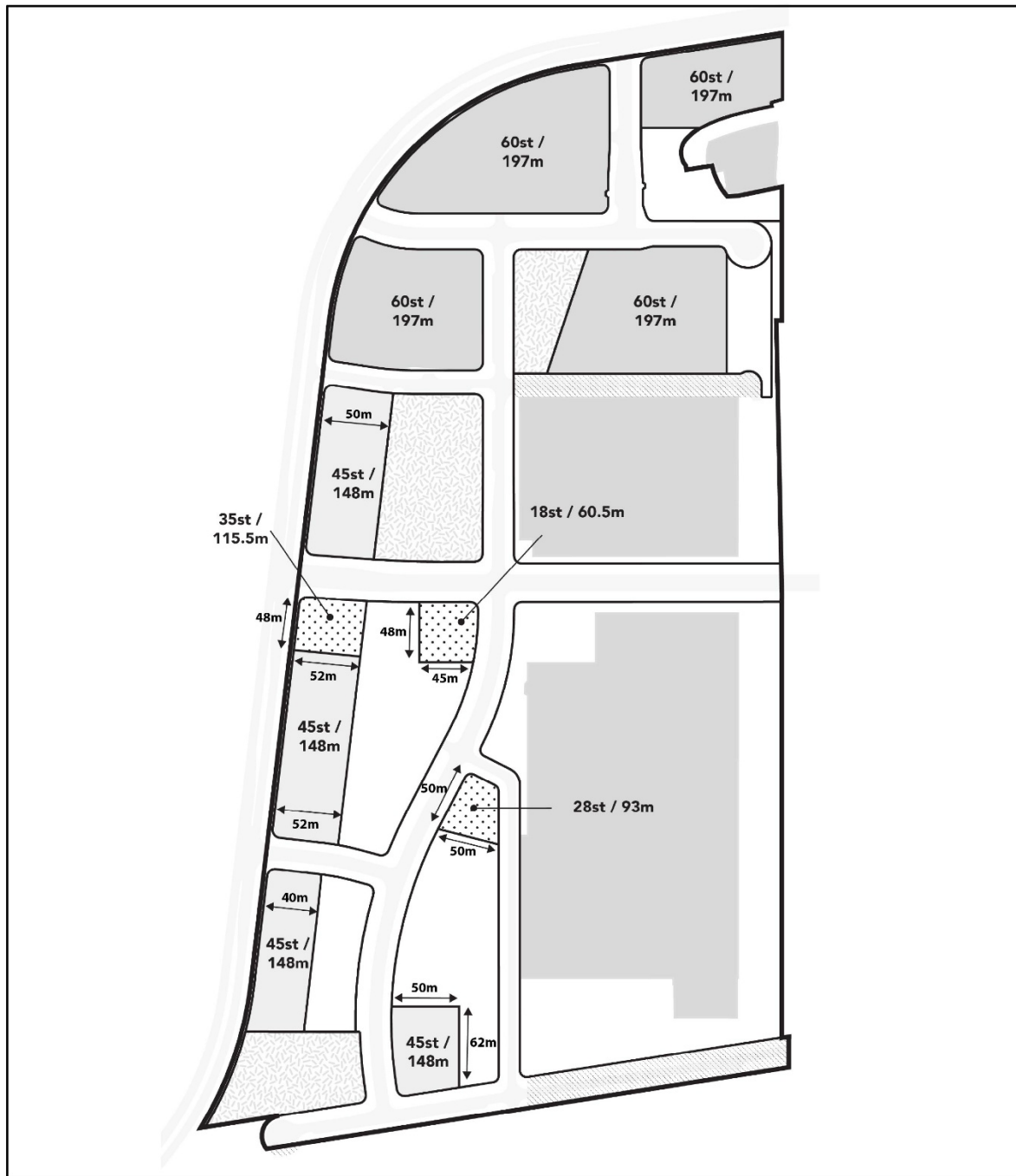


