

665, 667, 669 and 671 Sheppard Avenue West – Zoning Amendment Application – Final Report

Date: June 18, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 16 219896 NNY 10 OZ

SUMMARY

This application proposes 39 five-storey, (excluding a rooftop terrace access), stacked, back-to-back townhouses, 7 three-storey, (excluding a rooftop terrace access), townhouses and 2 three-storey townhouses for a total of 48 units with 54 underground parking spaces at 665, 667, 669 and 671 Sheppard Avenue West.

The redevelopment proposal is in keeping with the Sheppard West/Dublin Secondary Plan, appropriately transitions to the abutting lower density residential uses, and improves the Sheppard Avenue West streetscape.

This report reviews and recommends approval of the application to amend the Zoning By-law.

This report also recommends a holding provision ("H") in the Zoning By-law, due to outstanding sanitary capacity issues, to be lifted at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.

RECOMMENDATIONS

1. City Council amend Zoning By-law 7625, for the lands at 665, 667, 669 and 671 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 665, 667, 669 and 671 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The current application was submitted on September 8, 2016 and deemed complete on July 18, 2017. A Preliminary Report on the application was adopted by North York Community Council on November 15, 2016 authorizing staff to conduct a community consultation meeting with an expanded notification 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:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY18.29>

PROPOSAL

A total of 48 dwelling units are proposed in three blocks (A, B and C) of townhouses. Of the 48 units, 8 would be 1-bedroom live/work units, 16 would be 2-bedroom units and 24 would be 3-bedroom units. The proposed gross floor area is 5,423 square metres, which results in an FSI of 1.92 times the area of the lot.

Block A would be situated along the Sheppard Avenue West frontage. There would be 39 units in a stacked, back-to-back townhouse format. Eight units facing Sheppard Avenue West would be live/work units, permitting both residential and commercial uses. This block of dwelling units would be 19 metres tall (5-storeys) to the top of the roof terrace access. Block A would be set back 0.27 metres from the new lot line on Sheppard Avenue West following a required road widening, 3.4 metres from the Yeomans Road lot line and 2.8 metres from the easterly lot line.

Block B would be situated behind and parallel to Block A. There would be 7 units in a townhouse format. This block of dwelling units would be 12.5 metres tall (3-storeys) to the top of the roof terrace access. Block B would be separated from Block A by 11 metres, with a landscaped courtyard between, with front entrances facing onto the courtyard. The townhouses would be set back 9.5 metres from the rear lot line and 3.9 metres from the easterly lot line.

Block C would be situated along the Yeomans Road frontage, perpendicular to Block B, south of Block A. There would be 2 townhouse units. This block of dwelling units would be 10.7 metres tall (3-storeys) to the top of the roof. Block C would not have roof terraces. The block would be set back 3.4 metres from Yeomans Road, 12.7 metres from the rear lot line, 10.8 metres from Block A and 9.8 metres from Block B.

Access to the below grade parking garage would be via a driveway accessed from Yeomans Road. The parking ramp is proposed to be located 1.5 metres from the rear property line. A total of 54 underground parking spaces are proposed on one level, including 47 parking spaces for residents and 7 parking spaces for visitors. A total of 38 bicycle parking spaces are also proposed, of which 34 would be for the use of residents and 4 would be for the use of visitors. All bicycle parking would be located in the

underground garage. A Type "G" loading space would be at grade between Blocks B and C. A 2.76-metre road widening would be required for Sheppard Avenue West, along the entire frontage of the site. Refer to Attachments 1 and 2 for the site plan and elevations. For additional site statistics, refer to Attachment 1 – Application Data Sheet.

Site and Surrounding Area

The site is located on the south side of Sheppard Avenue West and the east side of Yeomans Road. The site currently consists of 4 single detached dwellings, with a frontage of approximately 64 metres on Sheppard Avenue West, a frontage of approximately 44 metres on Yeomans Road and an area of 0.28 hectares (0.69 acres). The land is relatively flat. There are some mature trees. The assembly of these 4 properties creates a corner parcel at Sheppard Avenue West and Yeomans Road. Land uses surrounding the site are as follows:

North: A 2-storey commercial plaza with residential units, on the north side of Sheppard Avenue West.

West: Yeomans Road and an 8-storey (202-unit), mixed-use building on the west side of Yeomans Road.

South: 1 to 2-storey single detached dwellings on Yeomans Road and Alexis Boulevard.

East: A mix of 1 to 2-storey single detached dwellings and commercial uses along Sheppard Avenue West, immediately to the east.

Reasons for Application

Amendments to the former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law 569-2013 are required to permit the proposed townhouse development at the proposed height and density and to establish appropriate performance standards.

The original proposal would have required an Official Plan Amendment due to the fact that the rear of the proposed buildings would have projected into the 45 degree angular plane, which is not in conformity with the policies set out in the Sheppard West/Dublin Secondary Plan. Since the adoption of the Preliminary Report the proposal has been revised and now no longer has conformity issues with the secondary plan and an Official Plan Amendment is no longer needed.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Planning and Urban Design Rationale
- Public Consultation Plan
- Landscape and Lighting Plans
- Hydrological Assessment

- Boundary/Topographic Survey
- Architectural Plans
- Draft Zoning By-law Amendments
- Arborist Report and Tree Inventory and Preservation Plan
- Traffic Impact and Parking Study
- Functional Servicing Report
- Stage 1 and 2 Archaeological Assessment
- Geotechnical Study

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/applicationinformation-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 appropriate Zoning By-law standards.

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, as these submissions are broadcast live over the internet.

Community Consultation

A community consultation meeting was held on February 8, 2016 to present the proposal to the community and receive their feedback. Approximately 20 members of the public attended the meeting in addition to City staff, the applicant and the local ward councillor. At the meeting, residents had the following comments and concerns:

- Traffic and parking supply;
- The relationship of the dwellings to the rear lot line (angular plane);
- Increase in height and density;
- Transition of built form;
- Location of garbage storage; and
- Noise, privacy and overlook.

POLICY CONSIDERATIONS

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

The Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2019), 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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial 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 (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:

- Establishing minimum density targets within strategic growth 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;
- 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.

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. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Section 5.1 of the Growth Plan 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 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

The site is designated as *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan also contains policies regarding appropriate transition between *Mixed Use Areas* and adjacent *Neighbourhoods*. Development within *Mixed Use Areas* will be located and massed in such a way as to provide a transition between areas of different development intensity and scale.

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.

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

The 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.

Map 3 of the Official Plan, Right-of-Way Widths Associated with Existing Major Streets, identifies an ultimate right-of-way width for Sheppard Avenue West as 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.

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.

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/>.

Secondary Plan

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

The *Mixed Use Area A* designation of the Sheppard West/Dublin Secondary Plan applies to the primary commercial areas, including the subject lands. The primary commercial areas for the Secondary Plan Area are to be located at the Bathurst/Sheppard, Wilson Heights/Sheppard and Allen/Sheppard intersections on lands designated *Mixed Use Area A*. The maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot, provided that the commercial uses do not exceed 1.0 times the area of the lot.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are designated Neighbourhoods. These measures include the provision and maintenance of suitable fencing and a 1.5-metre wide landscape strip along the property lines between new developments and Neighbourhoods.

Also, the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5 metres. The Sheppard West/Dublin Secondary Plan can be found here:

<https://www1.toronto.ca/planning/23-sheppard-west-dublin.pdf>

Zoning

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

The subject lands are also zoned Residential Detached (RD (f15.0; a550)(x5)) by City of Toronto Zoning By-law 569-2013. This zoning permits single detached dwellings and accessory structures.

Townhouse and Low-rise Apartment Guidelines

In March 2018, City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios. The link to the Guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>

Site Plan Control

An application for Site Plan Control was submitted on June 20, 2017 (file no. 17 184024 NNY 10 SA) and is currently under review.

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 Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

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

The PPS (2014) requires provisions be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. 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 1.4.3 outlines that one of the ways planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents is by directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to those current and future needs.

The proposed development supports provincial policy objectives to focus growth in existing settlement areas. The proposal would provide the area in which the subject site is located with a range of housing types, reduce land consumption related to residential development, promote efficient use of existing infrastructure, and would be transit supportive. The proposed draft by-laws would apply appropriate development standards to support intensification and redevelopment of the subject site.

Policy 4.7 of the PPS refers to the Official Plan as the most important vehicle for implementing the PPS. The Land Use section of this report evaluates the appropriateness of the subject site for intensification.

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe. Section 2.2.1.2 of the Growth Plan 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 provides further direction on the achievement of complete communities. It articulates a set of objectives including a diverse mix of land uses, and range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. 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 high quality, compact built form, an attractive and vibrant public realm, including open spaces, through site design and urban design standards.

The policies of the Growth Plan 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 direction for complete communities and directing growth to occur within settlement areas. The proposed residential uses provide a mix of uses in a location that offers convenient access to a range of transportation options. The proposed residential use and mix of unit types can accommodate people at all stages of life and the needs of different household sizes. The proposed development offers a compact built form and streetscape improvements to Sheppard Avenue West which will ensure the development of an attractive and vibrant public realm.

Policy 2.2.2.4 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 south of the subject site. The proposed massing and rear yard setback of 9.5 metres provides an appropriate transition to the *Neighbourhoods* to the south.

The proposed development is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe as it promotes residential intensification through the efficient use of land to meet the long-term housing needs of the settlement area. The proposal would also contribute to a healthy, liveable, and safe community.

