

**258, 260, 264, 266, 268 & 270 Sheppard Avenue West
and 1 & 3 Addington Avenue - Official Plan Amendment
and Zoning By-law Amendment Applications-
Preliminary Report**

Date:	September 18, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	17 190573 NNY 23 OZ

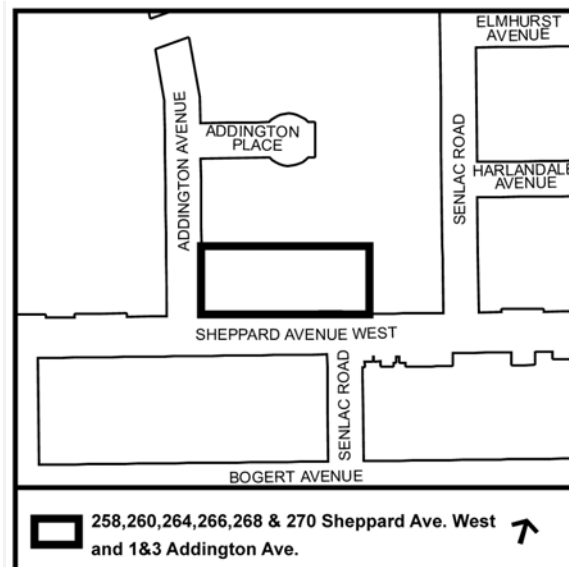
SUMMARY

Applications to amend the Official Plan and Zoning By-law have been submitted to permit an 8-storey mixed use building with 163 residential units and retail uses at-grade measuring 28.05 metres in height with a floor space index (FSI) of 3.7.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This report recommends that a community consultation meeting be scheduled by City Planning staff in consultation with the Ward Councillor.

A Final Report and a Public Meeting under the *Planning Act* will be scheduled following community consultation and resolution of outstanding issues.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 258, 260, 264, 266, 268, 270 Sheppard Avenue West and 1, 3, Addington Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In July of 2008, City Council adopted a recommendation in the report from the Director, Community Planning North District dated March 10, 2008 to approve an Official Plan and Zoning By-law Amendment for a 5-storey, 50 unit expansion to the existing retirement residence at 258, 260, and 264 Sheppard Avenue West in combination with 10 Senlac Road. The Site Plan Notice of Approval conditions were issued in January of 2009, however, the conditions were not satisfied and the Sheppard Avenue properties were later sold. Council's decisions can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.NY17.32>

In July of 2012, City Council adopted a recommendation in the report from the Director, Community Planning North District dated May 12, 2012 to approve an Official Plan and Zoning By-law Amendment for a 6-storey, 42 unit residential apartment building with retail uses on the ground floor at 258, 260, and 264 Sheppard Avenue West. The applications also sought to reinstate the zoning permissions for the Lansing Retirement Residence located at 10 Senlac Road. The applicant later sought ownership of the Sheppard Avenue properties to the west, resulting in the assembly of lands that are subject to the proposed development discussed in this report. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY17.46>

On January 31, 2017, City Council adopted Official Plan Amendment (OPA) 367. OPA 367 approved updates to the Sheppard Avenue Commercial Area Secondary Plan. The updates include encouraging Sheppard Avenue as a mixed-use avenue, appropriate density permissions, built form types, setbacks, heights, massing and transitions to neighbouring properties, improving the public realm, and introducing new parking and transportation demand management strategies. OPA 367 was subsequently appealed to the Ontario Municipal Board. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY19.33>

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Pre-Application Consultation

A pre-application consultation meeting was held on February 9, 2017 with the applicant. At the meeting, the amended Secondary Plan permissions were discussed, as well as the consideration of additional height and density subject to the other performance standards of the new Secondary Plan being satisfied and appropriate Section 37 contributions. Comments were provided relating to the public realm and building massing. Complete application submission requirements were also discussed.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Sheppard Avenue Commercial Area Secondary Plan and the former City of North York Zoning By-law No. 7625 for the lands at 258, 260, 264, 266, 268, and 270 Sheppard Avenue West and 1, 3 Addington Avenue to permit an 8-storey mixed-use building with 163 dwelling units and 643 square metres of retail uses at-grade. The application proposes 13, 663 square metres of residential gross floor area (GFA) and 643 square metres of non-residential GFA for a total GFA of 14, 306 square metres. The proposal has a floor space index (FSI) of 3.7 times the lot area.

The subject site is comprised of six lots on Sheppard Avenue West and two lots on Addington Avenue. The proposed development provides for a 4.89 metre road widening along a portion of Sheppard Avenue. The 8-storey portion of the building fronts onto Sheppard Avenue West and is designed to transition to the neighbourhood north of the subject lands by providing stepbacks beginning at the third-storey. Including the rooftop mechanical, the building has a total height of 28.05 metres with all portions of the building below a 45 degree angular plane measured from the northern property line.

Outdoor amenity space is proposed to be provided at the ground level within the rear yard of the subject site and is connected to the indoor amenity space which is also located at the ground level. The application proposes 343 square metres of indoor amenity space and 561 square metres of outdoor amenity space, for a total of 904 square metres of amenity space.

Main pedestrian entrances are proposed directly from the Sheppard Avenue West sidewalk to the retail uses and residential lobby. Vehicular access to the site is provided by way of a 6.0 metre driveway from Addington Avenue at the northernmost portion of the site that leads to a pick-up/drop-off area, a loading area, and a below-grade parking garage. The below-grade parking garage will consist of two levels.