Diagram 11: Setbacks

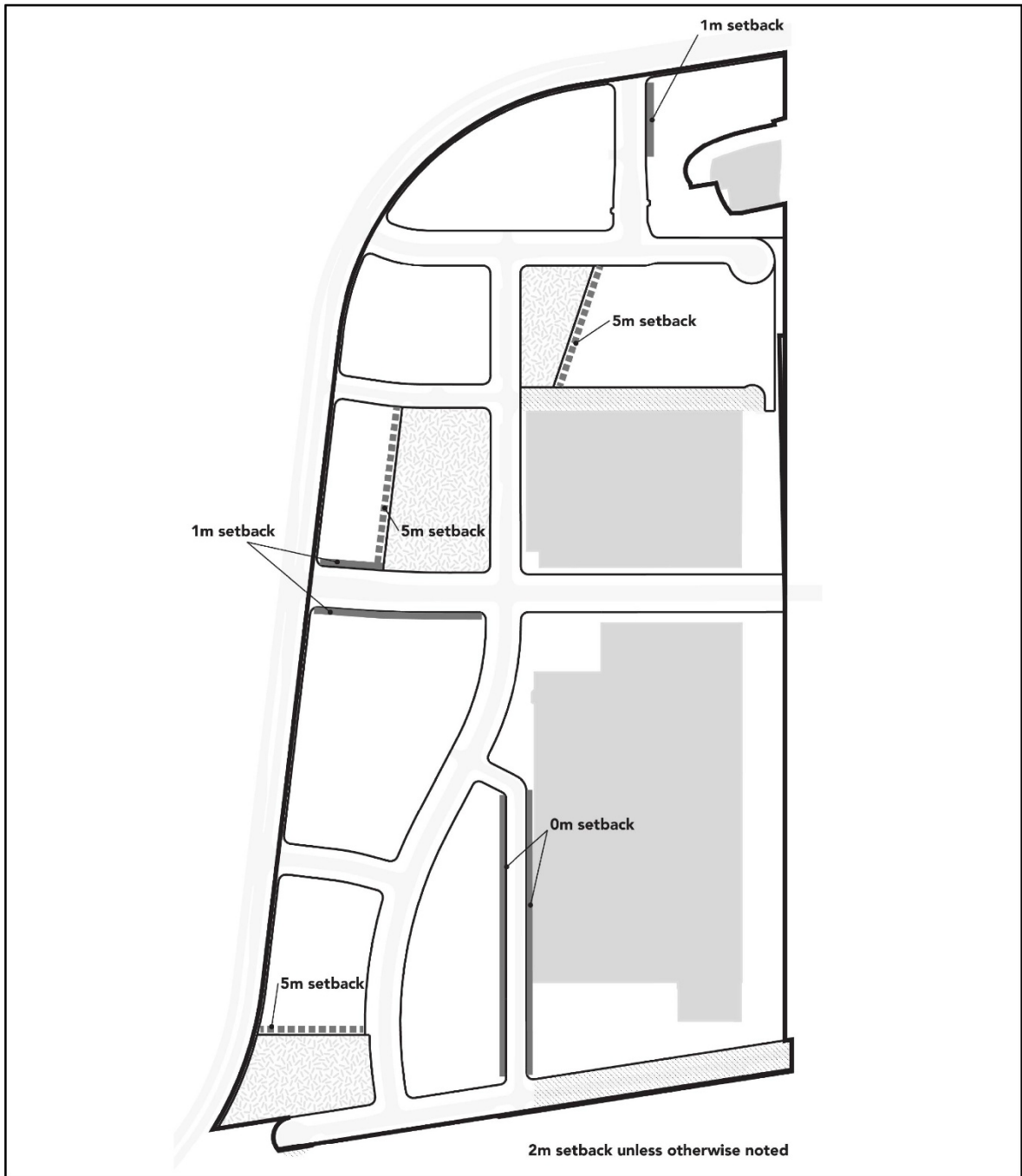