Land Use

The City of Toronto Official Plan directs future growth in the City to areas that are well served by public transit. Specifically, residential growth is intended to be directed to major arterial corridors identified as *Avenues* on Map 2. The site is appropriate for intensification. The site is designated *Mixed Use Areas* which permits a broad range of residential and commercial uses intended to absorb much of the future residential growth in the City. This designation is further refined by the Sheppard West/Dublin Secondary Plan, which promotes a mix of uses and comprehensive redevelopment. The maximum permitted density is 2.0 times the lot area, provided that commercial uses do not exceed 1.0 times the lot area.

The proposed development has a density less than 2.0 times the lot area and the live/work units satisfy the commercial use at grade requirement. The live/work uses on

the ground floor will help animate the street and would promote additional ridership on public transit. The proposed development complies with the land use provisions of the Official Plan and the Sheppard West/Dublin Secondary Plan.

Site Organization

The site is a corner lot organized with a double row of townhouses along Sheppard Avenue West. Within the 11 metre separation between the townhouse rows is a landscaped courtyard serving as a pedestrian mews with access provided off of Yeomans Road. This configuration would provide visibility into the site and street addresses to the units at the east end of the site. At the east end of the pedestrian mews is a play area providing a family supportive amenity for the residents. The 11 metre separation would also allow for sufficient natural light and privacy for the dwelling units.

On the south-west corner of the site, a separate block of two 3-storey townhouse units fronting onto Yeomans Road provide a visual buffer between the ground-floor loading space to its rear and the street.

Access to the underground parking garage is off of Yeomans Road and garbage will be stored underground.

Running along the southern edge of the site is a 1.5 metre landscaped buffer that provides opportunities for landscaping including seven trees with sufficient soil volumes. Abutting the planting bed, a 1.8 metre wood fence will provide a privacy screen for the residents and the adjacent neighbourhood.

Density, Height, Massing

The proposed density is 1.92 times the area of the lot. This density is lower than that of recent approvals on Sheppard Avenue West, as most recent approvals have taken the form of midrise buildings. This is also lower than the maximum permitted density of the Sheppard West / Dublin Secondary Plan.

Eight units facing Sheppard Avenue West would be live/work units, permitting both residential and commercial uses. The Sheppard townhouse Block would also have roof terraces that are set back an additional 1 metre from the building's edge. The 11-metre separation distance to the South townhouse Block and 10.8-metre separation distance to the Yeomans townhouse Block are acceptable and have regard for the Townhouse & Low-Rise Apartment Guidelines.

The South Block would have 7 units in a townhouse format and would also have roof terraces that are also set back an additional 1 metre from the building's edge. This townhouse Block would have a 9.5-metre rear yard setback, which complies with the Sheppard West / Dublin Secondary Plan and will provide privacy for both the residents of the development and the adjacent neighbourhood.

Chapter 3 of the Official Plan requires that new development fit harmoniously into the planned and built context. The Sheppard West / Dublin Secondary Plan requires that a

45 degree angular plane be applied with the built form massed underneath. Staff are satisfied this is the case and with respect to density, height and massing the proposal is appropriate and compatible with the existing and planned context.

Traffic Impact, Access, Parking

The Traffic Impact and Parking Study estimates the project will generate approximately 17 two-way trips during the weekday AM peak hours and 20 two-way trips during the weekday PM peak hours. The study concludes the site will have minimal impact on the abutting road network. The dwelling units would be accessed by a 6.0-metre driveway from Yeomans Road, which leads to the underground garage.

A 2.76-metre road widening is required along Sheppard Avenue West in order to satisfy the Official Plan requirement of a 36-metre wide right-of-way. A 6.0-metre corner rounding has been provided at the northwest corner of the site. The road widening and corner rounding will be secured during the Site Plan Approval Process.

Based on City of Toronto Zoning By-law 569-2013, under Policy Area 4, a minimum of 53 parking spaces are required for the proposed development. A total of 54 parking spaces (47 parking spaces for residents and 7 parking spaces for visitors) are proposed. The parking supply would include three accessible parking spaces, pursuant to the Toronto Green Standard.

One Type G loading space is proposed in the rear of townhouse Block C, between townhouse Blocks B and C, screened from view from the street. The loading space materials will be upgraded and integrated into the landscaped courtyard design as part of the Site Plan Approval process.

Garbage bins will be stored underground in an enclosed room at the foot of the parking garage ramp and will be placed at the loading area for pick-up on garbage days. The parking garage ramp will be screened with a 1-metre concrete wall that will be covered with a trellis.

Transportation staff are satisfied with the Traffic Impact and Parking Study, road widening, corner rounding, proposed parking supply and loading space.

Streetscape

Townhouse Block A would have eight live/work units facing Sheppard Avenue West, with direct connections to the sidewalk at grade. Block A would also have three residential units facing Yeomans Road, with direct connections to the sidewalk. Block C would have two residential units facing Yeomans Road, with direct connections to the sidewalk. The applicant will be responsible for installing new 2.1-metre wide sidewalks along the Sheppard Avenue West and Yeomans Road frontages. Five new street trees with appropriate soil volumes are proposed to be planted along the Sheppard Avenue West frontage and would accompany one existing street tree to be retained. One new street tree with appropriate soil volume is proposed to be planted along the Yeomans Road frontage and would accompany two existing street trees to be retained. The

owner must restore those sections of the municipal boulevard where existing driveways would be closed.

These streetscape improvements will be secured through the site plan approval process.

Servicing

Development proposals must ensure that the intensity and scale of the proposed development can be accommodated by the City's infrastructure, in particular, servicing. Policy 5.1.2.1 and 5.1.2.2 of the Official Plan permit Council to include a holding provision to address certain matters before development can proceed.

The sanitary sewer system along Sheppard Avenue West between Bathurst Street and Dufferin Street is currently at capacity. Due to the outstanding servicing issues, staff are recommending the subject lands be zoned with a holding provision ("H") until such time as an acceptable sanitary system solution is constructed and operational as determined by the Chief Engineer & Executive Director, Engineering and Construction Services which may include the applicant obtaining MECP Environmental Compliance Approval and upgrading the existing municipal infrastructure off site.

The draft by-laws attached to this report requires that the zoning be subject to a holding provision ("H") until such time as a servicing solution is accepted to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. The recommended holding provision within the draft by-laws requires the owner to submit Functional Servicing and Stormwater Management Reports acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services and to enter into a development agreement between the owner of the lands and the City, securing the financing and construction of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development and that the required sewer upgrade be constructed and operational.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 680 square metres or 25.7 % of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 264 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a dedication of 264 square metres is not of a suitable size to develop a programmable park within the existing context of this development site. The site is approximately 530 metres away from Earl Bales Park, a 72 hectare park fronting onto Bathurst Street. Its amenities include an off leash area, fire pits, playground, spray pad, ski hill, community centre as well as multiple trails. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Amenity Space

Outdoor amenity will be provided between the Sheppard Block and South Block of townhouses consisting of a landscaped courtyard serving as a pedestrian mews with a play area at the east end of the landscaped courtyard. The total amount of outdoor amenity space for the proposed development is 300 square metres or 6.25 square metres per dwelling unit, which satisfies the Townhouse and Low-Rise Apartment Guidelines.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Applicable TGS performance measures will be secured through the Site Plan Approval process including bird-friendly glass treatment, bicycle parking, high albedo surface material hardscape, cool roofs, new trees with appropriate soil volumes planted on site and the incorporation of landscaped areas planted with native plants and/or water-efficient plants.

The draft zoning by-law will secure performance measures that are consistent with Tier 1 development features, including: landscaped open space and bicycle parking spaces.

Tree preservation

Urban Forestry staff have reviewed the Arborist Report and Tree Inventory and Preservation Plan and relevant plans. The Landscape Plan shows five proposed street trees to be added to one existing street tree for a total of six street streets on Sheppard Avenue West. The Landscape Plan also shows one proposed street tree to be added to two existing street trees for a total of three street trees on Yeomans Road. Five privately-owned trees are proposed to be removed, which requires fifteen replacement trees. Ten privately-owned replacement trees will be planted on site and a payment for in lieu of planting for the remaining five trees will be required.

Conclusion

Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to policies for development

within Mixed Use Areas and the policies of the Sheppard West/Dublin Secondary Plan. The proposal would provide much needed family-size dwelling units compatible with the surrounding context.

CONTACT

Kelly Snow, Planner
Tel. No. 416-395-7124
E-mail: kelly.snow@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 Zoning By-law No. 7625 Amendment
- Attachment 6: Draft Zoning By-law No. 569-2013 Amendment

Applicant Submitted Drawings

- Attachment 7: Elevations
- Attachment 8: Site Plan

Attachment 1: Application Data Sheet

Municipal Address: 665, 667, 669 AND 671 SHEPPARD AVENUE WEST
Date Received: September 8, 2016

Application Number: 16 219896 NNY 10 OZ

Application Type: Rezoning

Project Description: The application proposes 39 five-storey (excluding roof deck) stacked, back-to-back townhouses, two 3-storey townhouses and seven 3-storey (excluding roof deck) townhouses (for a total of 48 units, including 8 live/work units) with 54 underground parking spaces.

| Applicant | Agent | Architect | Owner |
|---|--|---|--|
| The Biglieri Group Ltd. 20 Leslie Street Toronto, ON M4M 3L4 | Michael Testaguzza 20 Leslie Street Toronto, ON M4M 3L4 | SRN Architects Inc. 202 – 8395 Jane Street Concord, ON L4K 5Y2 | 665-671 Sheppard Avenue West Ltd. 595 Cityview Blvd Suite 2 L4H 0C9 |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|----------------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | N |
| Zoning: | RD (f15.0; a550)(x5) | Heritage Designation: | N |
| Height Limit (m): | 10 | Site Plan Control Area: | Y |

