

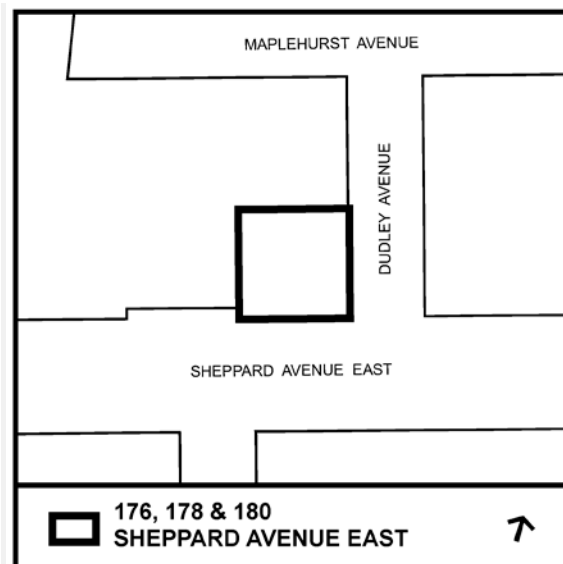
**176, 178 & 180 Sheppard Avenue East  
Official Plan Amendment, Zoning By-law Amendment  
and Site Plan Control Application  
Request for Direction Report**

<b>Date:</b>	March 25, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	13 167649 NNY 23 OZ & 13 167670 NNY 23 SA

**SUMMARY**

The purpose of this report is to request direction from City Council regarding the appeal filed by the owner to the Ontario Municipal Board based on the lack of a decision by City Council for the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control for 176, 178 and 180 Sheppard Avenue East. A hearing is scheduled for May 19, 2015 and a City Council decision on the application is needed to provide the City Solicitor, City Planning and other City staff as necessary with direction for the upcoming Hearing.

The applications propose to amend the Sheppard Avenue Commercial Area Secondary Plan and Zoning by-law to provide for a 6 storey plus 2 storeys of mechanical rooms in a mixed use building with commercial uses at grade and 22 residential units above at 176, 178 and 180 Sheppard Ave East.



The development meets the objectives of the Official Plan to encourage a mix of transit-supportive land uses and provide a transition in scale and intensity that protects adjacent neighbourhoods from the encroachment of development.

This report reviews and recommends City Council authorize the City Solicitor and necessary City staff to attend the Ontario Municipal Board Hearing in support of an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control application as discussed in this report, and request the OMB to withhold its final order until the Site Plan issues identified in this report have been addressed and a Site Plan Agreement has been executed.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning together with any other necessary City staff to attend the Ontario Municipal Board hearing in support of a site-specific amendment to the Sheppard Avenue Commercial Area Secondary Plan and the Zoning By-law, for the proposed development as substantially outlined in this report, to the satisfaction of the City Solicitor and Chief Planner.
2. City Council direct the City Solicitor to request that the OMB withhold its final order on the Site Plan until the Site Plan issues identified in this report have been addressed, appropriate site plan approval conditions have been established to the satisfaction of the Chief Planner and Executive Director, City Planning, and pre-approval conditions have been met, including the entering into of a Site Plan Agreement to the satisfaction of the City Solicitor. The Site Plan matters to be addressed include:
  - a. satisfy TTC requirements resulting from a Technical Review;
  - b. conveyance of road widening and corner rounding on Sheppard Avenue East and Dudley Avenue;
  - c. tree planter details to meet City standard T-1A for street trees;
  - d. location and width and paving treatment of new sidewalk on Sheppard Avenue and coordination with adjacent development;
  - e. location of vents on Sheppard Avenue, servicing and utilities, street furniture and bicycle parking ;
  - f. screening transformer from public realm with hard or soft landscaping;
  - g. consolidated garbage rooms to increase commercial depth of ground floor commercial uses Sheppard Avenue;
  - h. pedestrian weather protection/canopy, lighting and/or landscaping at the entrances to the ground floor commercial and residential entrances on Sheppard Avenue;
  - i. adequate soil volumes for north landscape strip; and
  - j. landscape irrigation.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control were submitted on May 13, 2013 and a Preliminary Report was provided to the October 17, 2013 North York Community Council. North York Community Council deferred the preliminary report until the November 19, 2013 Community Council Meeting. At this meeting staff were authorized to schedule a community consultation meeting with an expanded notification area, and directed to include in the meeting notice an explanation of the angular plane being proposed versus the angular plane in the Sheppard Avenue Commercial Area Secondary Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY28.25>

## **ISSUE BACKGROUND**

### **Proposal**

The proposed development is for a 6 storey plus 2 storeys of mechanical rooms in a mixed use building with 22 residential units and ground floor commercial uses. The proposed building has a gross floor area of approximately 3,126 m<sup>2</sup> on a site with an area of 916 m<sup>2</sup> equating to a floor space index (FSI) of approximately 3.4.

The ground floor commercial floor space is approximately 390 m<sup>2</sup> in area. The 22 residential units located on the 2<sup>nd</sup> to 6<sup>th</sup> floors make up the remaining 2,736 m<sup>2</sup>. The height of the 6<sup>th</sup> floor residential uses is proposed at 19.25 metres, with the two levels of mechanical rooms massed at the northwest corner of Sheppard Avenue East and Dudley Avenue bringing the total building height up to 26.6 metres. The proposed building includes several terraces that step down in height at each level to both the north and west sides.

Pedestrian entrances to both the commercial and residential uses are located on, and connected to the Sheppard Avenue sidewalk. The residential entrance and lobby is at the west end of the building and the commercial entrance is closer to the corner at Sheppard Avenue East and Dudley Avenue. Bicycle parking and residential garbage and recycling rooms are also located at grade on the Dudley Avenue frontage.

