

**740 and 748 Sheppard Avenue West – Official Plan
Amendment and Zoning By-law Amendment
Applications – Final Report**

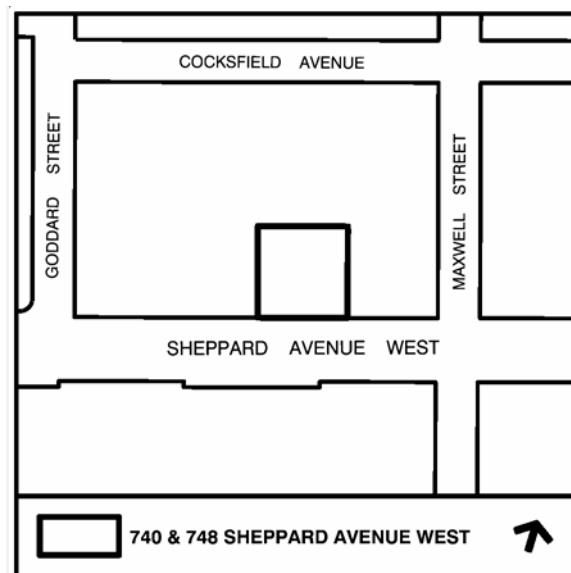
Date:	August 17, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	12 235950 NNY 10 OZ

SUMMARY

This application proposes to amend the Official Plan and former City of North York Zoning By-law No. 7625 to permit the development of a 9-storey (28.5-metre), mixed-use building with 82 residential units and 196 square metres of commercial space at grade, at 740 and 748 Sheppard Avenue West. There are 81 parking spaces proposed in a 3-level underground garage. The Official Plan Amendment proposes to amend the Sheppard West / Dublin Secondary Plan to provide for a density of 3.5 times the area of the lot and a height of 9 storeys. The Zoning By-law Amendment proposes to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 to permit a mixed use development and establish appropriate performance standards.

The redevelopment proposal is in keeping with the objectives of the Sheppard West – Dublin Secondary Plan to encourage intensification along this well served transit corridor and a diversity of commercial and residential uses along Sheppard Avenue West while protecting the abutting lower density residential uses and improving the streetscape.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 740 and 740 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to report dated August 17, 2016.
2. City Council amend Zoning By-law 7625, for the lands at 740 and 748 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 and to report dated August 17, 2016.
3. City Council amend Zoning By-law 569-2013, for the lands at 740 and 748 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 and to report dated August 17, 2016.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A preliminary report on the applications was adopted by North York Community Council on October 10, 2012 authorizing staff to conduct a community consultation meeting, with an expanded notification area. This report can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-50368.pdf>

On January 22, 2013, North York Community Council approved the demolition of the existing dwellings at 740 and 748 Sheppard Avenue West due to issues of safety and vandalism. City Council has delegated authority for this matter to the North York Community Council and therefore, the decision is final.

ISSUE BACKGROUND

Proposal

The applicant is proposing a nine-storey (28.5-metre), 82-unit, mixed-use building on the north side of Sheppard Avenue West, west of Maxwell Street. A total of 6,494 square metres of gross floor area is proposed which would result in a density of approximately 3.5 times the area of the lot. Of the 82 residential units, 60 are proposed to be one-bedroom units and 22 are proposed to be two-bedroom units. The 9th floor would contain only indoor (91 square metres) and outdoor (189 square metres) amenity space and a mechanical room (94 square metres). No residential units are proposed on the 9th floor. Commercial space comprising of 196m² is proposed at grade. The building would have a 6-storey street wall, with the ground floor inset 0.75 metres. Each commercial unit would be accessed directly from the Sheppard Avenue West sidewalk. The residential lobby would be located next to the driveway and would also take access directly from

Sheppard Avenue West. The seventh floor would step 1.5 metres at the front and 2.8 metres at both sides. The ninth floor would step 1.3 metres at the front and 1.9 metres on the west side and 7.3 metres on the east side.

The driveway would lead to a circular turn-around area in the rear yard, which would provide vehicular access to the loading space and parking ramp. A total of 81 parking spaces are proposed on three underground levels, 12 of which would be used by residential visitors. There is no parking proposed for non-residential uses. A total of 61 bicycle parking spaces are proposed. There would be 13 bicycle spaces in a room on the ground floor, 14 in the rear yard and 34 on the first level of the underground garage. The loading space would be at the northeast corner of the site. The rear landscape strip would have a minimum depth of 1.7 metres. It would contain landscaping and fencing. A road widening of 2.76 metres is required along Sheppard Avenue West and is illustrated on the proposed site plan. Additional site statistics are presented in the Application Data Sheet (Attachment 5).

Site and Surrounding Area

The site is located on the north side of Sheppard Avenue West, between Goddard Street and Maxwell Street. The site has a frontage of approximately 43 metres on Sheppard Avenue West, a depth of approximately 43 metres and an area of 1,870m². Sheppard Avenue West has a right-of-way of 36 metres. The land slopes gently across the site, generally to the northeast direction. The site is currently vacant.

Land uses surrounding the site are as follows:

North: single detached dwellings on Cocksfield Avenue.

West: a synagogue to the immediate west and a 9-storey, mixed-use building.

South: 3.5-storey townhouses and a proposed 9-storey, mixed-use, mid-rise building on a site that is currently vacant.

East: a 4-storey mixed-use development and a mix of low-rise commercial and residential uses beyond.

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.

Official Plan

The subject property is located within a *Mixed Use Areas* designation within the Official Plan. *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 site is located within the area covered by the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area B* on Map 23-1. The objective of the Secondary Plan is to encourage and maintain a diversity of residential, institutional, service commercial, office and open space uses along the corridor stretching from Bathurst Street in the east, towards Allen Road and the Downsview Subway Station in the west.

In *Mixed Use Area B* of the Sheppard West/Dublin Secondary Plan, the preferred form of mixed use development includes ground floor commercial uses with upper floor residential uses. 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 mix of uses and 43-metre lot 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 built form policies requiring buffering measures between new development on Sheppard Avenue West and properties to the rear of these sites which are designated *Neighbourhoods*. These measures include the provision and maintenance of suitable fencing and a 1.5 metre landscape strip containing trees along the property lines between new developments and *Neighbourhoods*. Also, 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.

Zoning

The subject lands are zoned One Family Detached Dwelling Fourth Density Zone (R4) in former City of North York Zoning By-law 7625, as indicated in Attachment 3. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses.

Mid-Rise Building Performance Standards and Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016):

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Site Plan Control

An application for Site Plan Control has been submitted and is currently under review (file no. 12 235970 NNY 10 SA).

Reasons for 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 mixed use building with a density of 3.5 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 mixed use development at the proposed height and density and to establish appropriate performance standards. Since the site is currently excluded from City of Toronto By-law 569-2013, it can be brought into compliance with By-law 569-2013.

Community Consultation

A community consultation meeting was held on December 5, 2012 to present the proposal to the community and receive their feedback. Approximately 25 members of the public attended the meeting in addition to City staff, the applicant and the local ward councillor. At the meeting, residents had the following comments and concerns:

- The proposed height and density of the building;
- The suitability of the number of resident and visitor parking spaces;
- The viability of commercial uses without at-grade parking;
- The viability of bicycle parking spaces;
- Whether or not the TTC has been consulted;
- Traffic and infiltration on local roads;
- The management of waste;
- Shadow impacts; and
- The treatment of the rear of the lot to buffer adjacent single detached dwellings on Cocksfield Avenue.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions, including the TTC. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

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. The proposal will provide a mix of residential unit sizes and promote 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 of the Official Plan. In addition to falling within an *Avenues* corridor, the subject site is located within the Sheppard West – Dublin Secondary Plan area that promotes residential intensification along Sheppard Avenue West. The site is also designated *Mixed Use Areas* which 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 similar in form, scale and intensity to other proposals in the Secondary Plan Area approved through site specific applications and implementing zoning. Commercial uses at grade will provide a lively pedestrian amenity with an improved streetscape. This stretch of Sheppard Avenue West is well served by public transit including frequent TTC bus service along Sheppard and the Downsview subway station 1.4 kilometres to the 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.

Density, Height, 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.

The applicant is proposing a building with a height of 9 storeys (28.5 metres) and a density of 3.5 times the area of the lot. The proposed height and density are similar to recent approvals on Sheppard Avenue West. Sheppard Avenue West has an existing right-of-way of approximately 30.48 metres and an ultimate right-of-way width of 36 metres. A ground floor height of 4.0 metres is proposed to accommodate commercial uses.

The building is proposed to be situated along the front lot line, after a 2.76-metre road widening is taken and would extend to both side lot lines. Side walls built to the side lot lines would not have windows due to building code requirements but visual interest would be created through a decorative pattern of brick and precast concrete. The seventh and eighth floors would be setback from side lot lines and would have windows. The building would be set back a minimum of 9.5 metres from the rear property line and provides a 1.7-metre treed landscape strip across the rear

property line, which slightly exceeds the minimum 1.5-metre landscape strip required by the Secondary Plan. The landscape strip will increase in depth in areas and contain trees and a 1.8-metre tall fence to buffer the proposed midrise building from existing detached dwellings. The proposal is in keeping with the buffering and setback requirements of the Secondary Plan.

The applicant has also demonstrated that the building is generally massed beneath the 45 degree angular plane required by the Secondary Plan, including balcony railings, but excluding a portion of the mechanical penthouse, which would be 3.3 metres in height and 32.0 square metres in area. The slight protrusion of the mechanical penthouse into the angular plane has a minimal impact with respect to shadowing. The angular plane generally pushes the height and massing of the building towards Sheppard Avenue West and away from the lower scale residential neighbourhood to the north, providing an appropriate 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 a step-back at the seventh floor to create a 6-storey base expression and a pedestrian scale street edge with directly accessible commercial uses at grade on Sheppard Avenue West. An additional step-back of the building wall is provided at the ninth floor. The articulation on the front elevation of the building provides for visual interest along Sheppard Avenue West as encouraged by the built form policies of the Official Plan. The main entrance is demarcated by a strong vertical element of coloured panels and a canopy for weather protection. The density, height and massing are appropriate as the proposal meets the transitioning provisions of the Secondary Plan at the rear while providing an active and articulated street frontage along Sheppard Avenue West.

Mid-Rise Building Performance Standards

The proposal has regard for the Mid-Rise Building Performance Standards. The building height would be less than the width of the Sheppard Avenue West right-of-way. The ground floor height would be taller than the height of upper floors to accommodate commercial uses and animate the street. There would be a 6-storey streetwall condition. There would be a 1.5-metre step back above the streetwall, pushing the 7th floor away from Sheppard Avenue West. The upper floors would be contained within a 45-degree angular plane, taken from a height of 80% of the right-of-way width, on the front of the building. There would be both rooftop amenity space and a green roof.

Shadow Study

The applicant's architect conducted a shadow analysis of the proposal. The project's maximum height and terracing of the rear of the building result in minimal shadowing on the abutting residential properties designated *Neighbourhoods* to the north, during the spring and fall equinoxes.

