

160 Sheppard Avenue West– Official Plan Amendment and Zoning Amendment Applications – Final Report

Date: June 7, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 16 270321 NNY 23 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law at 160 Sheppard Avenue West to permit a three-storey medical office building with a height of 12.3 metres, or 14.0 metres measured to the top of the parapet. The application proposes 500 square metres of commercial gross floor area, including 47 square metres of retail space which equates to a floor space index of 0.95 times the lot area. Vehicular access to the subject site is proposed along the eastern limit of the site via a 6.0 metre wide, two-way driveway. A total of seven parking spaces are proposed on the ground level behind the building. The application also proposes an enclosed terrace accessed through the second floor and an outdoor terrace accessed through the third floor.

The Official Plan Amendment proposes to amend the in-force Sheppard Avenue Commercial Area Secondary Plan (SACASP) to permit a height of 14.0 metres, including the parapet. The Zoning By-law Amendment proposes to amend the former City of North York Zoning By-law No. 7625 and will bring the site into the City of Toronto Zoning By-law No. 569-2013 to permit the proposed development and to establish appropriate performance standards. The Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement (2014), conform to and do not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and are consistent with the general intent and purpose of the City's Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-laws to permit a three-storey medical office building with a maximum gross floor area of 500 square metres, resulting in a floor space index of 0.95 times the area of the lot. The proposed development fits within the existing and planned context for Sheppard Avenue West, is in keeping with the objectives of the Council-adopted Sheppard Lansing Secondary Plan to create a mixed-use avenue with a vibrant and attractive streetscape with greening and pedestrian amenity, and appropriately transitions to the abutting lower density residential uses.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 160 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.
2. City Council amend Zoning By-law 7625 for the lands at 160 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
3. City Council amend City of Toronto Zoning By-law 569-2013 by adding the lands at 160 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendments as may be required.
5. Before introducing the necessary Bills to City Council for enactment, the applicant is required to:
 - a. Submit a revised Functional Serving Report and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

FINANCIAL IMPACT

The recommendations of this report have no financial impact.

DECISION HISTORY

On January 31, 2003, an application for Minor Variance was approved to permit the construction of a two storey addition attached to the rear wall of the existing dwelling on the subject site.

In September 2015, an application for Minor Variance was submitted to allow for the construction of a new 431.91 square metre, three-storey medical building, with a pharmacy and underground parking garage. Variances were requested to permit reductions in parking and loading spaces, as well as to permit a retail use and personal service establishment use.

The application was deferred by the Committee of Adjustment on October 28, 2015 until such time as the owner submitted a Site Plan Control application. A Site Plan Control Application was submitted in May 2016 for the current proposal.

Upon further review, staff noted to the applicant that the proposal required amendments to the Sheppard Avenue Commercial Area Secondary Plan to permit the proposed height. As a result, the subject application was submitted to the City.

The subject application was submitted on December 23, 2016 and deemed complete on February 1, 2017. A Preliminary Report on the applications was adopted by North York Community Council on April 4, 2017 authorizing staff to conduct a community consultation meeting with an expanded notice area. Concerns raised at the community consultation meeting are summarized in the Comments section of this report. The Preliminary Report is available on the City's website at: <https://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-102125.pdf>

PROPOSAL

The subject application proposes a 3-storey (14.0 metres, including the parapet) medical office building, containing 500 square metres of commercial and retail gross floor area (GFA) resulting in a Floor Space Index (FSI) of 0.95 times the lot area. The site would be accessed via a 6.0 metre wide two-way driveway located along the eastern limit of the subject site. The driveway would pass under the second-storey of the proposed building to access the seven parking spaces, including one barrier free parking space, located on the ground level. The parking spaces would be located behind the front wall of the building. Because the parking is incorporated into the building massing, it is screened from view from the public realm along Sheppard Avenue West. There are also six bicycle parking spaces proposed on the ground level.

The ground floor would consist of a vestibule, elevator lobby, and staircase. The second floor would consist of offices, pharmacy space, waiting areas, and an enclosed terrace that fronts Sheppard Avenue West. The third floor would consist of additional office spaces, a waiting area, and an outdoor terrace that faces the rear of the subject site. The proposed building would have a 0 metre east and west side yard setback, 8.0 metre rear yard setback, and a 1.2 metre front yard setback to the ground floor. The proposed second floor terrace projects 1.2 metres from the front wall and has a 0 metre setback to the property line.

The application proposes a 1.8 metre wide landscaping strip along the north property line, where the subject site abuts the residential properties. The application also proposes a 1.8 metre high privacy fence along the north property line. The entire building would fall beneath a 45-degree angular plane measured from the north lot line.

Site and Surrounding Area

The subject site is comprised of a single property known municipally as 160 Sheppard Avenue West. The site is located approximately 650 metres west of Yonge Street. The subject site is rectangular in shape with a frontage of 15.24 metres and a depth of approximately 30.98 metres. The site area measures 546.29 square metres in area. The subject site slopes slightly downwards from the northern portion of the site to the southern portion of the site.

North: 1 to 2-storey detached dwellings in the *Neighbourhoods* designation.

South: A mixture of 1 to 2-storey detached dwellings and house-form commercial buildings in the *Mixed Use Areas* designation.

East: A mixture of 1 to 2-storey single detached dwellings and house-form commercial buildings in the *Mixed Use Areas* designation.

West: A mixture of 1 to 2-storey single detached dwellings and house-form commercial buildings in the *Mixed Use Areas* designation.

Reasons for Application

An amendment to the in-force Sheppard Avenue Commercial Area Secondary Plan is required in order to permit the proposed height.

An amendment to Zoning By-law No. 7625 is required to permit the proposed building height, number of parking spaces, and other zoning performance standards to accommodate the proposal. In addition, the subject site will be brought into Zoning By-law No. 569-2013.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale;
- Landscape Plans;
- Civil and Utility Plans;
- Arborist Report and Tree Preservation Plan;
- Toronto Green Standard Checklist;
- Parking and Loading Study;
- Sanitary Capacity Analysis Report;
- Hydrogeological Assessment;
- Stormwater Management Report;
- Functional Servicing Report; and
- Draft Official Plan and Zoning By-law Amendments.

A copy of all the reports and studies submitted for the application are available at the Application Information Centre (AIC): <https://www.toronto.ca/city-government/planning-development/application-information-centre>.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to

assist in evaluating the application and to formulate an appropriate Official Plan amendment and Zoning By-law Amendments.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

Community Consultation

City Planning staff in consultation with the Ward Councillor hosted a community consultation meeting on May 9, 2017 at St. Edward Catholic School to discuss the subject application. Approximately five members of the community attended the meeting as well as the applicant, and the local Councillor. Residents raised questions related to the number of offices that are proposed within the building and the number of parking spaces. Members of the public also raised concerns related to traffic and privacy and shadow impacts on adjacent properties.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (the "MCR"), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2019) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2019). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2019).

Section 5.1 of the Growth Plan (2019) states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan (2019) which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan, the in-force Sheppard Avenue Commercial Area Secondary Plan (SACASP), and the Council-adopted Sheppard Lansing Secondary Plan as follows.

Chapter 2- Shaping the City

The Official Plan states that future growth within Toronto will be steered to areas that 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, in which the subject site is located, as an *Avenue*.

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

Sheppard Avenue, west of Yonge Street to Dufferin Street, as a transit corridor expansion element. The integration of transportation and land use planning is critical in achieving the overall aim of increasing accessibility throughout the City.

The proposed development is located on an *Avenue*. *Avenues* are important corridors along major streets where urbanization 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 *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

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. Built Form policies of the Official Plan state new development will be located and organized to fit with its existing and/or planned context by generally locating buildings parallel to the street with a consistent front yard setback, and locating 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, provide underground parking where appropriate, integrate service and utility functions within the building where possible, and limit surface parking between the front face of the building and the public street or sidewalk. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, provide adequate light and privacy, 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. New development will also provide public amenity and adequate amenity for its residents of the new development, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Chapter 4- Land Use Designations

The subject site is 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* will 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 edge 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* will 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* will also take advantage of nearby transit services, provide good site access and circulation as well as an adequate supply of visitor parking. In addition, service areas should be located to minimize impacts on adjacent streets.

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of this report. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Sheppard Avenue Commercial Area Secondary Plan (SACASP)

The subject site is located within the in-force Sheppard Avenue Commercial Area Secondary Plan. 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 subject site as *Mixed Use Area 'A'* on Map 29-1 which permits detached dwellings, financial institutions, institutional uses, office uses, necessary public utilities and accessory uses. Building heights in the SACASP are not to exceed 8.0 metres. The Secondary Plan provides for a maximum Floor Space Index (FSI) of 1.0 times the lot area for all permitted uses.

The Plan includes development criteria to protect adjacent designated residential areas from the adverse impacts of noise, odour and visual impacts from uses within the Sheppard Avenue Commercial Area. The criteria includes the use of opaque fencing, a 1 metre landscape strip along the rear property line, illuminated signs and lighting that do not shine directly into windows of residential units, and garbage receptacles located behind the principal structure and screened from view.

The Sheppard Avenue Commercial Area Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Sheppard Lansing Secondary Plan

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 amended Secondary Plan is not yet in force as it has been appealed to the Local Planning Appeal Tribunal (LPAT). However, it represents City Council's direction for this segment of Sheppard Avenue West. The designation of the subject site in the amended Secondary Plan is *Mixed Use Area 'B'*. This designation permits financial institutions, institutional uses, office uses, retail and service commercial uses, residential uses in a townhouse or apartment building form, and parks and open spaces.

The amended Secondary Plan permits a minimum height of 3-storeys, a maximum height of 6-storeys, and a maximum density of 2.5 times the lot area. A transition in scale will be provided to maintain natural light and views and to ensure privacy, while minimizing overlook and shadows to neighbourhood properties. No part of any building, except balcony railings and landscape elements, 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 Built Form policies of the Secondary Plan require that pedestrian entrances to new developments be directly connected to the public sidewalk and all principal entrances be taken from Sheppard Avenue West. The Secondary Plan requires a minimum 7.5 metre rear yard setback to provide appropriate separation from the adjacent *Neighbourhoods*.

The Secondary Plan requires step-backs be provided to create a consistent street wall at a comfortable scale for pedestrians and to integrate new buildings into the existing context. New buildings are to provide overlook and animation to Sheppard Avenue West and be articulated with high-quality materials, glazing, and design elements that contribute to the pedestrian scale and the public realm. Transition in scale will be provided to maintain natural light and views to ensure privacy, while minimizing overlook and shadows to neighbouring properties. Mechanical equipment will be incorporated into the building massing and screened from view along Sheppard Avenue West, adjacent to public spaces, and neighbouring properties. New development will be massed to minimize and limit impacts of overlook and shadowing and ensure privacy is maintained.

The Servicing and Screening policies of the Secondary Plan require an opaque fence and a 1.5 metre wide landscape strip with intensive landscaping be provided along the rear property line, exterior lighting be located to direct light downward onto the site and away from adjacent properties, and all garbage receptacles be located behind the principal structure and screened from view within a building.

The Sheppard Avenue West public realm will include boulevard improvements consisting of wider pedestrian sidewalks, installation of street furniture, and tree planting. Landscaped setbacks on Sheppard Avenue West will be used to screen residential uses located at-grade from street activity and provide at-grade amenity for non-residential uses where provided.