PROJECT INFORMATION

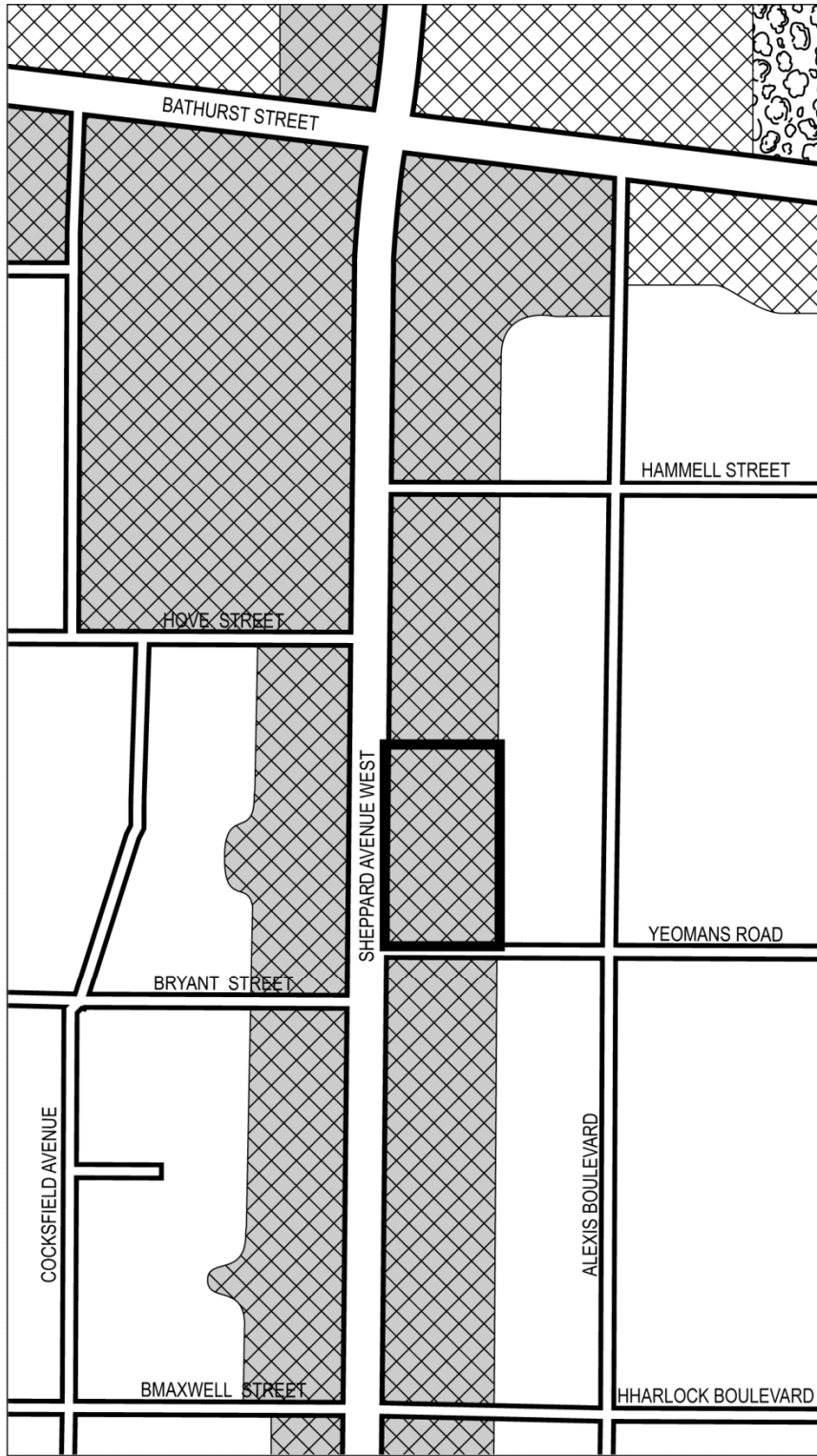
Site Area (sq m): 2,828 Frontage (m): 64 Depth (m): 44

| Building Data | Existing | Retained | Proposed | Total |
|-------------------------------|-----------------|--------------------|-----------------|--------------|
| Ground Floor Area (sq m): | | | 1,180 | 1,180 |
| Residential GFA (sq m): | | | 5,424 | 5,424 |
| Non-Residential GFA (sq m): | | | | |
| Total GFA (sq m): | | | 5,424 | 5,424 |
| Height - Storeys: | 2 | | 5 | 5 |
| Height - Metres: | | | 19 | 19 |
| Lot Coverage Ratio (%): 41.72 | | Floor Space Index: | 1.92 | |

Attachment 2: Location Map



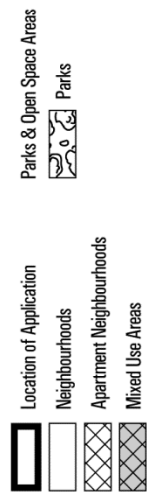
Attachment 3: Official Plan Land Use Map



665, 667, 669, 671 Sheppard Avenue West

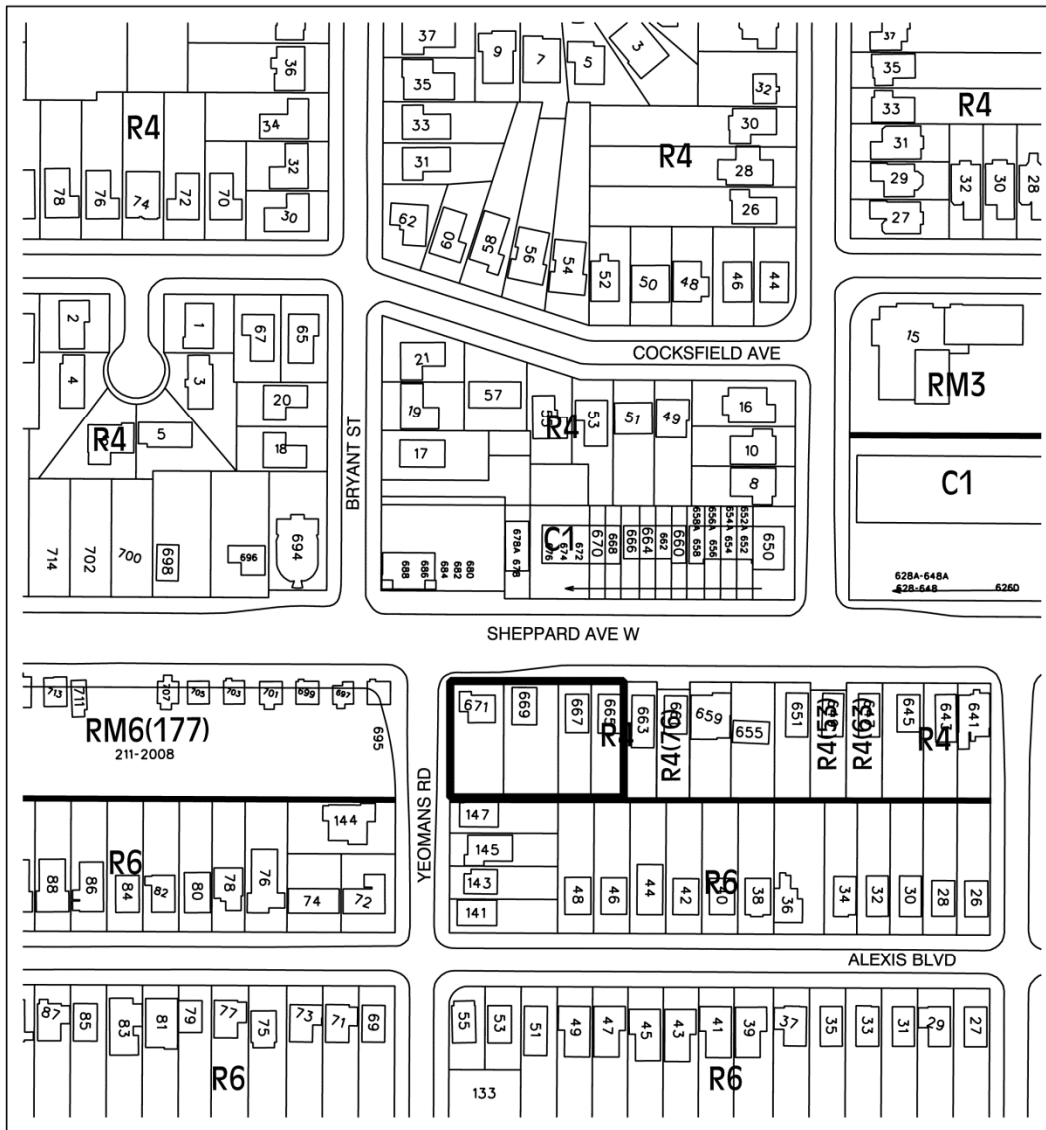
TORONTO
 Extract from Official Plan

File # 16 219896 NNY 10



↑
 Not to Scale
 09/20/2016

Attachment 4: Existing Zoning By-law 7625 Map



665, 667, 669, 671 Sheppard West

File # 16 219896 NNY 10

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone



Not to Scale
Zoning By-law 7625 as amended
Extracted 09/21/2016

Attachment 5: Draft Zoning By-law No. 7625 Amendment

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

***Draft Zoning By-law
Amendment***

**CITY OF TORONTO
BY-LAW No. XXXX-
2018**

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 665, 667, 669 and 671 Sheppard Avenue West.