Traffic Impact, Access, Parking and TTC

A revised Traffic Impact Study (TIS), dated November 2013, was submitted in response to comments raised by Transportation Services staff. The consultant estimates that the development would generate approximately 47 and 64 two-way trips during the a.m. and p.m. peak hours, respectively. The consultant concludes that traffic generated by the proposed development can be accommodated by the adjacent street system without the need for intersection improvements. Direct vehicular access is taken from Sheppard Avenue West, which

would limit traffic infiltration into local roads. The traffic impacts of the project are acceptable to Transportation Services staff.

Since the site is mid-block, vehicular access will be provided by a driveway off Sheppard Avenue West that runs beneath the upper floors of the building. There are a total of 81 parking spaces proposed on 3 underground levels, which exceeds the minimum requirement of 78 parking spaces. The total parking supply includes 69 spaces for residents and 12 spaces for residential visitors. There would be 4 barrier-free parking spaces. A total of 61 bicycle parking spaces are proposed, including 14 spaces at grade, 13 spaces on the ground floor and 34 spaces on the first level of the underground garage. The number of bicycle parking spaces is appropriate for the proposed building. Pursuant to City of Toronto Zoning By-law 569-2013, no parking spaces are required for retail uses when the gross floor area is less than 200 square metres.

One Type 'G' loading space is required for the project. The loading space would be provided in the northeast corner of the site and within a portion of the drive aisle of the site. Transportation staff acknowledge the context of this site and its small size and accept the proposed loading configuration.

The vehicular access, parking rates and the loading space are acceptable to Transportation Services staff.

The TTC was circulated and only requested that warning clauses be inserted in future agreements of purchase and sale or agreements to lease, to advise residents of potential noise, vibration, smoke, particulate matter, electromagnetic interference and stray current impacts, resulting from the future construction and operation of an extension to the Sheppard subway line.

Servicing

Engineering staff initially identified some downstream sanitary surcharge issues that could arise during a major storm event. Potential solutions included a sanitary holding tank or a cash contribution for future improvements. However, the Sanitary Capacity Analysis was revised with new population data provided by Toronto Water and the conclusion was that the proposed development does not negatively impact the sanitary sewer. A sanitary holding tank is proposed as an additional protective measure.

Engineering staff accepted the results of the Sanitary Capacity Analysis, dated April 2016, in order to support the amendments to the Official Plan and Zoning By-law. However, the applicant is required to submit a complete site plan resubmission including all drawings and reports for review, and the Functional Servicing Report must incorporate the accepted Sanitary Capacity Analysis and the associated engineering certification letters are to be appended to the report. Garbage would be stored internal to the building in a garbage room and taken out to the loading space for collection.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.80 – 1.56 hectares of parkland per 1,000 people. The site is in the middle quintile of local parkland provision. The subject site is also located in the Sheppard West / Dublin Secondary

Plan area and identified as an 'Avenue' under the Urban Structure Plan. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant has submitted an application to construct a 9-storey mixed-use building with 82 dwelling units, ground floor retail and a site area of 1,870 square metres (0.187 hectares). At the alternative rate of 0.4 hectares per 300 units, parkland dedication would amount to 0.1067ha/1,066m² or 58% of the site area. However, for sites less than 1 hectare in size, a cap of 10% is applied. The parkland dedication requirement for the residential component would therefore be 0.0183ha/183 m². The non-residential component will be subject to a 2% parkland dedication requirement resulting in a total parkland dedication requirement of 184m².

The applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional and the site is just over 500 metres west of Earl Bales Park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. The parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

Amenity Space

Indoor amenity space is proposed at a rate of 1.5m² per unit in the form of an exercise room and amenity rooms on the ground and 9th floors. Outdoor amenity space is proposed at a rate of 2.3m² per unit and will be provided in the form of common terraces on the ground and 9th floors. Indoor and outdoor amenity spaces are contiguous to one another. These rates generate an appropriate amount of amenity space.

Streetscape

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

- The Sheppard Avenue West right-of-way will be widened 2.76 metres pursuant to the Official Plan, providing opportunities for landscaping in the public boulevards;
- The building is sited along Sheppard Avenue West to define the street edge;
- Four new street trees will enhance the streetscape and the pedestrian experience;
- The building incorporates architectural elements including a base building, articulated balconies, canopies and coloured panels to create a pedestrian scale while providing visual interest along Sheppard Avenue West;
- The commercial units and residential lobby at grade are directly accessible from the Sheppard Avenue West sidewalk, which will encourage pedestrian activity; and
- The commercial units are inset for weather protection.

The applicant will also restore those sections of municipal boulevard including sidewalks, where they propose to close the existing driveways, replacing the access points with appropriate landscaping and a 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, including but not limited to cycling infrastructure, tree planting and a green roof.

Section 37

The application proposes a total gross floor area of 6,494 square metres, which is below the minimum threshold of 10,000 square metres noted in the Official Plan for consideration of a community benefit contribution under Section 37 of the *Planning Act*.

Conclusion

The redevelopment proposal for a 9-storey, mixed-use building is in keeping with the objectives of the Official Plan and Sheppard West / Dublin Secondary Plan to encourage intensification along this well-served transit corridor and a diversity of commercial and residential uses along Sheppard Avenue West, while protecting the abutting lower density residential uses and improving the streetscape.

CONTACT

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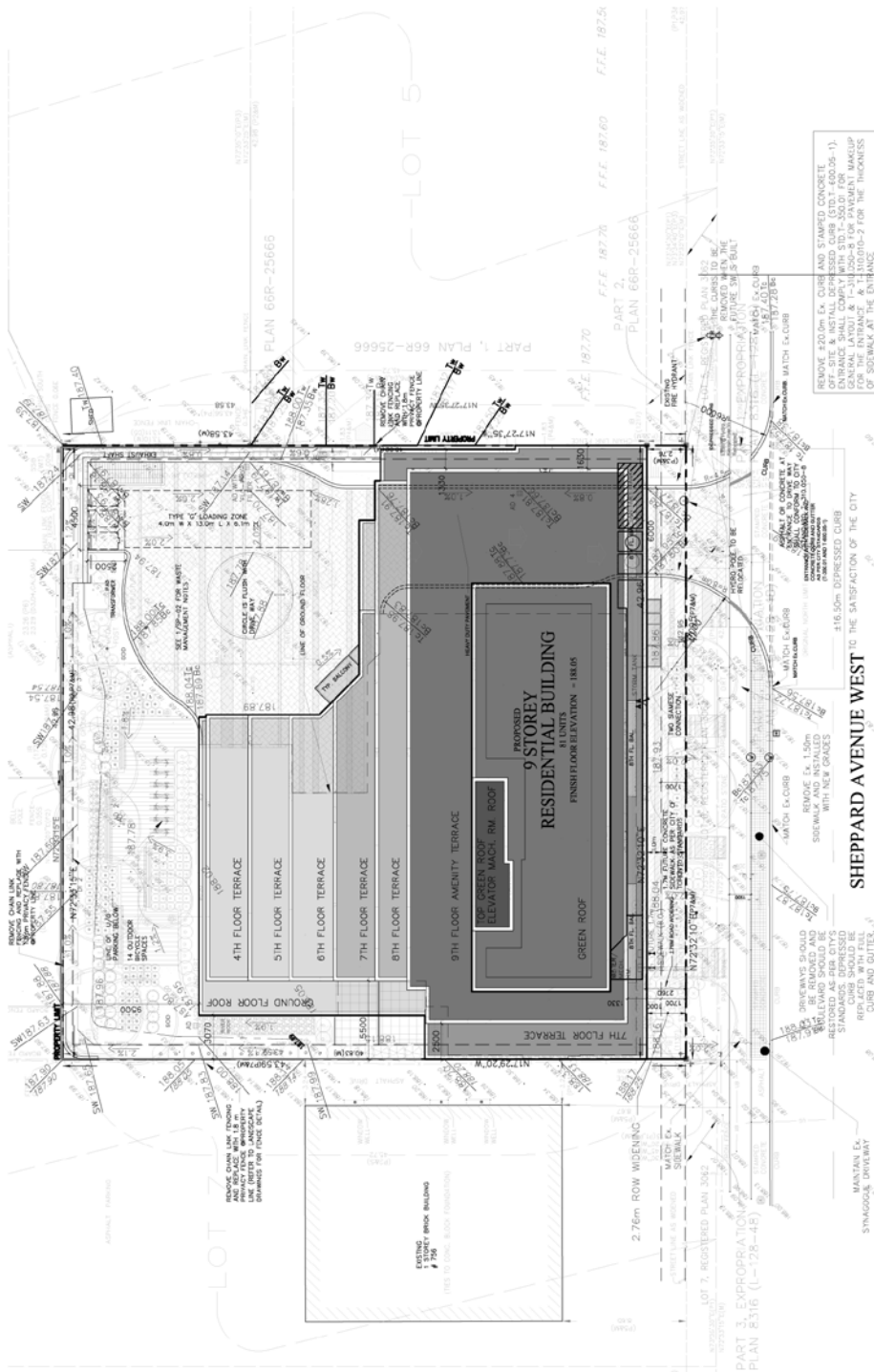
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: South Elevation (Sheppard Avenue West)
Attachment 2b: East Elevation
Attachment 2c: North Elevation
Attachment 2d: West Elevation
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law 7625 Amendment
Attachment 8: Draft Zoning By-law 569-2013 Amendment