The Council-adopted Sheppard Lansing Secondary Plan can be found here: <https://www.toronto.ca/legdocs/bylaws/2017/law0123.pdf>.

The LPAT hearing for OPA 367 commenced on April 30, 2019 and concluded on May 31, 2019. The LPAT has reserved its decision.

Zoning

The subject site has not yet been brought into City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The subject site is currently zoned "Special Commercial Area Zone (C6)" in Zoning By-law No. 7625. This zone permits business and professional offices, professional medical offices, financial institutions, places of worship, public libraries, museums and art galleries, and day nurseries. A detached dwelling is a permitted use if such dwelling was used as a dwelling on May 15, 1991.

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

Site Plan Control

The proposal is subject to the Site Plan Control By-law. An application for Site Plan Control (File No. 16 162360 NNY 23 SA) has been filed.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Section 5.1 of the Growth Plan (2019) as described in the Issue Background section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2019) as follows.

Policy 1.1.1 states that healthy, liveable, and safe communities are achieved by accommodating a range of residential, employment, institutional, and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and supporting the use of public transit. Specifically, the PPS requires growth and development to focus in settlement areas, and promote the use of appropriate development standards to support intensification and redevelopment while mitigating risks to public health and safety.

Policy 1.3 of the PPS requires provisions be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also

encourages intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.6.7.4 promotes a land use pattern, density, and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Policy 4.7 of the PPS refers to the Official Plan as the most important vehicle for implementing the PPS.

The proposal provides a development in a compact built form and density that supports the efficient use of land and existing transit infrastructure, and expands the employment base. The proposed draft by-laws would apply appropriate development standards to support intensification and redevelopment of the subject site within an existing settlement area with existing infrastructure and public service facilities. Staff's recommendations in relation to the proposed development are therefore consistent with the PPS.

The Growth Plan (2019) provides a framework for managing growth in the Greater Golden Horseshoe. Section 2.2.1.2 of the Growth Plan (2019) directs the vast majority of growth to occur within settlement areas that have a delineated built-up boundary, have existing or planned municipal infrastructure including water and waste water systems, and that can support the achievement of complete communities. Section 2.2.1.4 of the Growth Plan (2019) provides further direction on the achievement of complete communities. It articulates a set of objectives including a diverse mix of land uses, including residential and employment uses, and convenient access to local services. Convenient access to a range of transportation options, public service facilities, and open spaces and recreational facilities is also highlighted as a key component of complete communities. Furthermore, this section directs complete communities to ensure the development of a compact built form and a vibrant public realm.

The policies of the Growth Plan (2019) encourage the achievement of complete communities while directing the vast majority of growth to occur within settlement areas that have a delineated built-up boundary. The proposed development advances the Growth Plan's (2019) direction for complete communities and directing growth to occur within settlement areas. The proposed commercial use provides employment opportunities in an area that is in close proximity to a range of residential uses and offers convenient access to a range of transportation options. The proposed development offers a service to nearby residents in a compact built form and provides improvements to Sheppard Avenue West which will ensure the development of a vibrant public realm.

Policy 2.2.2.3 directs municipalities to develop a strategy to achieve the minimum intensification targets and intensification throughout the delineated built-up area to achieve the desired urban structure, identify appropriate type and scale of development and transition of built form to adjacent areas, ensure that lands are zoned and development is designed in a manner that supports the achievement of complete

communities and be implemented in the City's Official Plan policies and land use designations. The City's Urban Structure Map 2 identifies this site along an *Avenue* which is one of the areas where growth is directed. The site is designated *Mixed Use Areas* which promotes intensification. As discussed in the Official Plan section of this report, the City's Official Plan contains policies regarding transition to adjacent areas, such as the low-rise residential *Neighbourhoods* to the north of the subject site. The adoption of the Sheppard Lansing Secondary Plan achieves these same objectives. In staff's opinion, the proposal does not conflict with these objectives and conforms to the City's Official Plan.

As directed in Section 5.1 of the Growth Plan (2019), staff have considered the impact of the recommendation to approve this development as it relates to the policies of the Growth Plan (2019) that require comprehensive municipal implementation that may be applicable to the subject site. The site is within 600 metres of the Yonge-Sheppard subway station. The Growth Plan (2019), through Policies 2.2.4.2 and 5.2.5.3 requires municipalities to delineate the boundaries of MTSAs around subway stations in a transit supportive manner and demonstrate how the MTSAs are planned to achieve appropriate densities, through a MCR to be approved by the Minister. Municipalities are expected to update their official plans through a MCR by 2022. The approval of this development application will not impact the implementation of these policies regarding Major Transit Station Areas that require municipal comprehensive implementation. Staff's recommendation for approval supports a level of intensification, appropriate for this site and its local context, as well as promotes a level of intensification greater than what currently exists on the subject site and that the in-force SACASP permits.

The proposed development is consistent with the PPS and conforms to the Growth Plan (2019) as it provides employment opportunities in an area that is in close proximity to a range of residential uses through the efficient use of land, and would contribute to the number of jobs located within close proximity to transit services. The proposal would also contribute to a healthy, liveable, and safe community.

Land Use

This application has been reviewed against the Official Plan policies and Secondary Plan policies described in the Issue Background Section of this report. The City of Toronto Official Plan directs future growth in the City to areas that are well served by public transit. Specifically, the *Avenues* are recognized as important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities.

The proposed medical office use is consistent with the uses permitted and encouraged within the City's *Mixed Use Areas* which permits a broad range of residential and commercial uses intended to absorb much of the growth in the City. Policy 2.2.2 of the Official Plan identifies that growth will be directed to the *Centres, Avenues, Employment Areas*, and the *Downtown* in order to concentrate jobs and people in areas well served by surface transit and rapid transit stations.

The subject site is well served by surface transit and rapid transit. The Toronto Transit Commission (TTC) operates surface transit routes within walking distance of the subject

site and the subject site is approximately 600 metres from the TTC's Sheppard-Yonge Station which provides access to the TTC's Line 1 Yonge-University and Line 4 Sheppard.

The subject site is located within the Council-adopted Sheppard Lansing Secondary Plan area which promotes intensification, a mix of uses, and comprehensive redevelopment. The proposed commercial office building is a permitted use in *Mixed Use Area 'B'* of the Sheppard Lansing Secondary Plan. The proposed low-rise building is consistent in form, scale, and intensity to the permissions of the Secondary Plan. The proposed development, therefore, conforms to the land use provisions of the Official Plan and the site is appropriate for the level of intensification proposed.

Density, Height, Massing

The subject application proposes a medical office building with a height of 3-storeys and 14 metres, measured to the top of the parapet, and a density of 0.95 times the lot area. As previously identified, the subject site is located within the *Mixed Use Areas* land use designation within the Official Plan and is located within the Council- adopted Sheppard Lansing Secondary Plan. The subject site's designation in the Official Plan encourages growth and intensification, however, the Official Plan defers to the Secondary Plan to develop the appropriate standards for scale and density which reflect the context of the surrounding area and transportation infrastructure. The Sheppard Lansing Secondary Plan permits a minimum height of 3-storeys, a maximum height of 6-storeys, and a density of 2.5 times the lot area. Although under appeal, staff are of the opinion that the Secondary Plan policies are consistent with the PPS, conform to the Growth Plan, and allow for an appropriate level of intensification along this segment of Sheppard Avenue West.

The Built Form policies of the Official Plan require that new developments be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context. The proposed building appropriately responds to the existing context, particularly the *Neighbourhoods* to the north of the subject site, and fits within the planned context of Sheppard Avenue West. The building is massed to frame Sheppard Avenue West and is of a height that respects the street proportion. The Secondary Plan requires a minimum height of 3-storeys in order to create a consistent street wall along Sheppard Avenue West. The proposed 3-storey building conforms to the minimum height, it appropriately frames Sheppard Avenue West, and maximizes sunlight on the sidewalk and pedestrian scale.

Policies within the Built Form and *Mixed Use Areas* sections of the Official Plan require that new development transition appropriately between areas of different development intensity and scale. Similarly, the Sheppard Lansing Secondary Plan includes transition policies to ensure development appropriately transitions in order to limit impacts on adjacent *Neighbourhoods*. The massing of the proposed building falls beneath the required 45-degree angular plane, measured from a height of 10.5 metres above a 7.5 metre setback to the rear lot line.

The proposed building setbacks are consistent with the setback requirements of the Sheppard Lansing Secondary Plan. The proposed building would be setback 8.0 metres

from the rear property line and would include a 1.8 metre wide landscape strip. Both the proposed rear yard setback and landscape strip exceed the minimum requirements outlined in the Sheppard Lansing Secondary Plan. The building would have a 0 metre setback from both the east and west property lines. The 0 metre side yard setbacks allow for a continuous façade along Sheppard Avenue West. Due to the 0 metre side yard setbacks, the proposed east and west elevations are blank. To mitigate the impact of the exposed blank walls, the east and west elevations will be designed with a material finish and articulation that complements the architectural character of the building's front façade until such time as the neighbouring properties redevelop. The proposed building has a 1.2 metre front yard setback to the ground floor. The proposed second floor terrace projects 1.2 metres from the front wall and has a 0 metre setback to the property line. The front yard setback brings the front elevation to the street which contributes to an animated and active streetscape.

The proposed development has been designed to conform to the Built Form policies of the Official Plan and Sheppard Lansing Secondary Plan. The proposed building has a height and mass that is appropriate on the subject site and respects the existing and planned context of Sheppard Avenue West. The building employs various measures to appropriately transition to the adjacent *Neighbourhoods* to the north of the subject site. The density and height is consistent with the PPS, conforms to the Growth Plan, conforms to the Official Plan, and represents an appropriate level of intensification along this segment of the Sheppard Avenue West corridor.

Access and Parking

Due to the subject site's mid-block location, the application proposes vehicular access via a two-way driveway from Sheppard Avenue West along the eastern property line. The proposed driveway passes under the second storey and provides access to the seven parking spaces, including one barrier free space, located behind the proposed building. The Sheppard Lansing Secondary Plan indicates that a reduction of parking will be considered and given the subject site's proximity to transit, Transportation Services has accepted the proposed parking supply.

The subject application does not propose a loading space and one is not required under Zoning By-law No. 569-2013, however, one loading space is required under Zoning By-law No. 7625. In order to justify the loading arrangement proposed for this development, a Parking and Loading Study dated June 20, 2018 was submitted. The transportation consultant indicated that the at-grade parking area could be used for loading operations that occur during regular business hours. The report also identifies that the type and scale of the proposed development does not require frequent deliveries. Vehicle manoeuvring diagrams found that small delivery vehicles have sufficient room on-site to conduct delivery activities and exit the subject site in a forward fashion. Transportation Services staff have accepted the results of the Parking and Loading Study.

Streetscape

The subject application responds appropriately to the Public Realm policies of the Official Plan and Sheppard Lansing Secondary Plan. The application proposes to convey land to satisfy the Official Plan's requirement for a 36 metre wide right-of-way along this segment of Sheppard Avenue West. The 4.89 metre strip of land that is to be

conveyed to the City will assist in improving the public realm and streetscape of Sheppard Avenue West. The land conveyance will be secured through the site plan application approval.