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2018 as 665, 667, 669 and 671 Sheppard Avenue West;

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

AND WHEREAS the Council of the City of Toronto, at its meeting on _____, determined to amend Zoning By-law No. 7625 of the former City of North York, as amended;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

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

“64.20-A (253) RM6

(XXX) DEFINITIONS

- (a) For the purpose of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
 - (i) Parking, loading and bicycle parking below established grade;

- (ii) required loading spaces and required bicycle parking spaces at or above established grade;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) shower and change facilities required by this By-law for required bicycle parking spaces;
 - (v) indoor amenity space;
 - (vi) elevator shafts;
 - (vii) garbage shafts;
 - (viii) mechanical penthouse; and
 - (ix) exit stairwells in the building;
- (b) For the purpose of this exception, “Bicycle Parking Space” shall mean an area used for parking or storing a bicycle
- (c) For the purpose of this exception, “Live/Work Unit” shall mean a dwelling unit that may contain non-residential uses as listed in (g) below, permitted in this exception, located on the ground floor that:
- (i) Are conducted only by a member or members of the household who reside in the dwelling unit as their principal residence; and
 - (ii) Has direct pedestrian access to a public sidewalk.
- (d) For the purposes of this exception, “Multiple Attached Dwelling – Stacked Townhouse” shall mean a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area.
- (e) For the purpose of this exception, “established grade” shall mean 186.73 metres Canadian Geodetic Datum.
- (f) For the purpose of this exception, “Type G Loading Space” shall have a minimum length of 13.0 metres, a minimum width of 4.0 metres; and a minimum vertical clearance of 6.1 metres.

PERMITTED USES

- (g) On the lands identified on Schedule RM6 (XXX), the only permitted uses shall be:

TEMPORARY:

- Temporary Sales Office for units to be located on site;

RESIDENTIAL:

A multiple attached dwelling, multiple attached dwelling – stacked townhouse and apartment dwelling;

NON-RESIDENTIAL:

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

All non-residential uses shall be restricted to the ground floor level along Sheppard Avenue West.

- (h) The provisions of Section 20-A.1(b)(i) (Use Qualifications) shall not apply.

EXCEPTION REGULATIONS

LOT COVERAGE

- (i) The maximum lot coverage shall be 50%.

DWELLING UNITS

- (j) A maximum of 48 dwelling units shall be permitted within the area identified with heavy black lines on Schedule 1 of this By-law.

YARD SETBACKS

- (k) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM6(XXX).
- (l) Notwithstanding the building envelopes shown on Schedule RM6(XXX), the following elements are permitted to encroach into the required minimum yard setbacks provided they do not encroach onto the adjacent public boulevards:
 - (i) site servicing features (including but not limited to exhaust shafts and retaining walls),
 - (ii) art and landscape features,
 - (iii) fences,
 - (iv) screens,

- (v) awnings, canopies,
- (vi) Planters,
- (vii) ventilation shafts,
- (viii) stairs, guardrails, balustrades,
- (ix) stair enclosures and associated structures,
- (x) cornices, light fixtures, ornamental elements, parapets,
- (xi) architectural features,
- (xii) patios, decks,
- (xiii) pillars, trellises, columns,
- (xiv) balconies, terraces and support structures,
- (xv) thermal insulation,
- (xvi) eaves, window sills, bay windows,
- (xvii) underground structures,
- (xviii) underground garage ramps and associated structures.

GROSS FLOOR AREA

- (m) The maximum permitted gross floor area shall be 5450m².

BUILDING HEIGHT

- (n) The maximum number of storeys above established grade and the maximum building height in metres for all buildings shall be as shown on Schedule RM6(XXX), excluding rooftop mechanical equipment and stair access.
- (o) The maximum height of rooftop mechanical equipment and stair access shall be 4m.
- (p) No part of a building on the lot may penetrate a 45 degree angular plane measured from the ground at the southern lot line.

VEHICULAR PARKING

- (q) A minimum of 0.8 parking spaces per 1-bedroom dwelling unit shall be provided for the use of residents.
- (r) A minimum of 0.9 parking spaces per 2-bedroom dwelling unit shall be provided for the use of residents.
- (s) A minimum of 1.1 parking spaces per 3-bedroom or larger dwelling unit shall be provided for the use of residents.
- (t) A minimum of 0.15 parking spaces per dwelling unit shall be provided for the use of visitors.

BICYCLE PARKING

- (u) A minimum of 38 bicycle parking spaces shall be provided.

LOADING

- (v) A minimum of one (1) Type G loading space shall be provided.

DIVISION OF LANDS

- (w) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands as if it remained one lot.

3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule "RM6 (XXX)" attached to this By-law.

HOLDING PROVISIONS

The lands zoned with the "(H)" symbol delineated by heavy lines on Schedule 1 attached to and forming part of this By-law must not be used for any purpose other than those uses and buildings existing on the site until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of the City Solicitor, the Director, Community Planning, North York District, and the Chief Engineer and Executive Director, Engineering and Construction Services, and Council:

- (a) the "H" shall be lifted from the lands shown on Schedule 1 at such a time as:
 - (i) The owner submit Functional Servicing and Stormwater Management Reports acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (ii) The execution and registration of a development agreement between the owner of the lands and the City, securing the financing and construction of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development; and
 - (iii) The receipt of all necessary approvals for the infrastructure required, as described (ii) above.
- (b) Prior to the removal of the "H", the lands shown on Schedule 1 shall only be used for the uses existing as of the date of passing of this By-law.

4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

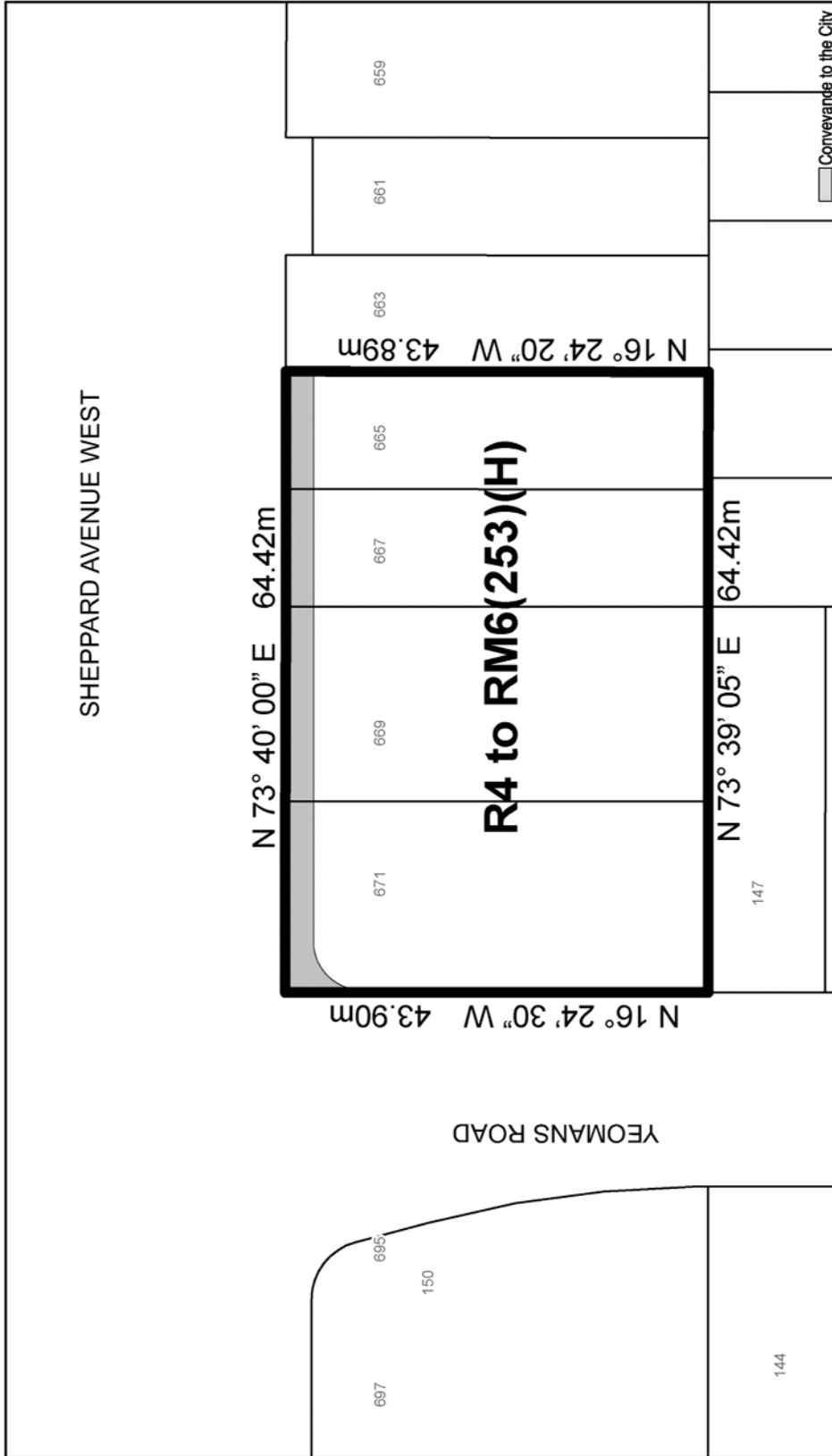
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2018.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