A detailed description of the project is outlined in the table below and in Attachment 9 Application Data Sheet. The proposed site plan is included as Attachment 1 and the proposed elevations are included as Attachments 2, 4, 5, and 6.

Category	First Submission June 30, 2017
Site Area	3, 895 square metres
Building Height Total Height	8-storeys 28.05 metres
Setback on Ground Floor Sheppard Avenue West Addington Avenue North Property Line East Property Line	1 metre from widened property line 2.1 metres 7.5 metres (includes 1 metre landscape strip) 4.15 metres
Gross Floor Area Total Residential Non-Residential Total	13, 663 square metres 643 square metres 14, 306 square metres
Floor Space Index	3.7
Number of Units 1 Bedroom 2 Bedroom 3 Bedroom Total	63 (38%) 81 (50%) 19 (12%) 163
Vehicular Parking	199 (157 resident; 32 visitor; 10 non-residential)
Bicycle Parking	81 (64 long term, 17 short term)
Loading Spaces Description	1 Type G

Site and Surrounding Area

The site located on the northeast corner of Sheppard Avenue West and Addington Avenue and is comprised of eight parcels of land, six of which front Sheppard Avenue West and two which front Addington Avenue.

The site is rectangular in shape with a frontage of approximately 99.71 metres along Sheppard Avenue West and a depth of approximately 41.15 metres along Addington Avenue. The lands at 266, 268, 270 Sheppard Avenue West and 1, 3 Addington Avenue are each occupied with a detached dwelling. The lands at 258, 260, and 264 Sheppard Avenue West are currently vacant. There are currently four mature trees on private property and two mature trees on City property.

The surrounding land uses include:

North: One to two-storey detached dwellings, and a three-storey retirement residence north of the subject site off Senlac Road.

South: One and two-storey house-form commercial buildings and a three-storey office building on the south side of Sheppard Avenue West.

East: The Willowdale Animal Hospital contained within a one-storey building is located directly east of the subject site and a commercial-use plaza is located on the northwest corner of Sheppard Avenue West and Senlac Road.

West: One-storey detached dwellings and low-rise commercial buildings on the northwest side of Addington Avenue and Sheppard Avenue West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the application to ensure it is consistent with the Provincial Policy Statement (2014) and conforms (and does not conflict) with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan

The City of Toronto Official Plan contains a number of policies that apply to the proposed development.

Chapter 2- Shaping the City

Section 2.2 Structuring Growth in the City: Integrating Land Use and Transportation

The Official Plan states that future growth within Toronto will be steered to areas which are well served by transit, the existing road network and which have a number of properties with redevelopment potential. Growth areas in the City are locations where good transit access can be provided along bus and rapid transit routes. Areas that can best accommodate this growth are shown on Map 2 of the Official Plan. Map 2 designates the segment of Sheppard Avenue West where the proposed development is located as an *Avenue*. These mixed use areas will emphasize residential growth.

The Plan also protects the integrity of the City's transportation network and provides for its planned expansion through the designation of public rights-of-way and transit corridors. Map 3 of the Official Plan designates Sheppard Avenue West as having a right-of-way width of 36 metres. Map 4 of the Official Plan designates this segment of Sheppard Avenue West as a transit corridor. The integration of transportation and land

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use planning is critical to achieving the overall aim of increasing accessibility throughout the City.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

The proposed development is located on an *Avenue* which are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit services for community residents.

The Plan states that the *Avenues* will be transformed incrementally by changing building-by-building over a number of years. The growth and redevelopment of the *Avenues* should be supported by high quality transit services, including priority measures for buses and streetcars, combined with urban design and traffic engineering practices that promote a street that is safe, comfortable and attractive for pedestrians and cyclists.

Chapter 3- Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks, and open spaces to ensure adequate access to sky views for the proposed and future uses.

New development will also provide public amenity, enhance the public realm through streetscape improvements, and ensure that significant multi-unit residential development provide indoor and outdoor amenity space for residents of the new development.

Chapter 4- Land Use Designations

Section 4.5 Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential, and institutional uses in single-use or multi-use buildings. Development within *Mixed Use*

Areas should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable, and safe pedestrian environments, have access to schools, parks and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* should also take advantage of nearby transit services, provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets.

Sheppard Avenue Commercial Area Secondary Plan

The subject site is located within the Sheppard Avenue Commercial Area Secondary Plan (SACASP). The general objective of the SACASP is to permit and encourage development and redevelopment which will create a professional office and commercial district accommodating primarily office and health care uses. Although the SACASP remains in force and effect, City Council adopted Official Plan Amendment (OPA 367) on January 31, 2017 which approved updates to the Plan. Details of the Sheppard Avenue Commercial Area Secondary Plan Review are discussed in greater detail later in this report.

The SACASP designates the site *Mixed Use Area 'A'* which permits detached dwellings, financial institutions, institutional uses, office uses, necessary public utilities, and accessory uses. The Secondary Plan seeks to ensure compatibility with adjacent residential areas and contains density limits and development criteria that are met through appropriate zoning and site plan control requirements.

The SACASP permits a maximum height of 8 metres, with the height of any building, or portion thereof, not to exceed the horizontal distance between that part of the building and the rear lot line.

