



STAFF REPORT ACTION REQUIRED

101 and 103 Sheppard Avenue East– Official Plan Amendment and Zoning Amendment Applications– Final Report

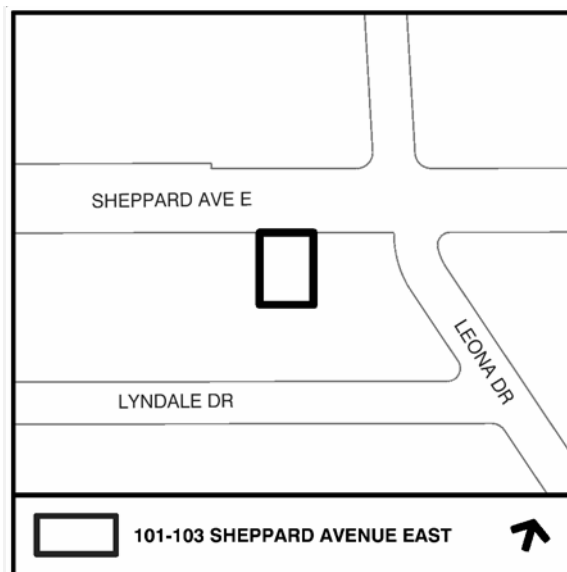
Date:	February 2, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	15 222827 NNY 23 OZ

SUMMARY

The applicant proposes to amend the City's Official Plan and the former City of North York Zoning By-law No. 7625, to permit the redevelopment of 101 and 103 Sheppard Avenue East. The applications propose a 3-storey commercial building plus an enclosed rooftop amenity space that is enclosed with a privacy screen, and one level of underground parking.

The proposal is for a commercial building that would fit within the existing and planned built form context along Sheppard Avenue East. The building is designed to contribute to and enhance the public realm.

This report reviews and recommends approval of the Official Plan Amendment and Zoning By-law Amendment applications.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 101 and 103 Sheppard Avenue East in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend Zoning By-law 7625 for the lands at 101 and 103 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 101 and 103 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to this report.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
5. Before introducing the Bills to City Council for enactment, require the applicant to receive approval from the Committee of Adjustment for the purposes of establishing an easement for pedestrian and vehicular access over 99 Sheppard Avenue East to the satisfaction of the Acting Chief Planner and Executive Director, City Planning Division.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This site was previously subject to applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control for a 5-storey office building with retail uses at grade and 2 levels of underground parking. A Preliminary Report was considered by North York Community Council on June 18, 2013 and a community consultation meeting was held on November 20, 2013. The site was sold to a new owner during the review of these applications. No final report was brought forward on this proposal and the applications were subsequently closed.

The current applications were submitted on September 15, 2015. A preliminary report on the application was adopted by North York Community Council on November 10, 2015 authorizing staff to conduct a community consultation meeting with an expanded notification area. This report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.31>

ISSUE BACKGROUND

Proposal

The applicant is proposing a 3-storey commercial building plus a rooftop amenity space with 1,245 square metres of office uses, which results in a density of 1.53 times the area of the lot as calculated under Zoning By-law No. 7625. The rooftop amenity space is to be enclosed with a privacy screen and is accessed by a 2.7 metre tall mechanical penthouse, resulting in a total building height of 15.48 metres. Parking would be provided in a one-level underground garage. A 6.1 metre wide driveway at Sheppard Avenue East is located along the western property line and would provide vehicular access to the rear of the site. It would slope downward and lead across the rear of the building to the underground garage. Of the 6.1 metre wide driveway, 4.3 metres would be located on the subject site and 1.8 metres would be located on the adjacent property at 99 Sheppard Avenue East. The consolidated driveway would provide access to both the subject site and the existing dwelling containing commercial use at 99 Sheppard Avenue East. A total of 12 parking spaces are proposed, including 1 barrier-free parking space. Six bicycle parking spaces are proposed in the underground parking garage. One Type C loading space is proposed at the rear of the property.

The building would step back at the rear above the second floor, creating rear terraces. The entire building would be contained beneath a 45-degree angular plane measured from the southern lot line. The rear yard setback is proposed to be 9.5 metres. A 2 metre wide landscape strip is proposed along the rear lot line to provide additional buffering to the residential uses to the south. Additional site statistics are presented in the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The site consists of two lots located approximately 500 metres east of Yonge Street. The lot at 101 Sheppard Avenue East contains a commercial use within a former single detached dwelling, and the lot at 103 Sheppard Avenue East is vacant. The site has approximately 25.6 metres of frontage on Sheppard Avenue East and a depth of approximately 34.4 metres. The site has an area of approximately 881.2 square metres. The centre of the site is slightly elevated and slopes downward toward Sheppard Avenue East and toward the rear lot line. The existing single detached dwelling would be demolished.

Abutting uses are as follows:

North: 7-storey and 14-storey office buildings on Sheppard Avenue East;
South: 1.5-storey and 2-storey single detached dwellings on Lyndale Drive;
East: 1.5-storey and 2-storey commercial buildings on Sheppard Avenue East and 1.5-storey and 2-storey single detached dwellings on Leona Drive; and
West: Commercial uses within 1.5-storey single detached dwelling building forms on Sheppard Avenue East and 1.5-storey residential single detached dwellings on Bonnington Place.