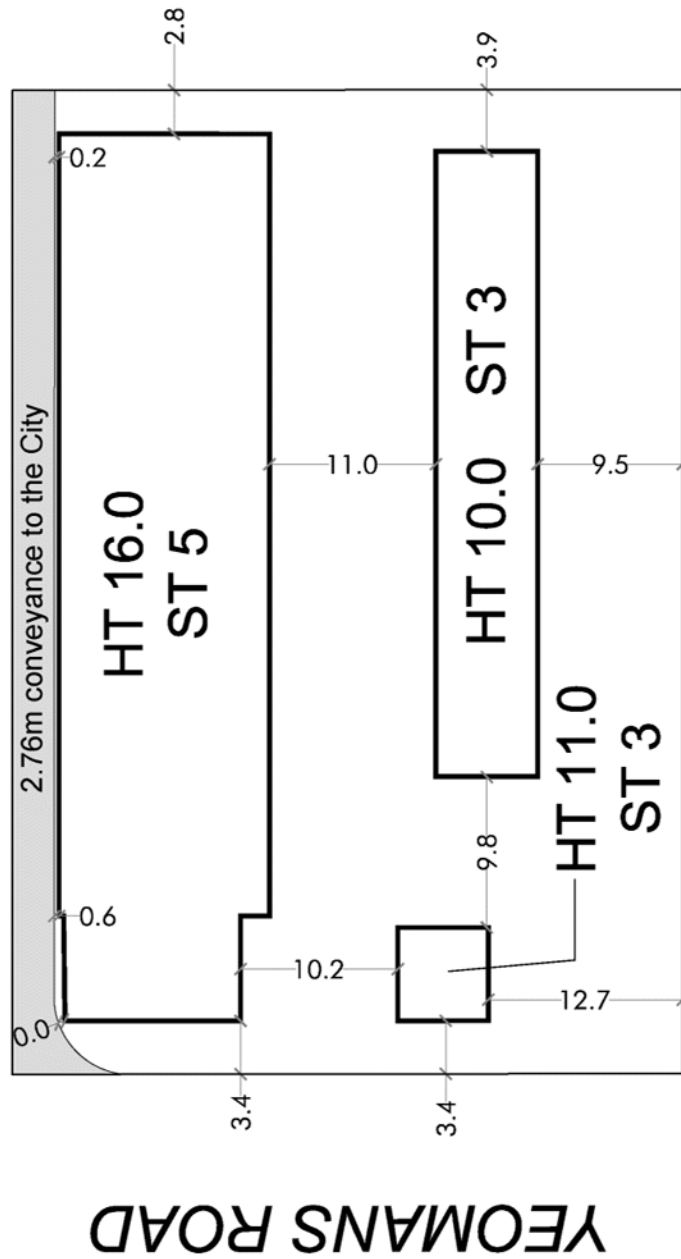


665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NNY 10 02

City of North York By-law 7625
Not to Scale
6/4/2018

SHEPPARD AVENUE WEST



Conveyance to the City

Toronto
Schedule RM6 (253)

665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NNY 10 0Z



City of North York By-law 7625
 Not to Scale
 6/5/2018

Attachment 6: Draft Zoning By-law No. 569-2013 Amendment

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

Draft Zoning By-law Amendment

CITY OF TORONTO BY-LAW

No. XXXX-2018

To amend the Zoning By-law for the City of Toronto, being By-law No. 569-2013, as amended, with respect to lands municipally known as 665, 667, 669 and 671 Sheppard Avenue West.

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

WHEREAS Council of the City of Toronto, at its meeting on _____, 2018, determined to amend the City of Toronto Zoning By-law No. 569-2013 with respect to lands known municipally in the year 2017 as 665, 667, 669 and 671 Sheppard Avenue West;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RM (f64) (XXXXX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number (XXXXX) so that it reads:

Exception RM (f64) (XXXXX)

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- A. On 665, 667, 669 and 671 Sheppard Avenue West, as shown on Diagram 1 of this By-law, if the requirements of by-law [Clerks to supply by-law ##] are complied with, none of the provisions of 10.5.50.10; 10.80.30.40; 10.80.40.40; and 10.80.40.80(2) shall apply to prevent the erection or use of a building, structure, addition or enlargement permitted in compliance with (B) through (O) below;
- B. Despite all of Regulation 10.5.40.40, the gross floor area of all buildings on the lot may be reduced by:
- (i) parking, loading and bicycle parking below established grade;
 - (ii) required loading spaces and required bicycle parking spaces at or above established grade;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) shower and change facilities required by this By-law for required bicycle parking spaces;
 - (v) indoor amenity space required by this By-law;
 - (vi) elevator shafts;
 - (vii) garbage shafts;
 - (viii) mechanical penthouses; and
 - (ix) exit stairwells in the building.
- C. Despite Regulation 10.80.40.40 the gross floor area of all buildings on the lot must not exceed 5450 square metres;
- D. Despite Regulation 10.80.30.40, the maximum lot coverage as a percentage of the lot area must not exceed 50%;
- E. Despite Regulation 10.80.40.1(2), the maximum number of dwelling units for all buildings erected on the lot is 48;
- F. Despite Regulations 10.5.40.10(2), 10.5.40.10(3) and 10.80.40.10 no portion of any building or structure on the lot may have a height greater than the height in metres and storeys specified by the numbers following the “HT” symbol as shown on Diagram 3 attached to and forming part of this By-law, excluding:
- (i) wind screens, parapets, awnings, guard rails, railings and dividers, public art, structures for open air recreation, pergolas, trellises, balustrades, eaves, screens, stairs and rooftop stair access, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features

and screens, landscaping, elements of a green roof and insulation and roof surface materials, planters, heating, mechanical equipment and any associated enclosure, elevator overrun, cooling and ventilating equipment and structures used for safety above the maximum height limit shown on Diagram 3;

- (ii) The maximum height of rooftop mechanical equipment and stair access shall be 4m.

G. Despite all of Regulations 10.5.40.60, 10.5.40.70, 10.80.40.70 and 10.80.40.80 no portion of any **building** or **structure** above **established grade** may be located otherwise than wholly within the areas delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, with the exception of the following permitted encroachments provided they do not encroach onto the public boulevard:

- (i) site servicing features (including but not limited to exhaust shafts and retaining walls),
- (ii) art and landscape features,
- (iii) fences,
- (iv) screens,
- (v) awnings, canopies,
- (vi) Planters,
- (vii) ventilation shafts,
- (viii) stairs, guardrails, balustrades,
- (ix) stair enclosures and associated structures,
- (x) cornices, light fixtures, ornamental elements, parapets,
- (xi) architectural features,
- (xii) patios, decks,
- (xiii) pillars, trellises, columns,
- (xiv) balconies, terraces and support structures,
- (xv) thermal insulation,
- (xvi) eaves, window sills, bay windows,
- (xvii) underground structures,
- (xviii) underground garage ramps and associated structures.

H. Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lot in accordance with the following:

- (i) a minimum of 0.8 parking spaces per one-bedroom dwelling unit;
- (ii) a minimum of 0.9 parking spaces per two-bedroom dwelling unit;
- (iii) a minimum of 1.1 parking spaces per three-bedroom dwelling unit; and,
- (iv) a minimum of 0.15 parking spaces per dwelling unit for visitors to the building;

I. Regulations 230.5.1.10(7)(B) and 230.5.10.1(1)(2) shall not apply.

- J. Despite Section 10.80.20.10, **Live/Work Units**, as defined in (O) shall also be a permitted use on the ground floor of dwelling units facing Sheppard Avenue West with direct pedestrian access to a public sidewalk.
- K. Despite Section 10.80.20.40, **Stacked Townhouse (as defined by this By-law) and Townhouse** are permitted building types.
- L. None of the provisions of Exception RM (f64) (XXXXX) or By-law 569-2013 shall apply to prevent a **sales office** used for the initial sale and/or initial leasing of **dwelling units** on the **lot**;
- M. Exception RM (f64) (XXXXX) shall apply to all of the lands collectively regardless of future severance, partition or division;
- N. Except as otherwise provided herein, the Regulations of Zoning By-law No. 569-2013 continue to apply to the **lot**;
- O. For the purposes of this Exception RM (f64) (XXXXX), all bold-type words and expressions have the same meaning as defined in By-law No. 569-2013, as amended, with the exception of the following:
 - (i) **Established Grade** means 186.73 metres Canadian Geodetic Datum;
 - (ii) **Live/Work Use** means a dwelling unit that may contain non-residential uses, including artist studios, office uses, custom workshops making articles or products to be sold at retail on the premises, service shops and personal service shops, conducted only by a member or members of the household who resident in the dwelling unit as their principal residence.
 - (iii) **Lot** means the land outlined by heavy lines on Diagram 1 attached to and forming part of this By-law.
 - (iv) **Stacked Townhouse** means a **building** that has three or more **dwelling units**, with at least one **dwelling unit** entirely or partially above another, each with a separate entrance directly from outside and may contain common interior corridors as required by the Building Code.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule `D' Airport Hazard Map from City of North York Zoning By-law 7625.

Holding Provisions

- (A) The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2 attached to and forming part of this By-law must not be used for

any purpose other than those uses and buildings existing on the site until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of the City Solicitor, the Director, Community Planning, North York District, and the Chief Engineer and Executive Director, Engineering and Construction Services, and Council:

- (i) The owner submit Functional Servicing and Stormwater Management Reports acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services;
- (ii) The execution and registration of a development agreement between the owner of the lands and the City, securing the financing and construction of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development; and
- (iii) The receipt of all necessary approvals for the infrastructure required, as described (ii) above.

