

**179-181 Sheppard Avenue East - Zoning Amendment
Application - Refusal Report**

Date:	December 16, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	16 225685 NNY 23 OZ

SUMMARY

This application proposes to amend the zoning by-laws to permit a 10-storey building with 230 units and 1,750 square metres of ground floor retail space at 179 -181 Sheppard Avenue East. The proposal also includes a 4 level underground garage with 218 parking spaces and has a density of 5.2 times the site area.

COMMENTS

A refusal report will be submitted to North York Community Council for consideration at its meeting on January 17, 2017.

CONTACT

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SIGNATURE

 Joe Nanos, Director
 Community Planning, North York District