The Secondary Plan provides for a maximum FSI of 1.0 times the lot area for all permitted uses. In order to protect uses in adjacent *Neighbourhoods* from the adverse impacts of noise, odour, and visual impacts, the density permissions of the SACASP are subject to the following development criteria:

- Suitable opaque fencing between uses in the SACASP and uses in designated residential areas;
- 1.0 metre landscape strip along the rear property line; and

- Lighting and garbage areas which are appropriately located to minimize impact on residential uses and do not detract from the overall residential appearance of the area.

The SACASP also requires that land be secured for the future widening of Sheppard Avenue and that sufficient on-site parking be provided behind the principal structure so as to not create demand for street parking in designated residential areas.

The properties at 258, 260, and 264 Sheppard Avenue West are also subject to a site and area specific policy. Site and area specific policy 3 states the following:

- A retirement home is permitted to a maximum of 5-storeys and 14.4 metres in building height and density of 2.5 FSI;
- The policies of 3.2.2 do not apply;
- The policies of 3.3.1 (a) and (b) do not apply along the common lot line between 258, 260, 264 Sheppard Avenue West and 10 Senlac Road; and
- Vehicular access to parking and servicing facilities will be from 10 Senlac Road.

Sheppard Avenue Commercial Area Secondary Plan Review

On January 31, 2017, City Council adopted OPA 367 following the completion of the SACASP Review. The intent of OPA 367 is to provide a policy framework to address land uses, density, maximum building heights, setbacks, and appropriate angular planes along Sheppard Avenue West.

The revised Secondary Plan is not yet in force and effect as it has been appealed to the Ontario Municipal Board. However, it represents City Council's direction for this segment of Sheppard Avenue West. The designation of the site in the amended Secondary Plan is *Mixed Use Area 'C'*. This designation permits financial institutions, institutional uses, office uses, retail and service commercial uses, residential uses in an apartment building form, and parking and open spaces.

The amended Secondary Plan permits a maximum height of 6-storeys in the *Mixed Use Area 'C'* designation with a maximum FSI of 3.0 times the lot area. A transition in scale will be provided to maintain natural light and views and ensure privacy, while minimizing overlook and shadows to neighbouring properties. No part of any building should project into a 45 degree angular plane measured from a height of 10.5 metres at the minimum required 7.5 metre rear yard setback.

The amended Secondary Plan also includes a policy that allows for additional height and density for sites within the *Mixed Use 'C'* designation. Policy 2.2.2 states that additional density above 3.0 FSI and/or additional building height above 6-storeys may be considered subject to all other policies of the Secondary Plan, Urban Design Guidelines, and appropriate Section 37 provisions, provided it can be demonstrated that any additional density and building height is compatible with the adjacent *Neighbourhoods* and is within the 45 degree angular plane.

A pre-hearing for the SACASP appeals was held at the Ontario Municipal Board on September 1, 2017. A second pre-hearing is scheduled for January 15, 2018.

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. Mid-Rise Building Guidelines identifies a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

Mid-Rise Building Performance Standards Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. 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. Council's decision can be found here:

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

Mid-Rise Building Performance Standards Addendum may be found here:

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

Zoning

The lands are exempt from the City-wide Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is subject to two different zoning categories under the former City of North York Zoning By-law No. 7625. The lands at 258, 260, 264 Sheppard Avenue West are zoned *Multiple-Family Sixth Density Zone RM6(179)*. Further, 266, 268, 270 Sheppard Avenue West and 1, 3 Addington Avenue are zoned *Special Commercial Area Zone (C6)*. The permitted uses in both the *RM6* and *C6* zones are listed below:

Permitted Uses in the <i>RM6</i> Zone	Permitted Uses in the <i>C6</i> Zone
<ul style="list-style-type: none"> • Apartment house dwelling; • Converted dwelling; • Double Duplex Dwelling; • Hospital; 	<ul style="list-style-type: none"> • Business and professional offices; • Professional medical offices; • Financial institutions; • Places of worship and accessory

Permitted Uses in the <i>RM6</i> Zone	Permitted Uses in the <i>C6</i> Zone
<ul style="list-style-type: none"> • Multiple Attached Dwelling; • Nursing Home; • Single Family Dwelling; • Religious Institution; • Sanitarium; • Semi-Detached Dwelling; and • Any other use permitted in the <i>R4</i> zone 	<p>uses (community hall and a residence for a caretaker or heads of the congregation);</p> <ul style="list-style-type: none"> • Public libraries; • Museums and art galleries; • Day nurseries; and • Single family dwellings if such dwelling was used as a dwelling on May 15, 1991

Dwellings and apartment houses in the *RM6* zone require a minimum front and rear yard setback of 7.5 metres and allow for a maximum height of 11 metres. Exception 179 to the *RM6* zone permits a number of uses including, but not limited to, apartment house dwellings, restaurants, retail stores, personal services shops, service shops, banks, business and professional offices, and such non-residential uses shall be located only on the ground floor. Exception 179 permits a maximum of 6-storeys and 24.2 metres and requires a minimum front yard setback of 1.0 metre and a minimum rear yard setback of 7.0 metres.

The *C6* zone requires a minimum 18 metre front yard setback from the centreline of Sheppard Avenue West and a minimum 7.5 metre setback from the rear property line. A maximum building height of 8 metres is permitted, measured between established grade and the underside of the ceiling of the uppermost storey. Further, this zone requires a minimum 1 metre landscape strip along the rear property line.