The proposed access to 2 levels of underground parking with 26 spaces is off of Dudley Avenue at the north end of the site. The parking ramp is enclosed within a 1 storey portion of the building and separated from the property to the north by a 1.5 metre wide landscape buffer.

The proposed Site Plan is shown on Attachment 1 and building elevations on Attachments 2 and 3. Further project details are provided in the Application Data Sheet (Attachment 6).

## Site and Surrounding Area

The site of the proposed development is currently occupied by an optometrist clinic that has been created from joining together two, one to two-storey frame and stucco buildings. The square and flat site has a frontage of approximately 30 metres on Sheppard Avenue East.

Land uses surrounding the site include:

- North: on the south side of Maplehurst Avenue is a recently constructed private school
- South: on the south side of Sheppard Avenue East are detached houses with a variety of commercial and residential uses
- East: on the northeast corner of Dudley Avenue and Sheppard Avenue is a surface parking lot for a 2 storey commercial use
- West: on the north side of Sheppard Avenue East is a 5 storey office building under application for variances to the site-specific Zoning By-law

## Provincial Policy Statement and Provincial Plans

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. Among other matters, Provincial policies direct planning authorities to provide and promote opportunities for intensification taking into account the existing building stock or areas, and to promote appropriate development standards which facilitate intensification. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems. The Growth Plan directs municipalities to develop and implement official plans that achieve intensification in areas such as intensification corridors. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## Official Plan

The Official Plan designates the lands *Mixed Use Areas*. *Mixed Use Areas* are designated to accommodate future growth and the policies support a broad range of commercial and residential land uses. New buildings in these areas are, among other matters, to frame the street comfortably for pedestrians, and also provide a transition towards and limit shadow impacts onto adjacent lower scale *Neighbourhoods*.

Map 2 of the Official Plan identifies this portion of Sheppard Avenue as an *Avenue*. *Avenue* policies provide a framework for facilitating growth along these corridors. A

segment review is not required for this application as this portion of Sheppard Avenue East is in the Sheppard Avenue Commercial Area Secondary Plan, which includes policies to assess the form, scale and intensity of this application.

### **Sheppard Avenue Commercial Area Secondary Plan**

The lands are within *Mixed Use Area B* of the Sheppard Avenue Commercial Area Secondary Plan. The *Mixed Use Area B* designation permits live-work uses, residential dwellings in commercial buildings, residential uses and retail and service commercial uses.

The Secondary Plan permits a maximum floor space index of 1.0 FSI, or 1 times the area of the lot, and includes a list of development criteria to be met. This includes providing building setbacks to accommodate a 36 metre right-of-way on Sheppard Avenue, and sufficient on-site parking to be located behind buildings and not on the Sheppard Avenue streetscape. The Secondary Plan also limits building heights to not exceed 3 storeys and 12 metres, and also not to exceed the distance between the building and the rear lot line, or the equivalent of a 45 degree angular plane.

To protect adjacent neighbourhoods from noise, odour or visual impacts, the Secondary Plan also requires fencing and landscape buffers along rear property lines, as well as reduced impacts from lighting and garbage receptacles.

### **Zoning**

The lands were excluded from the new City of Toronto Zoning By-law No. 569-2013. The former City of North York general Zoning By-law No. 7625 continues to apply. The lands are zoned C7 which permits a wide variety of residential and commercial uses to a maximum gross floor area of 1 times the area of the lot, a maximum building height of 12 metres and 3 storeys, and associated parking standards.

### **Site Plan Control**

A Site Plan application has been filed with the application and is also the subject of this report and OMB appeal.

### **Reasons for Application**

The Official Plan Amendment application was submitted to amend the Sheppard Avenue Commercial Area Secondary Plan policy: from a maximum floor space index of 1.0, to the proposed floor space index of 3.41; from the maximum permitted height of 3 storeys and 12 metres, to a height of 6 storeys plus 2 storeys of mechanical space and 26.6 metres; and, from the angular plane being a 45 degree angle from the rear lot line, to permit a maximum 4.5 metre tall garage enclosure to be located no closer than 1.5 metres from the property line, and the 45 degree angular plane being measured from a point setback 7.5 metres from the rear property line at a height of 10.5 metres.

The application to amend the Zoning By-law has also been submitted as the proposal does not meet site-specific development standards for such matters as gross floor area, height, coverage and parking.

### **Community Consultation**

A community consultation meeting was held at Mitchell Field Community Centre on January 16, 2014. Approximately 25 people attended. The issues raised by the community included: the impact on the proposed development if the angular plane in the Secondary Plan was met, and the potential precedent that may be established from using a modified angular plane; potential impacts such as from shadows on adjacent properties; the location and amount of parking for visitors and the proposed commercial use; traffic in the general area; positive and negative architectural design features of the building and materials being considered; size of the proposed residential units; and, size of the proposed commercial use in relation to the existing commercial use.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposed Official Plan and Zoning By-law Amendments are consistent with the 2014 PPS. The proposed development is in an appropriate location for intensification and can be accommodated by existing and planned infrastructure and public service facilities. The proposal meets the PPS's settlement area policies to have densities and a mix of residential and local commercial uses that efficiently use land and support the viability of existing transit. The proposed development is consistent with PPS housing policies to establish development standards that appropriately facilitate a more compact urban form, while mitigating risks to public health and safety.

The proposed Official Plan and Zoning By-law Amendments conform and do not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed development is located on an Intensification Corridor that has been identified in the Official Plan and further delineated in the Sheppard Avenue Commercial Area Secondary Plan. In conformity with the Growth Plan's intensification corridor policies, the proposed development is an appropriate increase in density with a mix of residential and local commercial uses.

