

**719 Sheppard Avenue West - Official Plan Amendment, Zoning By-law Amendment, and Site Plan Applications - Request for Direction Report**

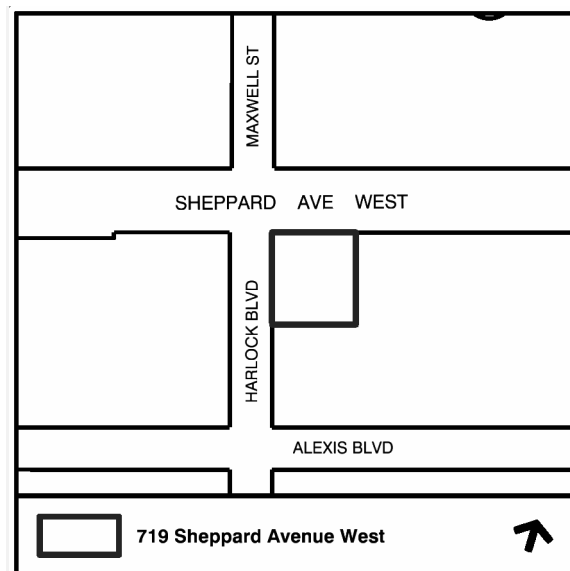
<b>Date:</b>	July 22, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	13 115551 NNY 10 OZ and 13 115557 NNY 10 SA

**SUMMARY**

The applicant has appealed the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. A hearing has been set for September 22, 2014.

This application proposes a nine-storey (27.7-metre), 91-unit building on the south side of Sheppard Avenue West, immediately east of Harlock Boulevard. A total of 6,785m<sup>2</sup> of gross floor area is proposed which would result in a density of 3.86 times the area of the lot. A total of 101 parking spaces are proposed on 3 underground levels, including 14 spaces for visitors.

The report recommends that City Council instruct the City Solicitor, together with City Planning staff, to attend the OMB hearing to support the position outlined in this report.



## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the OMB hearing to support the Draft Official Plan Amendment (Attachment 6) and Draft Zoning By-law Amendment (Attachment 7), attached to this report, with a holding provision ("H") placed on the site, due to outstanding sanitary capacity issues, to be lifted at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services, North District.
2. The City Solicitor request that the Ontario Municipal Board not to issue its Order on the Site Plan appeal until such time as Notice of Approval Conditions (NOAC) have been finalized to the satisfaction to the Executive Director of Engineering and Construction Services, North York District, and all pre-approval conditions, including entering into a Site Plan Agreement, have been met.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing a nine-storey (27.7-metre), 91-unit, midrise building with live/work units on the ground floor and residential units above, on the southeast corner of Sheppard Avenue West and Harlock Boulevard. A total of 6,785m<sup>2</sup> of gross floor area is proposed which would result in a density of 3.86 times the area of the lot. Of the 91 residential units, 2 are proposed to be studio units, 78 are proposed to be 1-bedroom units, 10 are proposed to be 2-bedroom units and 1 is proposed to be a 3-bedroom unit. Vehicular access is provided by a driveway from Harlock Boulevard. One type 'G' loading space is proposed at the rear of the building. A total of 101 parking spaces are proposed on 3 underground levels, including 14 spaces for visitors and 4 accessible spaces. Two additional undersized parking spaces are provided, but do not count toward the by-law requirement. A total of 69 bicycle parking spaces are proposed, including 18 spaces at grade beneath a covered structure. Additional site statistics are presented in the Application Data Sheet (Attachment 5).

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies

provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The subject property is located within a *Mixed Use Areas* designation within the Official Plan (see Attachment 4). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

In addition, this portion of Sheppard Avenue West is identified on Map 2 of the Official Plan as an *Avenue*. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents.

The Toronto Official Plan is available on the City's website at:  
[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **Sheppard West/Dublin Secondary Plan**

In *Mixed Use Area B* of the Sheppard West/Dublin Secondary Plan, a range of residential and commercial uses are encouraged. The Secondary Plan provides greater densities for development parcels that provide a mix of commercial and residential uses and which have a frontage on Sheppard Avenue West greater than 30 metres. Given the proposed residential use with live/work uses on the ground floor and 40 metre frontage, the maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot. The maximum building height under the Secondary Plan is 5 storeys.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan also contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are designated *Neighbourhoods*. These measures include the provision that the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5 metres. The Secondary Plan also requires the maintenance of suitable fencing and a 1.5 metre landscape strip along the property lines between new developments and *Neighbourhoods*.

Sheppard West/Dublin Secondary Plan is available on the City's website at:  
[http://www1.toronto.ca/static\\_files/CityPlanning/PDF/23\\_sheppard\\_west\\_dublin\\_oct2009.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/23_sheppard_west_dublin_oct2009.pdf)

## **Zoning**

On May 9, 2013, City Council enacted the new City wide Zoning By-law No 569-2013. The site is not subject to the new Zoning By-law.

The subject property is zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 3. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses.

## **Site Plan Control**

The application for Site Plan Control submitted in conjunction with the applications for an Official Plan Amendment and a Zoning By-law Amendment has also been appealed.

## **Community Consultation**

Staff held a community consultation meeting on June 19, 2013 to present the proposal to the community and receive their feedback. At the meeting, residents had a number of comments:

- Some residents felt that overall a midrise building appropriate, given the context of recent developments on Sheppard Avenue West;
- Concern about traffic in the area, particularly the increase in volume due to recent developments and the infiltration of traffic onto local streets;
- Concern that a 9-storey building could not fit within the 45-degree angular plane required by the Sheppard West / Dublin Secondary Plan and preference for a building that was 7 or 8 storeys in height;
- Questions about shadow impacts on adjacent properties;
- Tree preservation, particularly along the rear of the lot and the opportunity to plant new trees to both green the site and provide privacy to neighbours; and
- Concern that the proposal will create a nuisance during the construction phase (i.e., noise, dust, fumes, mud, debris, traffic and on-street parking).