Site Plan Control

The proposed development is subject to Site Plan Control. An application has not yet been submitted.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. An arborist report and landscape plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

Reasons for the Application

An amendment to the Official Plan is required as the proposed height and density exceeds the permitted height and density of the in-force Secondary Plan height limit of 8 metres and density permissions of 1.0 times the lot area.

The *C6* zoning that applies to the site also limits building height to 8 metres, whereas the building has a proposed height of 28.05 metres. Other zoning standards may need to be amended to accommodate the proposal.

An amendment to the Zoning By-law is required to permit apartment residential uses over the entirety of the site and to implement the necessary zoning standards to regulate the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Site Plan and Survey;
- Tree Preservation Plan;
- Architectural and Landscape Plans;
- Draft Official Plan and Zoning By-law Amendment;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Study/Hydrogeological Review;
- Transportation Impact Study;
- Sun/Shadow Study;
- Planning Rationale Report;
- Public Consultation Plan; and
- Phase I and II Environmental Site Assessment

A Notification of Complete Application was issued on July 26, 2017.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Conformity with the Council adopted policies of the Sheppard Avenue Commercial Area Secondary Plan;
- Conformity with the City's built form and urban design objectives as they relate to the location of building entrances and building massing;
- Potential traffic impacts on the surrounding road network including, but not limited to site access/circulation;
- Assessment of site servicing, including stormwater management and ground water;
- Conformity to the City's Midrise Guidelines;
- Quality of building design and articulation;
- Appropriateness of additional height and density beyond the base height and density of the amended Secondary Plan; and
- Appropriateness of Section 37 benefits should the additional height and density be acceptable.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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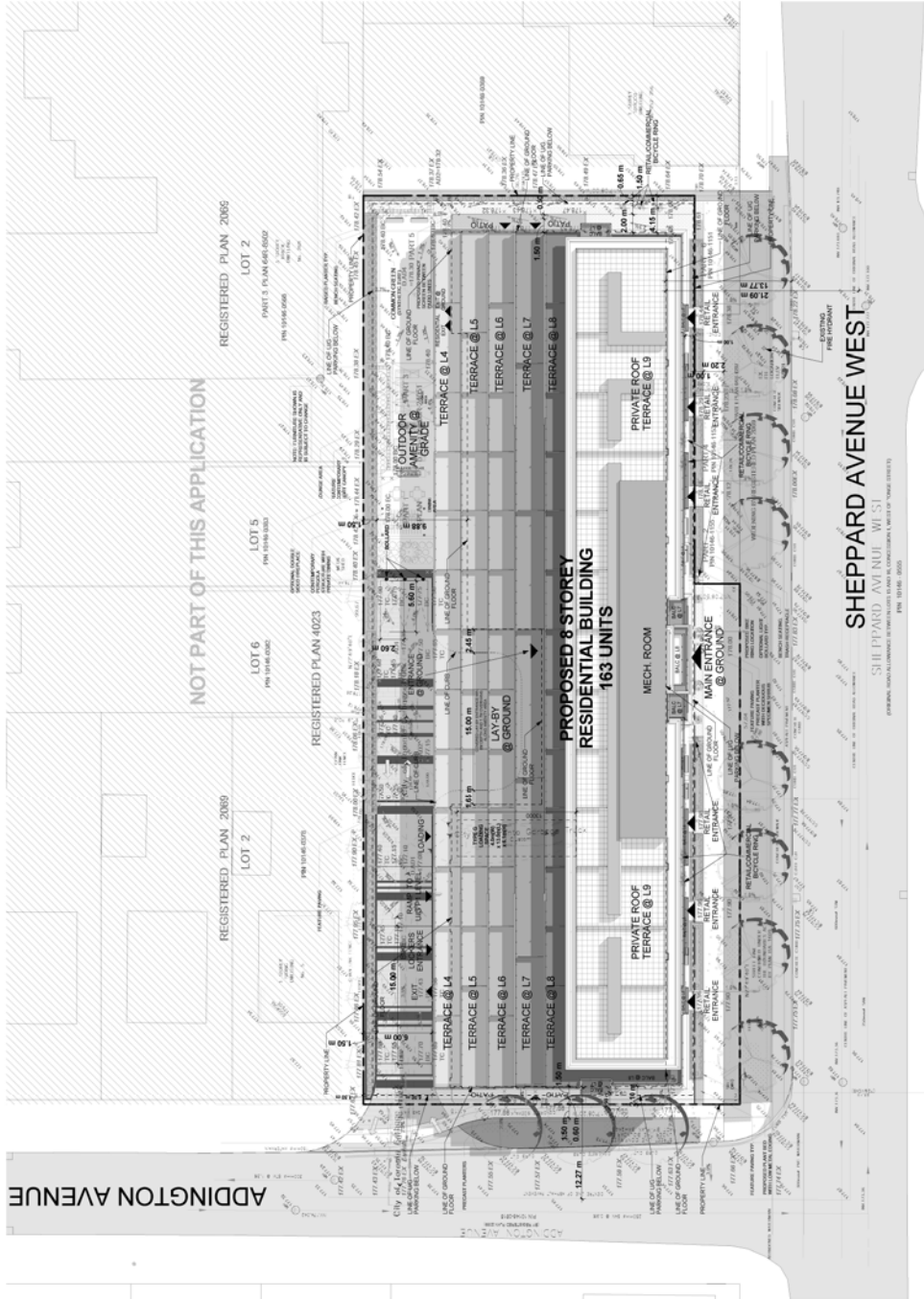
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Official Plan
Attachment 7: Zoning By-law No. 7625
Attachment 8: Zoning By-law No. 569-2013
Attachment 9: Application Data Sheet