### **Land Use**

The *Mixed Use Area B* designation in the Sheppard Avenue Commercial Area Secondary Plan provides for a range of land uses. The Secondary Plan encourages a mixture of residential, commercial and institutional uses, including office and health care uses, while not requiring each building to provide multiple uses. The proposed development includes both a grade-related commercial use and residential units on the 2<sup>nd</sup> to 6<sup>th</sup> floors. Of the

total proposed gross floor area of approximately 3100m<sup>2</sup>, about 364 m<sup>2</sup> or 11.7% consists of ground floor commercial floor space.

The proposed residential and commercial uses are compatible with existing adjacent land uses, as well as the uses provided under the Secondary Plan. The proposed residential and commercial uses satisfy the Official Plan's *Mixed Use Area* designation, and meet Provincial policies for a mix of pedestrian and transit-supportive land uses. The site-specific Zoning By-law should secure a mix of land uses by providing for a maximum of 22 residential dwelling units and a minimum of 350 m<sup>2</sup> of ground floor retail and service commercial uses.

### **Built Form, Height and Density**

The applications propose a mid-rise building through a site-specific amendment to the height limits in the Secondary Plan of 3 storeys and 12 metres and measuring of the 45 degree angular plane from the rear lot line. Lands within Secondary Plans are excluded from the City's 'Mid-Rise Guideline', however where an amendment to the Secondary Plan such as this is proposed, the Guideline is an appropriate tool for evaluating it. The performance standards in the Mid-Rise Guideline assist in evaluating matters such as building heights, appropriate transition in scale to adjacent neighbourhoods, street wall and streetscape, ground floor uses, and vehicle and loading access.

Mid-rise buildings are generally defined as being no taller than the width of the adjacent street right-of-way. The planned right-of-way width of Sheppard Avenue East is 36 metres. More specifically, for mixed-use developments, as is proposed, with a ground floor commercial use and floor-to-ceiling height of 4.5 metres, the Mid-Rise Guideline illustrates a 34.5 metre or 11 storey maximum height performance standard. The proposed development includes commercial uses on the first floor with a floor-to-ceiling height of 4.5 metres. At a height of 19.25 metres to the 6<sup>th</sup> floor and 26.6 metres to the tallest point of the building that includes two levels of mechanical rooms, the proposed development is below the planned width of the Sheppard Avenue right-of-way. In addition, the tallest portion of the building is appropriately massed to bring prominence to the corner of Sheppard Avenue and Dudley Avenue, which is also the furthest point from the *Neighbourhoods* designation to the north. The proposed Secondary Plan amendment from a maximum height of 3 storeys and 12 metres to 6 storeys plus 2 floors of mechanical rooms and 26.6 metres is below the planned Sheppard Avenue right-of-way width of 36 metres.

This maximum building height however, is only appropriate if it also provides a gradual transition to the *Neighbourhoods* designation to the north. The Secondary Plan addresses the transition issue in policy 3.2.1. which states: "In any event, the height of no part of a building will exceed the horizontal distance between that part of the building and the rear lot line" i.e. a 45 degree angular plane measured from the rear lot line. The proposed Official Plan Amendment is to change the location of where the 45 degree angular plane is measured: from the rear lot line to a point 7.5 metres from the rear lot line and 10.5 metres above grade; or in other words the shallow-property approach in the Mid-Rise Guideline. The proposed development application included a shadow study

confirming that the application to amend the location of the 45 degree angular plane results in minimal shadow impacts and provides for an appropriate transition to the *Neighbourhoods* designation to the north.

The Secondary Plan includes policies to protect adjacent *Neighbourhoods* by providing opaque fencing, maintaining a rear yard 1.0 metre landscape strip, directing lighting away from residential windows, permitting signage with a residential appearance, and screening garbage receptacles from view. The proposed development meets this policy. It includes a new 1.8 metre high wood privacy fence, and a 1.5 metre landscape strip along the rear property line with deciduous trees, ferns and sod. The residential and retail garbage and recycling rooms are screened within the building and the entrance doors to them are screened by landscaping as well. The vehicle access from Dudley Avenue to below grade parking is appropriately located at the north end of the site where the proposed development also includes a single storey 4.8 metre tall enclosure. This parking garage ramp enclosure is setback 1.5 metres from the north property line and therefore extends beyond both the 45 degree in the current Secondary Plan and shallow property 45 degree angular plane. There are no windows in the ramp enclosure that would have overlook impacts on the adjacent lands to the north. As there is also a ramp to underground parking for a private school on the abutting property to the north of this site, this ramp enclosure is an acceptable means to further mitigating noise and visual impacts of the garage ramp on the *Neighbourhood*. The Site Plan effectively provides for a transition from the proposed development in a *Mixed Use Area* and protects the adjacent designated *Neighbourhood*.

The tallest portion of the proposed building is located on the northwest corner of Sheppard Avenue East and Dudley Avenue to screen the building's mechanical equipment. This meets section 3.2.2. of the Secondary Plan regarding "Houseform Character" which indicates that "c) mechanical equipment will be screened from view along the street or adjacent public spaces". The proposed development achieves this by placing mechanical equipment within the building in the 7<sup>th</sup> and 8<sup>th</sup> levels.

The proposed maximum height at the southeast part of the building will frame the street and give prominence to the corner location. The top two floors step down from the corner to the west end of the building to provide a more consistent street wall on Sheppard Avenue and help mitigate the pedestrian perception of building heights from the public realm. In addition, above the 5th level the building façades on both Sheppard Avenue and Dudley Avenue are angled back from the streetscape. The proposed massing on the Sheppard Avenue and Dudley Avenue frontages implement performance standards in the Mid-rise Guideline and help mitigate the perception of building mass from pedestrians on the street.