Attachment 1: Site Plan



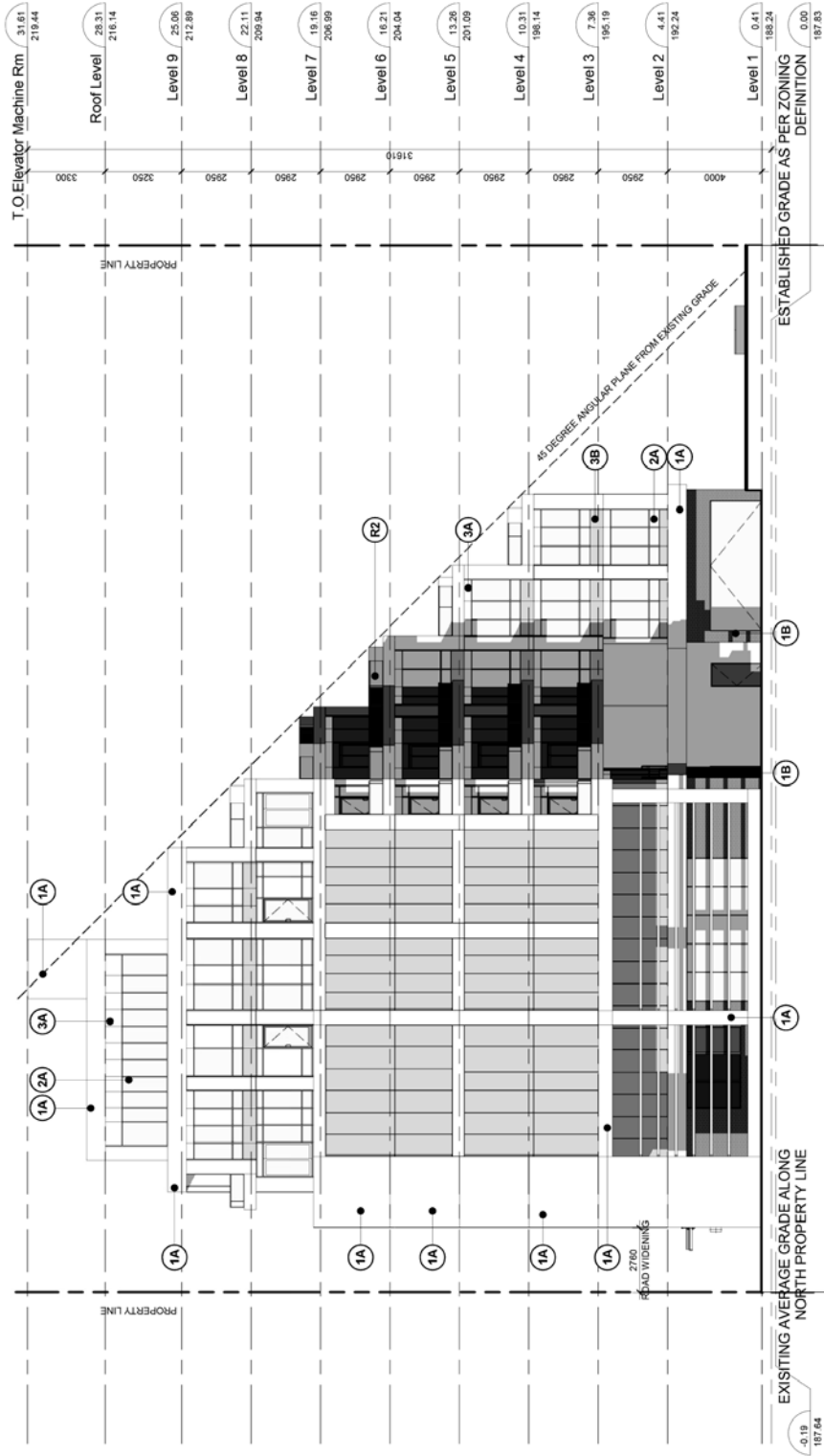
740 and 748 Sheppard Avenue West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 08/10/2014

File # 12 235950 NNY 10 0Z

Attachment 2b: East Elevation



740 and 748 Sheppard Avenue West

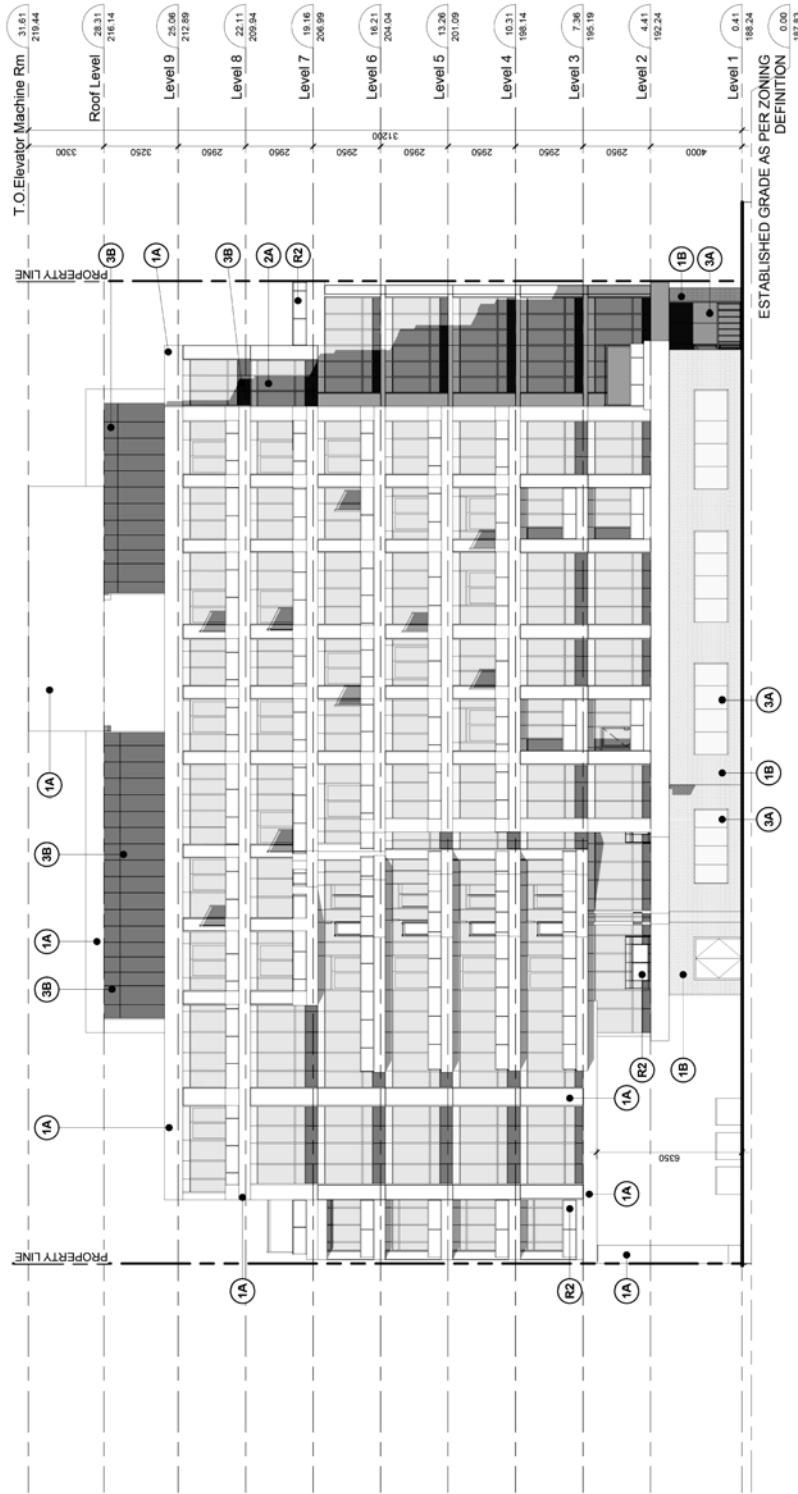
File # 12 235950 NNY 10 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale
08/10/2014