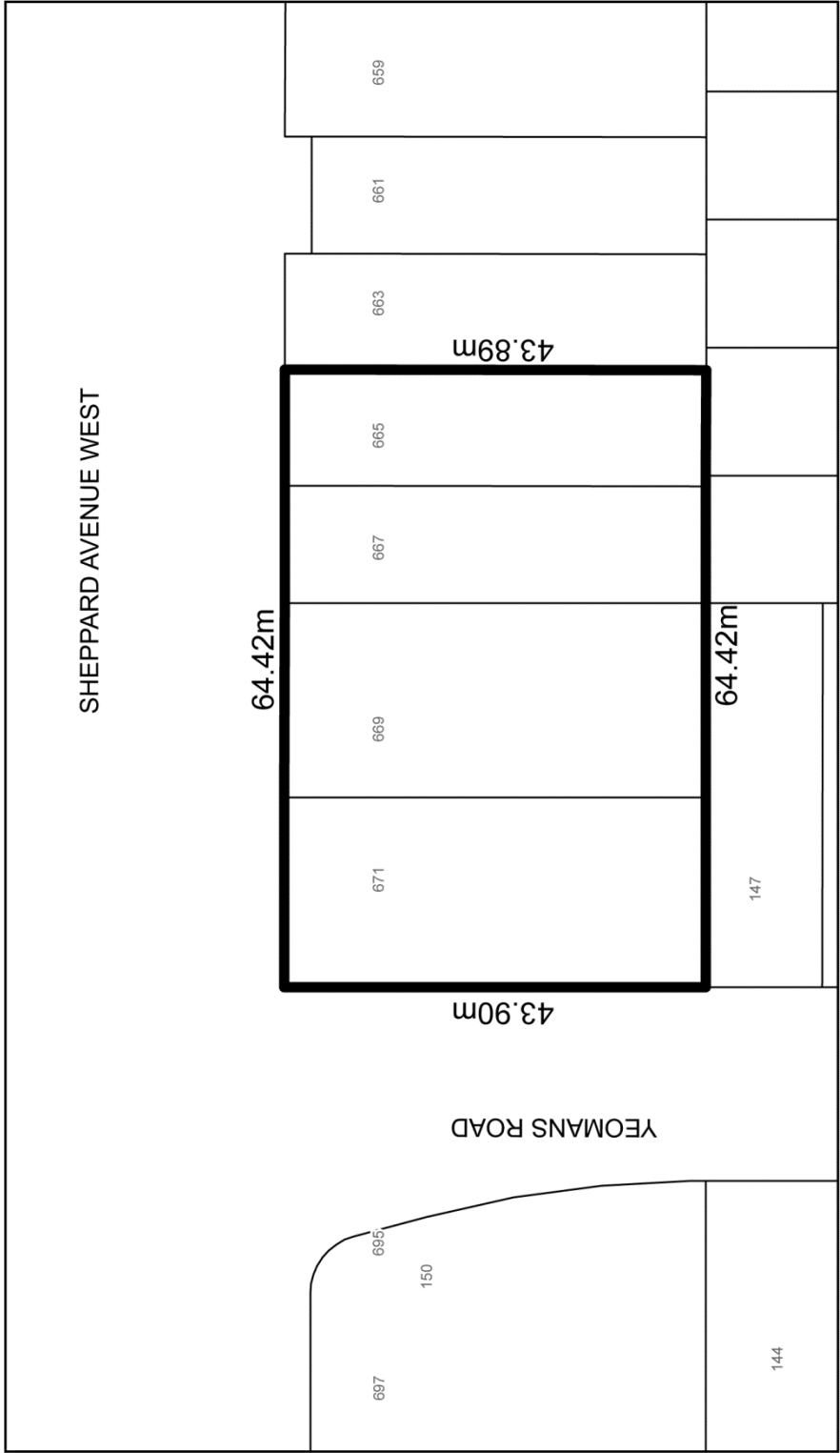
Within the lands shown on "Diagram 1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

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

ENACTED AND PASSED this ____ day of _____, 2018.