Attachment 1: Site Plan



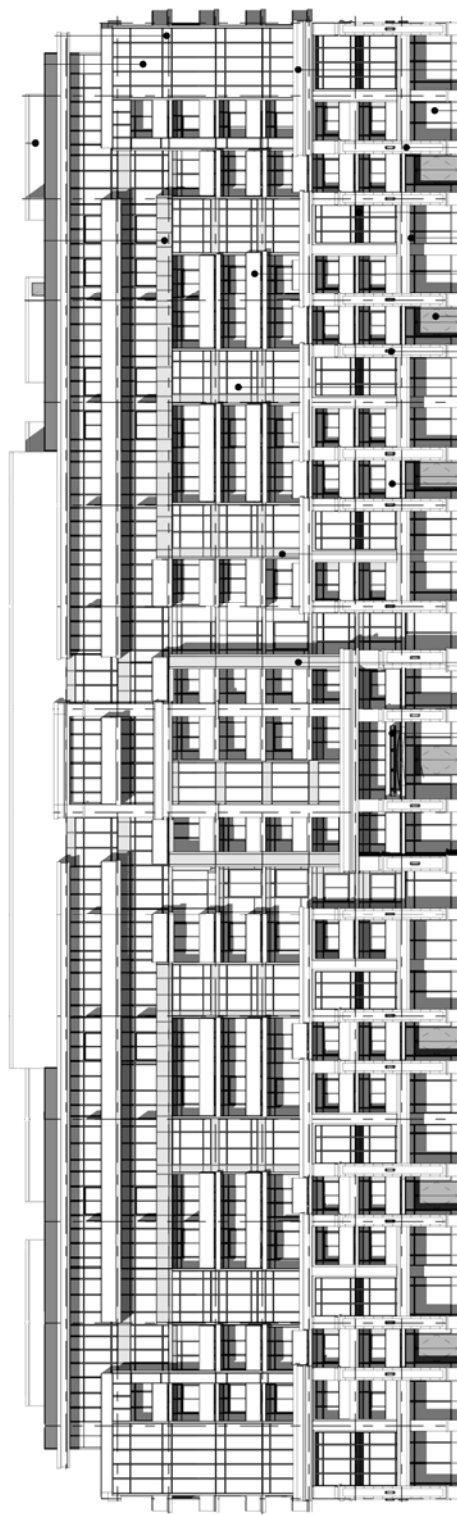
270 Sheppard Avenue West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
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File # 17 190573 NNY 23 0Z

Attachment 2: South Elevation



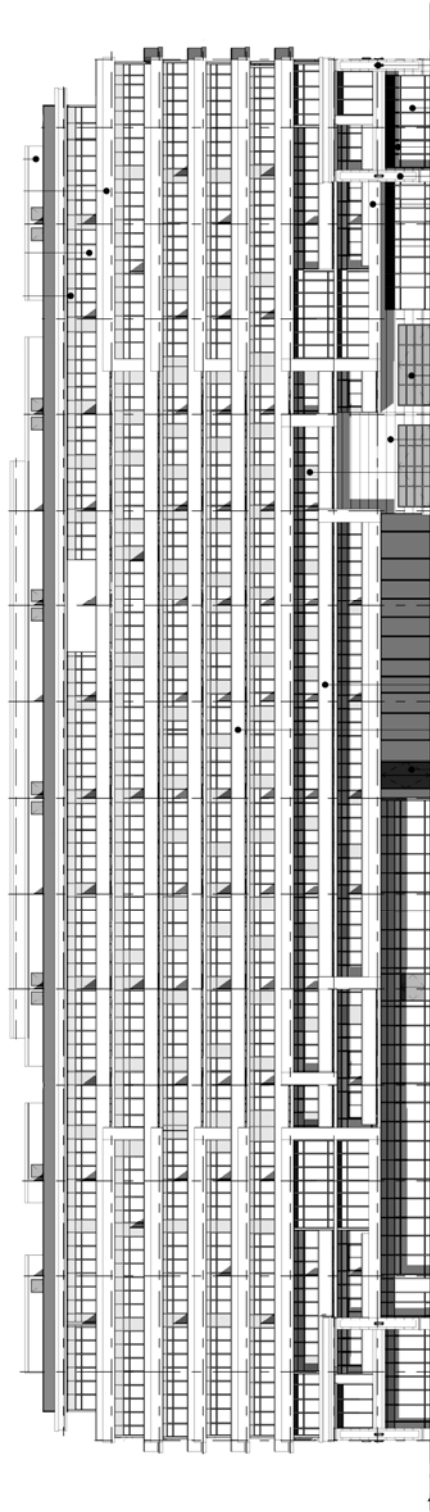
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South Elevation
Applicant's Submitted Drawing