The maximum 3,130 m<sup>2</sup> of gross floor area resulting from the proposed built form, massing and height would on this lot, result in a density of approximately 3.41 times the area of the lot. This level of density is acceptable for a mid-rise building on this lot.



The proposed amendment to the Secondary Plan and associated implementing Zoning By-law provide for a maximum building height that achieves an appropriate transition and stepping down in height to the adjacent *Neighbourhood* to the north. The supporting shadow study has demonstrated how it limits shadow impacts on the *Neighbourhood* to the north. The density resulting from the proposed development is also appropriate for a site of this size on a major street. The proposed density and transition in building height can be secured in a site specific Official Plan Amendment and Zoning By-law, and additional means of providing a transition to the *Neighbourhood* to the north, including landscaping and garbage and driveway screening, are appropriately provided in the Site Plan.

### **Access, Parking, Bicycle Parking**

The proposed development incorporates vehicular access to the underground parking garage onto Dudley Avenue at the northeast corner of the site and in a location away from the intersection with Sheppard Avenue East.

The proposed below grade parking garage includes 26 parking spaces in 2 levels, with 18 spaces for the residential units, 3 visitor parking spaces, and 5 spaces for the commercial use. The proposed level of parking is acceptable as it meets the minimum and maximum standards in the City-wide Zoning By-law 569-2013.

In terms of bicycle parking, the 23 bicycle parking spaces, with 16 spaces at grade, exceeds the minimum requirements of the City's By-law 569-2013. Sufficient indoor and outdoor bike parking is provided both for occupants and visitors of the proposed residential and commercial uses.

### **Loading/Serviceing**

A loading space is not required on this site as the retail space is smaller than 500 m<sup>2</sup> and there are less than 30 residential units. Separate garbage and recycling rooms for the residential and commercial uses would be provided within the ground floor of the building and accessible from Dudley Avenue. It is possible that through the final Site Plan the location of the garbage rooms could be shifted to provide an enhanced entrance on the Sheppard Avenue frontage.

### **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 with the lands subject of this application being in an area with 1- 0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland, and is in a parkland priority area as per the Alternative Parkland Dedication By-law 1020-2010. The applicant is to satisfy the parkland dedication requirement by providing cash-in-lieu of parkland as the required parkland dedication of 83 m<sup>2</sup> would not create a substantial park, with the actual amount of cash-in-lieu to be paid at the time of issuance of any building permit.

## **Streetscape**

The at-grade commercial office and retail use has its main pedestrian entrance visibly located on the northwest corner of Dudley Avenue and Sheppard Avenue East. The main pedestrian entrance to the residential uses is located on the west end of the site on Sheppard Avenue East. The location of both entrances will encourage pedestrian activity on Sheppard Avenue and to other commercial and community uses in the area.

Policy 3.2.2.d) in the Secondary Plan indicates that "a maximum amount of front yard will be landscaped with suitable planting". To support the at grade retail use and pedestrian environment, the building is setback 1.0 metre from Sheppard Avenue (after a 2.76 metre road widening) and at least 4.0 metres from Dudley. These setbacks provide further amenity and space for the streetscape including landscaping and trees in planters.

Because the subject site is located adjacent to the Sheppard Avenue Subway tunnel, the TTC has also indicated that a Technical Review of the proposed development should be completed prior to starting any demolition or construction.

The streetscape is proposed to be enhanced with new wider sidewalks, and landscape planters with new street trees, however the design and location of the tree planters and sidewalks needs to be finalized taking into consideration the location of the adjacent sidewalks, below grade utilities and Sheppard subway tunnel.

The conveyance and conditions associated with a required 2.76 metre road widening of Sheppard Avenue East and 6.1 metre corner rounding at Dudley need to be secured through the final Site Plan review and in a Site Plan Agreement including financial securities such as for work within the City's right-of-way.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures to improve air and water quality, reduce green house gas emissions and enhance the natural environment. The proposed Official Plan and Zoning By-law Amendment applications meet Tier 1 of the TGS and the site specific zoning by-law is recommended to secure performance measures for the following Tier 1 development features: Automobile Infrastructure and Cycling Infrastructure. Other applicable TGS performance measures that would be secured through the Site Plan Approval process includes: Pedestrian Infrastructure, Urban Heat Island Reduction, Stormwater Retention, and Storage and Collection of Recycling and Organic Waste.

## **Site Plan**

The outstanding site plan matters are:

- satisfy TTC requirements resulting from a Technical Review;
- conveyance of road widening and corner rounding on Sheppard Avenue East and Dudley Avenue;
- tree planter details to meet City standard T-1A for street trees;

- location and width and paving treatment of new sidewalk on Sheppard Avenue and coordination with adjacent development;
- location of vents on Sheppard Avenue, servicing and utilities, street furniture and bicycle parking;
- screening transformer from public realm with hard or soft landscaping;
- consolidated garbage rooms to increase commercial depth of ground floor commercial uses Sheppard Avenue;
- pedestrian weather protection/canopy, lighting and/or landscaping at the entrances to the ground floor commercial and residential entrances on Sheppard Avenue;
- adequate soil volumes for north landscape strip; and
- landscape irrigation.

Staff are recommending that the OMB be requested to withhold its final order until these Site Plan issues have been addressed, a Site Plan Agreement has been finalized to the satisfaction of the City Solicitor, and appropriate pre-approval conditions have been met.