JOHN TORY
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk



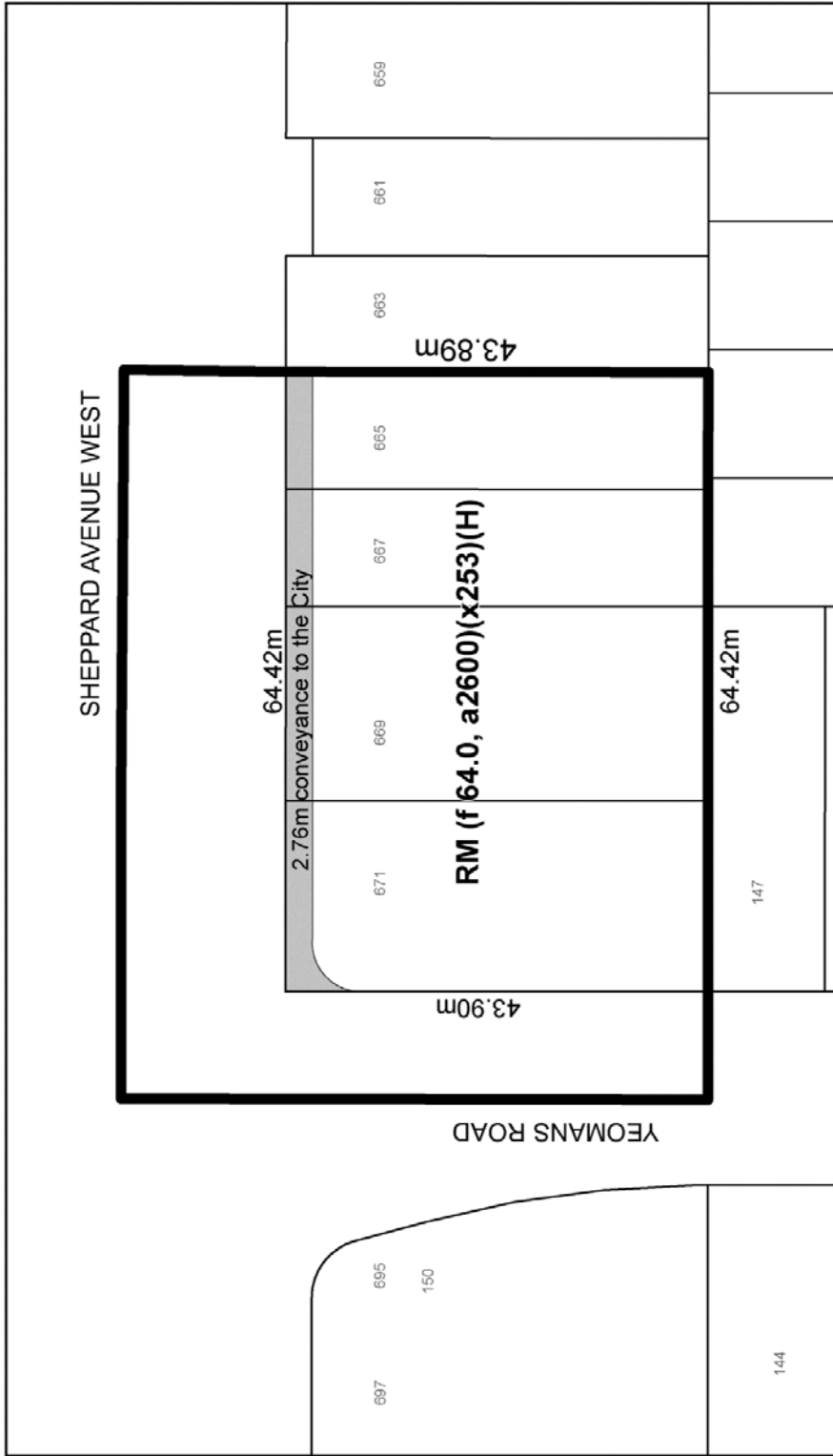
Toronto
Diagram 1

665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NNY 10 0Z



City of Toronto By-law 569-2013
Not to Scale
6/4/2018



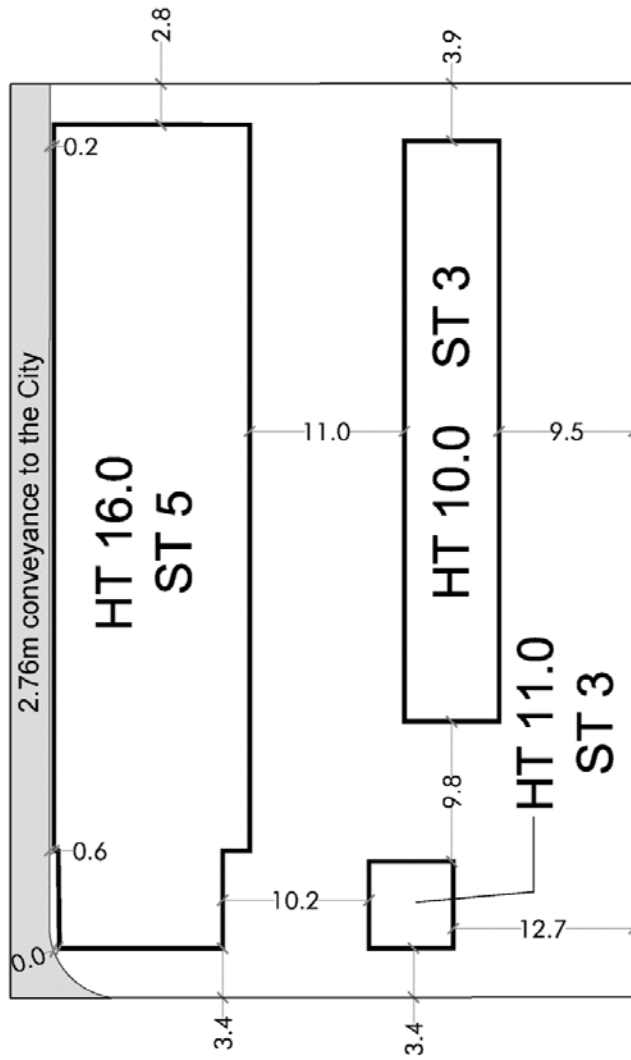
Toronto
Diagram 2

665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NNY 10 0Z

City of Toronto By-law 569-2013
 Not to Scale
 6/5/2018

SHEPPARD AVENUE WEST



YEOMANS ROAD

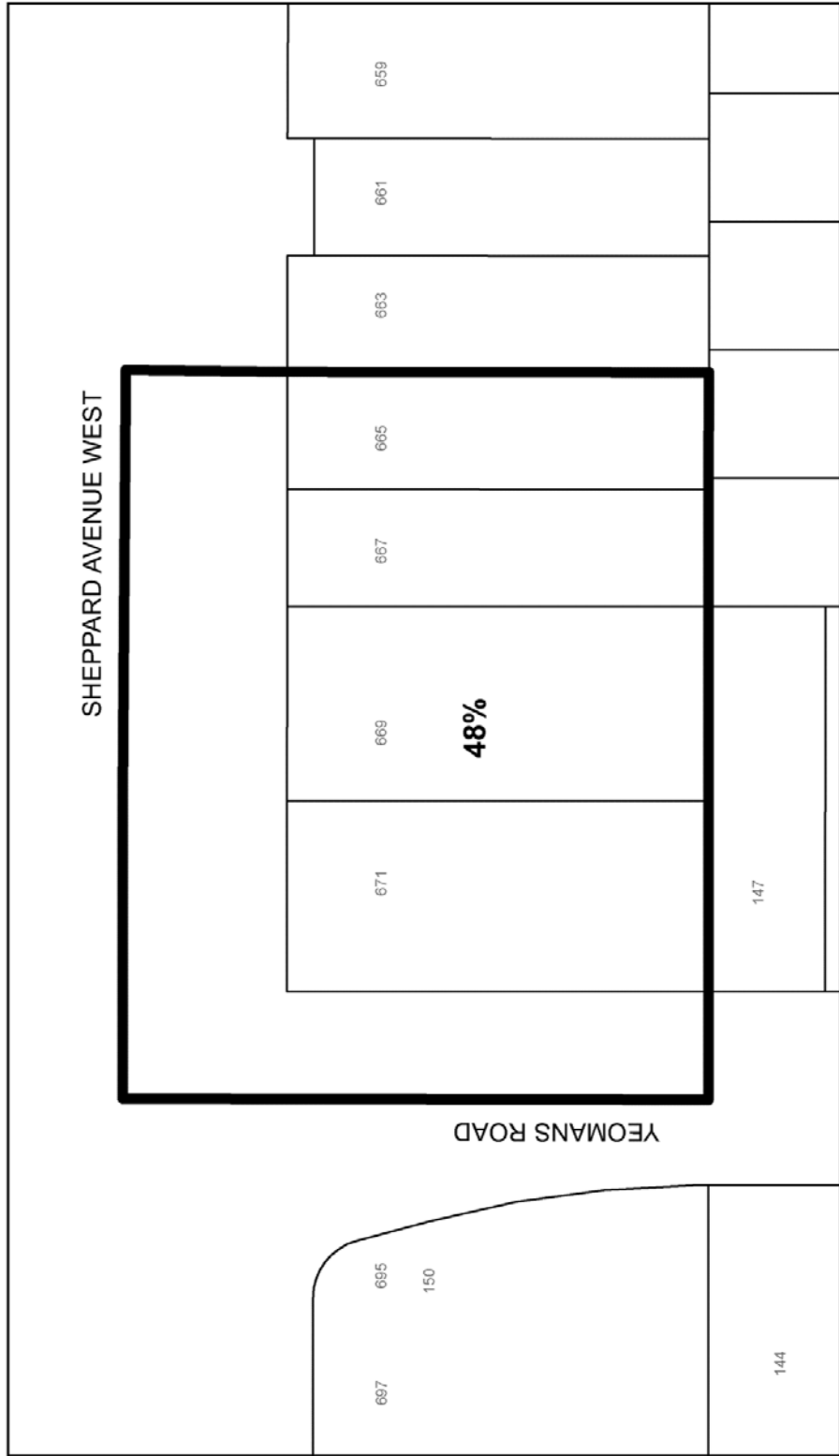


665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NNY 10 0Z



City of Toronto By-law 569-2013
Not to Scale
6/12/2018

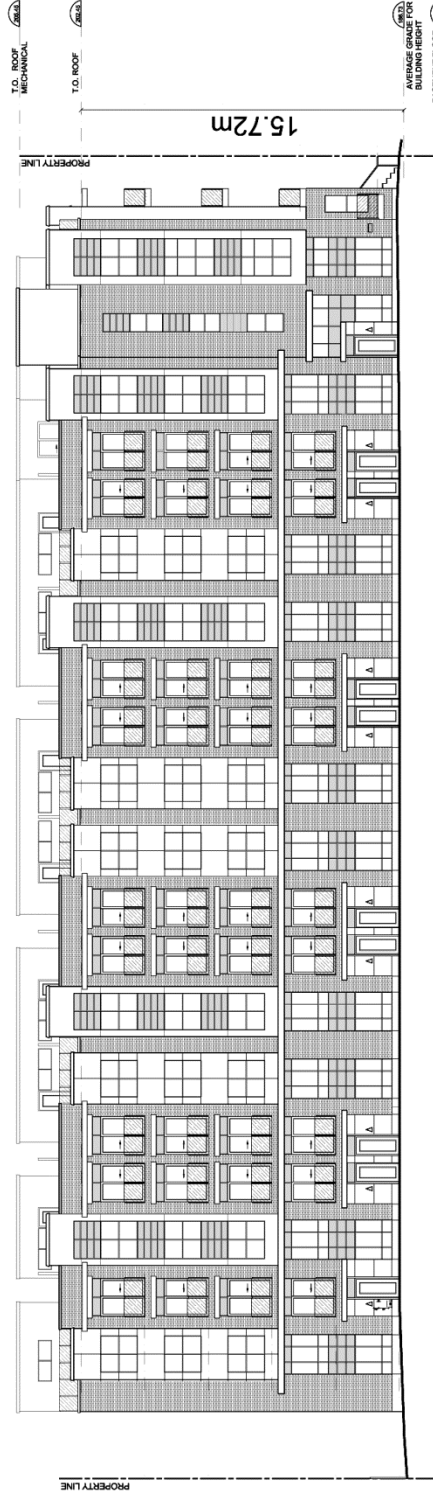


665, 667, 669, 671 Sheppard Avenue West

File # 16 219896 NNY 10 0Z

City of Toronto By-law 569-2013
Not to Scale
6/5/2018

Attachment 7: Elevations



North Elevation

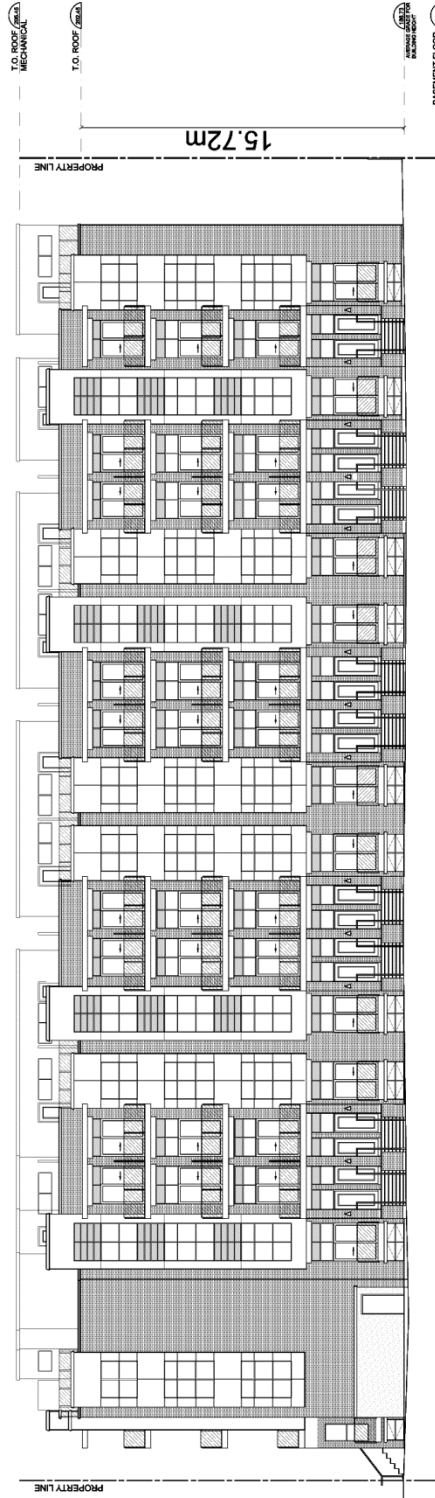
665, 667, 669, 671 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
06/01/2018