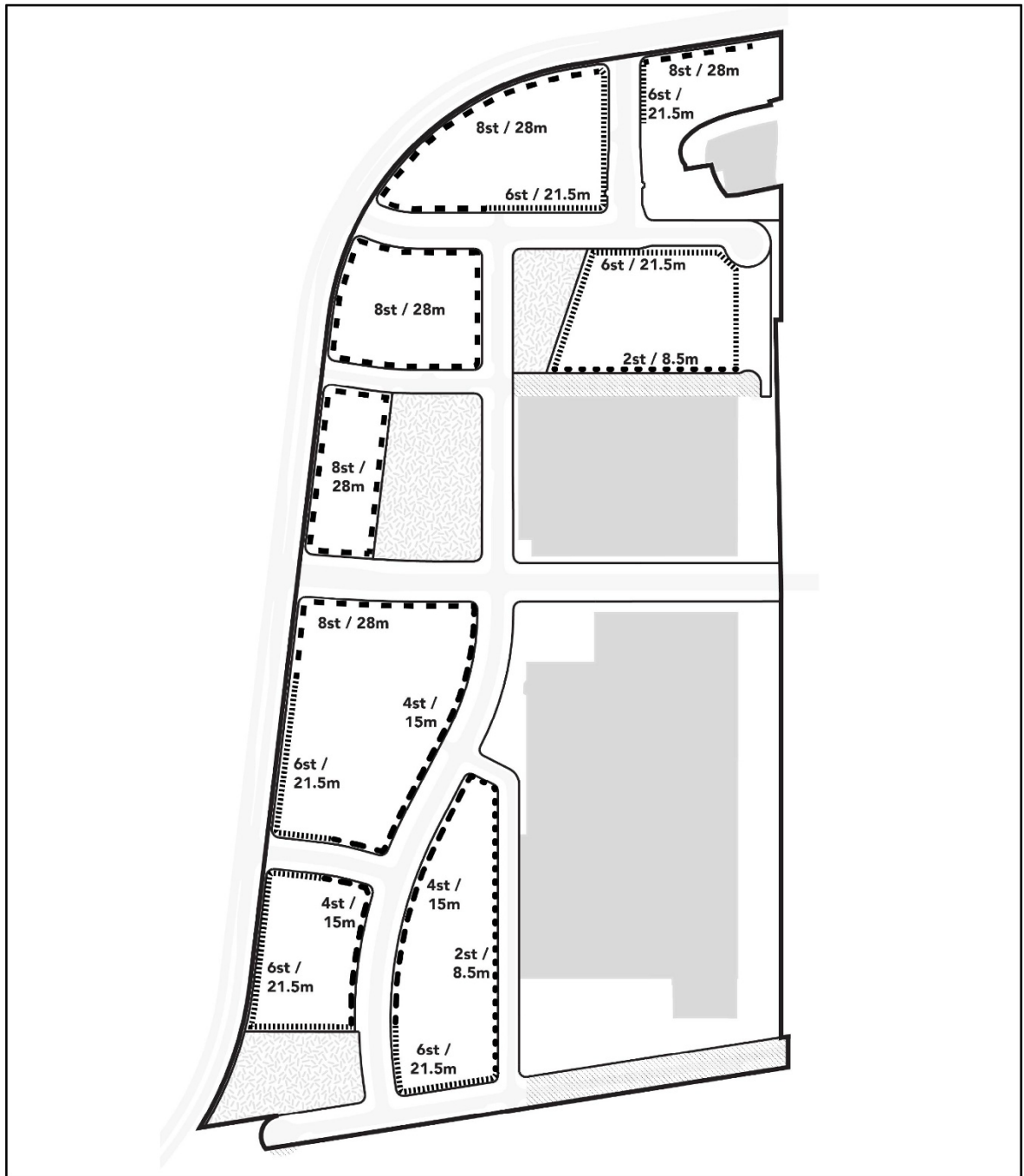