## **Reasons for the Application**

The Sheppard West/Dublin Secondary Plan provides for the subject lands to be developed with a mixed use building having a maximum density of 2.0 times the area of the lot and a maximum building height of five storeys. An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing a 9-storey midrise building with live/work uses on the ground floor and residential units above, with a density of 3.86 times the area of the lot. An amendment to the former City of North York Zoning By-law No. 7625 is required to permit the proposed residential development at the proposed height and density and to establish appropriate performance standards. A Site Plan application was filed to meet the requirements of Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.

## COMMENTS

### Provincial Policy Statement and Provincial Plans

The Province of Ontario has recently issued an updated PPS which was effective as of April 30, 2014 and applies to any planning decisions made on or after that date. As the OMB hearing is set for September 22, 2014 the application needs to be reviewed for consistency with the new PPS.

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. It would efficiently use land in an area that is well served by municipal infrastructure. It proposes a mix of residential unit sizes. It promotes intensification along an arterial which is well served by public transit.

### Land Use

The City of Toronto Official Plan directs future growth in the City to areas that are well served by public transit. Specifically, residential growth is intended to be directed to major arterial corridors identified by the *Avenues* overlay on Map 2. In addition to falling within an *Avenues* segment, the subject site is located within the Sheppard West – Dublin Secondary Plan area that promotes residential intensification along Sheppard Avenue West, well served by public transit. In general, the *Mixed Use Areas* designation permits a broad range of residential and commercial uses intended to absorb much of the future residential growth in the city. This designation is further refined by the Sheppard West-Dublin Secondary Plan which promotes a mix of uses and comprehensive redevelopment by granting additional density to development parcels which provide commercial uses at grade and have a frontage greater than 30 metres on Sheppard Avenue West.

The proposed mid-rise building is an appropriate use for lands designated *Mixed Use Areas "B"* by the Sheppard West/Dublin Secondary Plan. It is similar in form, scale and intensity to other proposals in the Secondary Plan Area approved through site specific policies and implementing zoning. Live/work uses at grade will provide a lively pedestrian amenity with an improved streetscape. The proposed by-law is written to provide flexibility to permit a combination of residential uses and limited non-residential uses on the ground floor. Live/work uses are also permitted on the ground floor of the Portrait Condominium, immediately east of this site, and on the ground floor of the stacked, back-to-back townhouses at 722 – 736 Sheppard Avenue West. The proposed development would promote additional ridership on public transit. The proposed development therefore conforms to the land use provisions of the Official Plan and the site is appropriate for intensification.

Planning staff recommend the subject lands be zoned with a holding provision ("H") until such time as an acceptable sanitary system solution is deemed acceptable by the Director, Engineering and Construction Services. This may include the applicant obtaining Ministry of Environment Environmental Compliance Approval for a sanitary storage tank on site or upgrading the existing municipal infrastructure off site.

## **Density, Height and Massing**

The Sheppard West/Dublin Secondary Plan includes policies intended to protect abutting lands designated *Neighbourhoods* from the increased level of development along the corridor. These policies form the framework that guides the review of any development proposed within the Secondary Plan area, particularly those which request an amendment to the Plan for additional heights or densities.

The applicant is proposing a building with a height of 9 storeys (27.7 metres) and a density of 3.86 times the area of the lot. This height and density is appropriate as the proposal meets the buffering and transitioning provisions of the Secondary Plan while providing an active and articulated street frontage along Sheppard Avenue West as described below.

The building is proposed to be set back a minimum of 9.5 metres from the rear property line and provides a 2.0-metre treed landscape strip across the rear property line (which exceeds the 1.5-metre landscape strip required by the Secondary Plan). The applicant has also demonstrated that the building falls entirely beneath the 45 degree angular plane required by the Secondary Plan. This angular plane pushes the higher and denser parts of the building towards Sheppard Avenue West and away from the lower scale residential neighbourhood to the south, providing a transition in built form. This results in acceptable conditions of overlook, views and privacy between the proposed development and the adjacent neighbourhood.

The building provides minimal setbacks for the first three storeys to develop a pedestrian scale base and present a street edge with directly accessible live/work uses at grade on Sheppard Avenue West and Harlock Boulevard. The Sheppard Avenue West façade steps back from the property line from the fourth to seventh storeys and steps back further still for the eighth and ninth floors. The articulation on the front of the building provides for maximum visual interest along Sheppard Avenue West as encouraged by the built form policies of the Official Plan. The main entrance addresses the intersection of Sheppard Avenue West and Harlock Boulevard with a strong vertical element to demarcate the corner of the building. The east elevation has minimal glazing and balconies, which increases privacy for residents at the adjacent Portrait Condominium. The density, height and massing has regard for the Avenues and Mid-Rise Buildings Study and are acceptable.

## **Sun and Shadow**

The applicant's architect conducted a shadow analysis of the proposal. The project's location on the south side of Sheppard Avenue West results in minimal shadowing on the abutting residential properties designated *Neighbourhoods* to the south.

## **Traffic Impact, Access and Parking**

In order to assess the traffic impacts of this proposal, the applicant's transportation consultant (Lea Consulting) prepared a Traffic Impact Study (TIS). The consultant estimates that the proposed development will generate approximately 47 and 55 two-way trips during the a.m. and p.m. peak hours, respectively.