Attachment 2c: North Elevation

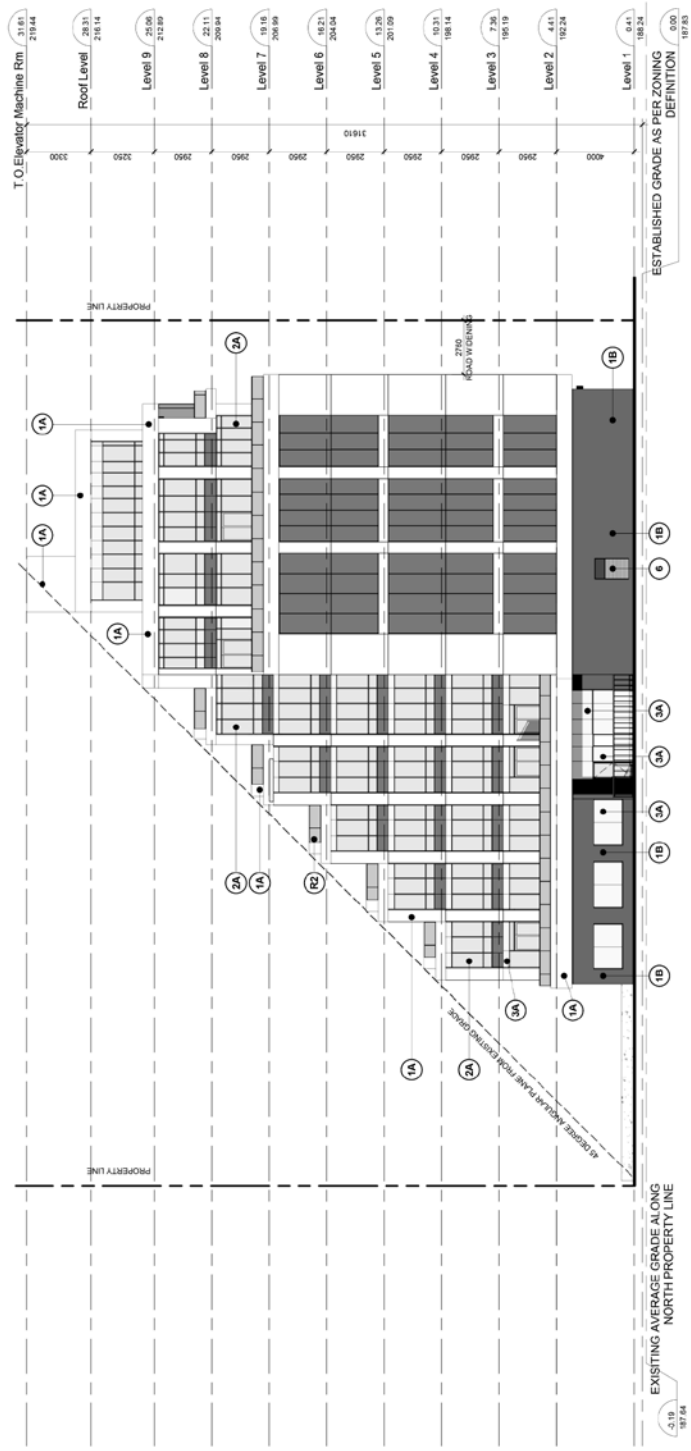


Attachment 2d: West Elevation

North Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/10/2014

740 and 748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z



West Elevation

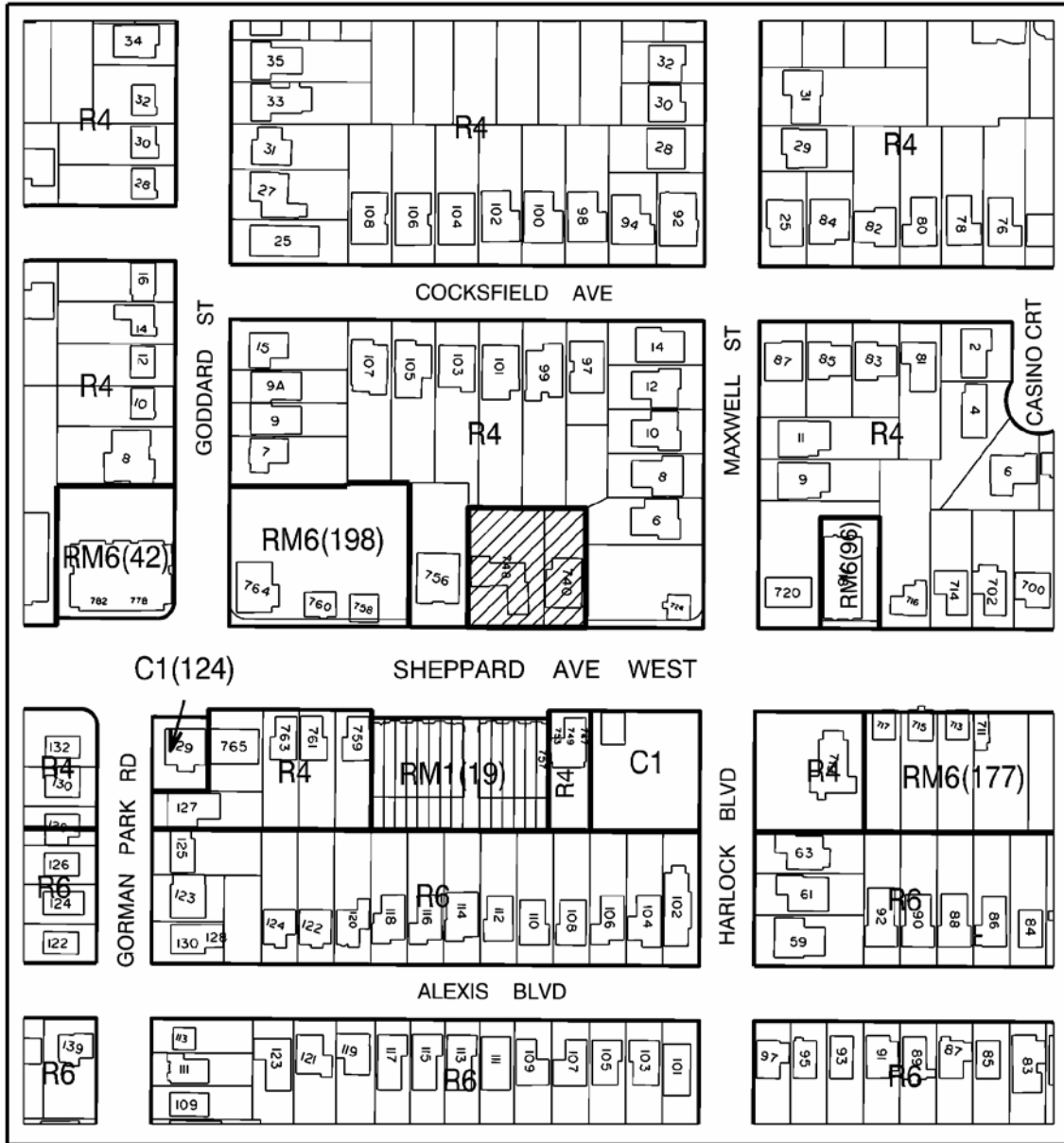
Applicant's Submitted Drawing

Not to Scale
08/10/2014

740 and 748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z

Attachment 3: Zoning




740 & 748 Sheppard Avenue West

File # 12 235950 NNY 10 02

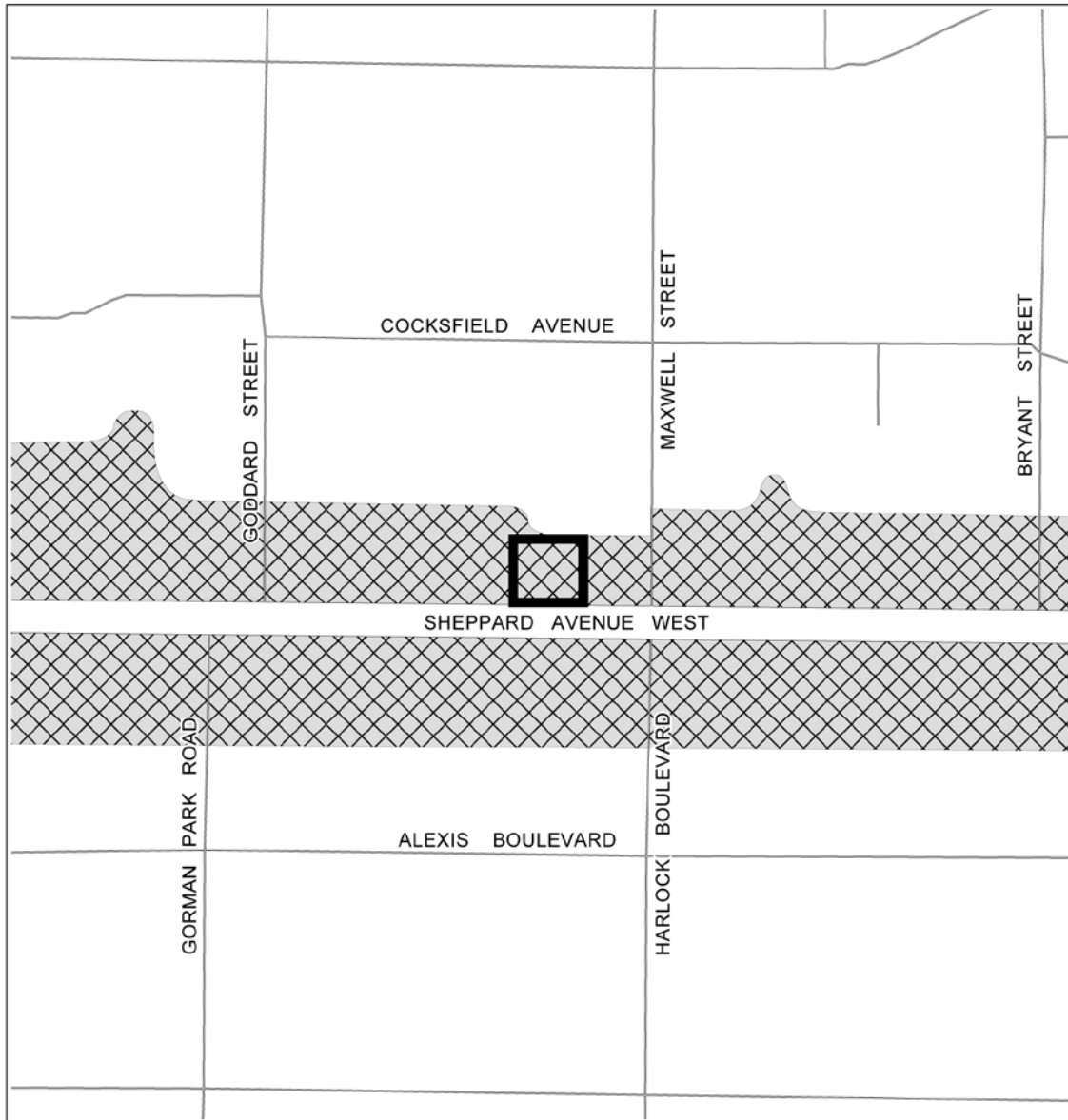
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category


 Not to Scale
 Zoning By-law 7625
 Extracted 09/12/2012

Attachment 4: Official Plan



 **TORONTO** City Planning
Official Plan

740 & 748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
09/13/2012

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 235950 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 27, 2012

Municipal Address: 740 – 748 SHEPPARD AVENUE WEST

Location Description: PLAN 3062 PT LOT 6

Project Description: A proposed nine-storey (with amenity space and mechanical only on the 9th floor) mixed-use, mid-rise building. There are 82 residential units, 196 square metres of commercial space on the ground floor and 81 parking spaces on three underground levels. The total GFA is approximately 6494 square metres, resulting in a density of 3.5 times the lot area.

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC.	BILLY TUNG	KIRKOR	ROYAL LANE SHEPPARD NORTH LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1872.53	Height:	Storeys:	9	
Frontage (m):	42.9		Metres:	28.5	
Depth (m):	43.6				
Total Ground Floor Area (sq. m):	578.1				Total
Total Residential GFA (sq. m):	6296.2		Parking Spaces:	81	
Total Non-Residential GFA (sq. m):	196.97		Loading Docks	1	
Total GFA (sq. m):	6493.17				
Lot Coverage Ratio (%):	30.87				
Floor Space Index:	3.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6296.2	0
Bachelor:	0	Retail GFA (sq. m):	196.97	0
1 Bedroom:	60	Office GFA (sq. m):	0	0
2 Bedroom:	22	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	82			

CONTACT:	PLANNER NAME:	Doug Stiles, Planner
	TELEPHONE:	416-395-7145
	EMAIL:	dstiles@toronto.ca

Attachment 6: Draft Official Plan Amendment

AMENDMENT NO. 266 TO THE OFFICIAL PLAN

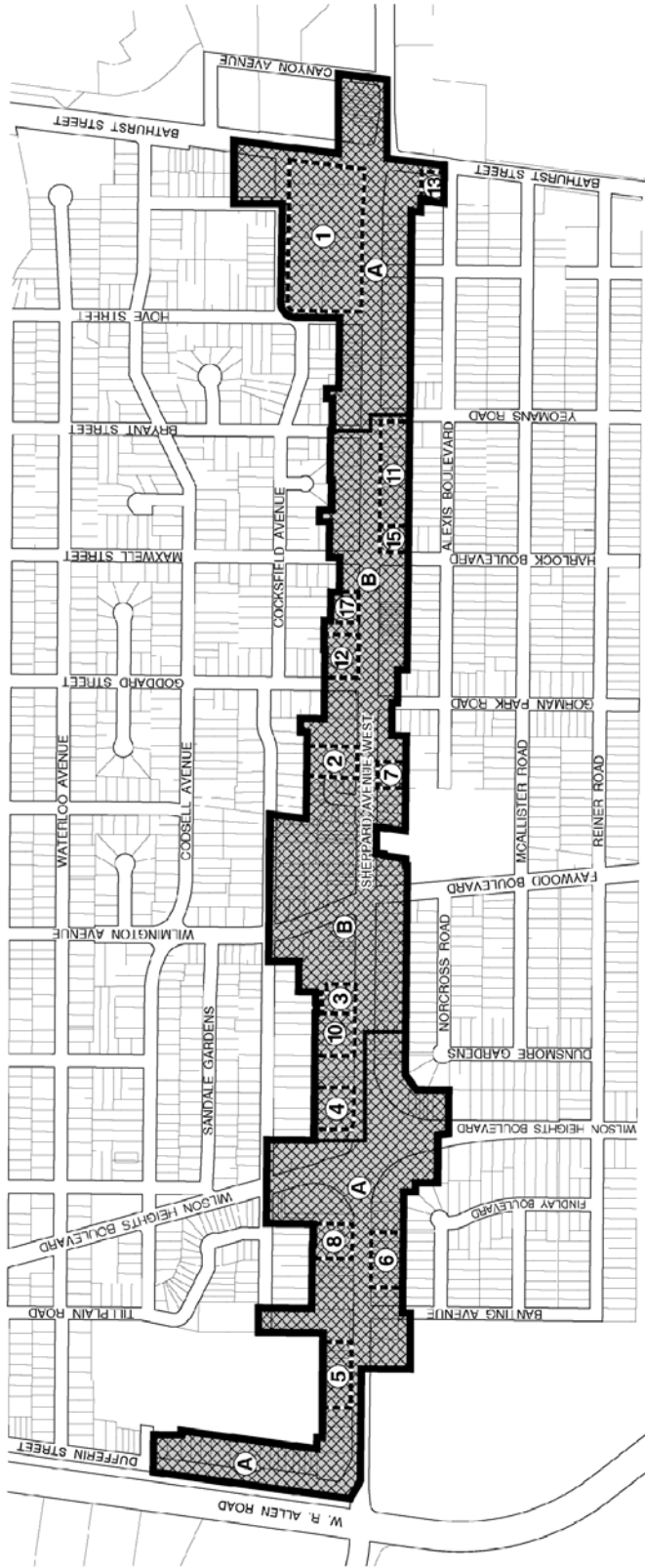
LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 740 AND 748 SHEPPARD AVENUE WEST

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 2015 as 740 and 748 Sheppard Avenue West as Site and Area Specific Policy Area 17, 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):

‘4.17 740 and 748 Sheppard Avenue West (17 on Map 23-1)

An apartment building with grade-related commercial uses, having a maximum density of 3.5 times the lot area and a maximum height of 9 storeys and 29.0 metres, excluding the mechanical penthouse, is permitted.’