Diagram 12: Streetwall Heights

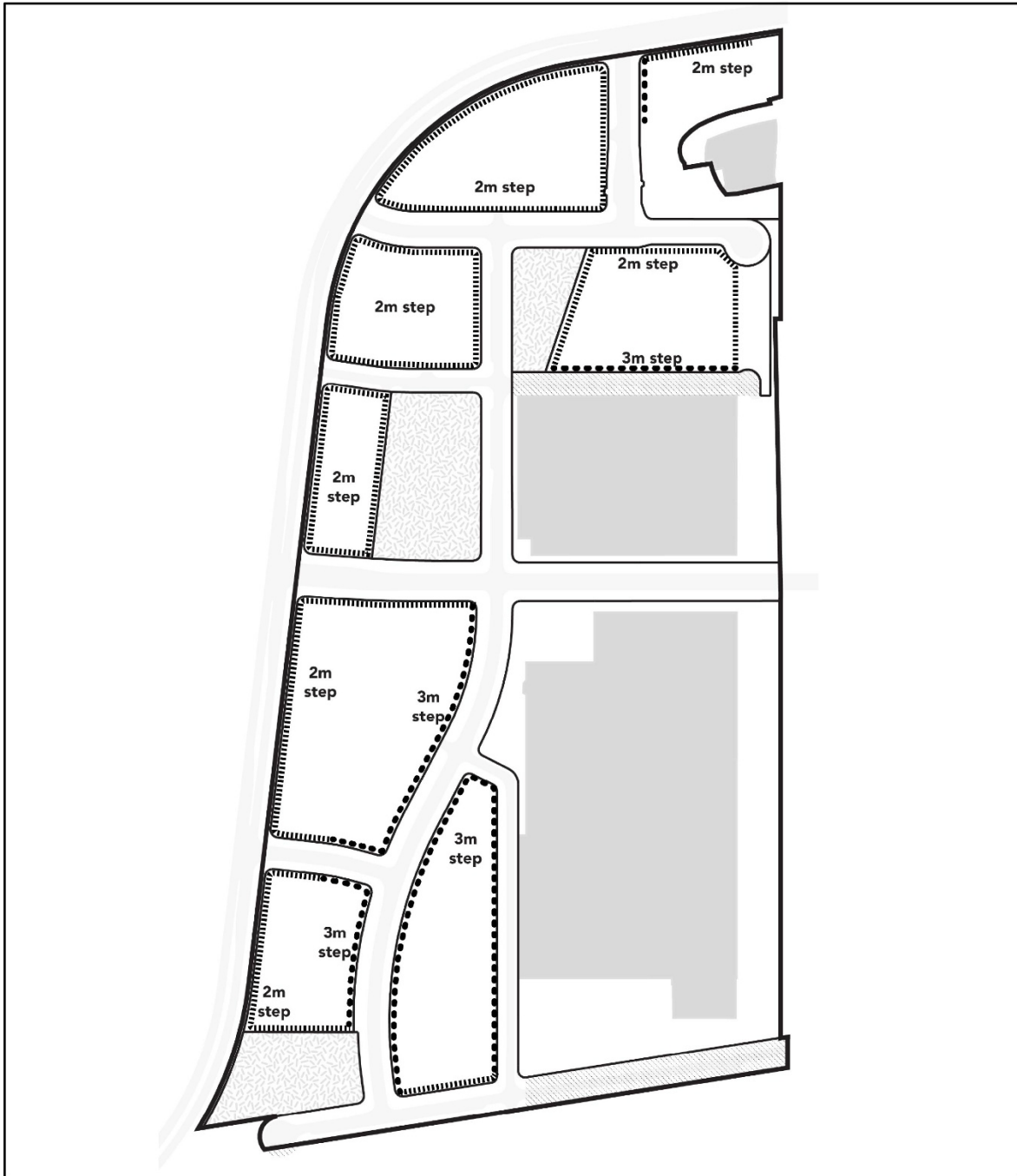


 **TORONTO**
Diagram 12

1377 Sheppard Avenue West

File # 24 232020 NNY 06 0Z