The proposed ground floor is setback 1.2 metres from the future property line. This setback allows for soft landscaping and planting space on private property. The proposed second floor terrace projects 1.2 metres from the front wall and a 0 metre setback to the future property line. The ground floor setback and 0 metre setback for the second and third storeys will allow for a consistent front yard setback along Sheppard Avenue West in the interim, as it generally aligns with the neighbouring properties, and in the future as properties on Sheppard Avenue West continue to redevelop.

The Sheppard Lansing Secondary Plan requires pedestrian entrances for new development be directly connected to the public sidewalk. The main pedestrian entrance is located off Sheppard Avenue West with a direct connection to the public sidewalk and is located within the centre of the proposed building. The second storey terrace located directly above the front pedestrian entrance provides a covered outdoor area.

The application proposes streetscape and boulevard improvements which include a wider pedestrian sidewalk that satisfies accessibility standards, increased areas of soft landscaping, and direct pedestrian access to the building's entrance. These improvements are consistent with the Public Realm policies of the Official Plan and Sheppard Lansing Secondary Plan. The Official Plan requires sidewalk and boulevards be designed to provide safe, attractive, interesting, and comfortable spaces for pedestrians.

Staff will continue to work with the applicant to secure additional trees within the City-owned portion of the boulevard. All streetscape improvements will be secured through the site plan approval process.

Servicing

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management, and Hydrogeological reports which conclude that there are no servicing issues with respect to the proposed development. Toronto Water has requested additional capacity analysis be undertaken. As a result, staff recommend that prior to the Zoning Bills being presented to City Council for enactment, the applicant be required to submit a revised Functional Servicing Report and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

In regards to solid waste services, the City of Toronto may provide commercial curbside collection services to this development provided that all businesses apply for, be accepted into and continue to participate in the City of Toronto's Yellow Bag Program. City of Toronto collection is conditioned on a fee being charged for garbage collection services and all waste being stored on private property between collections and brought out to the curb for collection. In the event that the owner chooses to not participate in the City's Yellow Bag Program, the owner would be required to provide private

collection services for all waste materials generated. The garbage room is located on the ground floor adjacent to the electrical room. The garbage room is screened from view within the building and from the public realm.

Tree Preservation

An Arborist Report, Tree Preservation Plan, and Landscape Plan were submitted by the applicant and reviewed by Urban Forestry, Tree Protection and Plan Review.

The application proposes the removal of three privately owned trees, all of which have a diameter of 30 centimetres or greater and require a permit for removal. As a result of the proposed tree removals, the applicant is required to plant replacement trees. When it is not physically possible to replace all trees on site, cash-in-lieu of planting can be accepted at a replacement ratio of 3:1. The application proposes to replant three trees on the property and pay cash-in-lieu for the replacement of six trees.

The applicant is required to submit the following items to Urban Forestry: applications to injure or destroy trees on private property and payment for the replacement of six trees off-site.

Staff will continue to work with the applicant during the site plan approval process to ensure the loss of trees on-site is mitigated through appropriate replanting measures and to secure the planting of trees within the streetscape.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision, and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings, in Zoning By-law amendments and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The draft zoning by-law will secure performance measures that are consistent with Tier 1 development features, including landscaped open space and weather protected bicycle parking spaces.

Other applicable TGS performance measures such as tree planting and species-type, soil volumes, stormwater management, continuous, universally accessible barrier free sidewalks and walkways, cool roof materials, high-albedo surface materials, and muted glass reflection for migratory birds will be secured through the site plan approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the

existing Zoning By-law, the proposal will not be subject to the Official Plan policies for the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act* as the development would not exceed the 10,000 square metres threshold set out in the Official Plan.

Conclusion

The proposal for a three-storey office building has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), and the City of Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014), and conforms to, and does not conflict with, the Growth Plan (2019). Furthermore, the proposal conforms to and maintains the intent of the Toronto Official Plan, particularly as it relates to intensification within the City's *Avenues* and *Mixed Use Areas*. The development promotes the efficient use of land, resources, infrastructure and public services, and supports the use of public transit.

The Zoning By-law amendments present an appropriate redevelopment of the subject site which is currently underutilized. It conforms to all applicable policies of the Council-approved Sheppard Lansing Secondary Plan. The massing, built form, and exterior façade will ensure a harmonious relationship with the surrounding area. The proposal also provides improvements to the Sheppard Avenue West streetscape.

CONTACT

Victoria Fusz, Planner
Tel. No. 416-395-7172
E-mail: Victoria.Fusz@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law No. 7625 Amendment
- Attachment 7: Draft Zoning By-law No. 569-2013 Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: North and South Elevations
- Attachment 10: East and West Elevations

APPLICATION DATA SHEET

Municipal Address: 160 SHEPPARD AVE W **Date Received:** December 23, 2016

Application Number: 16 270321 NNY 23 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Application to permit a 3-storey (12.04 metre) professional medical office with 7 parking spaces at-grade. Proposed GFA of 499.63 m².

Applicant	Agent	Architect	Owner
STANTEC CONSULTING LTD. 100-300 HAGEY BLVD WATERLOO, ON N2L 0A4	STANTEC CONSULTING LTD. 100-300 HAGEY BLVD WATERLOO, ON N2L 0A4	MEHRZAD DADRAS 15 RAINBOW CREEKWAY TORONTO, ON M2K 2T9	SEYED KAZEM DASTMALCHIAN 113 DORIS AVE TORONTO, ON M2N 4T2

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	C6	Heritage Designation:	N
Height Limit (m):	8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 546 Frontage (m): 15 Depth (m): 36

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			75	75
Residential GFA (sq m):	114			
Non-Residential GFA (sq m):			500	500
Total GFA (sq m):	114		500	500
Height - Storeys:	2		3	3
Height - Metres:			14	14
Lot Coverage Ratio (%): 60		Floor Space Index:	0.95	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:	500	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:				
Other:				
Total Units:	1			