## **Conclusion**

The applications to amend the Sheppard Avenue Commercial Area Secondary Plan and Zoning by-law and for Site Plan Control to provide for a 6 storey mixed use building with mechanical rooms on the 7<sup>th</sup> and 8<sup>th</sup> floors, commercial uses at grade and 22 residential units above at 176, 178 and 180 Sheppard Ave East have been appealed to an Ontario Municipal Board Hearing scheduled for May 19, 2015. A City Council decision on the applications is needed to provide the City Solicitor, Chief Planner and other City staff as necessary with direction for the upcoming Hearing.

The proposed development meets the objectives of the Official Plan to encourage a mix of transit-supportive land uses and provide a transition in scale and intensity that protects adjacent neighbourhoods from the encroachment of development.

This report recommends City Council authorize the City Solicitor and necessary City staff to attend the Ontario Municipal Board Hearing in support of an Official Plan Amendment and Zoning By-law Amendment, and request the OMB to withhold its final order on the Site Plan until the issues identified in this report have been addressed and a Site Plan Agreement has been executed.

## **CONTACT**

Robert Gibson, Senior Planner  
 Tel. No. (416) 395-7059  
 E-mail: rgibson@toronto.ca

## **SIGNATURE**

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Allen Appleby, Director  
 Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

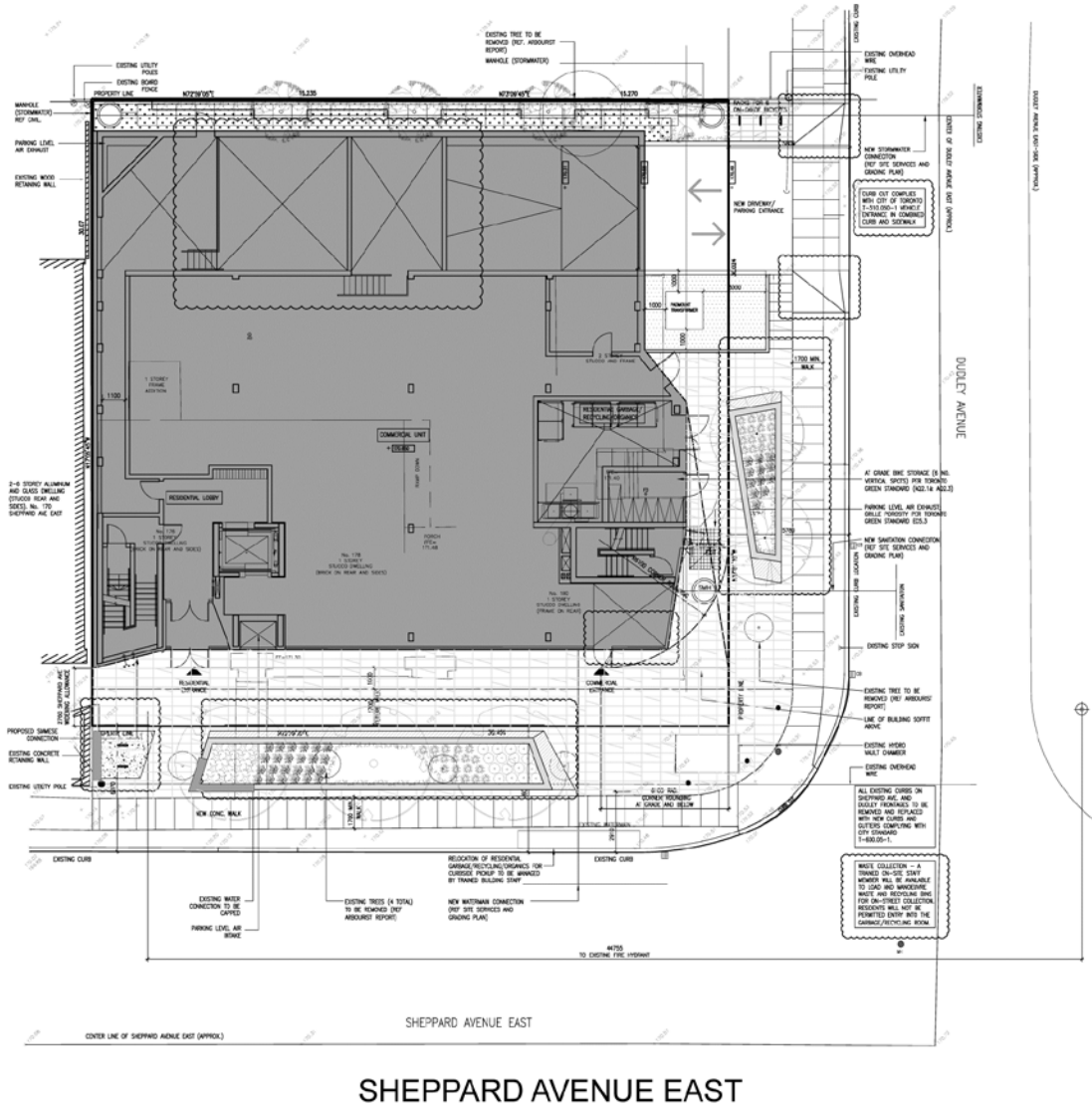
Attachment 3: Elevations

Attachment 4: Official Plan

Attachment 5: Zoning

Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

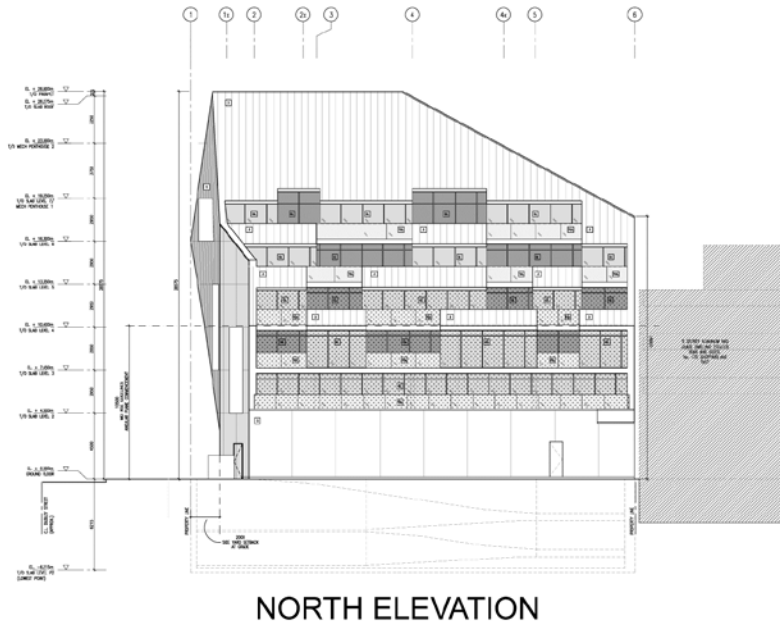
176, 178 & 180 Sheppard Avenue East

Applicant's Submitted Drawing

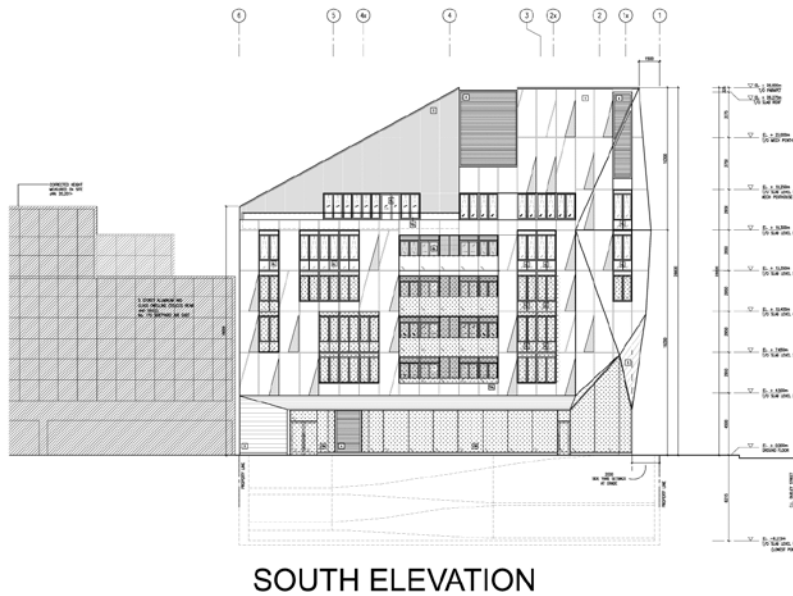
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## Attachment 2: Elevations



NORTH ELEVATION



SOUTH ELEVATION

### Elevations

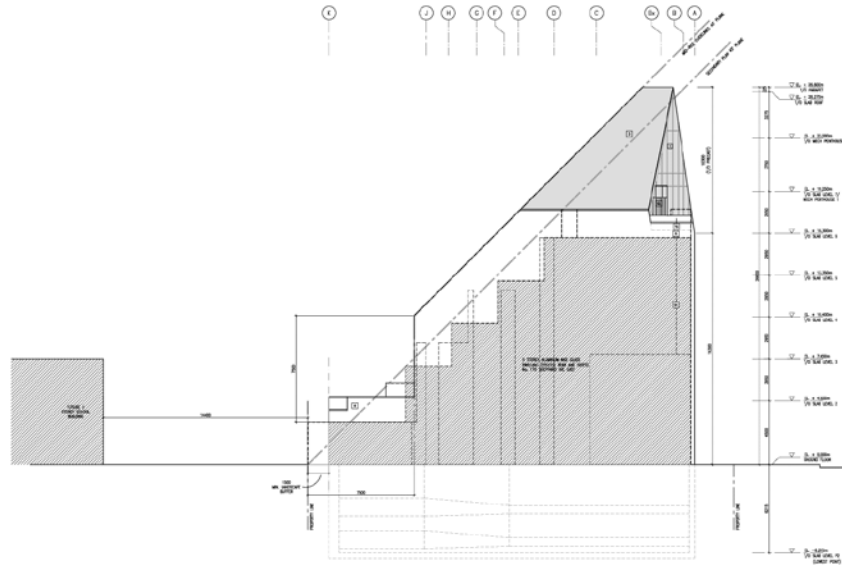
176, 178 & 180 Sheppard Avenue East

Applicant's Submitted Drawing

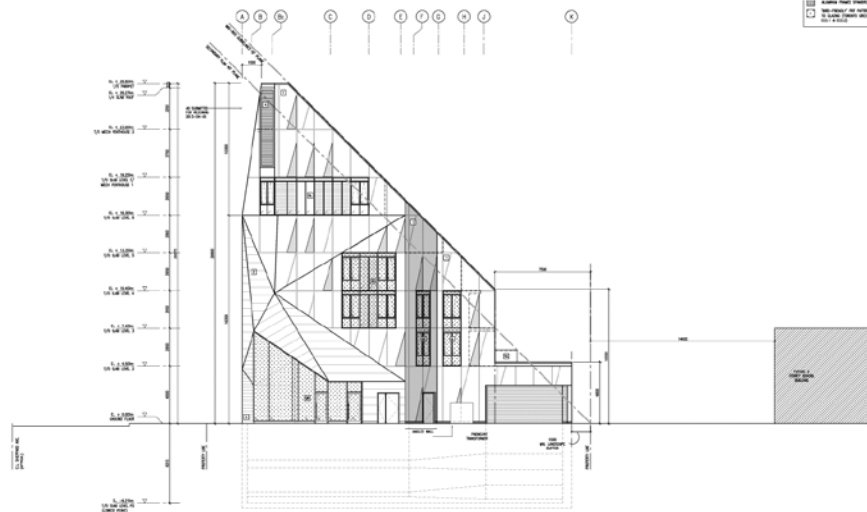
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### Attachment 3: Elevations