Official Plan Amendment #266 - Schedule A

740 and 748 Sheppard Avenue West

File # 12 235950 MNY 10 0Z

Map 23-1, Sheppard West (Dublin Secondary Plan - Land Use Plan, Map of Chapter 6, Secondary Plans,
23. Sheppard West / Dublin Secondary Plan is amended by adding Site and Area Specific Policy Area 266.

- Secondary Plan Boundary
- ▨ Mixed Use Areas
- 17- Site and Area Specific Policy Areas

August 2016

Attachment 7: Draft Zoning By-law Amendment

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,
740 and 748 Sheppard Avenue West**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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 (224) RM6 (224)

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, "floor area, gross" 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 mechanical rooms, bicycle parking areas and elevator shafts above grade and exclude the following areas below grade: car parking and access areas, bicycle 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 187.83m.

PERMITTED USES:

- (d) The only permitted uses shall be an apartment house dwelling and uses accessory thereto including private recreational amenity areas.

- (e) The following commercial uses on the ground floor only: art gallery, artist studio, day nursery, financial institution, professional office, personal service shop, professional medical office, restaurant, retail store, service shop and take-out restaurant.

EXCEPTION REGULATIONS

Dwelling Units:

- (f) A maximum of 82 residential dwelling units shall be permitted.

Lot Coverage:

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

Yard Setbacks:

- (h) The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule “RM6(224)”.
- (i) Notwithstanding (h) above, the minimum yard setbacks for parking structures and structures associated thereto below established grade shall be 0.0 m for all property lines.
- (j) Despite paragraph (h) and in addition to the projections permitted by Section 6(9) (Permitted Projection into Minimum Yard Setbacks), each of the following structures shall be permitted to project into the setbacks shown on Schedule RM6(224):
 - (i) an architectural roof overhang feature may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - (ii) a balcony may project horizontally a maximum of 1.5 m from the wall(s) to which it is attached;
 - (iii) a canopy may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - (iv) an exterior stairway; and
 - (v) a patio.

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

- (k) The provisions of Section 15.6 (Minimum Distance of Apartment House Dwellings From R and RM2 Zones) and 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 6,500m² shall be permitted, of which a minimum of 195m² shall be for commercial uses listed in (e) above.

Building Height:

- (m) The building height shall not exceed 9 storeys and 29.0m above established grade.
- (n) Notwithstanding (m) above, one-storey mechanical rooms shall be permitted to exceed this height limit up to a maximum height of 3.3 metres.
- (o) Notwithstanding (m) above, the height of any portion of a building or structure above established grade, including balcony railings, but excluding mechanical penthouses and mechanical rooms, shall not exceed the horizontal distance between the building and the north lot line of the property.

Landscaping:

- (p) The provisions of Section 15.8 (Landscaping) shall not apply.
- (q) A minimum 1.7m wide landscape strip shall be provided along the north lot line.
- (r) A 1.8-metre tall wood board-on-board fence is required along the north lot line.
- (s) A retaining wall may be permitted within the landscape strip.

Recreational Amenity Area:

- (t) A minimum of 1.5m² per unit of indoor amenity space shall be provided.
- (u) A minimum of 2.3m² per unit of outdoor amenity space shall be provided.

Parking:

- (v) Parking for residential uses within the site shall be provided in accordance with the following:
 - (A) A minimum of 0.7 parking spaces per bachelor dwelling unit
 - (B) A minimum of 0.8 parking spaces per 1 bedroom dwelling unit.
 - (C) A minimum of 0.9 parking spaces per 2 bedroom dwelling unit.
 - (D) A minimum of 1.1 parking spaces per 3 bedroom dwelling unit.
 - (E) A minimum of 0.15 parking spaces per dwelling unit shall be for the use of residential visitors.
- (w) Despite the provisions of Section 6A(2), no parking spaces are required for the first 200 square metres of gross floor area for non-residential uses located on the ground floor.
- (x) The provisions of Section 6A(8)(c) and (d) (Parking Regulations for RM Zones Other Than RM2 Zones) shall not apply.

Bicycle Parking:

- (y) Short term bicycle parking spaces shall be provided at a rate of 0.15/unit, long term bicycle parking spaces shall be provided at a rate of 0.6/unit and 0.13 bicycle spaces shall be provided for every 100m² of commercial gross floor area.

Loading:

- (z) The provisions of Section 6A(16)(c)(i) and Section 6A(16)(d)(iv) shall not apply.

DIVISION OF LANDS

- (aa) Notwithstanding any severance, partition or division of the lands shown on Schedule “1”, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

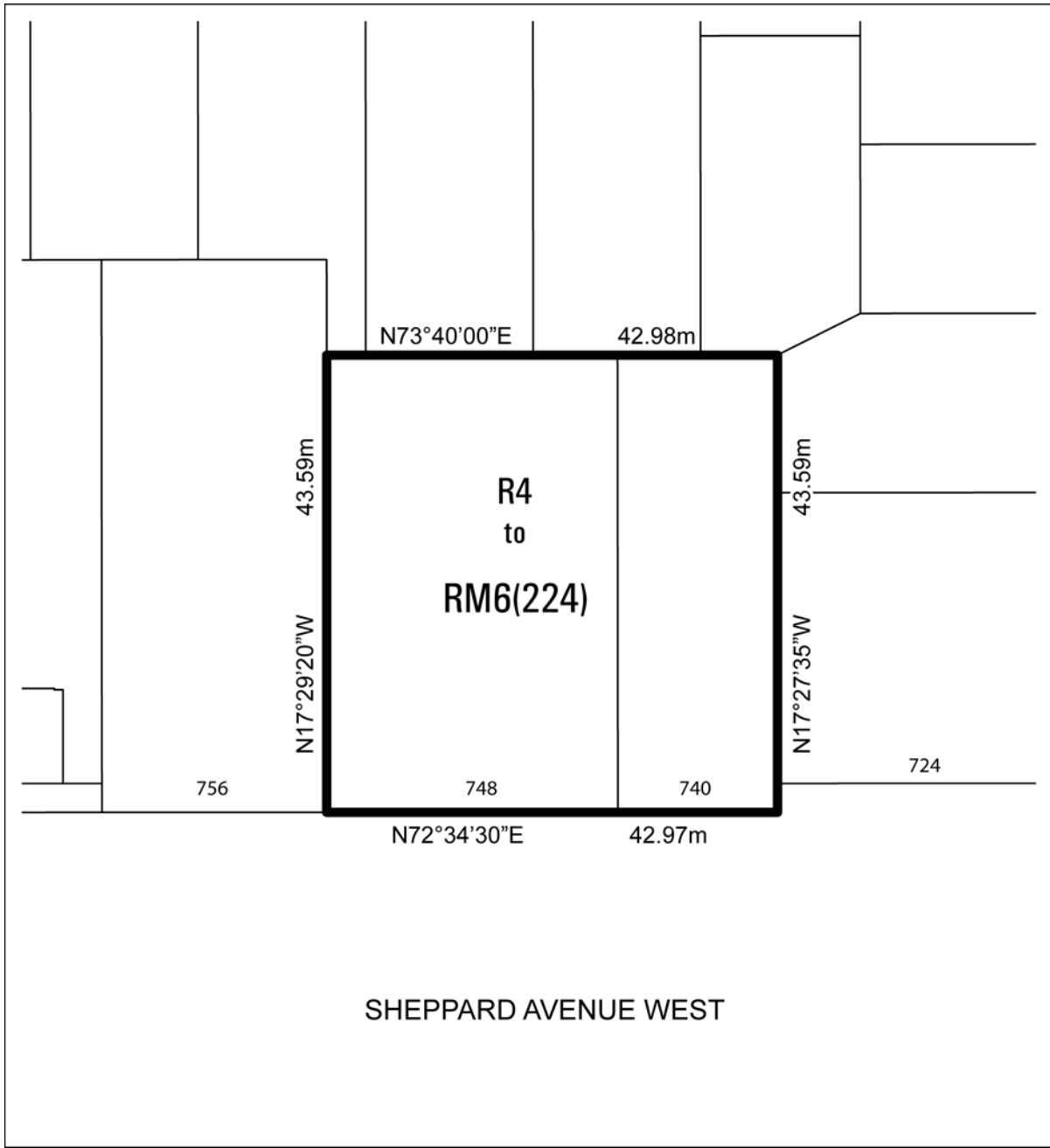
- 3. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed 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~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