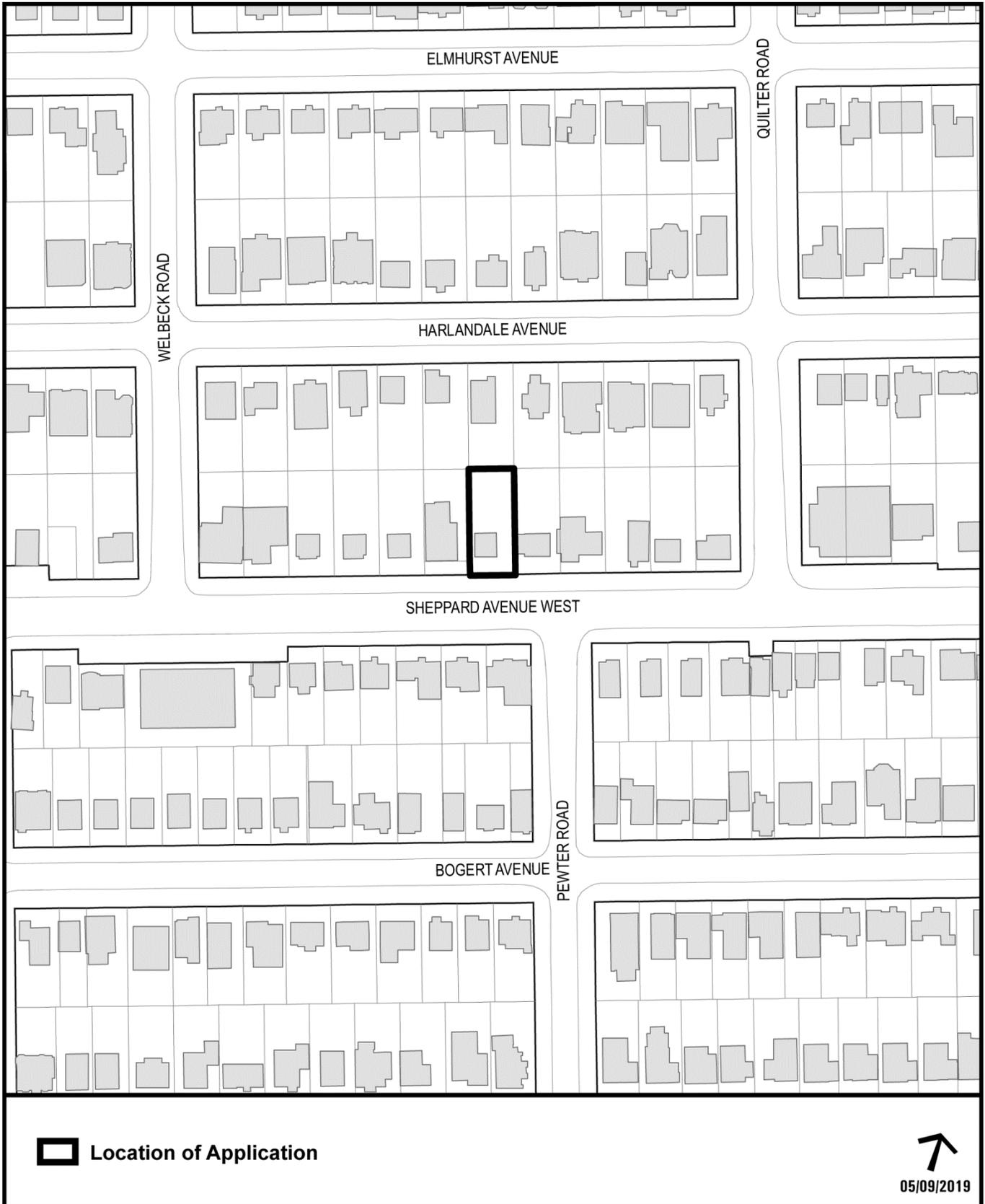
Parking and Loading

Parking Spaces: 7 Bicycle Parking Spaces: 6 Loading Docks: 0

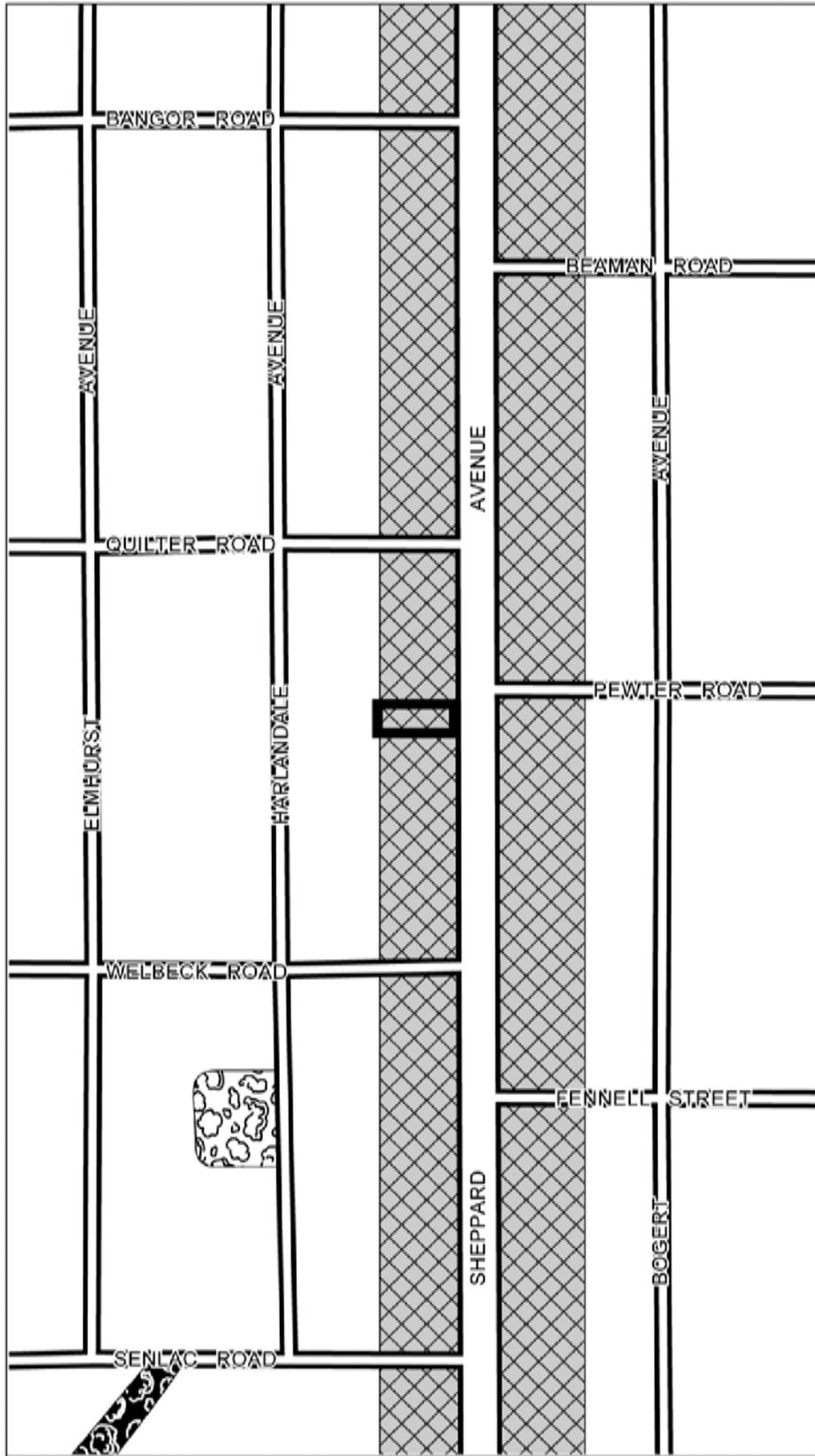
CONTACT:

Victoria Fusz, Planner
416-395-7172
Victoria.Fusz@toronto.ca

Attachment 2: Location Map

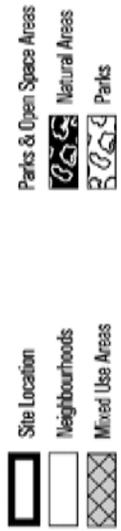


Attachment 3: Official Plan Land Use Map



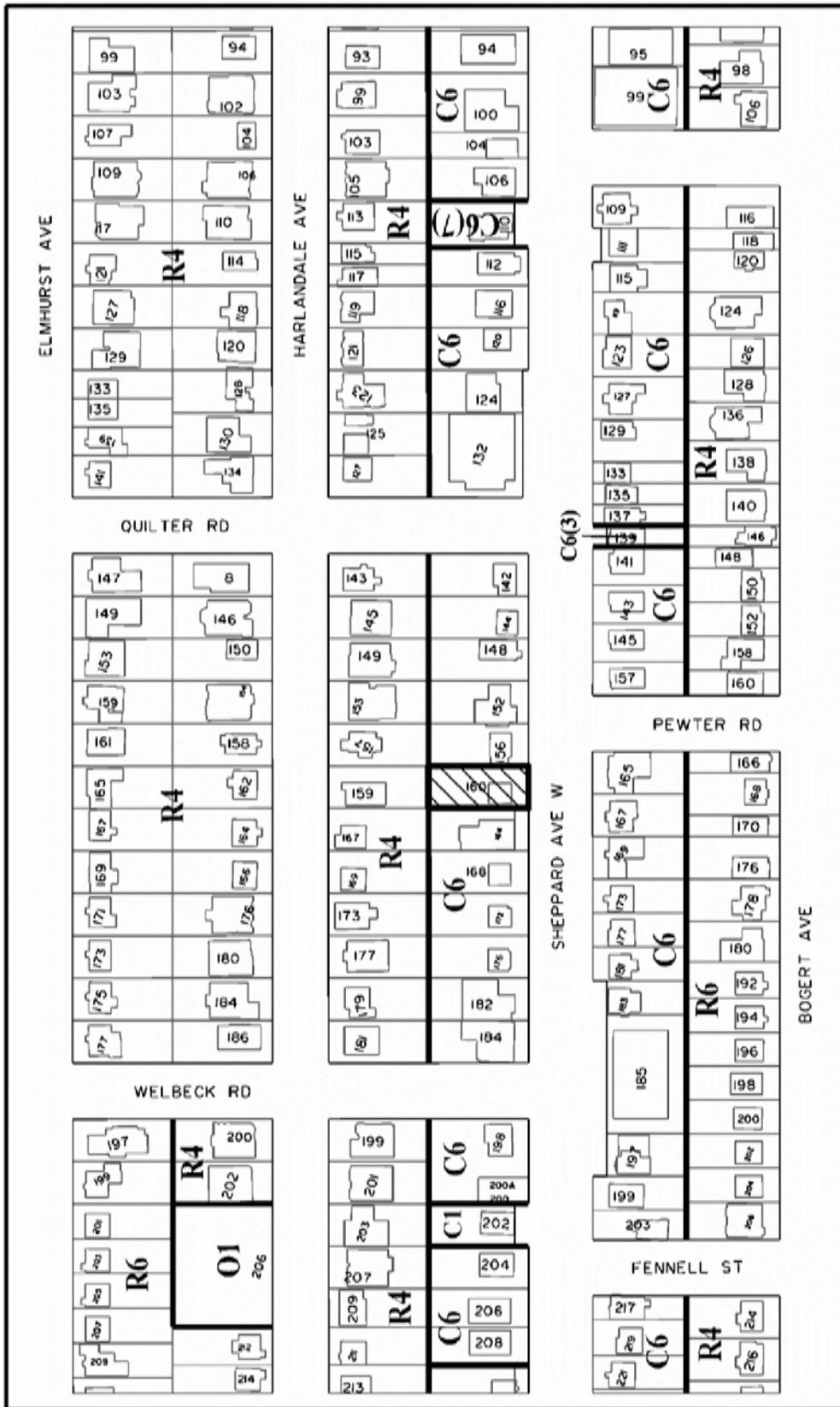
Toronto
 Extract from Official Plan
 160 Sheppard Avenue West

File # 16 270321 NMY 23 0Z



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 Not to Scale
 02/23/2017

Attachment 4: Existing Zoning By-law Map



Toronto
Zoning By-Law No. 7625
 160 Sheppard Avenue West
 File # 16 270321 NNY 23 0Z

- O1 Open Space Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- C1 General Commercial Zone
- C6 Special Commercial Area Zone
- Subject Property

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Extracted 02/23/2017

Attachment 5: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2018 as
160 Sheppard Avenue West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 attached Amendment No. 455 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

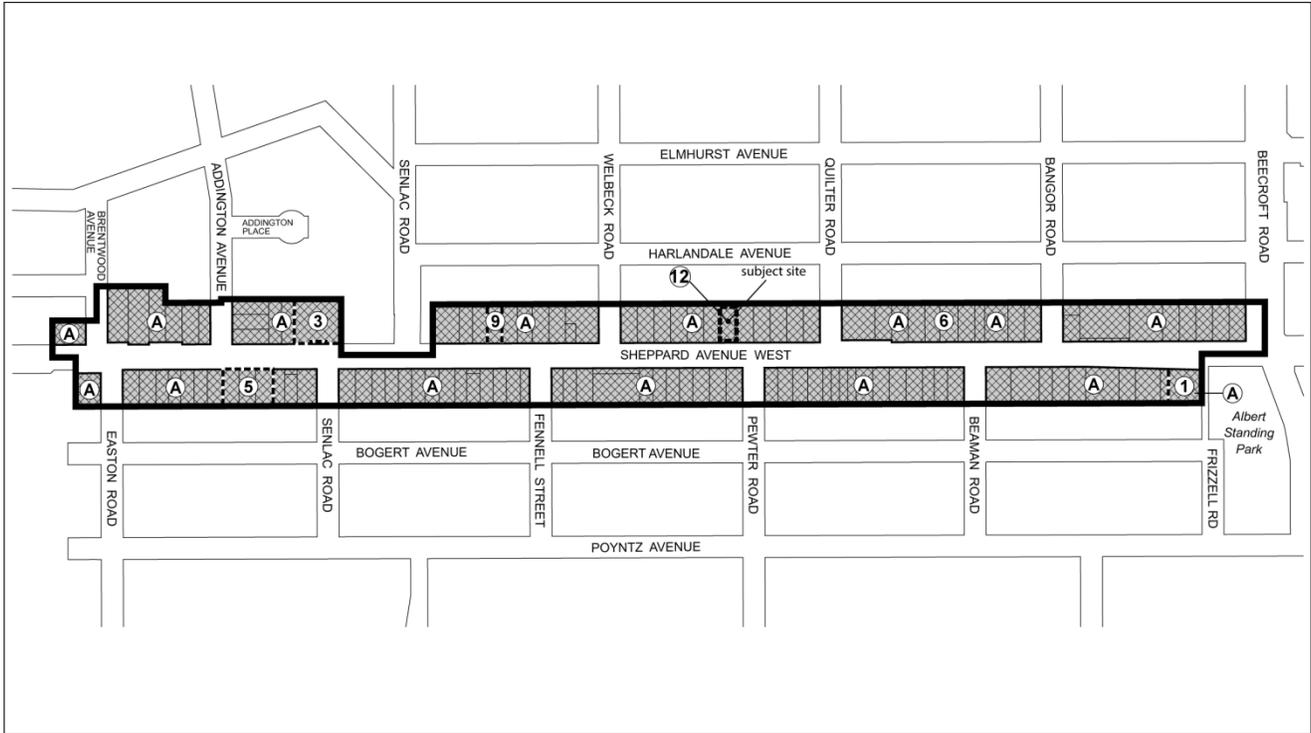
(Seal of the City)

AMENDMENT NO. 455 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS
160 SHEPPARD AVENUE WEST

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

1. Chapter 6, Section 29, Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following subsection to Section 4, Site and Area Specific Policies:
 - 12. Lands located on the north side of Sheppard Avenue West, known municipally as 160 Sheppard Avenue West (12 on Map 29-1):**

A maximum building height of 3-storeys and 14.0 metres, measured to the top of the parapet is permitted. The policies of Section 3.2.2 do not apply.
2. Map 29-1, Sheppard Avenue Commercial Area Secondary Plan, Land Use Areas, is amended to show the lands known municipally in 2018 as 160 Sheppard Avenue West as Site and Area Specific Policy Area Number 12, as shown on the attached Schedule A.



Official Plan Amendment #455 - Schedule A

160 Sheppard Avenue West

File # 16 270321 NNY 23 0Z

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

 Subject Site

Map 29-1, Sheppard Avenue Commercial Area Secondary Plan - Land Use Areas, Site and Area Specific Policy Area No. 12 is added to apply to the lands at 160 Sheppard Avenue West

↑
Not to Scale
05/13/2019

Attachment 6: Draft Zoning By-law No. 7625 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 xxx-2019

**To amend ~ Zoning By-law 7625, as amended,
With respect to the lands municipally known as
160 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 7625 of the former City of North York are amended in accordance with Schedule "1" attached to this By-law.
2. Section 64.28 of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.28(9) C6(9)

DEFINITIONS

ESTABLISHED GRADE

- (a) For the purposes of this exception, "Established Grade" shall mean the Canadian Geodetic Datum elevation of 178.93 metres.