WEST ELEVATION



EAST ELEVATION

## Elevations

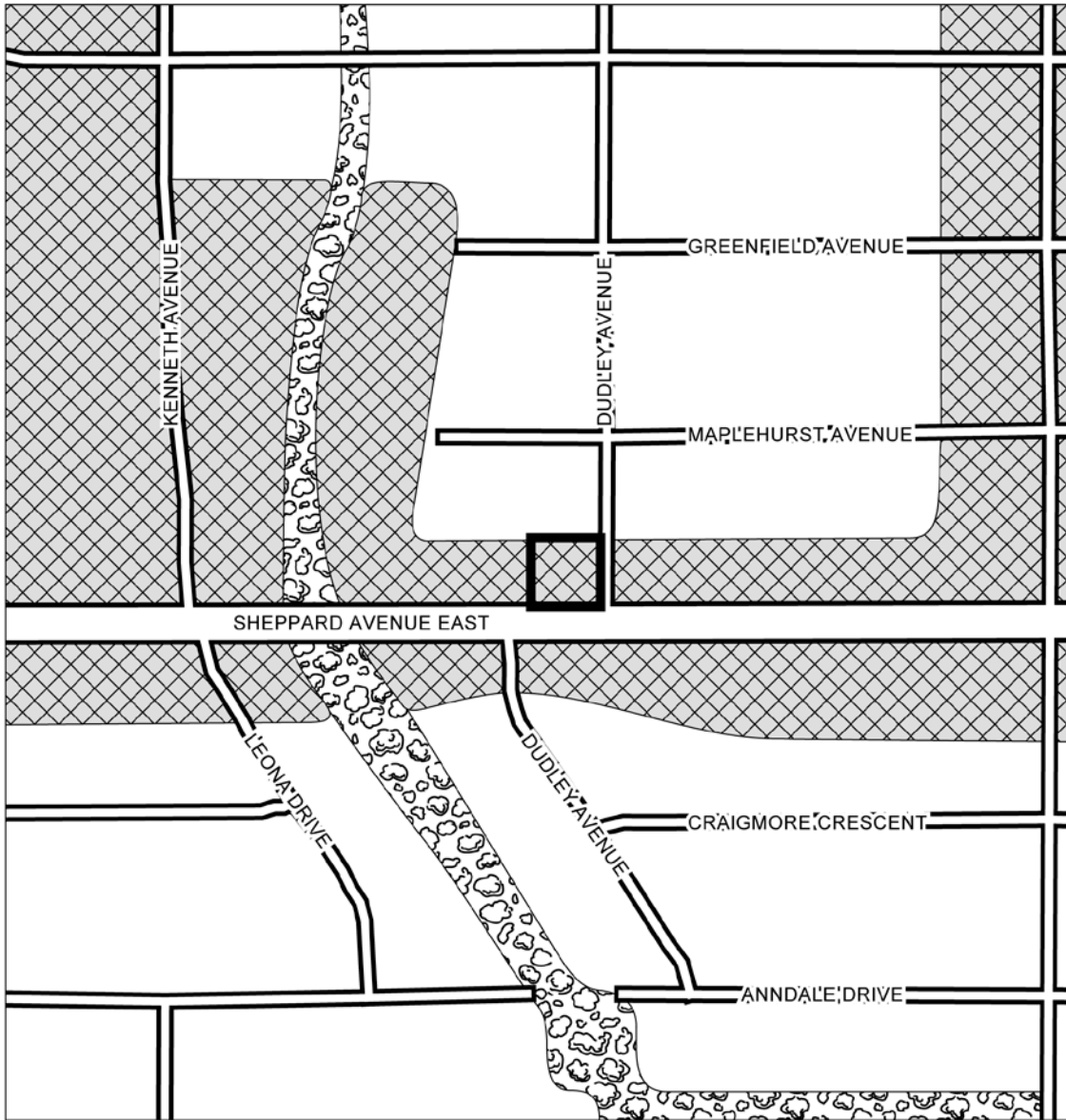
176, 178 & 180 Sheppard Avenue East

Applicant's Submitted Drawing

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File # 13 167649 NNY 23 0Z




### Attachment 4: Official Plan



**TORONTO** City Planning  
**Official Plan**

176, 178 & 180 Sheppard Avenue East

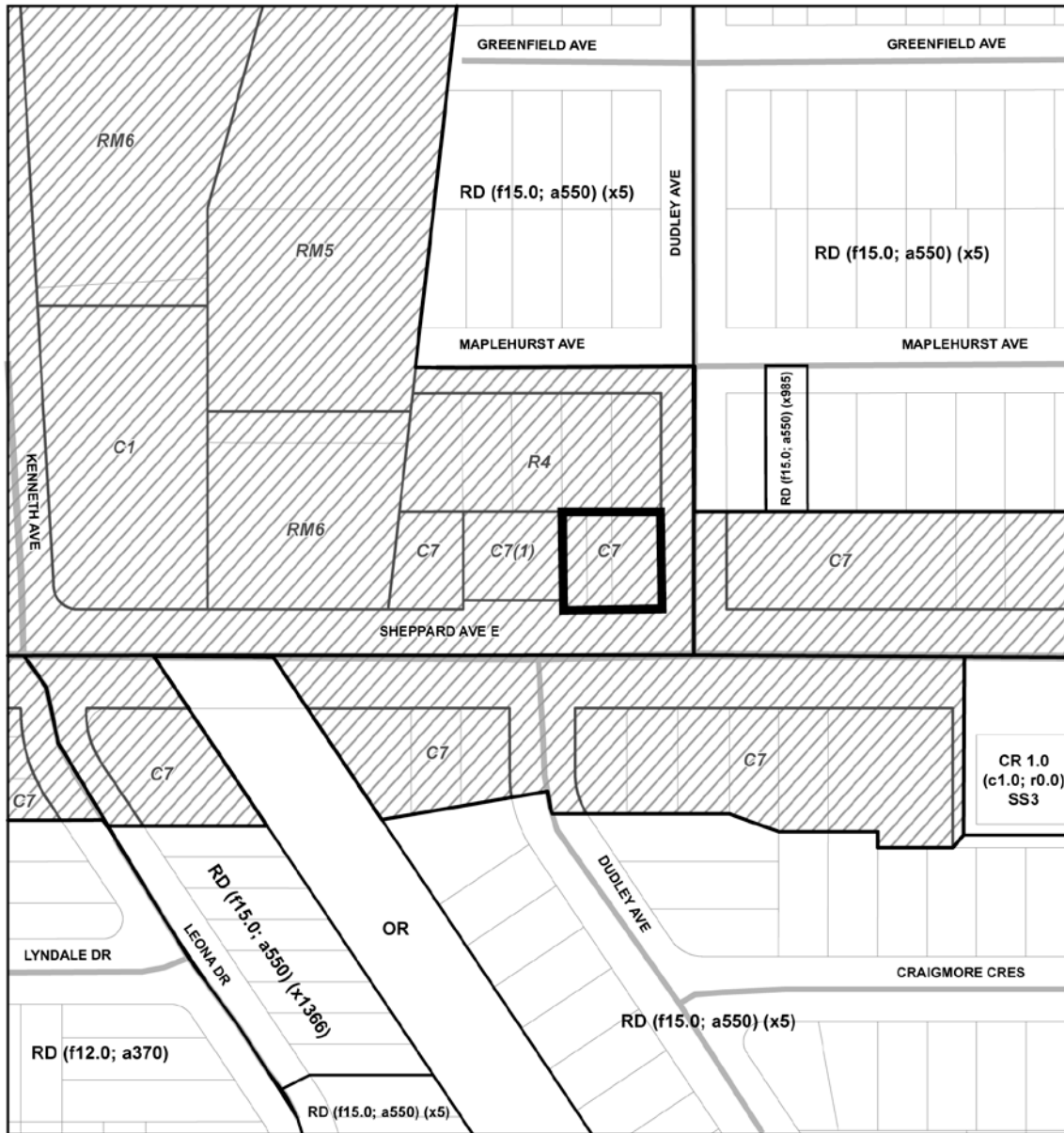
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- |                                                                                                     |                                                                                                              |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Site Location   |  Parks & Open Space Areas |
|  Neighbourhoods  |  Parks                    |
|  Mixed Use Areas |                                                                                                              |

↑  
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 08/07/2013



## Attachment 5: Zoning



**TORONTO** City Planning  
**Zoning By-law 569-2013**

**176, 178, and 180 Sheppard Avenue East**  
 File # 13 167649 NNY 23 02

- |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> Location of Application</p> <p><b>RD</b> Residential Detached</p> <p><b>CR</b> Commercial Residential</p> <p><b>OR</b> Open Space Recreation</p> | <p> See Former City of North York Bylaw No. 7625</p> <p><b>R4</b> One-Family Detached Dwelling Fourth Density Zone</p> <p><b>RM5</b> Multiple-Family Dwellings Fifth Density Zone</p> <p><b>RM6</b> Multiple-Family Dwellings Sixth Density Zone</p> <p><b>C1</b> General Commercial Zone</p> <p><b>C7</b> Mixed Use Commercial Zone</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Not to Scale  