File # 16 219896 NNY 10

Attachment 7: Elevations



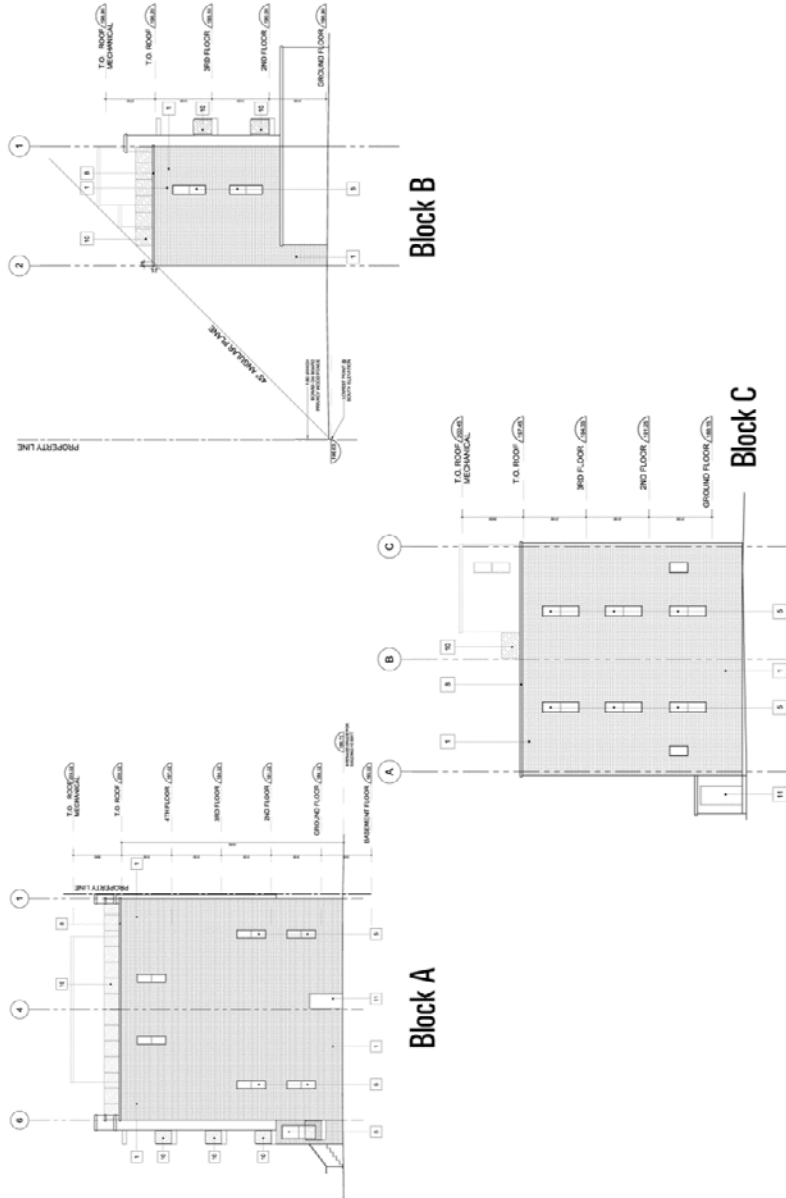
South Elevation
665, 667, 669, 671 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
06/01/2018

File # 16 219896 NNY 10

Attachment 7: Elevations



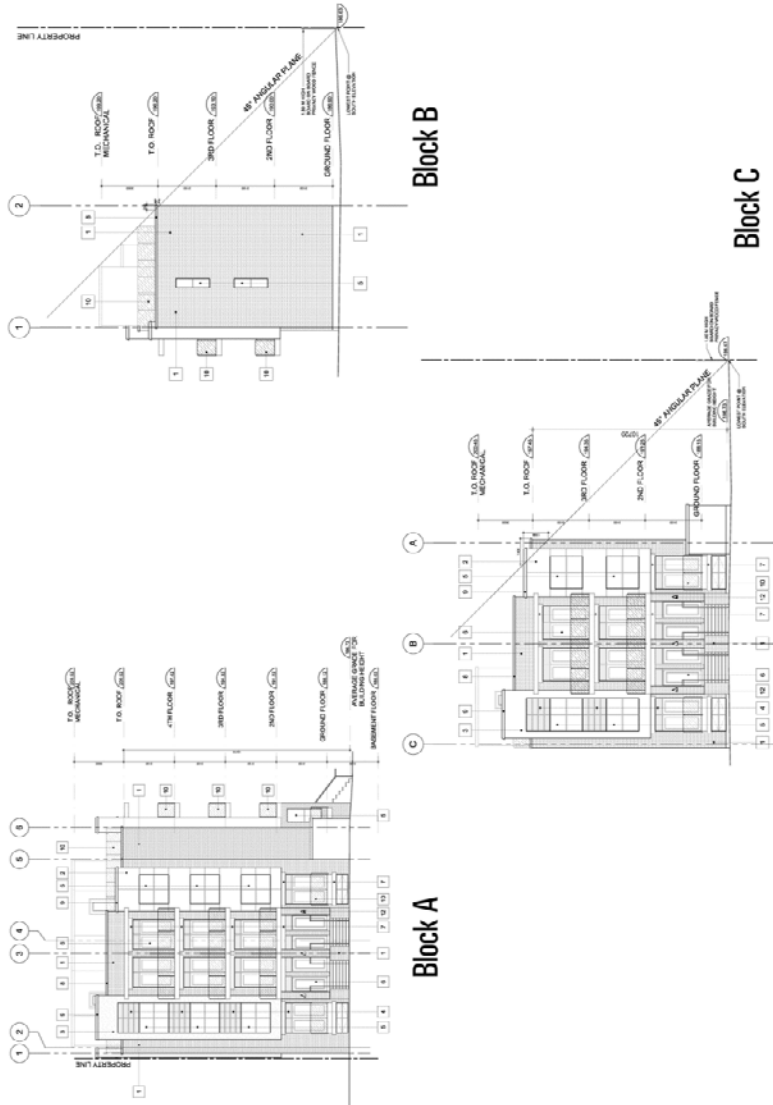
665, 667, 669, 671 Sheppard West

East Elevations
 Applicant's Submitted Drawing

Not to Scale
 09/20/2016

File # 16 219896 NNY 10

Attachment 7: Elevations



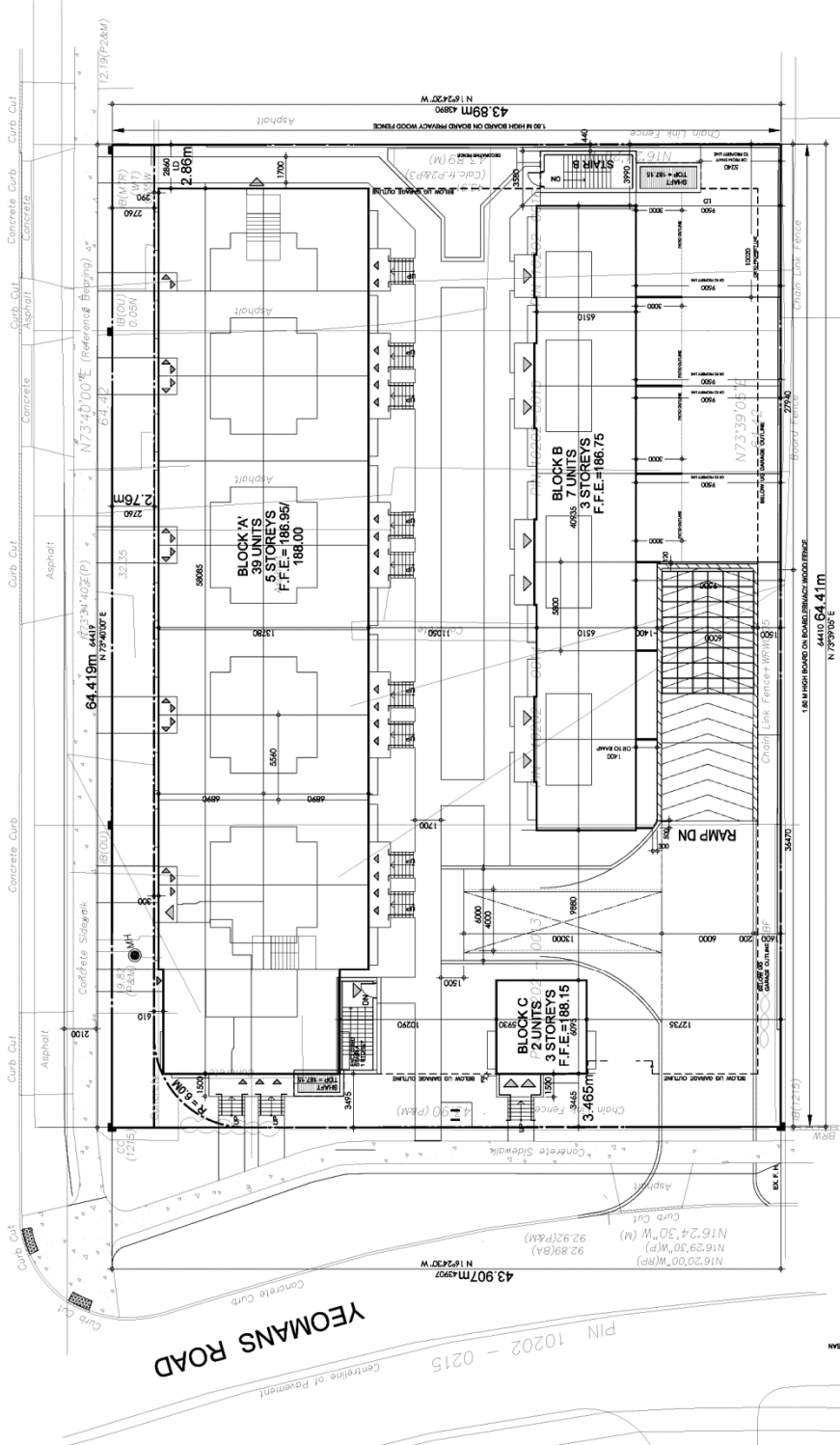
665, 667, 669, 671 Sheppard West

West Elevations
 Applicant's Submitted Drawing
 Not to Scale
 09/20/2016

File # 16 219896 NNY 10

Attachment 8: Site Plan

SHEPPARD AVENUE WEST



665, 667, 669, 671 Sheppard Avenue West

Site Plan
 Applicant's Submitted Drawing

File # 16 219896 NNY 10

Not to Scale
 06/01/2018