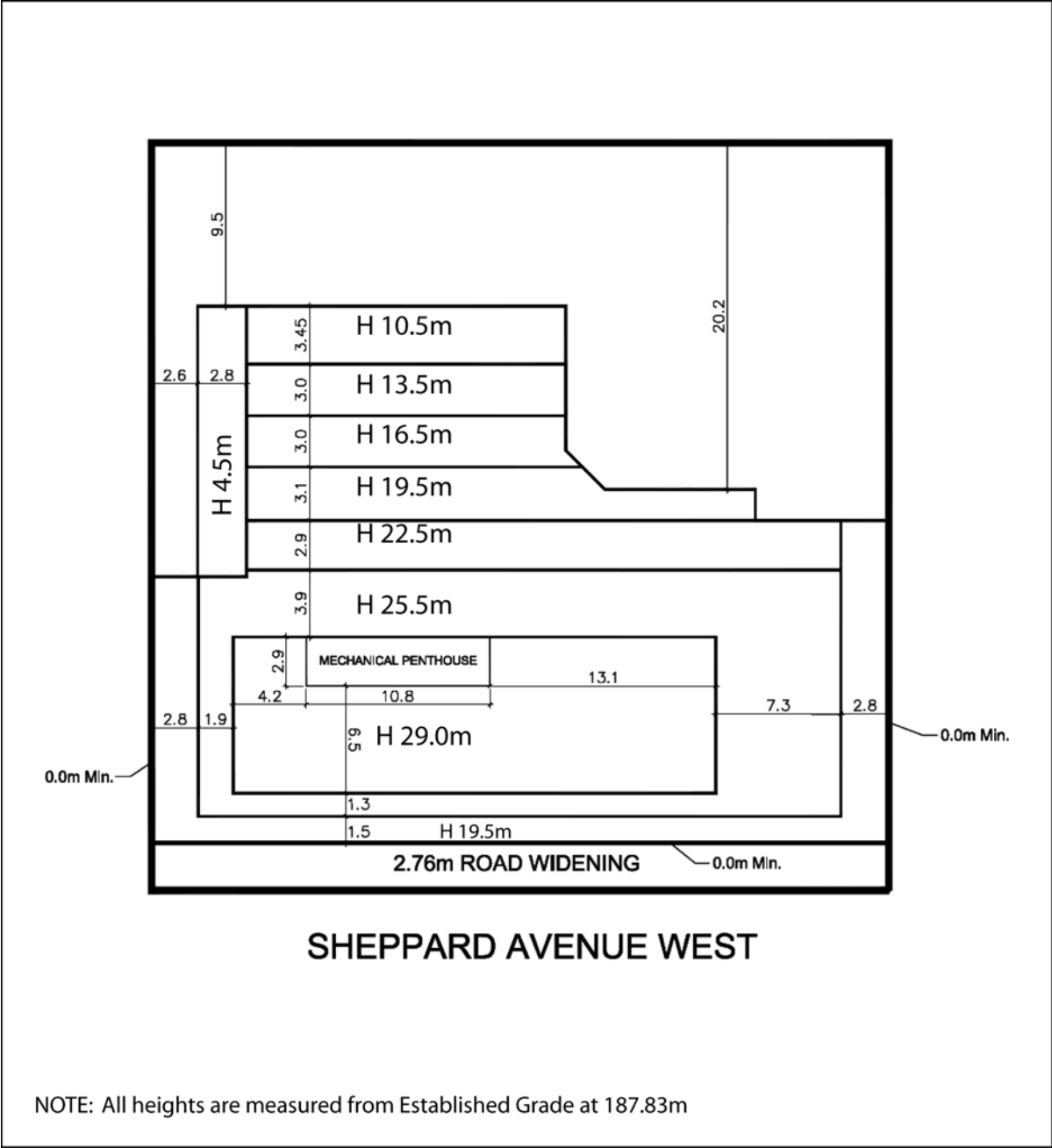


Schedule 1

Part of Lot 6, R.P. 3062, City of Toronto
 Krcmar Surveyors Limited, 2011
 Date: 08/10/2016
 Approved by: D.S.

File # 12 235950 NNY 10 02

↑
 Not to Scale



Schedule RM6(224)

From Applicant's Drawing

File # 12 235950 NNY 10 OZ

Date: 01/18/2016
 Approved by: D.S.

↑
 Not to Scale

Attachment 8: Draft Zoning By-law 569-2013 Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2016]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 740 and 748 Sheppard Avenue West.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.5 (c0.1; r3.4) SS3 (x40) as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA4, as shown on Diagram 3 attached to this Bylaw; and
5. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 29; ST 9, as shown on Diagram 4 attached to this Bylaw; and
6. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage label of 53% to these lands, as shown on Diagram 5 attached to this By-law;
7. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 6 attached to this By-law; and

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 40 so that it reads:

(40) Exception CR 40

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) A maximum of 82 **dwelling units** is permitted.
- (B) The height of any **building** or **structure** will be measured from the Canadian Geodetic elevation of 187.83 AMSL.
- (C) The height of any portion of a **building** or **structure** above **established grade**, including balcony railings, but excluding mechanical rooms, must not exceed the horizontal distance between that portion of the **building** and the north **lot line**.
- (D) The permitted maximum **gross floor area** is 6,500.0 square metres.
- (E) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are shown on Diagram 7 of By-law **XXXX-2016**.
- (F) Despite (E) above, the **building setbacks** for an underground parking structure may be 0.0 metres.
- (G) Despite (E) above, the following **building** elements and **structures** may encroach into a required building setback as follows:
 - 1. an architectural roof overhang feature may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - 2. a balcony may project horizontally a maximum of 1.5 m from the wall(s) to which it is attached;
 - 3. a canopy may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - 4. an exterior stairway; and
 - 5. a patio.
- (H) Despite Clause 40.10.50.10, a minimum 1.7-metre wide strip of **landscaping** must be provided along the north lot line.
- (I) A 1.8-metre tall wood board-on-board fence must be located along the north lot line.

- (J) Despite Regulation 40.10.40.50(1), **Amenity space** must be provided at a minimum rate of 1.5m² per **dwelling unit** of indoor **amenity space** and 2.3m² per **dwelling unit** of outdoor **amenity space**.
- (K) Despite Regulation 40.10.90.10(1), a **loading space** may be permitted in a **rear yard**.
- (L) Despite Table 200.5.10.1, no **parking spaces** are required for the first 200 square metres of **gross floor area** for non-residential uses located on the ground floor.
- (M) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
 - i) a minimum of 0.15 short term **bicycle parking spaces** for each **dwelling unit**;
 - ii) a minimum of 0.6 long term **bicycle parking spaces** for each **dwelling unit**; and
 - iii) a minimum of 0.13 bicycle parking spaces must be provided for every 100 square metres of non-residential **gross floor area**.

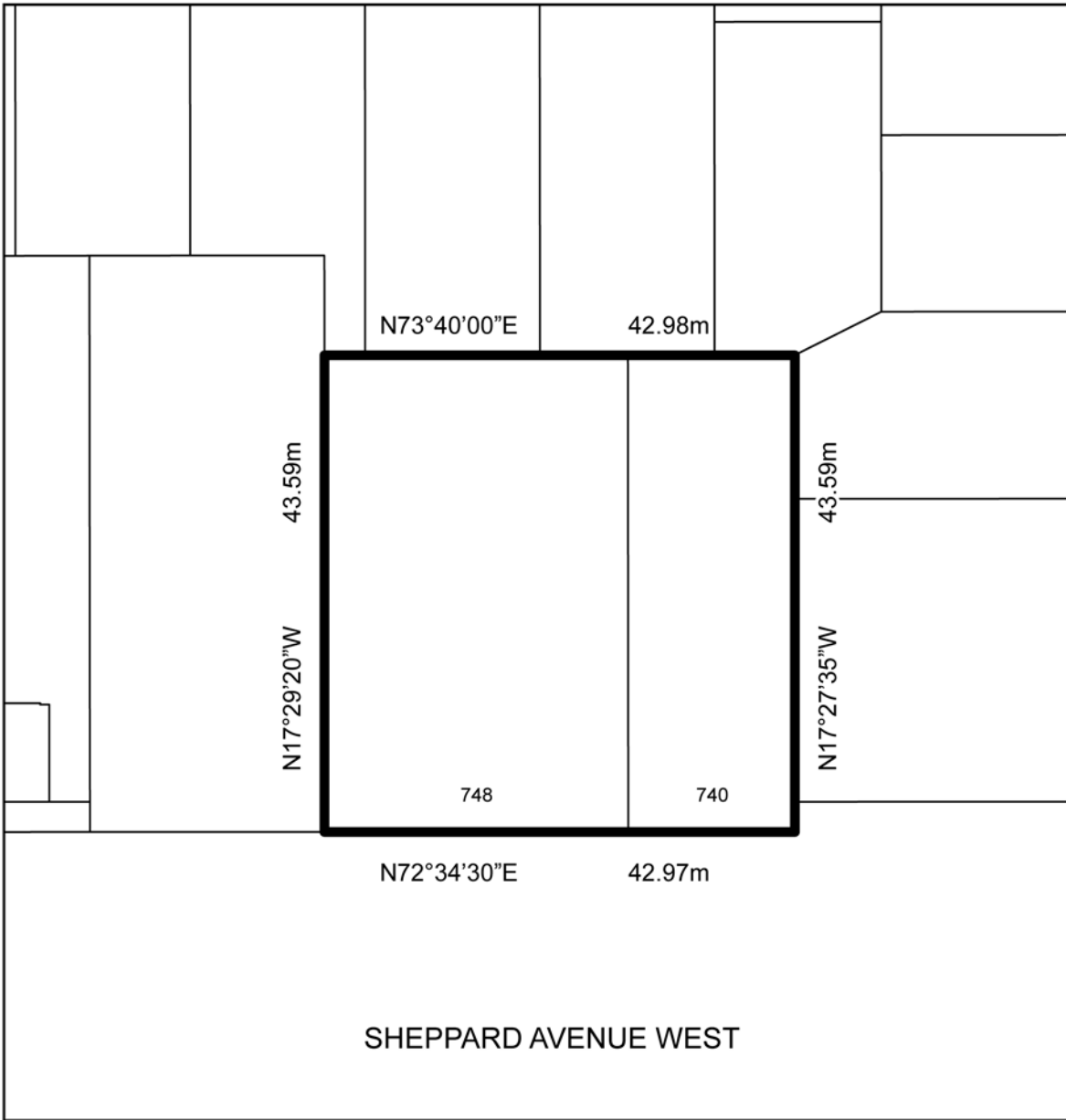
Prevailing By-laws and Prevailing Sections: (None Apply)