Not to Scale
08/31/2017

Attachment 3: North Elevation



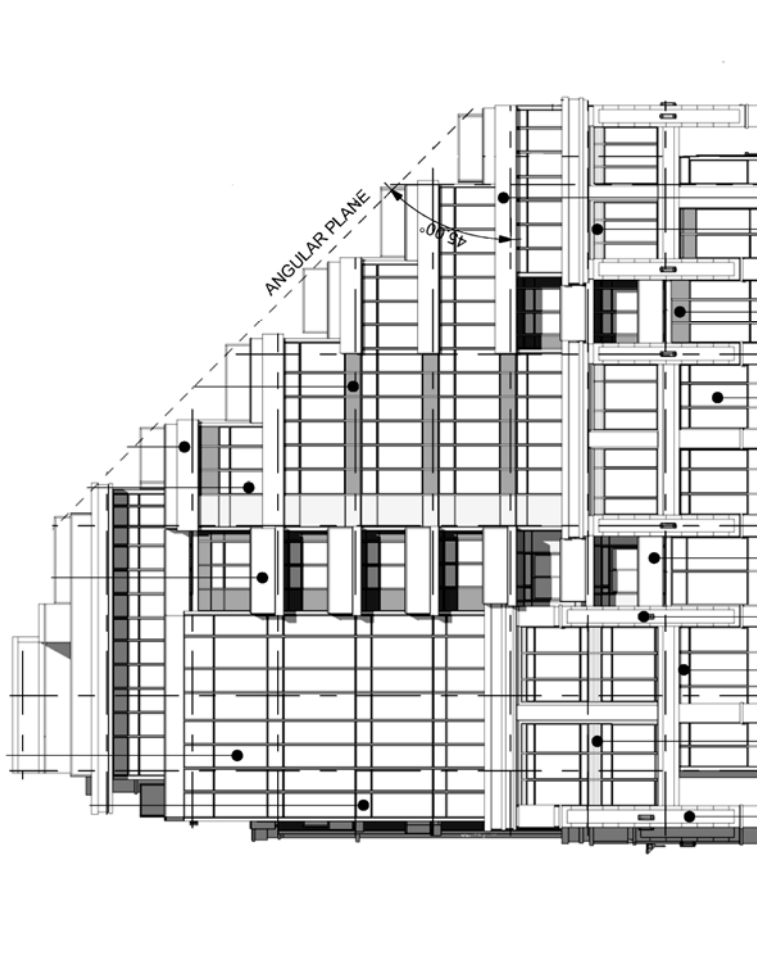
North Elevation
270 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
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Attachment 4: East Elevation



270 Sheppard Avenue West

File # 17 190573 NNY 23 02

East Elevation

Applicant's Submitted Drawing

Not to Scale
08/31/2017

Attachment 5: West Elevation



270 Sheppard Avenue West

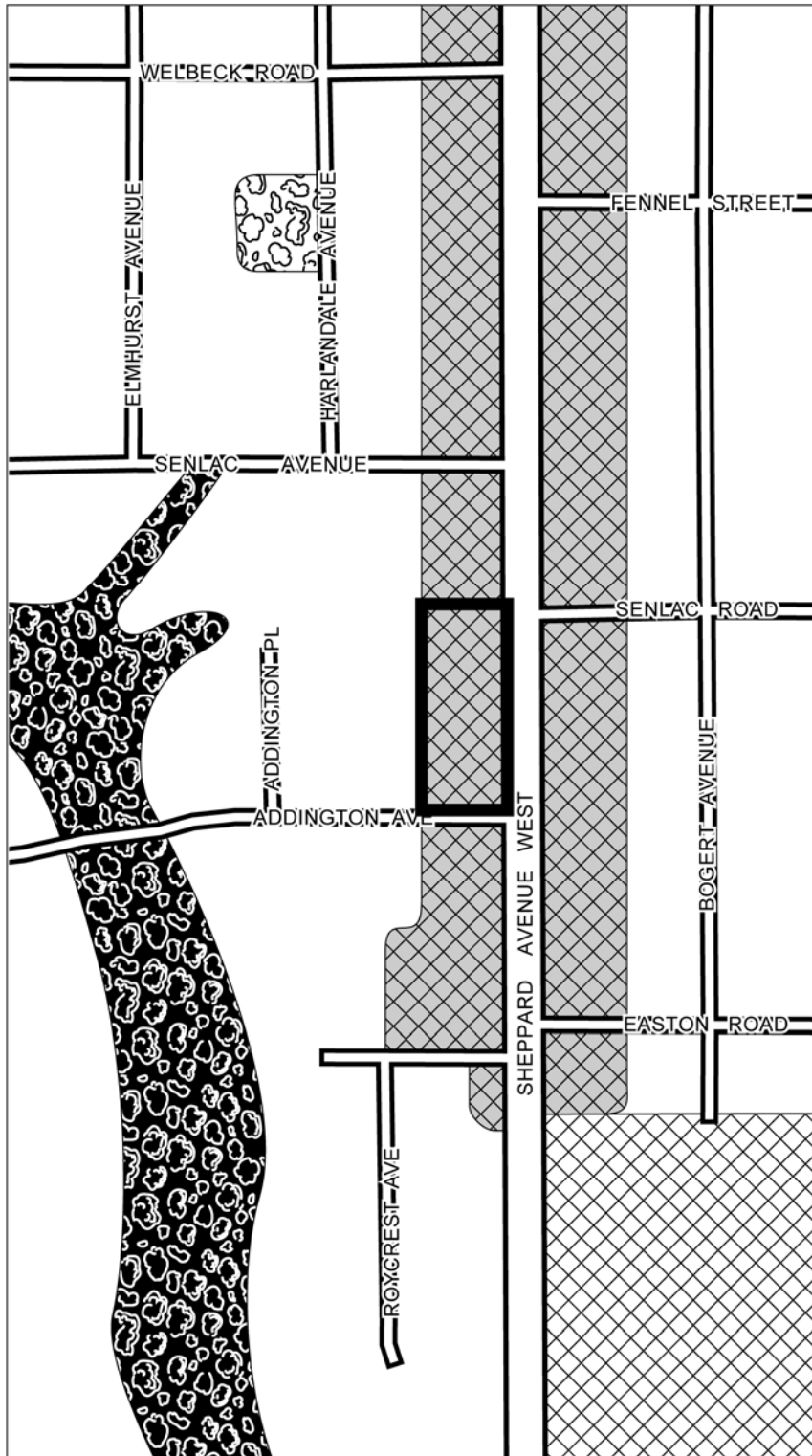
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West Elevation