NET SITE

- (b) For the purposes of this exception, "Net Site" shall mean the gross site minus any lands conveyed to the City of Toronto for road widening purposes, which such net site comprising an area of 471.61 square metres.

GROSS FLOOR AREA

- (c) 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 exterior of the main wall of each floor level reduced by the area in the building used for:

- (i) Parking, loading, and bicycle parking below-ground;
- (ii) Required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (iv) Indoor amenity space;
- (v) Elevator shafts;
- (vi) Garbage shafts;
- (vii) Mechanical penthouse; and
- (viii) Exit stairwells in the building.

PERMITTED USES

- (d) All uses permitted in a C6 zone shall be permitted on the lands identified on Schedule "C6 (9)".

EXCEPTION REGULATIONS

Yard Setbacks

- (e) The minimum front, side, and rear yard setbacks for buildings and structures above established grade shall be as shown on Schedule C6 (9).

Building Height

- (f) The maximum building height of any portion of the building or structure shall not exceed 3-storeys or 12.3 metres above established grade.
- (g) Notwithstanding (f) above, the parapet shall be disregarded in the calculation of height and shall project no more than 1.7 metres.
- (h) Notwithstanding (f) above, no part of the building shall penetrate a 45 degree angular plane projected along the entire rear yard setback, starting at a height of 10.5 metres above the average elevation of the ground 7.5 metres from the rear lot line.

Landscaping

- (i) A minimum 1.8 metre wide strip of land used for soft landscaping shall be provided along the rear (north) property line.

Gross Floor Area

- (j) A maximum gross floor area of 518 square metres shall be permitted.

Parking

(k) The minimum number of parking spaces shall be 7.

Bicycle Parking

(l) The minimum number of bicycle parking spaces shall be 6.

OTHER REGULATIONS

(m) The provisions of 6A(16) shall not apply.

4. Within the lands shown on Schedule C6 (9) 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:

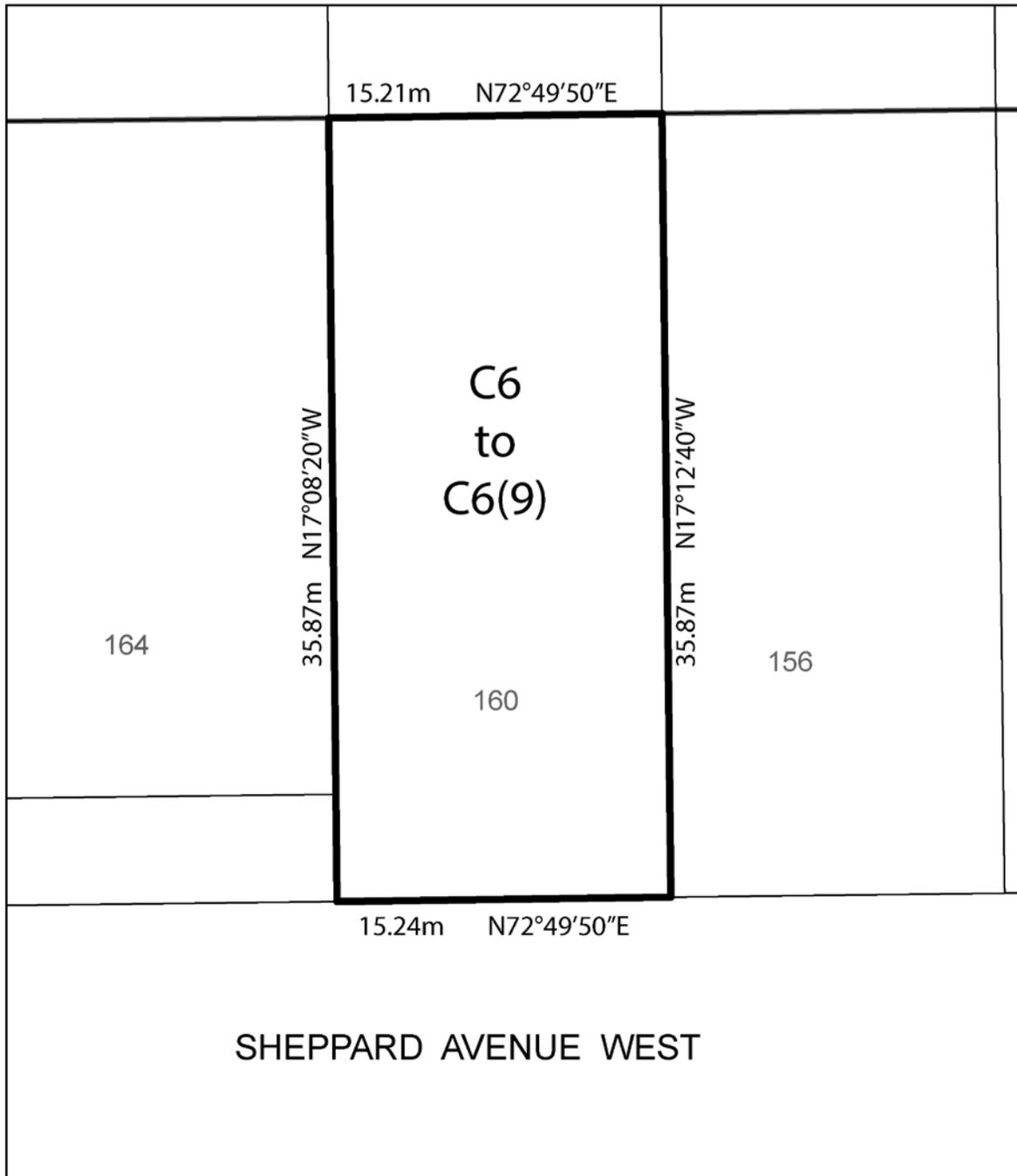
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



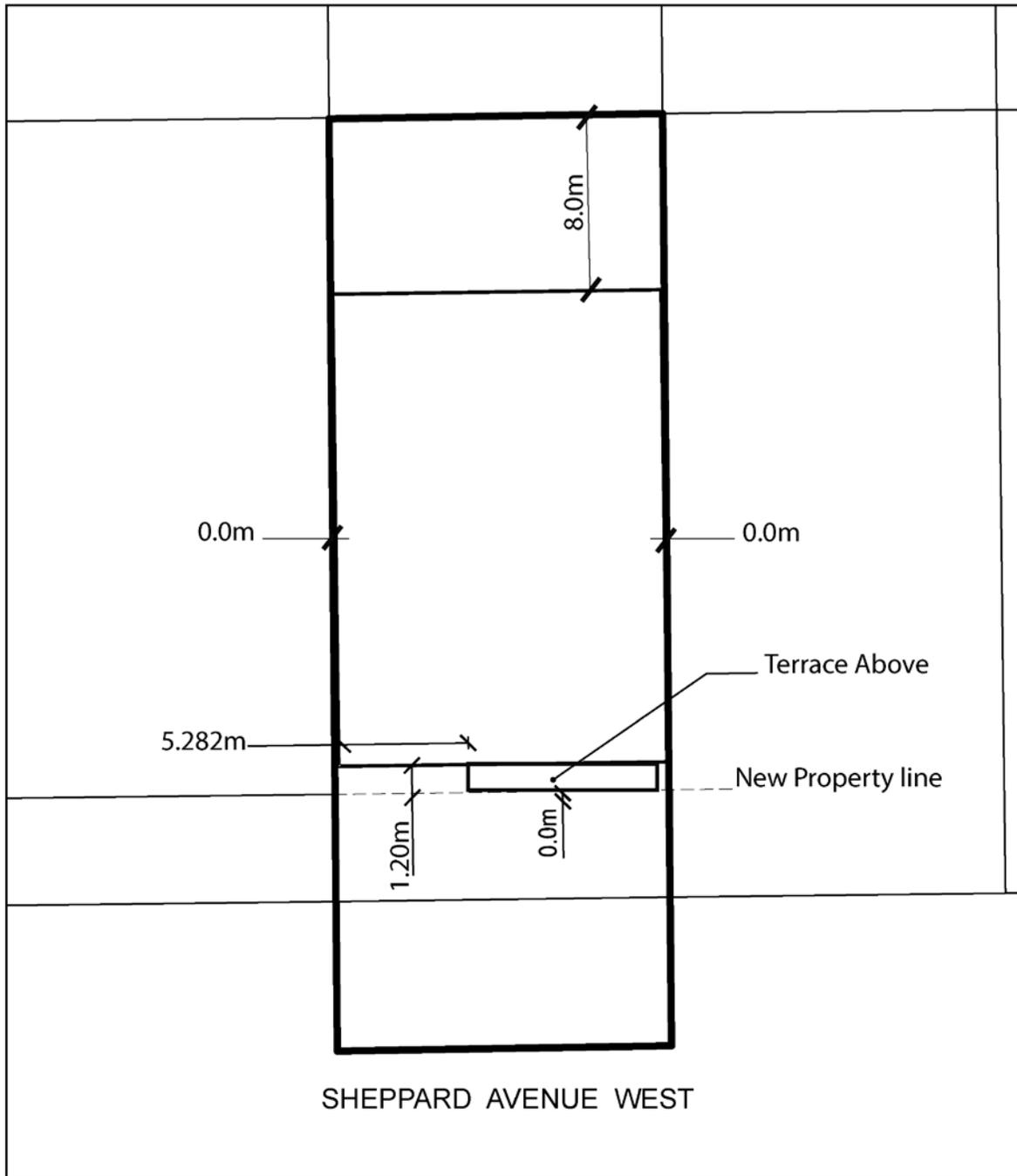
TORONTO
Schedule 1

160 Sheppard Avenue West

File # 16 270321 NNY 23 0Z



City of Toronto By-law 569-2013
Not to Scale
6/04/2019



TORONTO
 Schedule C6(9)

160 Sheppard Avenue West

File # 16 270321 NNY 23 OZ



City of North York By-law 7625
 Not to Scale
 6/04/2019

Attachment 7: Draft Zoning By-law No. 569-2013 Amendment

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

CITY OF TORONTO

Bill No. ~

BY-LAW [XXXX- 2019]

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 160 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 zone label "CR 0.95 (c0.95, r0.0) SS2 (192)", as shown on Diagram 2; and
4. Zoning By-law 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 Policy Area label "PA4", as shown on Diagram 3; and
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands shown on Diagram 4 attached to this By-law to the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1, with no label; and
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (192) so that it reads:

Exception CR 192

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) Despite regulation 40.10.30.40(1)(B), the permitted maximum **lot coverage** is 60 percent.
- (B) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be 8.0 metres from a **lot** in the Residential Zone category.
- (C) Despite regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** is 3.
- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.2 metres.
- (E) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 5 of By-law **XXXX-2019**.
- (F) Despite regulation 40.10.50.10(3), a minimum 1.8 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone category.
- (G) Despite Table 200.5.10.1, the required minimum number of **parking spaces** is 7.
- (H) Despite clause 220.5.10, a **loading space** is not required.