Given these estimated trips, the consultant concludes that changes in site traffic volume on Sheppard Avenue West are not expected to be measureable in comparison to normal daily variations. Transportation Services staff accepts the revised conclusions of the study.

There are a total of 101 parking spaces, of which 14 spaces are for visitors (including 1 car share space). Two additional undersized parking spaces are provided but do not count toward the by-law requirement. These spaces will be located within a 3-level underground garage. If the ground floor developed as entirely residential uses, entirely non-residential uses or a combination thereof, the parking supply would still be appropriate. The parking rates, vehicular access from Harlock Boulevard and the loading space are acceptable to Transportation Services staff.

## **Servicing**

Pursuant to the most recent comments from Engineering and Construction Services staff dated April 9, 2014, the proposed development will increase an existing surcharge condition of the sanitary system during dry weather flow. This increase of the existing surcharge will be dealt with through a proportional payment to deal with the required upgraded sewer. In addition, the applicant has proposed a sanitary storage tank to be provided to protect the proposed development due to surcharging during a wet weather flow scenario. Due to the size of the proposed tank, this application has been determined to require Ministry of Environment Environmental Compliance Approval. The submission for approval cannot be processed under the transfer of review and will need a direct submission and approval from the MOE. The draft by-law ensures the zoning will be subject to an 'H' (holding provision) that can be lifted once the servicing is resolved to the satisfaction of the the Executive Director of Engineering and Construction Services. There are also other servicing issues related to site plan approval.

## **Streetscape**

This proposal supports the objectives of the Toronto Official Plan to achieve an aesthetically pleasing streetscape in the following manner:

- The building is sited along Sheppard Avenue West and Harlock Boulevard with minimal setbacks define the street edge and gives prominence to the corner;
- The provision of 10 street trees will enhance the appearance of the building and the pedestrian experience;
- The building incorporates architectural elements including step backs and articulated balconies to create a pedestrian scale while providing visual interest along Sheppard Avenue West and Harlock Boulevard; and
- The live/work units at grade are all accessible from the Sheppard Avenue West and Harlock Boulevard sidewalks, which will encourage pedestrian activity.

The applicant must also restore those sections of municipal boulevard where they propose to close the existing driveways, replacing the access points with appropriate landscaping and continuous poured raised concrete curb.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

## **Site Plan**

While Planning staff are generally supportive of the proposed Site Plan application from, there remain some outstanding engineering issues with the Site Plan application and this report recommends that the Ontario Municipal Board not to issue its Order on the Site Plan appeal until such time as Notice of Approval Conditions (NOAC) have been finalized and all pre-approval conditions, including entering into a Site Plan Agreement, have been met.

## **Conclusion**

While staff are supportive of the proposed Zoning Amendment and Site Plan applications from a land use and built form perspective, there remain some outstanding engineering issues related to sanitary servicing of the site. This report recommends the placing of a Holding Provision ('H') on the site until such as the applicant has addressed the outstanding servicing issues to the satisfaction of the Executive Director of Engineering and Construction Services.

## **CONTACT**

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Fax No. 416-395-7155  
E-mail: dstiles@toronto.ca

## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, North York District

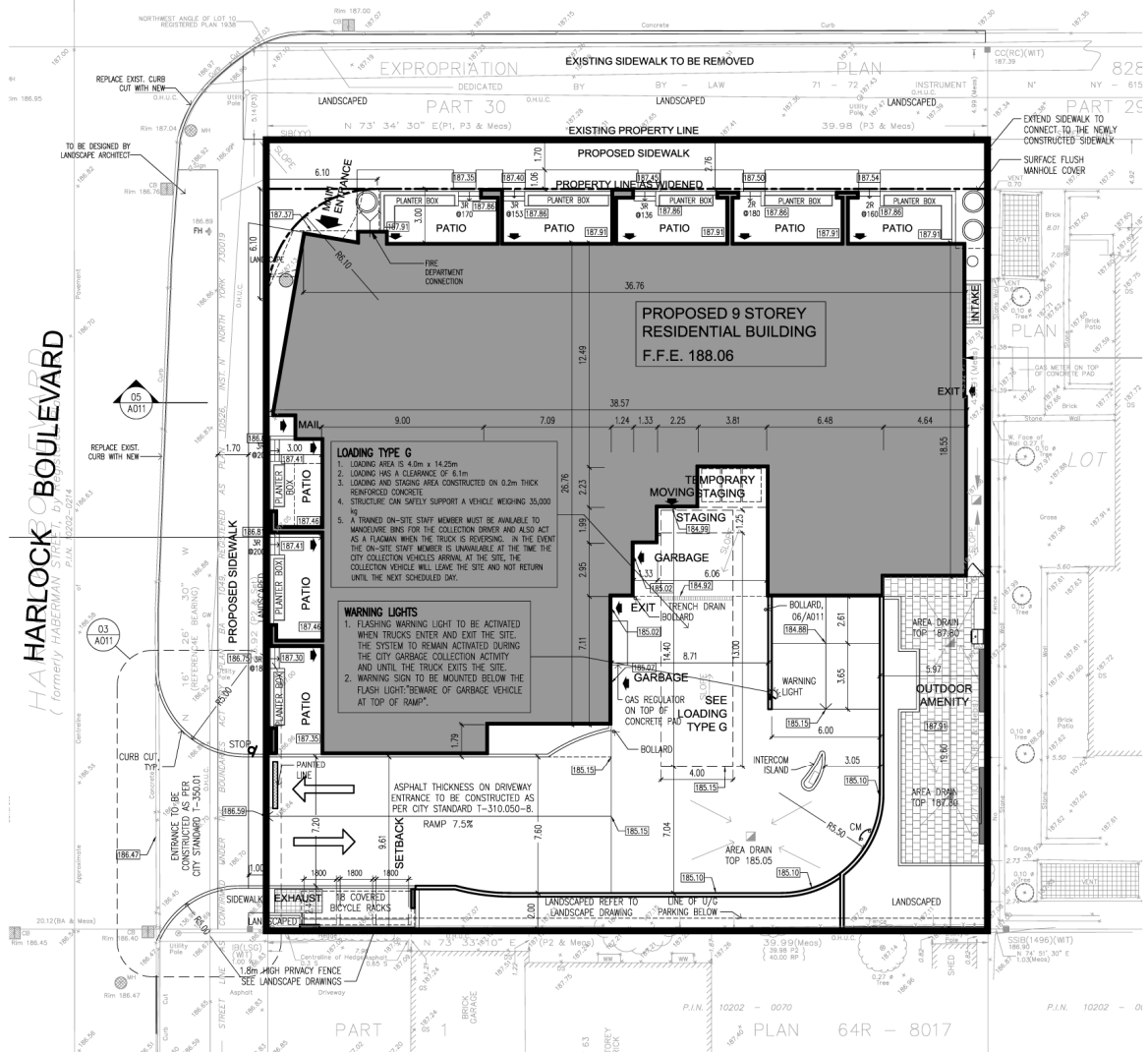
## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: North (Sheppard Avenue West) and South Elevations  
Attachment 2b: West (Harlock Boulevard) and East Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment



# Attachment 1: Site Plan

## SHEPPARD AVENUE WEST



Site Plan

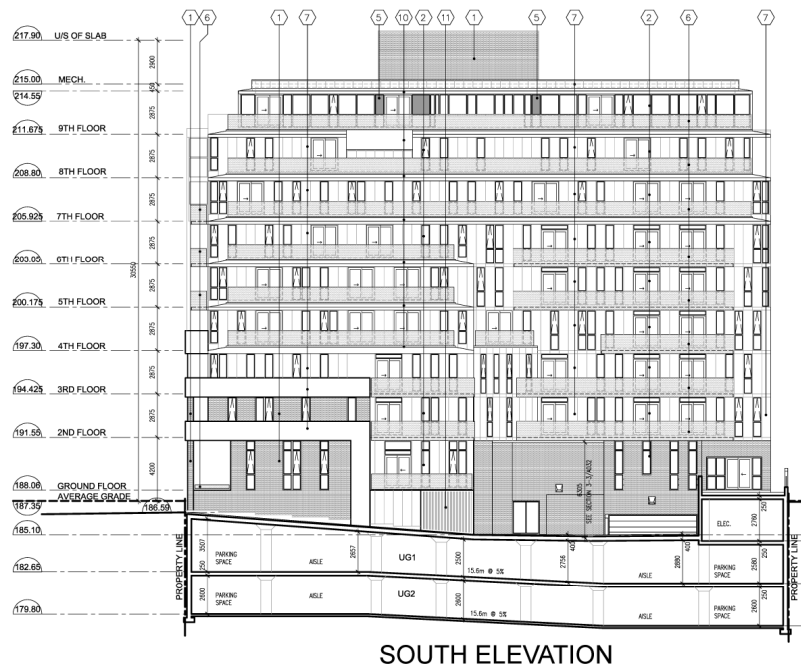
719 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale 