Applicant's Submitted Drawing

Not to Scale
08/31/2017

Attachment 6: Official Plan



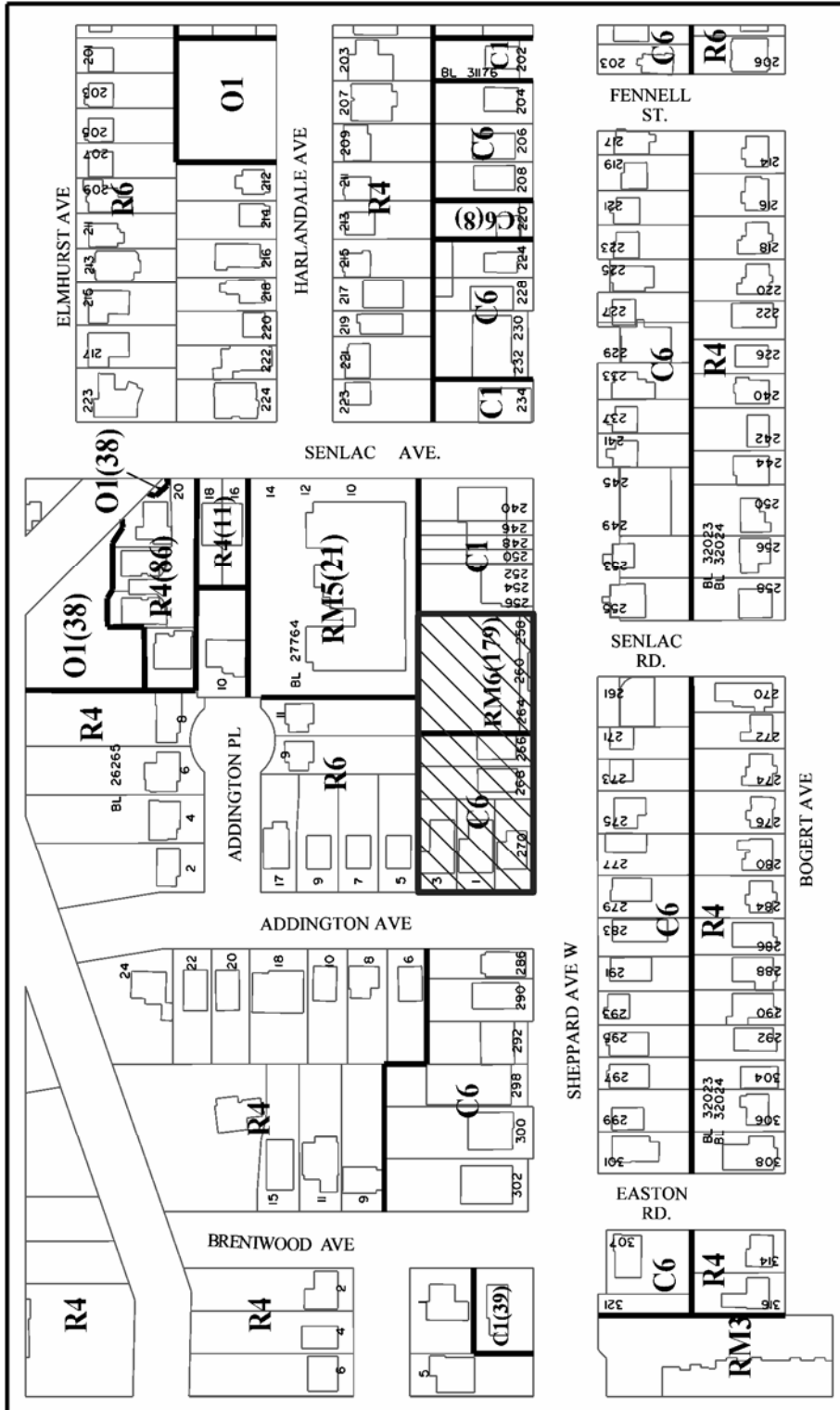
270 Sheppard Avenue West

TORONTO
Extract from Official Plan

File # 17 190573 NMY 23 0Z



Attachment 7: Zoning By-law No. 7625



Toronto
Zoning By-Law No. 7625

Toronto
Zoning By-Law No. 7625

File # 17 190573 NNY 23 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C6 Special Commercial Area Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