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

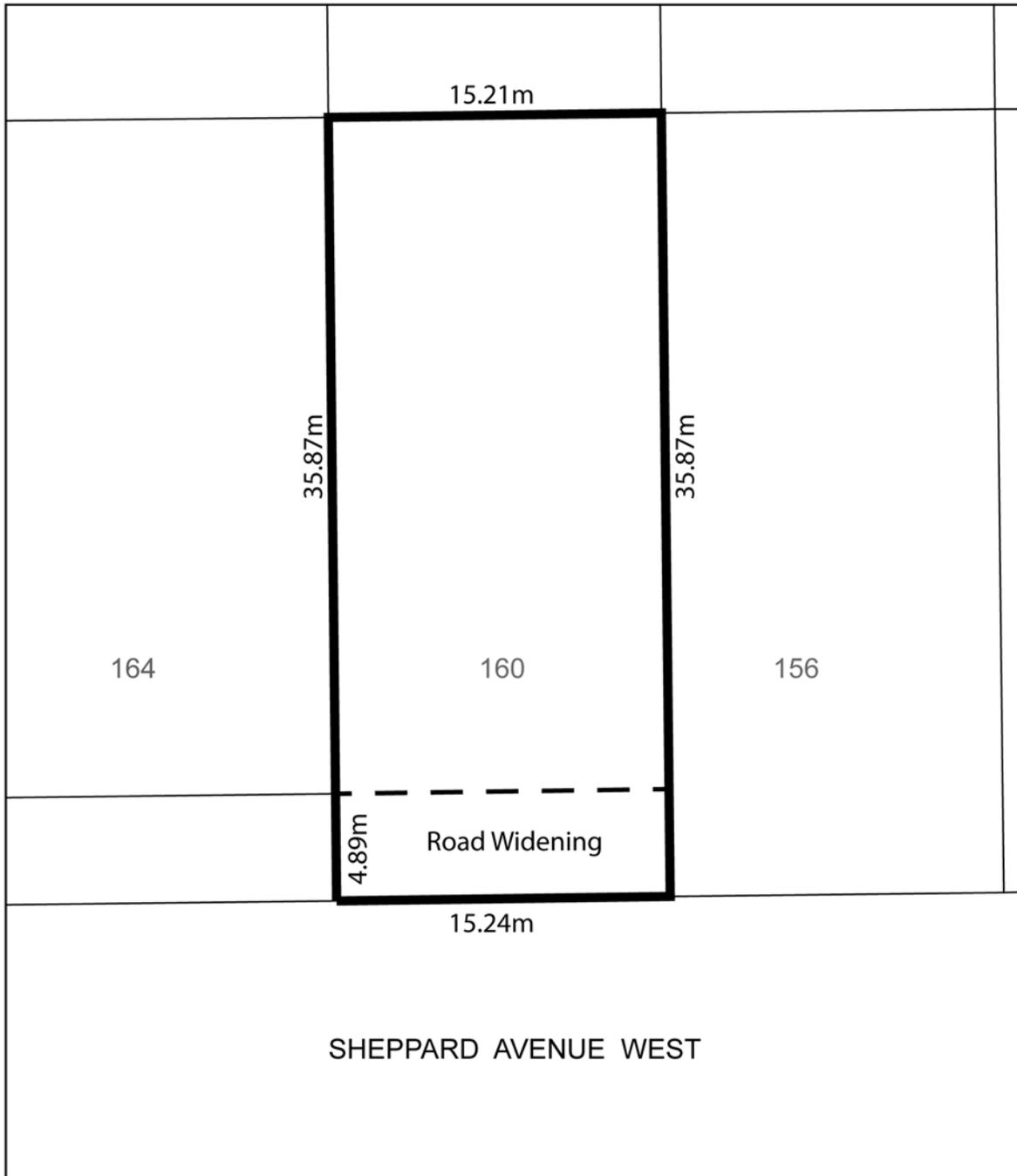
Enacted and passed on **month ##, 20##.**

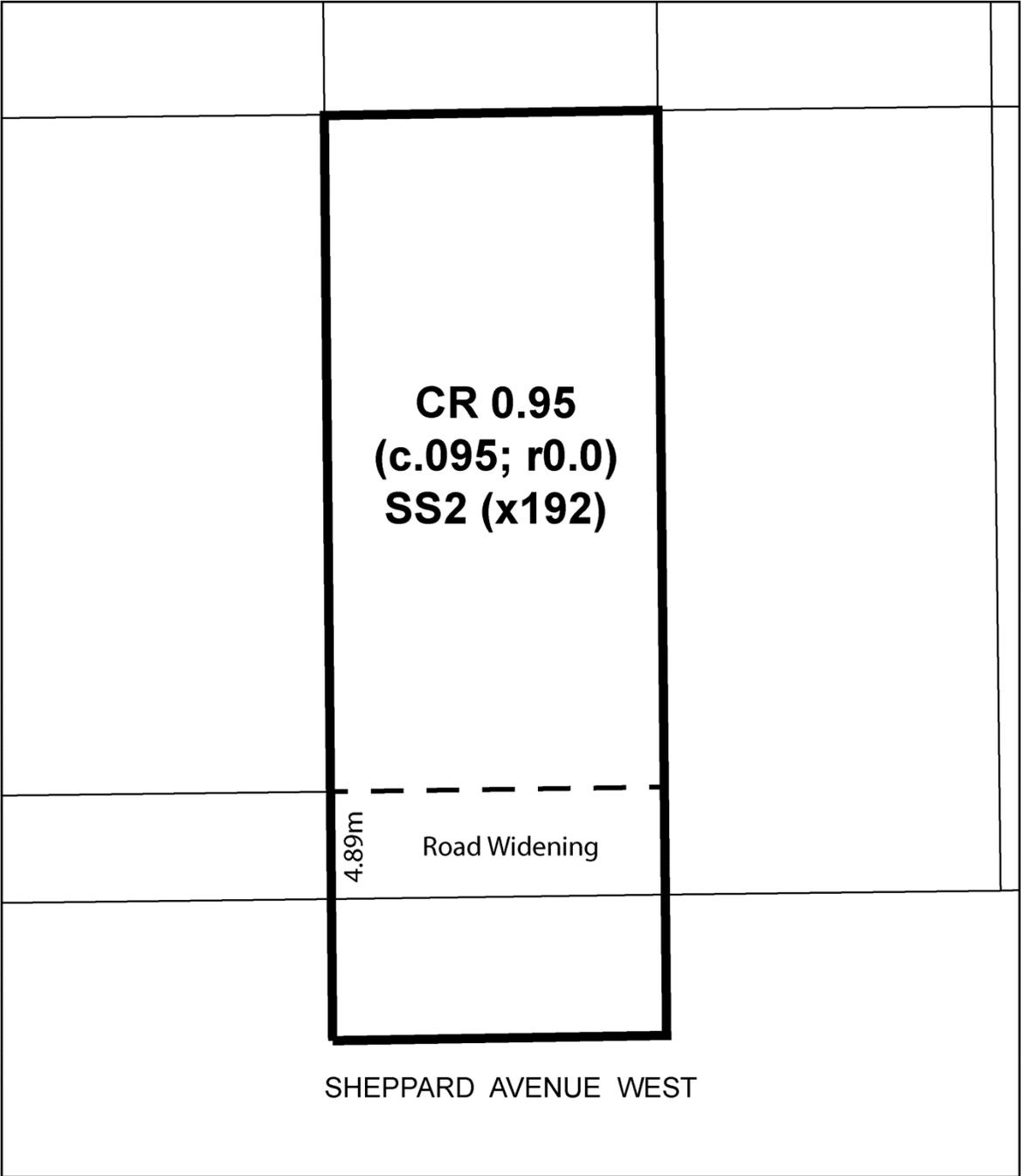
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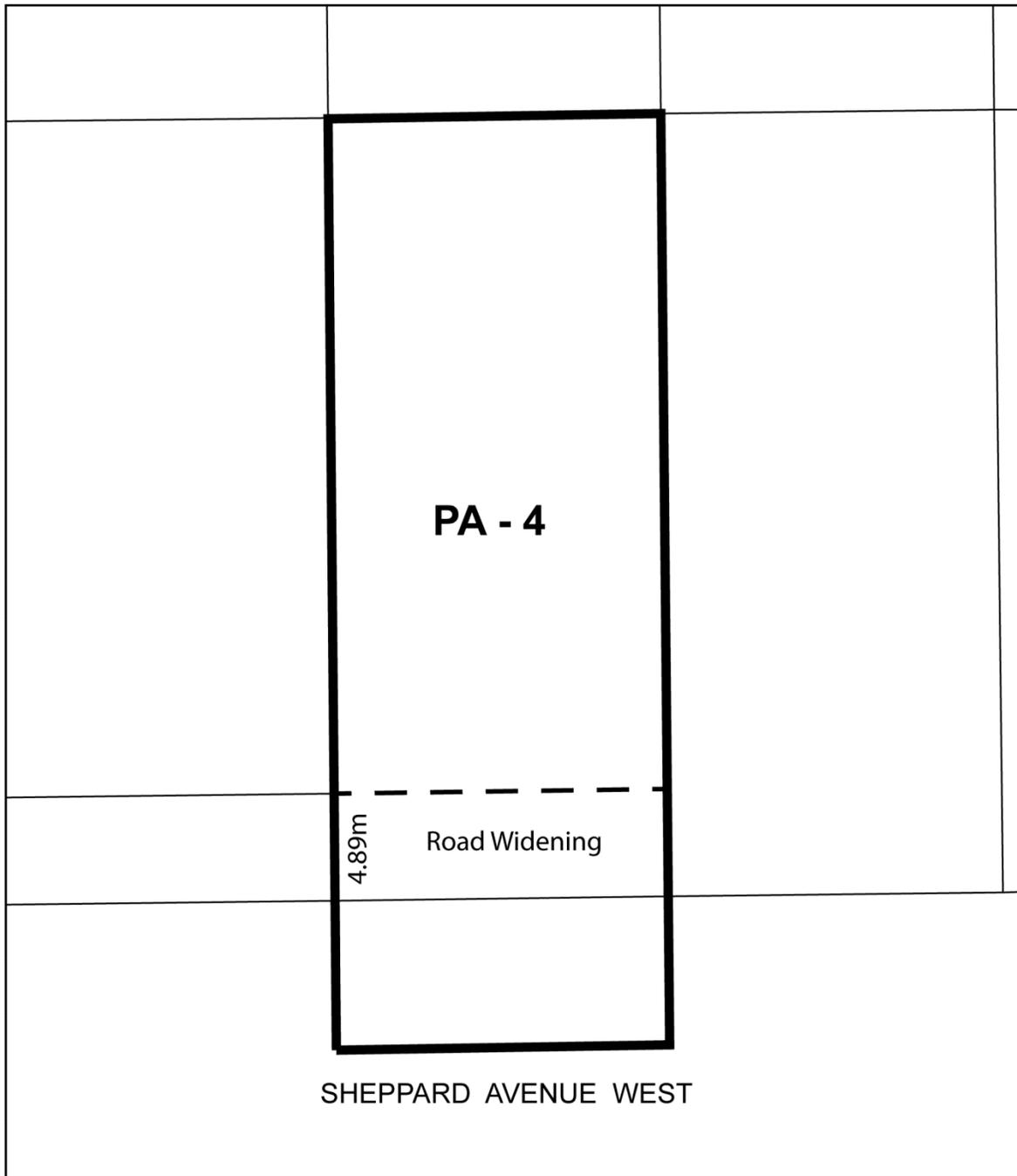
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)