File # 13 115551 NNY 10 02

## Attachment 2a: North (Sheppard Avenue West) and South Elevations



### Elevations

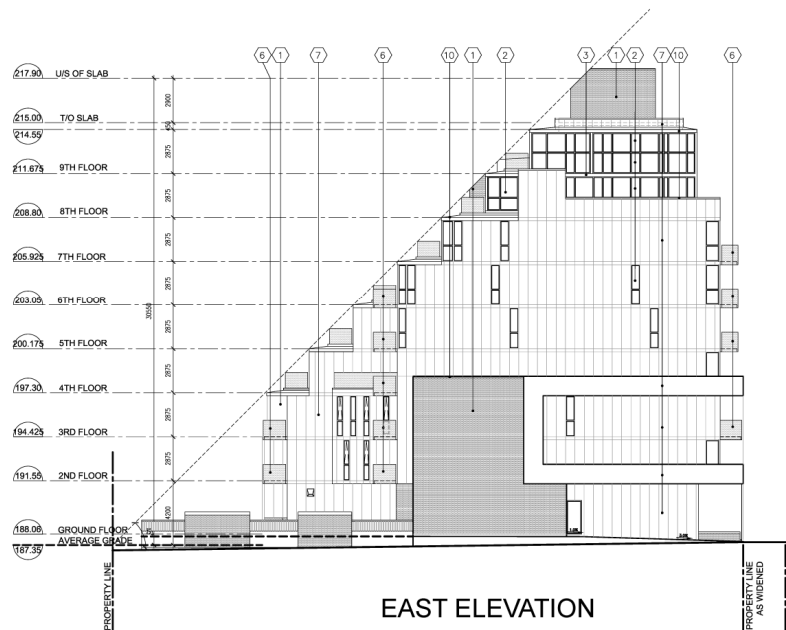
Applicant's Submitted Drawing

Not to Scale  
05/15/2014

### 719 Sheppard Avenue West

File # 13 115551 NNY 10 02

## Attachment 2b: West (Harlock Boulevard) and East Elevations



### Elevations

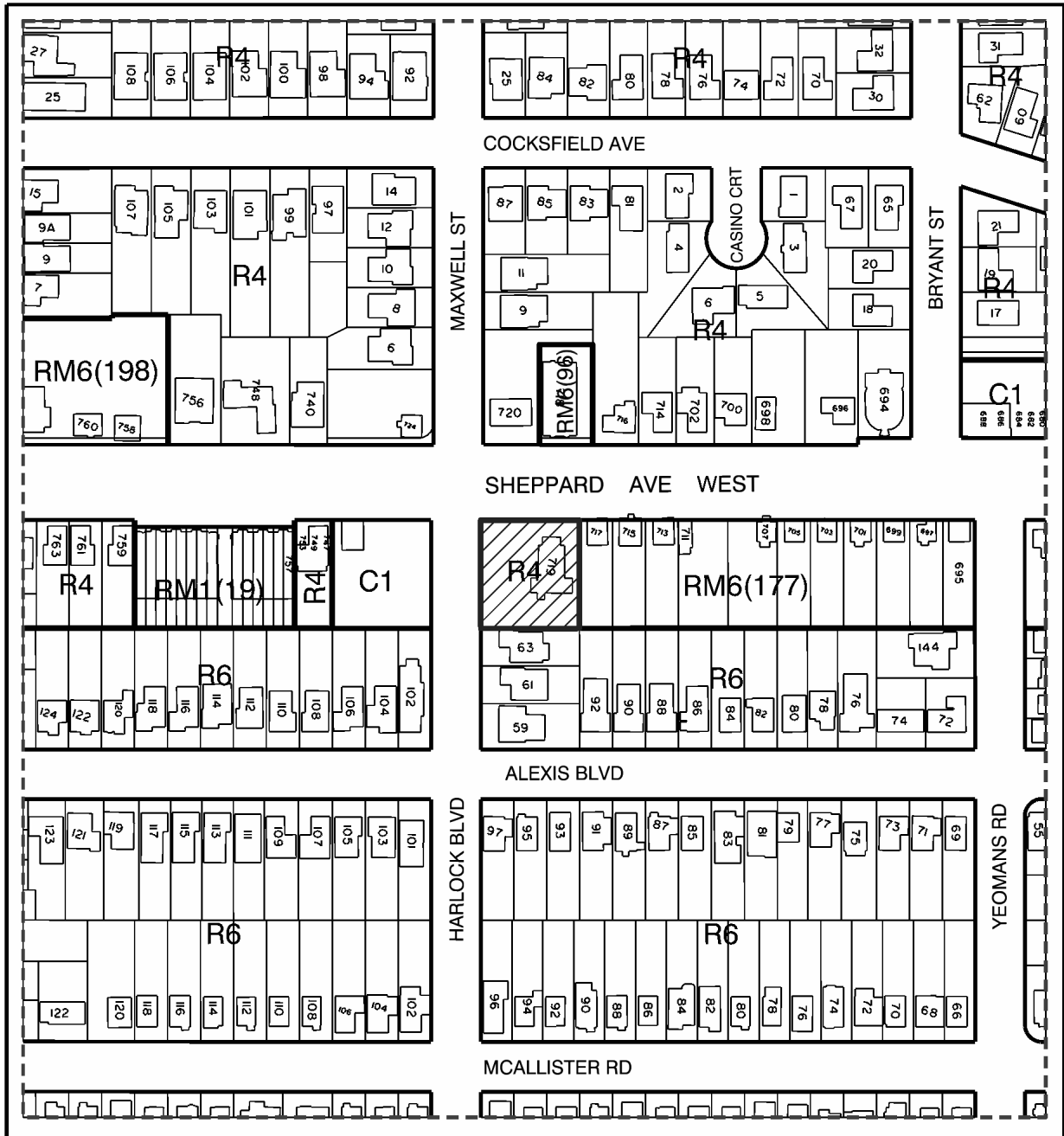
Applicant's Submitted Drawing

Not to Scale  
05/15/2014

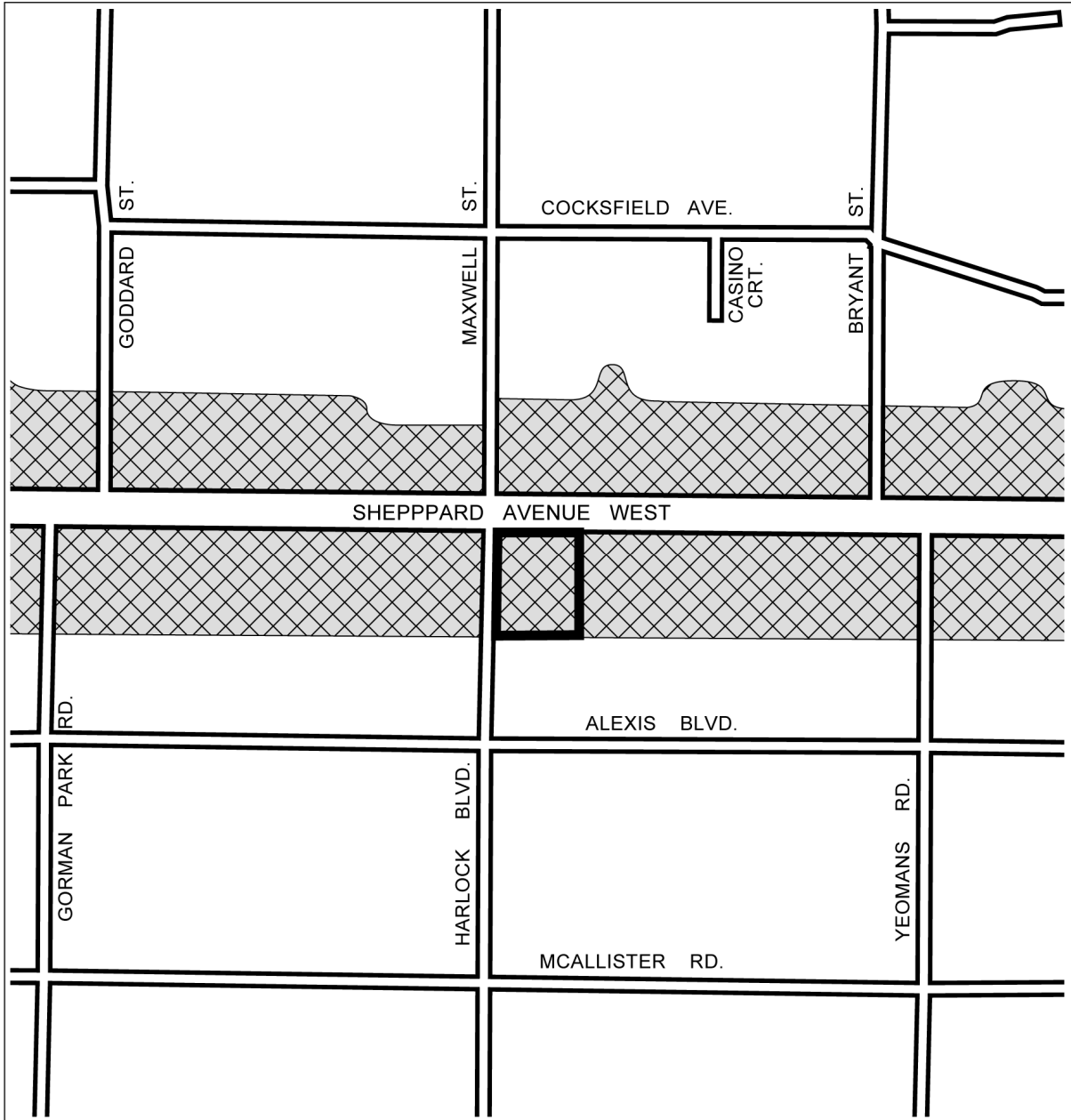
719 Sheppard Avenue West

File # 13 115551 NNY 10 0Z

### Attachment 3: Zoning



**Attachment 4: Official Plan**



**Toronto** City Planning  
**Official Plan**

**719 Sheppard Avenue West**

File # 13 115551 NNY 10 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas

  
 Not to Scale  
 02/25/2013

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 115551 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 4, 2013

Municipal Address: 719 SHEPPARD AVENUE WEST  
 Location Description: PLAN 1938 LOT 10 \*\*GRID N1004  
 Project Description: A proposed 9-storey, residential building with 91 dwelling units and 101 parking spaces on 3 underground levels.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
M. BEHAR PLANNING & DESIGN INC.	MOIZ BEHAR	ICON ARCHITECTS INC.	2339980 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	0, 0, 0	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1756.05	Height:	Storeys:	9	
Frontage (m):	39.98		Metres:	29	
Depth (m):	43.92				
Total Ground Floor Area (sq. m):	825.8				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	101	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	6784.8				
Lot Coverage Ratio (%):	47.03				
Floor Space Index:	3.86				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6784.8	0
Bachelor:	2	Retail GFA (sq. m):	0	0
1 Bedroom:	78	Office GFA (sq. m):	0	0
2 Bedroom:	10	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	91			

**CONTACT:**      **PLANNER NAME:**      **Doug Stiles, Planner**  
    **TELEPHONE:**                      **416-395-7145**