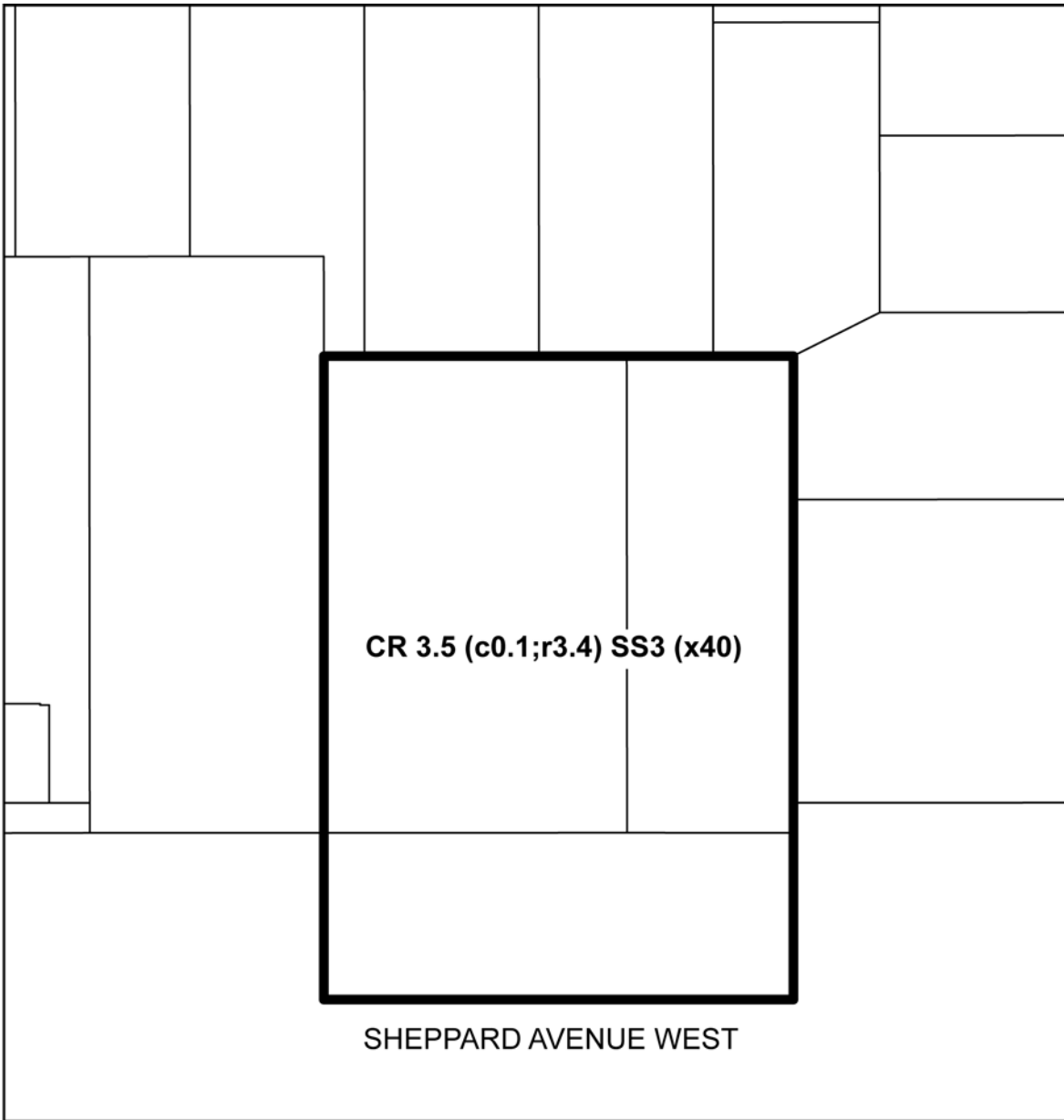
Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