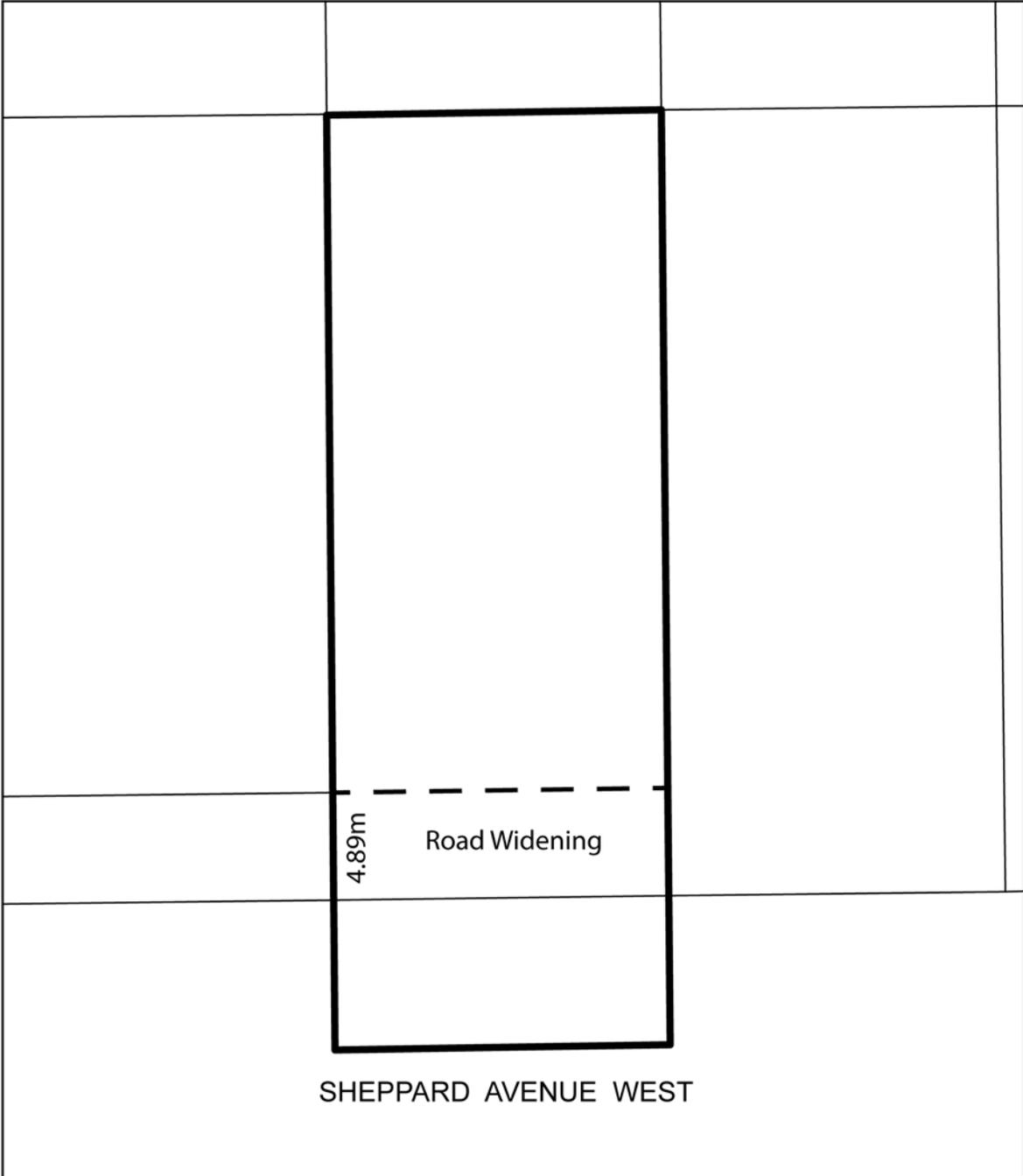
 **TORONTO**
Diagram 3

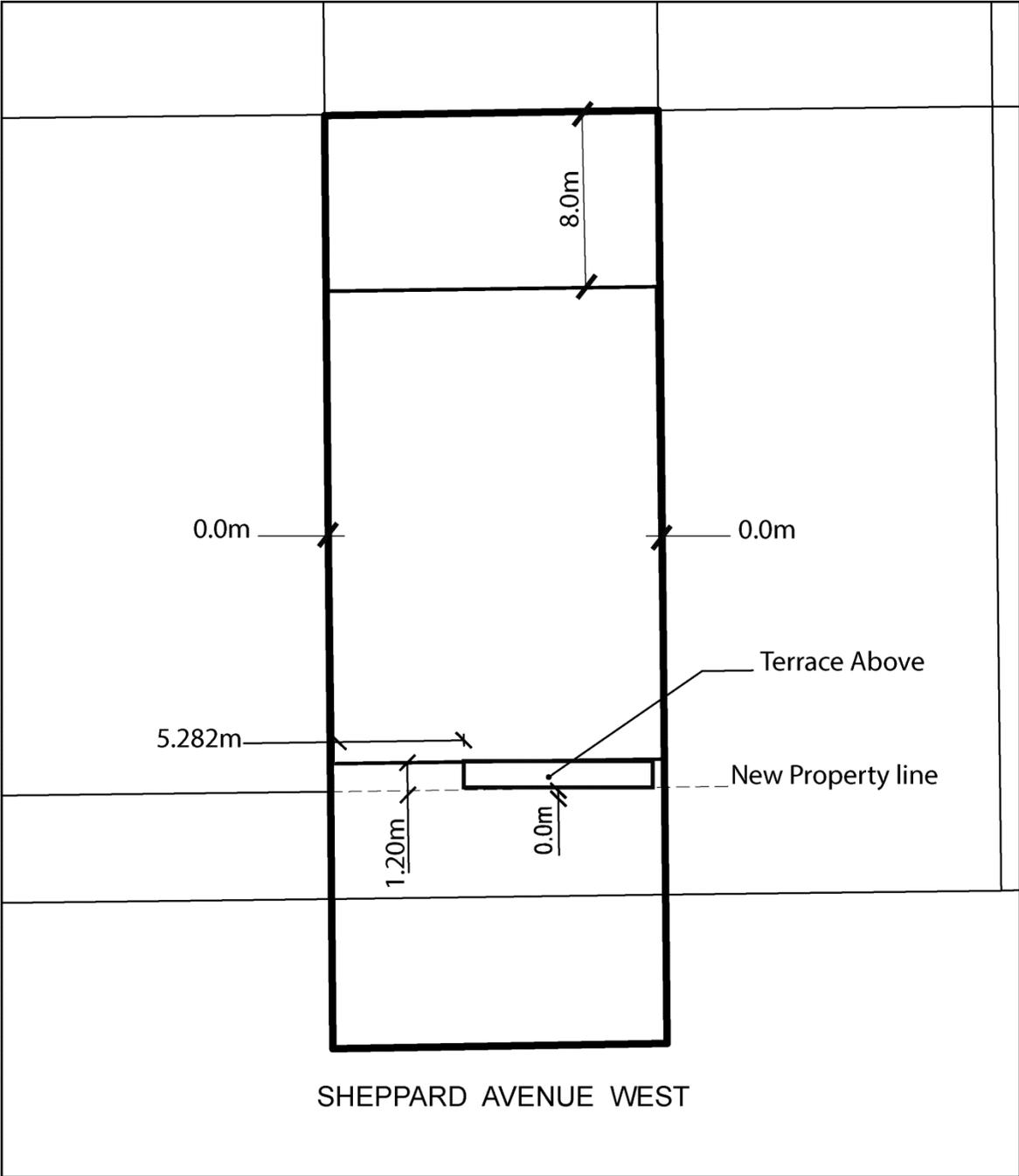
160 Sheppard Avenue West

File # 16 270321 NNY 23 0Z

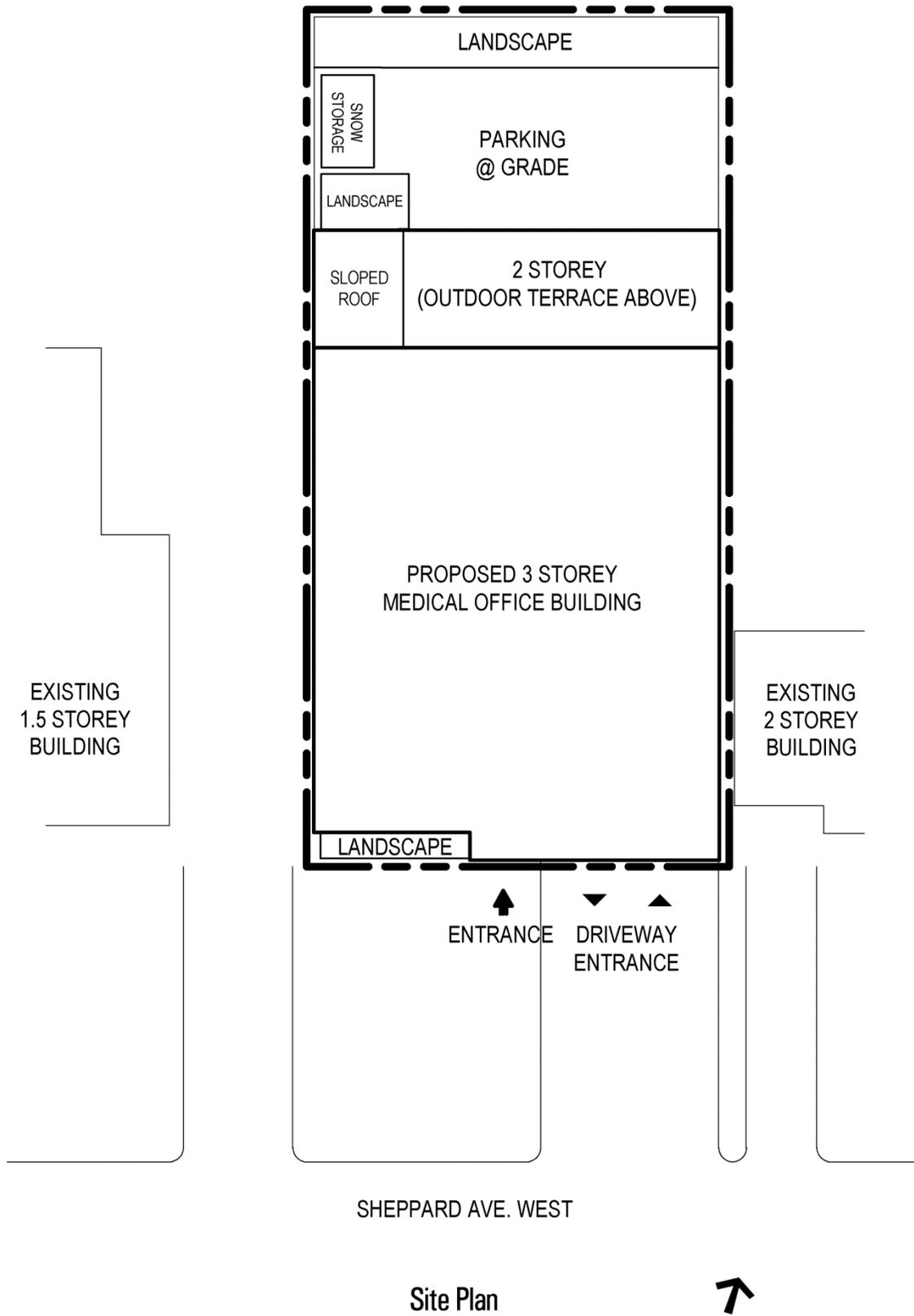


City of Toronto By-law 569-2013
Not to Scale
5/10/2019

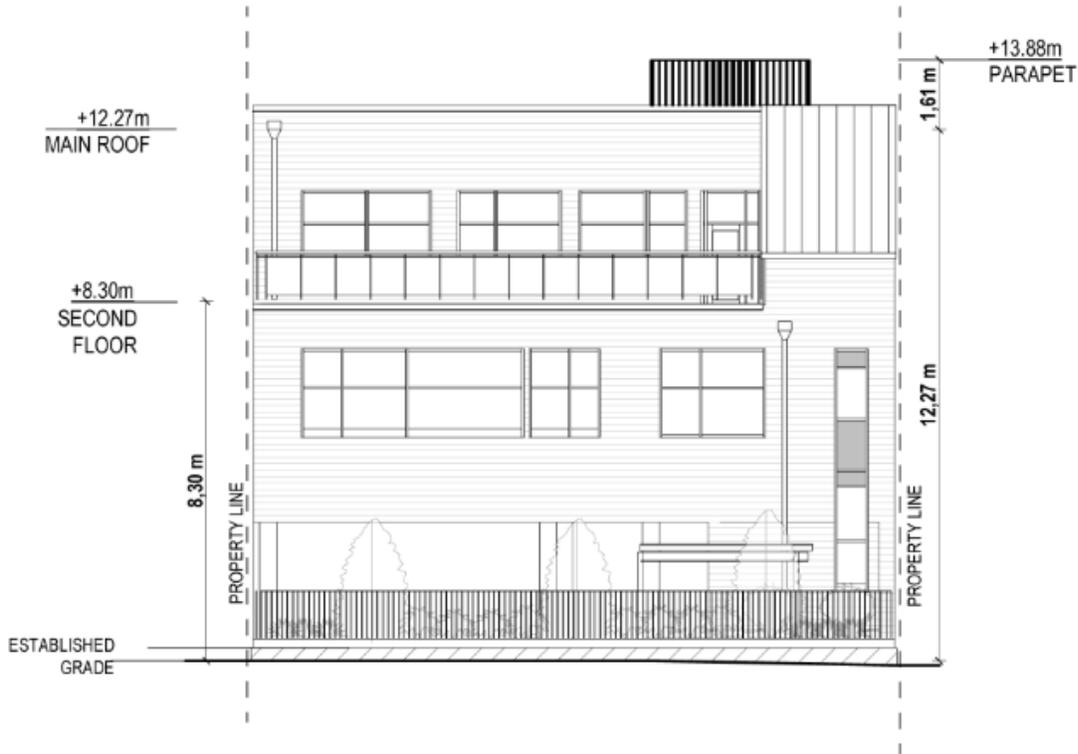