## **Attachment 6: Draft Official Plan Amendment**

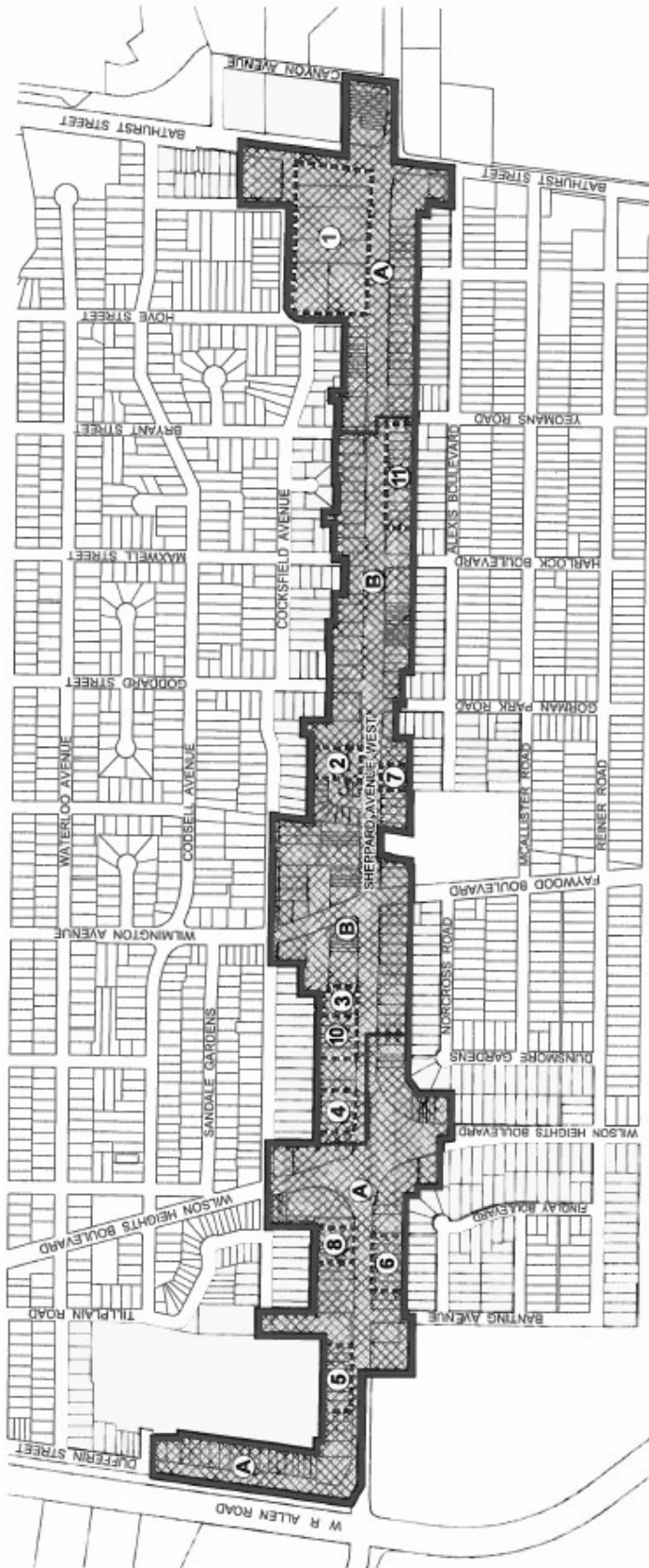
### **PROPOSED AMENDMENT No. 264 TO THE CITY OF TORONTO OFFICIAL PLAN**

The Official Plan of the City of Toronto is amended as follows:

1. Map 23-1, Consolidated Land Use Map, of Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the lands known municipally in 2013 as 719 Sheppard Avenue West as Site and Area Specific Policy Area 15, as shown on the attached Schedule “A”.
2. Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

#### **‘4.15 719 Sheppard Avenue West (15 on Map 23-1)**

An apartment building with grade-related residential and/or non-residential uses, having a maximum density of 3.86 times the lot area and a maximum height of 9 storeys and 28.0 metres is permitted.’



# Sheppard West / Dublin Secondary Plan

Map 23-1 Consolidated Land Use Map

Secondary Plan Boundary

Mixed Use Areas

Site and Area Specific Policy Areas

October 2009



## **Attachment 7: Draft Zoning By-law Amendment**

Authority: North York Community Council Item ~ as adopted by City of Toronto  
Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend ~ Zoning By-law No. ~, as amended,  
With respect to the lands municipally known as,  
719 Sheppard Avenue West**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2013 as 719 Sheppard Avenue West;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law Amendment;

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law and to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; 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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

**64.20-A (227) RM6 (227) (H)**

#### **DEFINITIONS:**

- (a) For the purposes of this exception, “Apartment House Dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.

- (b) For the purposes of this exception, "Gross Floor Area" shall mean the total area of all of the floors in a building above or below grade measured from the outside walls but shall exclude the following areas below grade: car parking areas, storage areas for lockers, elevator shafts, elevator lobby, mechanical and electrical rooms and stairwells.
- (c) For the purposes of this exception, "Established Grade" shall mean the elevation as fixed by the municipality at the centre line of the street at the midpoint of the lot line abutting Sheppard Avenue West, being the geodetic elevation of 187.35 m.
- (d) For the purposes of this exception, "Live/Work Unit" is defined as a dwelling unit that may contain non-residential uses as listed in (f) below, permitted in this exception, located on the ground floor that:
  - i. Are conducted only by a member or members of the household who reside in the dwelling unit as their principal residence; and
  - ii. Has direct pedestrian access to a public sidewalk.
- (e) For the purpose of this exception, "Motor Vehicle Sharing" refers to a practice whereby a number of people share the use of one or more vehicles owned by an entity, so authorized by the owner of the site.

**PERMITTED USES:**

- (f) The only permitted uses shall be:

**RESIDENTIAL:**

- An Apartment House Dwelling and uses accessory thereto including private recreational amenity areas
- Live/Work Units

**NON-RESIDENTIAL:**

- Artist Studio
- Office Use
- Custom workshops making articles or products to be sold at retail on the premises
- Service Shop
- Personal Service Shop

All non-residential uses shall be restricted to the ground floor level.

## **EXCEPTION REGULATIONS**

### **Dwelling Units:**

- (g) A maximum of 91 residential dwelling units shall be permitted.

### **Lot Coverage:**

- (h) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

### **Yard Setbacks:**

- (i) The minimum yard setbacks for buildings and structures above Established Grade shall be shown on Schedule “RM6(227)”.
- (j) Notwithstanding (i) above, the minimum yard setbacks for parking structures and structures associated thereto below Established Grade shall be 0.0 m for all property lines.

### **Distance between Buildings and/or Portions of Buildings forming Courts:**

- (k) The provisions of Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings forming Courts) shall not apply

### **Gross Floor Area:**

- (l) A maximum Gross Floor Area of 6,785m<sup>2</sup> shall be permitted, provided that of this total Gross Floor Area, a minimum of 400m<sup>2</sup> shall be for Live/Work Units at grade with direct pedestrian access to Sheppard Avenue West or Harlock Boulevard.

### **Building Height:**

- (m) The building height shall not exceed 9 storeys and 28.0m above Established Grade.
- (n) Notwithstanding (m) above, the height of any portion of a building or structure above Established Grade shall not exceed the horizontal distance between the building and the south lot line of the property

### **Landscaping:**

- (o) The provisions of Section 15.8 (Landscaping) shall not apply.