 Extracted 07/05/2013

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 167649 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 13, 2013

Municipal Address: 176, 178 & 180 SHEPPARD AVE E

Location Description: PLAN M372 LOT 5 \*\*GRID N2304

Project Description: An application to amend the Official Plan and Zoning By-law to permit a 6 storey mixed use building consisting of 22 residential units and commercial / retail uses at grade, with 26 below-grade parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WESTON CONSULTING GROUP	ALAN YOUNG	TEEPLE ARCHITECTS INC.	MARPAKE HOLDINGS LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area B	Site Specific Provision:
Zoning:	C7	Historical Status:
Height Limit (m):	12m & 3storeys	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	916.3	Height:	Storeys:	6
Frontage (m):	30.47		Metres:	19.25 + 7.35 mechanical
Depth (m):	30.06			
Total Ground Floor Area (sq. m):	545.8			<b>Total</b>
Total Residential GFA (sq. m):	2735.5		Parking Spaces:	26
Total Non-Residential GFA (sq. m):	390.6		Loading Docks	0
Total GFA (sq. m):	3126.1			
Lot Coverage Ratio (%):	59.6			
Floor Space Index:	3.41			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	TBD		
Rooms:	0	Residential GFA (sq. m): 2735.5	0
Bachelor:	0	Retail GFA (sq. m): 0	0
1 Bedroom:	13	Office GFA (sq. m): 390.6	0
2 Bedroom:	9	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	22		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Robert Gibson, Senior Planner</b>
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