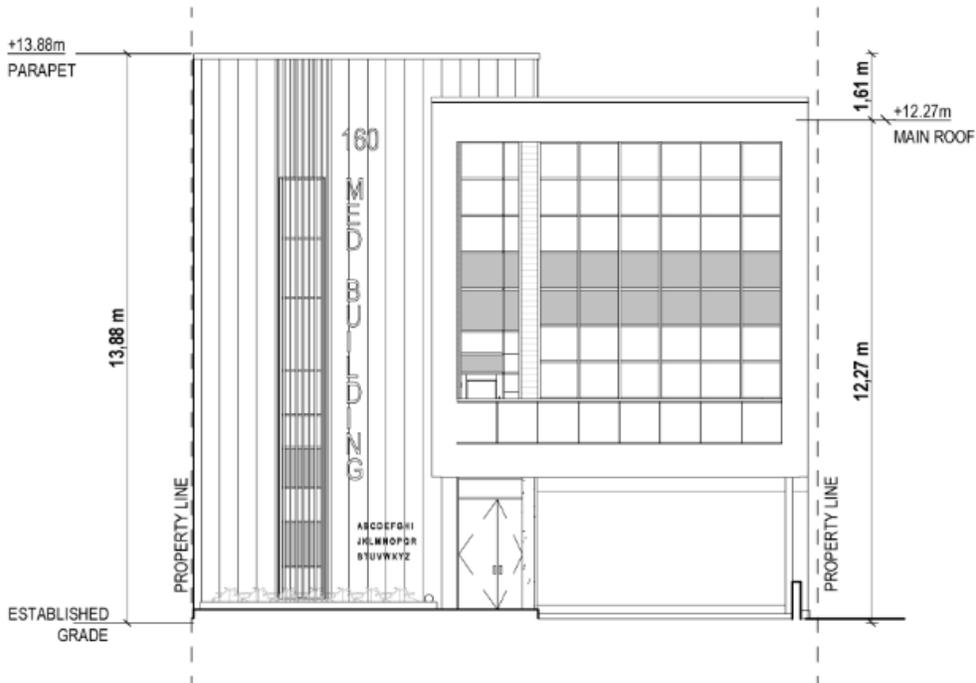
Attachment 8: Site Plan



Attachment 9: North and South Elevations

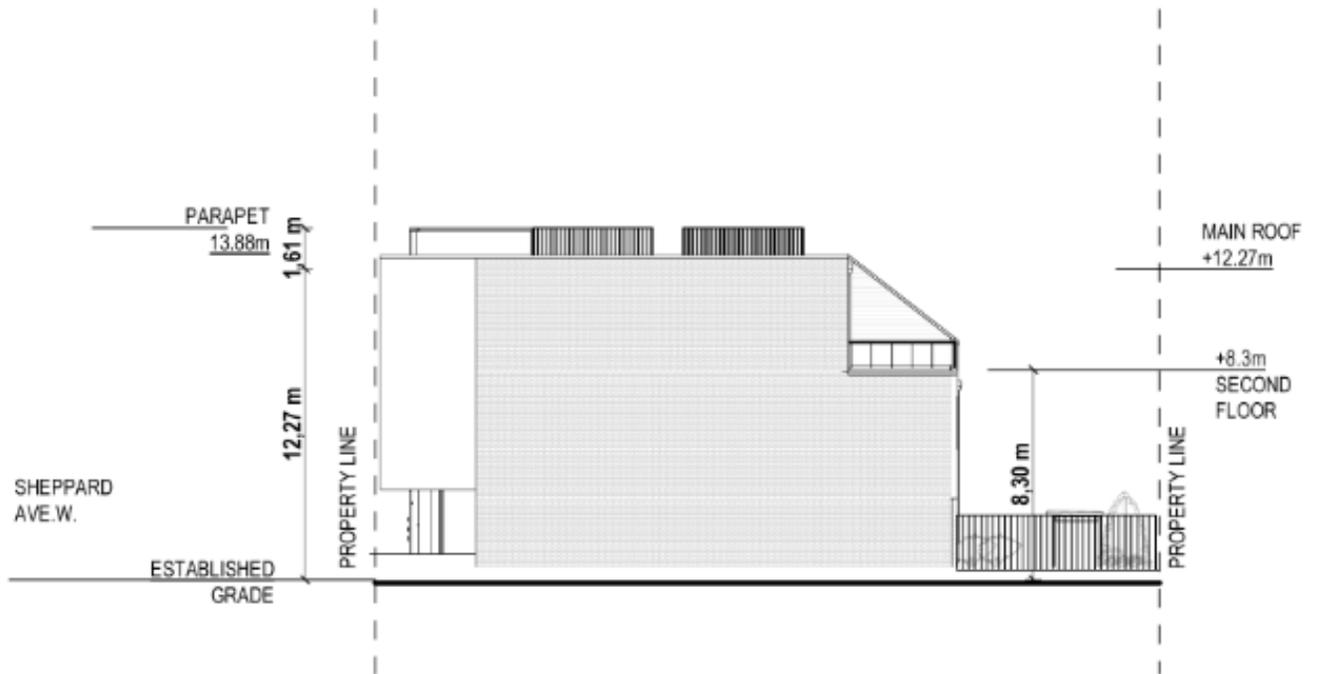


North Elevation

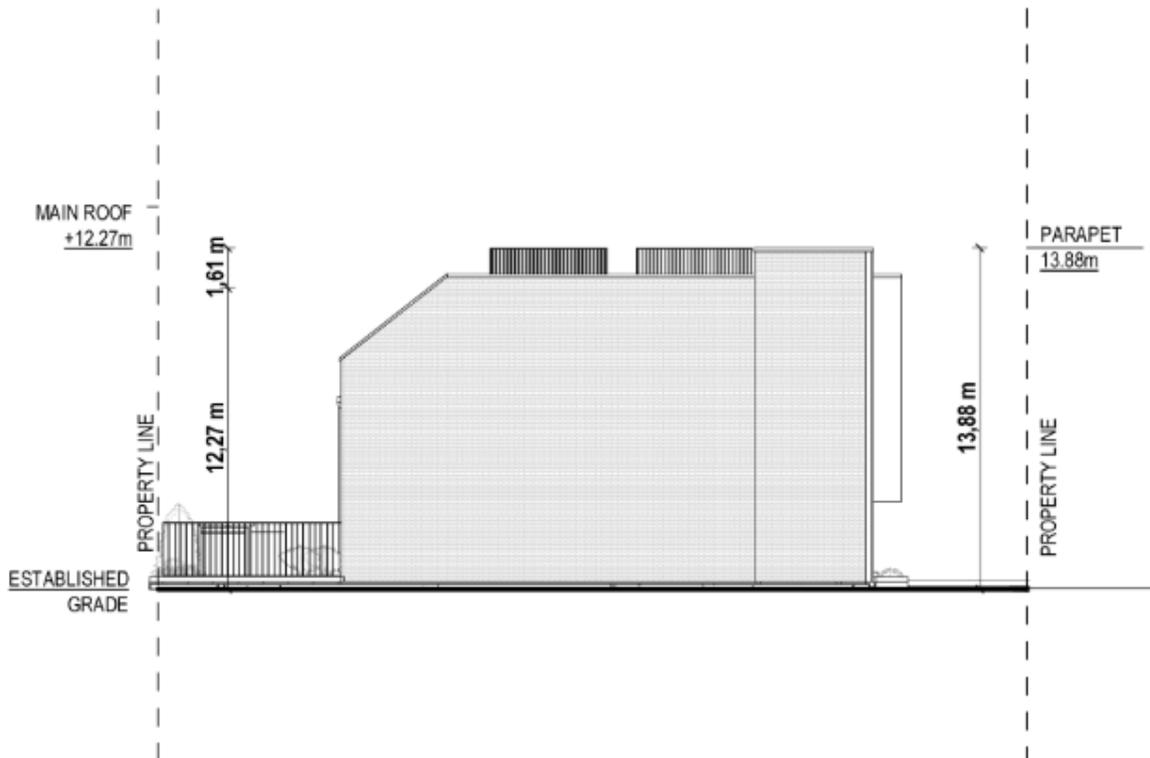


South Elevation

Attachment 10: East and West Elevations



East Elevation



West Elevation