- (p) A minimum 2.0m wide landscape strip shall be provided along the south property line containing a 1.8m tall wood board-on-board fence and vegetation.

**Recreational Amenity Area:**

- (q) A minimum of 160m<sup>2</sup> of indoor amenity space shall be provided.
- (r) A minimum of 126m<sup>2</sup> of outdoor amenity space shall be provided.

**Parking:**

- (s) A minimum of 101 parking spaces shall be provided, including 14 parking spaces for visitors and 4 accessible parking spaces and 1 parking space dedicated to Motor Vehicle Sharing.

**Loading:**

- (t) Notwithstanding Section 6A(16)(c) and 6A(16)(d), 1 loading space shall be required with minimum dimensions of 11.0m long, 3.6m wide and a vertical clearance of 4.2m, with access provided by means of an unobstructed driveway with a minimum width of 6.0m, and a maximum slope of a driveway leading to the loading space shall be 10%.

**Requirements for Accessory Buildings:**

- (u) An accessory building or structure for bicycle parking is permitted 0m from the south lot line.

**HOLDING PROVISIONS**

- (v) An “H” shall be appended to the zone symbol “RM6(227)” as shown on Schedule RM6(227).
- (w) Prior to the removal of the “H”, the lands shown on Schedule RM6(227) shall only be used for uses existing as of the date of passing of this By-law.
- (x) The “H” shall be lifted from the lands shown on Schedule RM6(227) at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services, North District.
- (y) Following the lifting of the “H”, the uses permitted in the RM6(227) zone shall be permitted as shown on Schedule RM6(227).

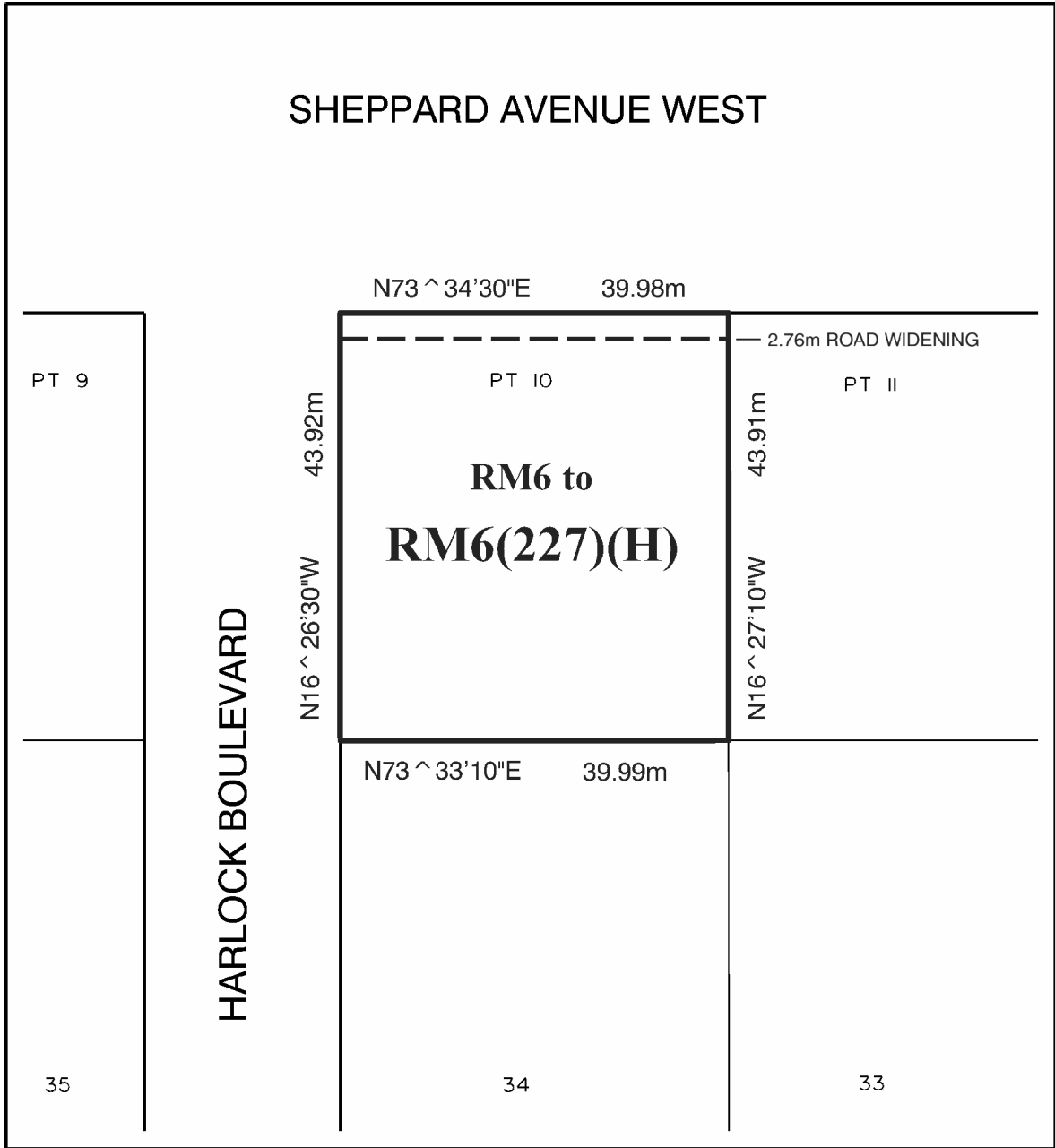
3. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate  
Seal)



# SHEPPARD AVENUE WEST