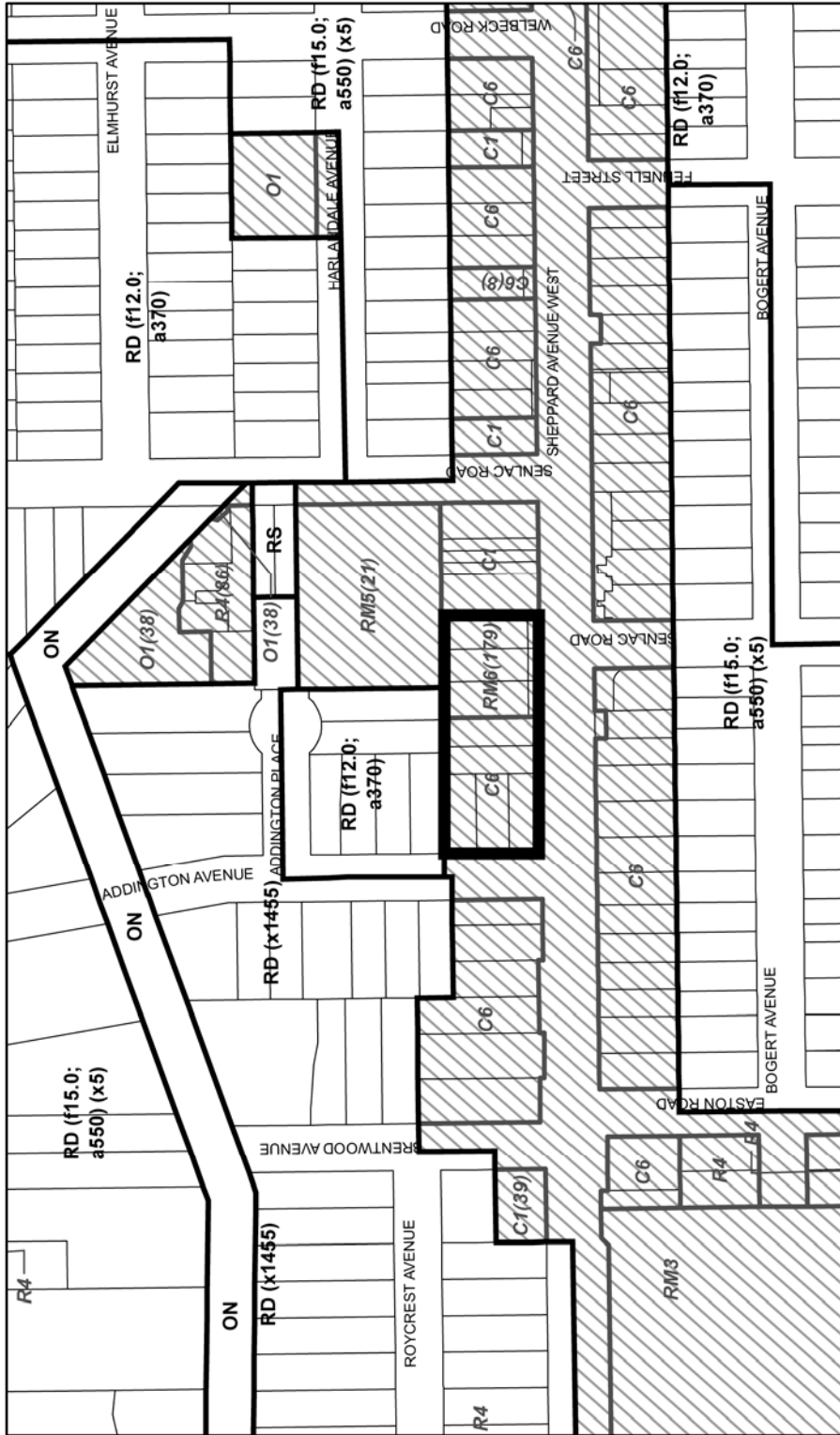


Subject Property



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




Attachment 8: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

270 Sheppard Avenue West

File # 17 190573 NNY 23 0Z

-  Location of Application
-  Residential Detached
-  Residential Semi-Detached
-  Open Space Natural
-  See Former City of North York By-Law No. 7625
-  R4 One-Family Detached Dwelling Fourth Density Zone
-  RM3 Multiple-Family Dwellings Third Density Zone
-  RM5 Multiple-Family Dwellings Fifth Density Zone
-  RM6 Multiple-Family Dwellings Sixth Density Zone
-  C1 General Commercial Zone
-  C6 Special Commercial Area Zone
-  O1 Open Space Zone



Not to Scale
Extracted: 08/31/2017

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 190573 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 30, 2017

Municipal Address: 258, 260, 264, 266, 268 & 270 SHEPPARD AVE W and 1 & 3 ADDINGTON AVE
 Location Description: PLAN 2069 WPT SPT LOT 1 **GRID N2302
 Project Description: Proposed 8-storey mixed use building with ground floor retail and two levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
Weston Consulting 201 Millway Avenue Vaughan, Ontario L4K 5K8	N/A	Kirkor Architects 20 Martin Ross Avenue Toronto, Ontario M3J 2K8	2250310 Ontario Inc. 270 Sheppard Avenue West Toronto, Ontario M2N 1N3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: N
Zoning:	C6/ RM6(179)	Historical Status: N
Height Limit (m):	8	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3895	Height:	Storeys:	8
Frontage (m):	99.71		Metres:	0
Depth (m):	41.15			
Total Ground Floor Area (sq. m):	2647.26			Total
Total Residential GFA (sq. m):	13645		Parking Spaces:	199
Total Non-Residential GFA (sq. m):	650		Loading Docks	1
Total GFA (sq. m):	14295			
Lot Coverage Ratio (%):	68			
Floor Space Index:	3.7			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	63 (38%)
2 Bedroom:	81 (50%)
3 + Bedroom:	19 (12%)
Total Units:	163

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		13663	0
Retail GFA (sq. m):		643	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

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