Diagram 13: Stepbacks

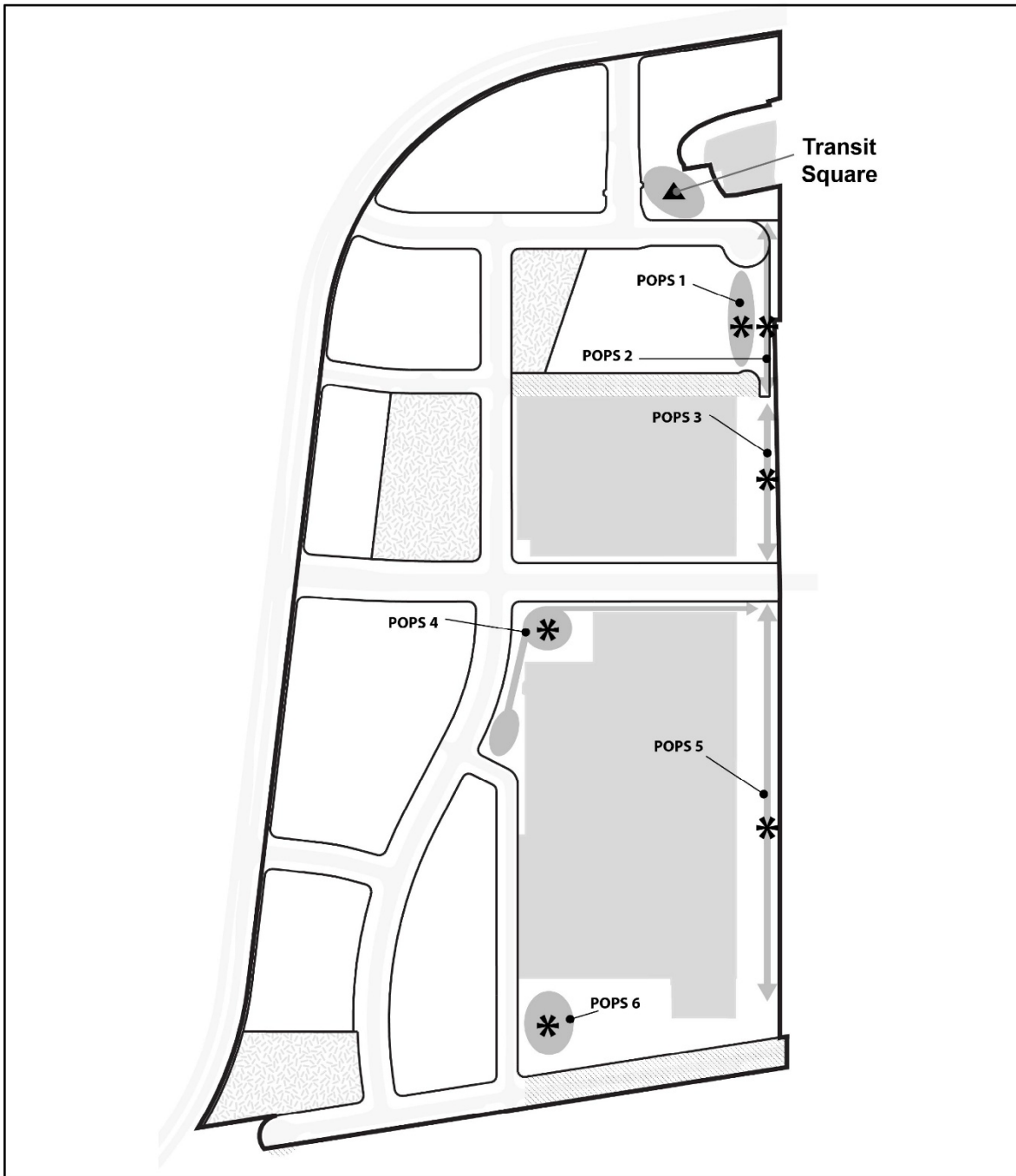


 **TORONTO**
Diagram 13

1377 Sheppard Avenue West

File # 24 232020 NNY 06 0Z

Diagram 14: Open Space