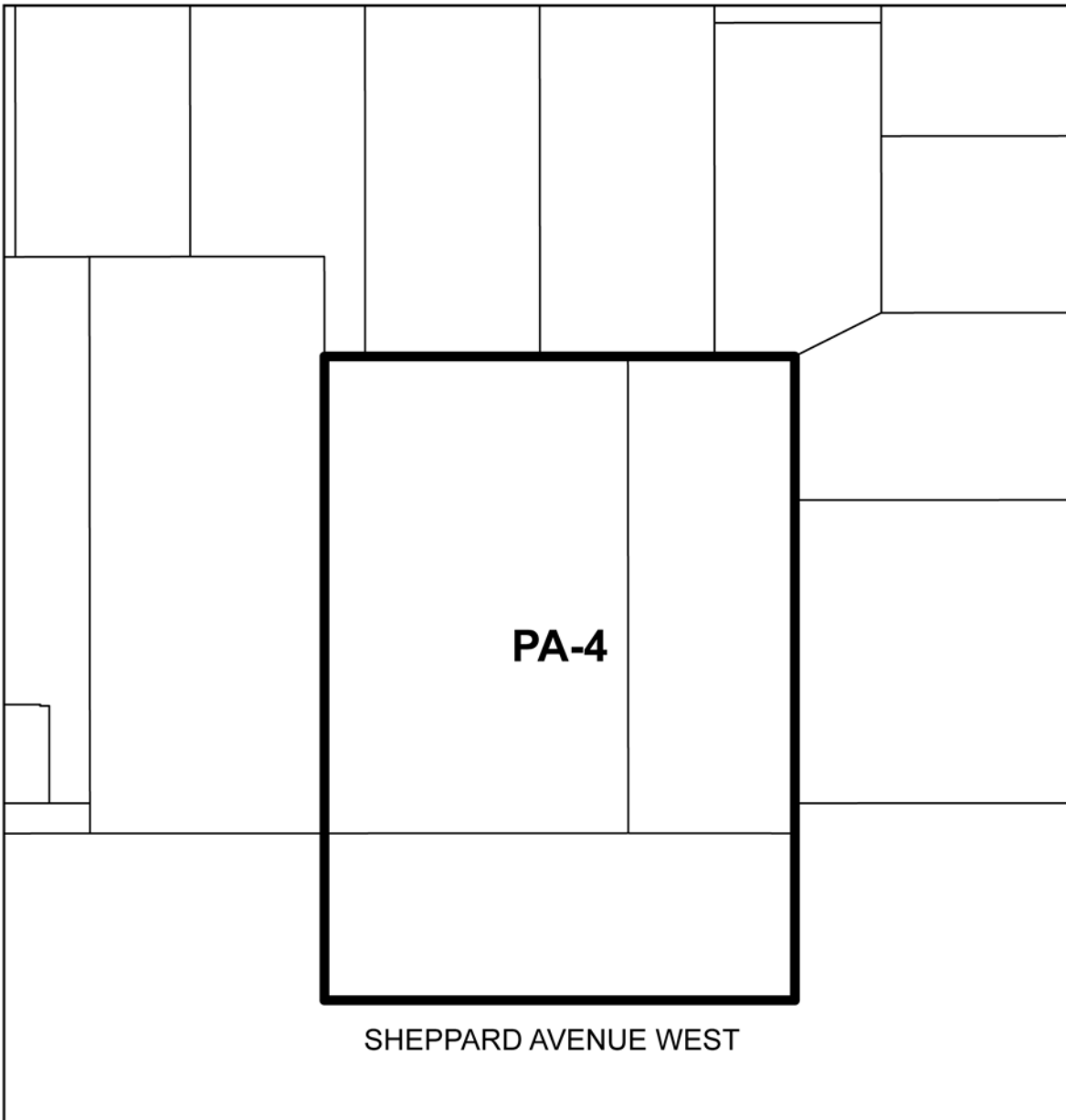
 **TORONTO**
Diagram 2

740-748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z



City of Toronto By-Law 569-2013
Not to Scale
01/14/2016



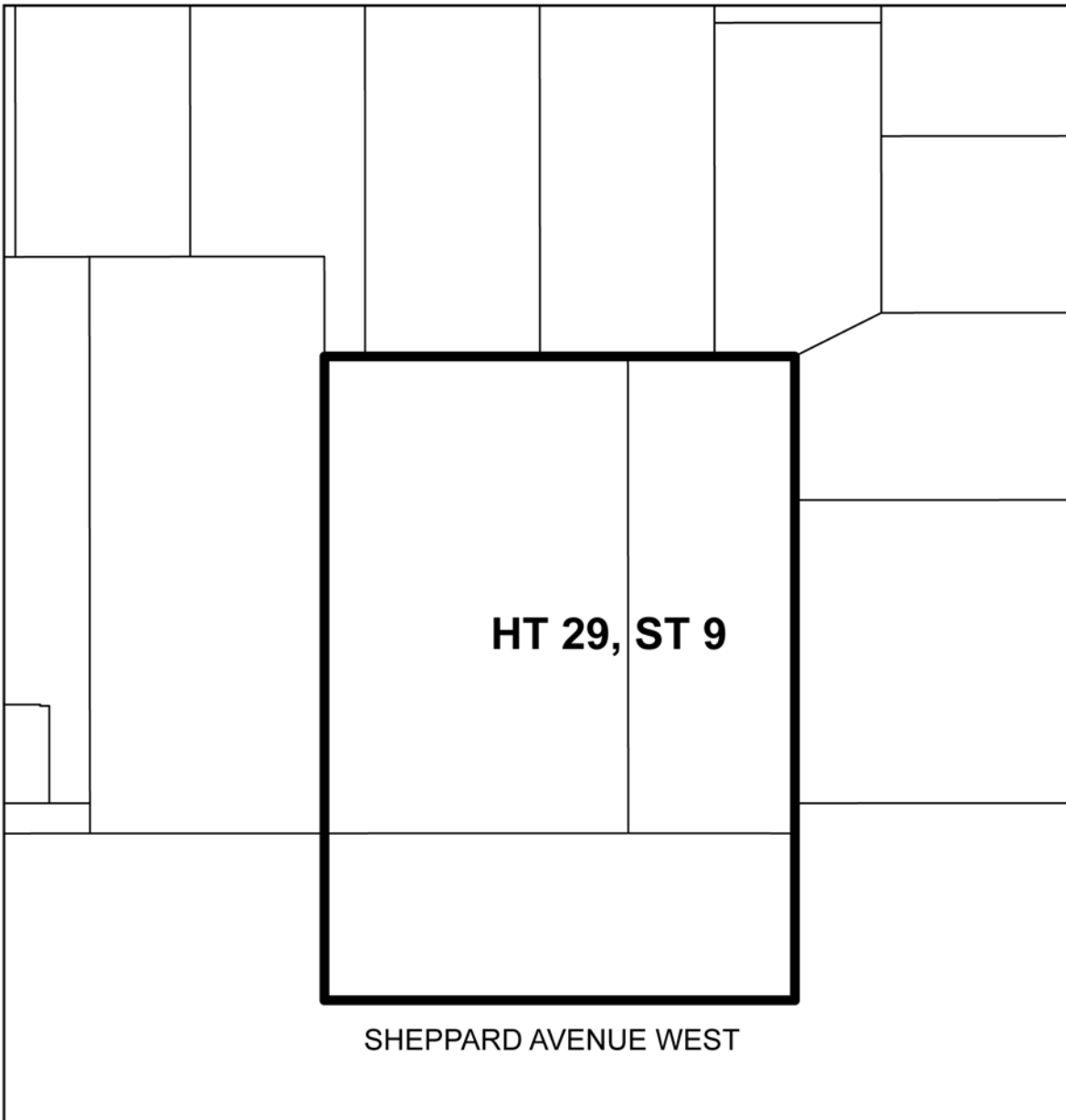
 **TORONTO**
Diagram 3

740 and 748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z



City of Toronto By-Law 569-2013
Not to Scale
08/10/2016



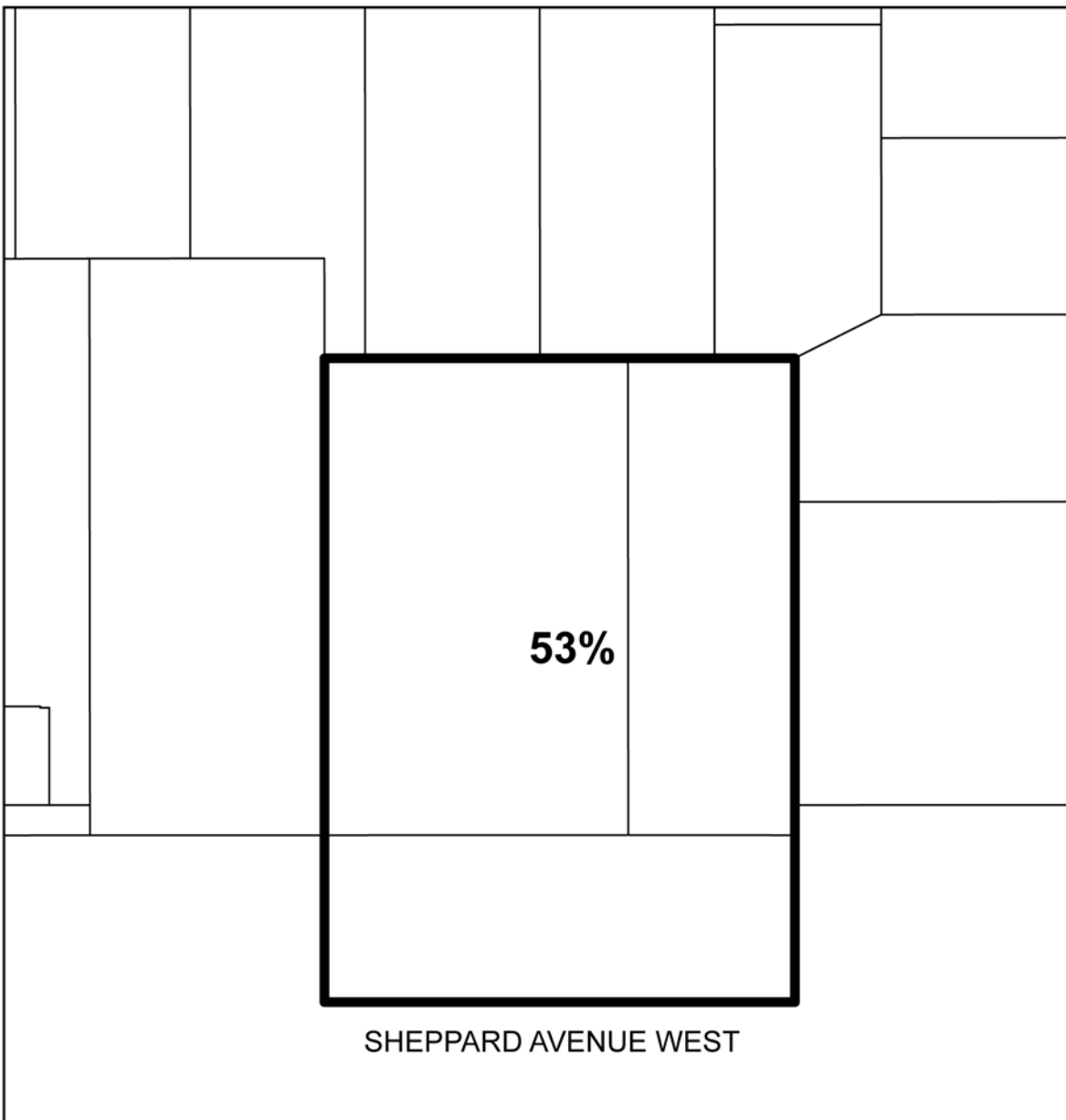
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Diagram 4

740 and 748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z



City of Toronto By-Law 569-2013
Not to Scale
08/10/2016



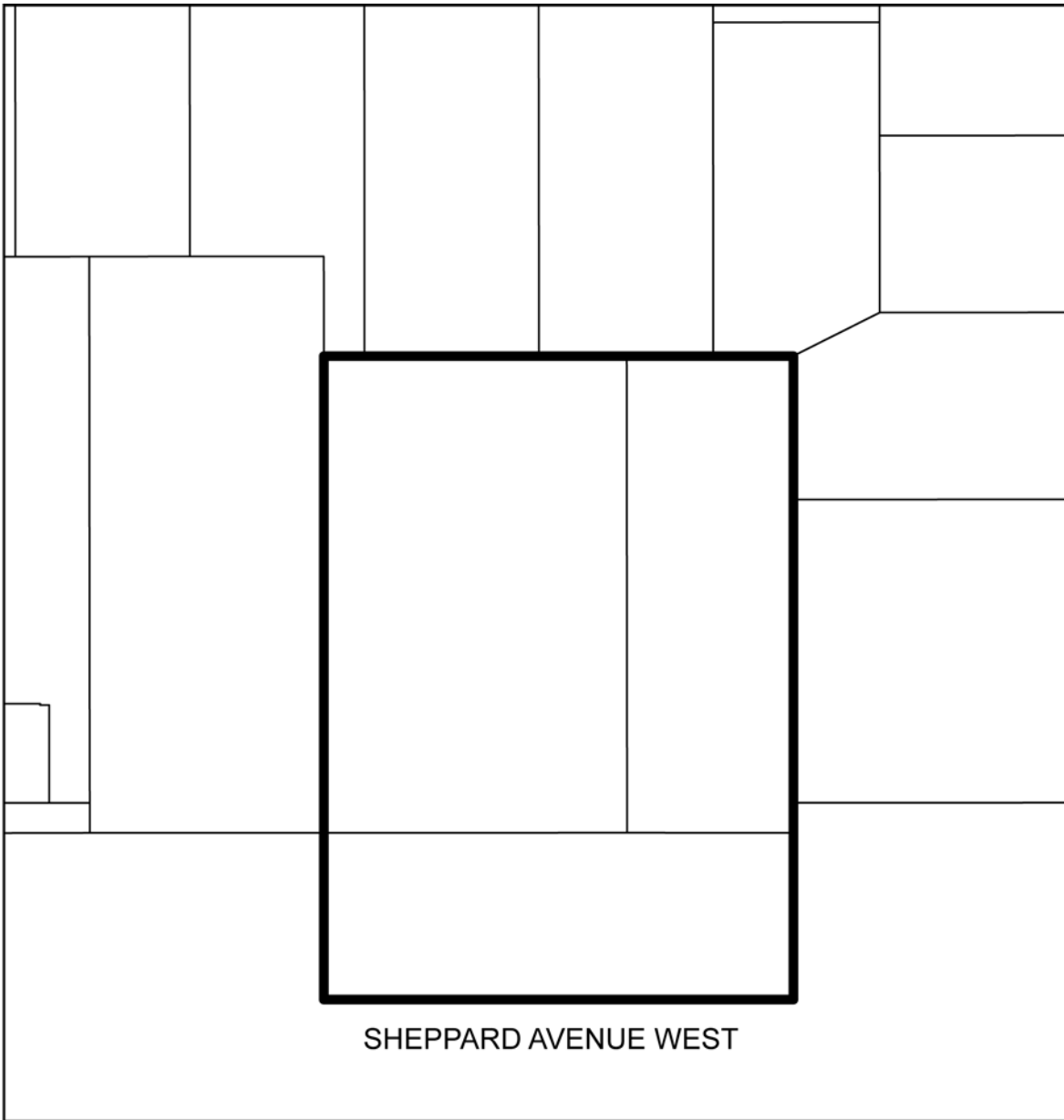
 **TORONTO**
Diagram 5

740 and 748 Sheppard Avenue West

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City of Toronto By-Law 569-2013
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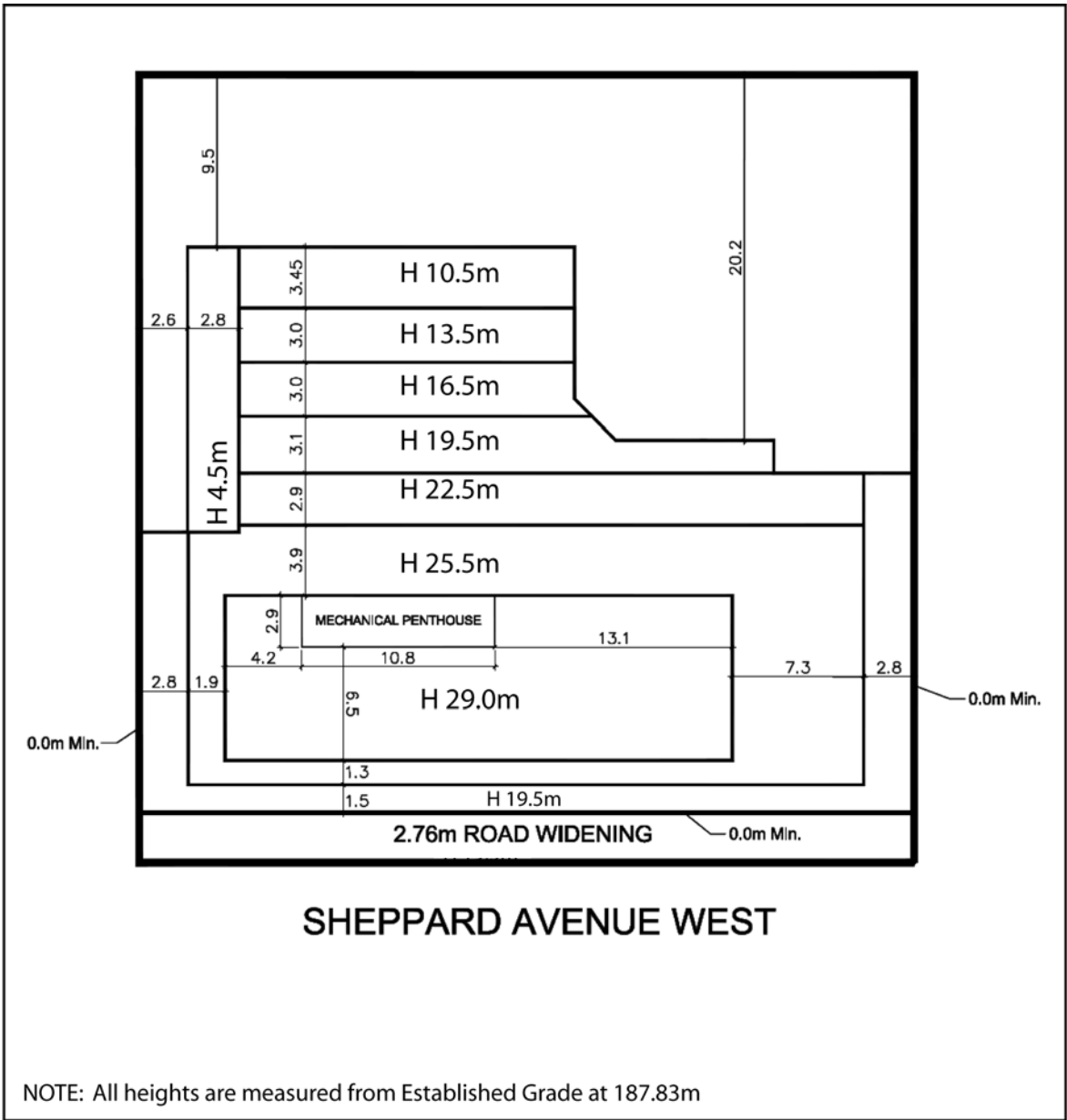
 **TORONTO**
Diagram 6

740-748 Sheppard Avenue West

File # 12 235950 NNY 10 0Z



City of Toronto By-Law 569-2013
Not to Scale
01/14/2016



TORONTO
Diagram 7

740-748 Sheppard Avenue West

File # 12 235950 NNY 10 OZ



City of Toronto By-Law 569-2013
Not to Scale
01/14/2016