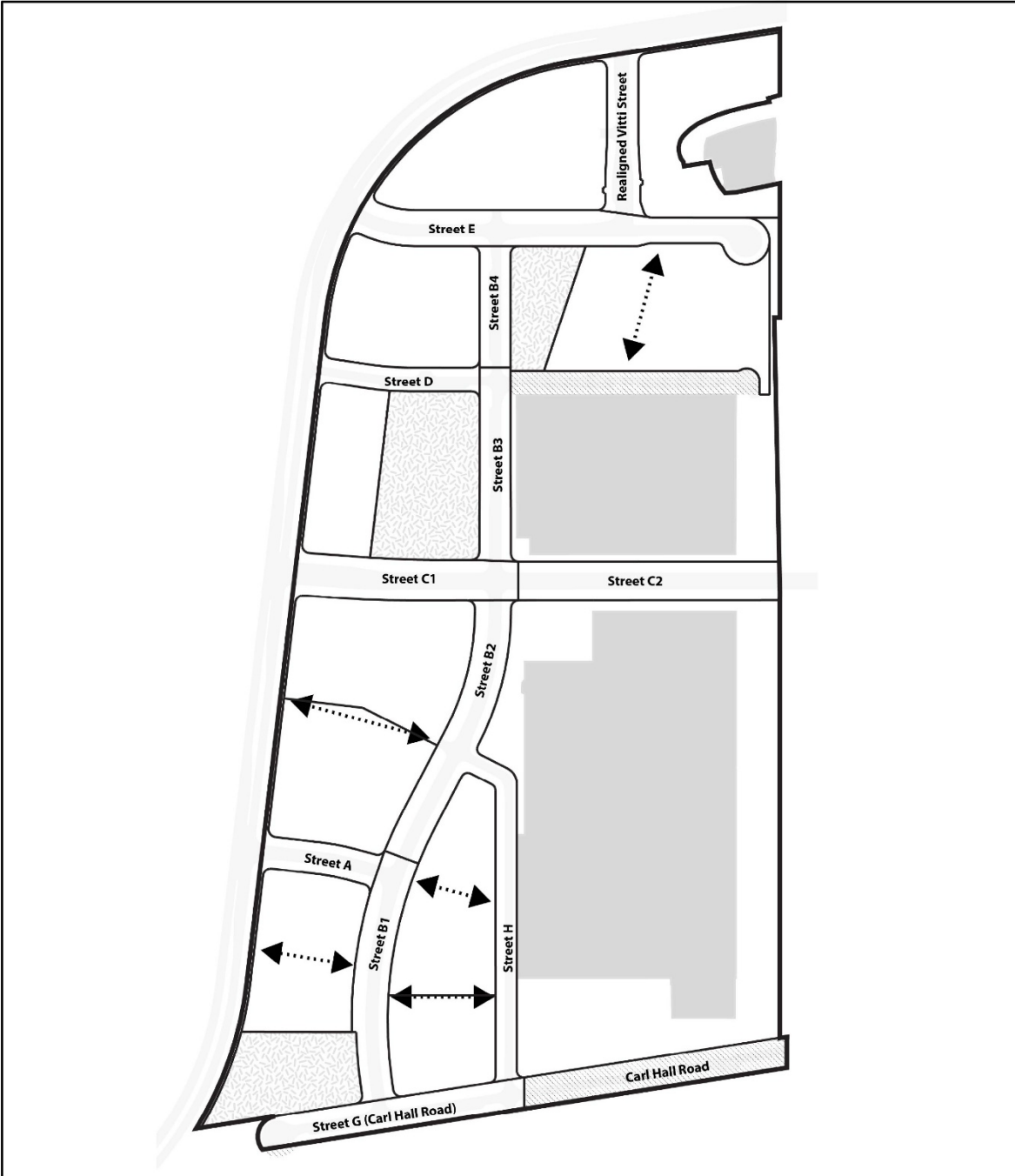


 **TORONTO**
Diagram 14

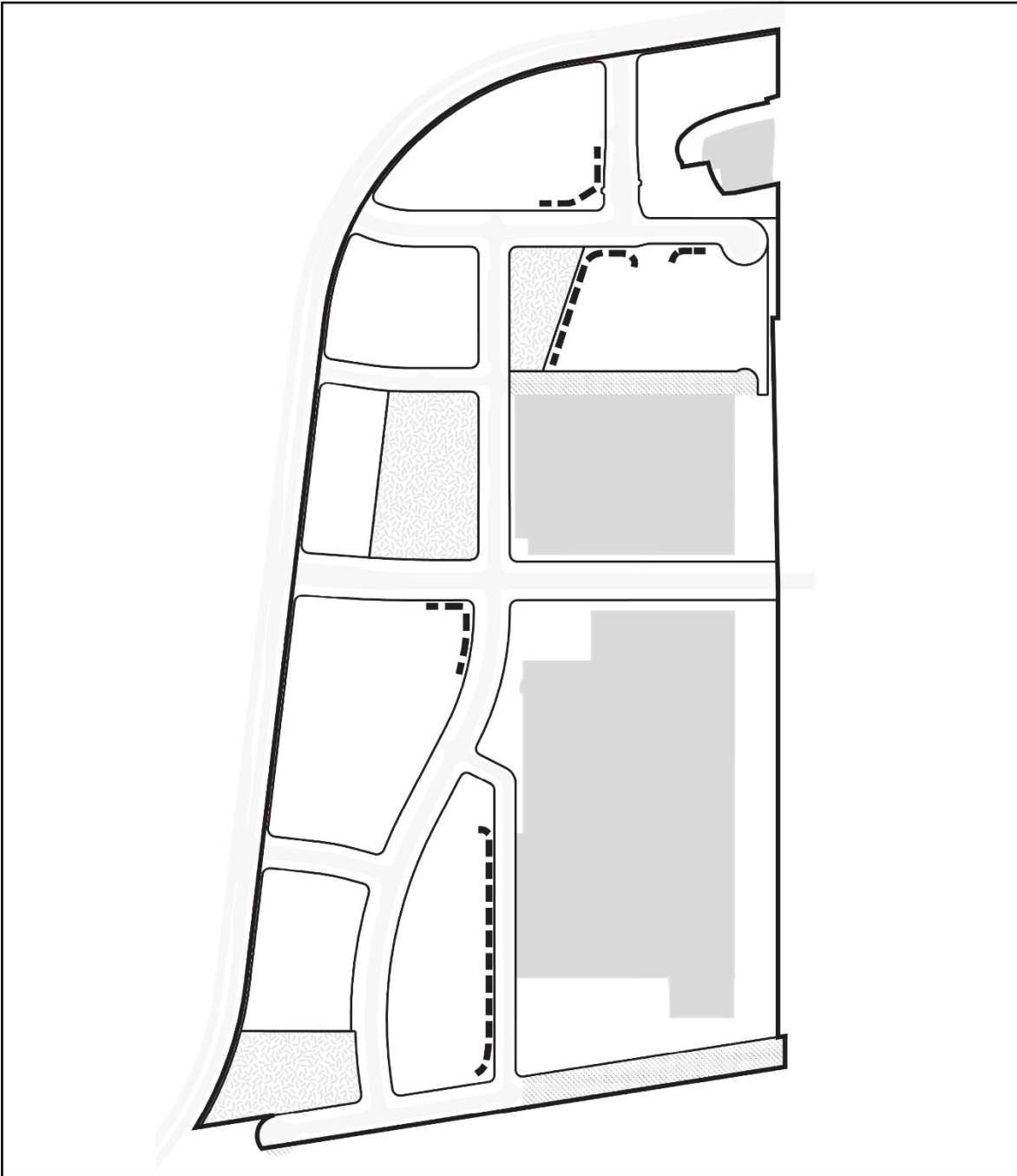
1377 Sheppard Avenue West

File # 24 232020 NNY 06 0Z

Diagram 15: Mid-Block Connections



\ Diagram 16: Ground Floor Activation



 **TORONTO**
Diagram 16

1377 Sheppard Avenue West

File # 24 232020 NNY 06 0Z