Provincial Policy Statement and Provincial Plans

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

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

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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

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

Chapter 2- Shaping the City

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

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

The Plan also protects the integrity of the City's transportation network and provides for its planned expansion through the designation of public rights-of-way and transit corridors. Map 3 of the Official Plan designates Sheppard Avenue East as having a right-of-way width of 36 metres. Map 4 of the Official Plan identifies the existing TTC subway line that provides service along Sheppard Avenue East. The integration of transportation and land use planning is critical to achieving the overall aim of increasing accessibility throughout the City.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

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

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

Chapter 3- Building a Successful City

Section 3.1.2 Built Form

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

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

New development will also provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Chapter 4- Land Use Designations

Section 4.5 Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential, and institutional uses in single-use or multi-use buildings. Development within *Mixed Use Areas* 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 edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

Development in *Mixed Use Areas* 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.

Sheppard Avenue Commercial Area Secondary Plan

The subject site is located within the Sheppard Avenue Commercial Area Secondary Plan (SACASP). The general objective of the SACASP is to permit and encourage development and redevelopment which will create a professional office and commercial district accommodating primarily office and health care uses.

The SACASP designates the subject site as '*Mixed Use Area B*' which permits a mix of commercial and residential uses. The SACASP permits a maximum height of 3-storeys and 12 metres, with the height of any building, or portion thereof, not to exceed the horizontal distance between that part of the building and the rear lot line.

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

- Suitable opaque fencing between uses in the SACASP and uses in designated residential areas;
- 1.0 metre landscape strip along the rear property line; and
- Lighting and garbage areas which are appropriately located to minimize impact on residential uses and do not detract from the overall residential appearance of the area.

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

In June, 2011, North York Community Council requested the Director, Community Planning, North York District, to bring forward modifications to the western portion of the SACASP which incorporates the use of the 45 degree angular plane and other appropriate and desirable measures to protect adjoining *Neighbourhoods*, and which provide for a mix of residential and retail uses.

A status report on the review of the Sheppard Avenue Commercial Area Secondary Plan was adopted at the January 19, 2016 meeting of North York Community Council. The report summarized the analysis completed to date, issues identified and next steps for the study, including the remaining scope of work. The recommendation adopted directed staff to expand the study area and scope and phase it to include all properties within the SACASP designated as *Mixed Use Areas* on Map 16 in the Official Plan. The report can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY11.32>

North York Community Council directed staff to focus the review on the western segment of the SACASP area. The final report was considered at a statutory public meeting of North York Community Council on January 17, 2017, and then considered at City Council on January 31, 2017. Further information on this study including the final

report can be viewed at:

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

A review and update of the eastern segment of the Secondary Plan area is scheduled to begin in 2018 and is intended to create an integrated vision, policies and a planning framework to achieve a quality streetscape, pedestrian amenities and a framework for appropriate development within the entire Secondary Plan area.

Zoning

The subject site is currently excluded from the City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is zoned Mixed Use Commercial Area Zone (C7). This zone permits a variety of commercial and residential uses, including retail stores and professional office uses, up to a maximum height of 3-storeys and 12 metres. The C7 zone requires a minimum 1.0 metre landscape strip along the rear property line and prohibits parking spaces from being located in the front yard.

Site Plan Control

The applicant has submitted a site plan application which was reviewed concurrently with this application.

Reasons for Application

The SACASP provides for the subject lands to be developed with a commercial building having a maximum density of 1.0 times the area of the lot and a maximum height of 3-storey and 12 metres. An application to amend the Secondary Plan is required as the applicant is proposing a 3-storey commercial building, plus an enclosed rooftop amenity space, with a density of 1.53 times the lot area and a maximum height of 15.48 metres.

An amendment to the former City of North York Zoning By-law No. 7625 is required to permit the proposed development at the proposed height and density and to establish appropriate performance standards.

The subject lands are currently excluded from Zoning By-law No. 569-2013. It is the practice of City Planning to bring excluded sites into Zoning By-law No. 569-2013 when they are being rezoned.

Community Consultation

A community consultation meeting was held on November 26, 2015. The meeting was attended by the Ward Councillor, City Planning Staff, the applicant, and 3 members of the public.

Issues raised by area residents which have been considered in the review of the application were generally related to the following matters:

- Pedestrian and public realm improvements;
- The proposed height; and
- The number of vehicles entering and exiting the property.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

Policy 1.3 of the PPS requires provisions be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also encourages intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.6.7.4 promotes a land use pattern, density, and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure, and expands the employment base.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. The Growth Plan identifies that office uses will be directed to locations that support active transportation and have existing or planned transit. As this site is located in a built up area designated for growth in the City’s Official Plan and is supported by public transit, the proposal conforms to the Growth Plan.

Density, Height, Massing

The SACASP provides for a maximum permitted FSI of 1.0 times the lot area, whereas the proposed development has an FSI of 1.53 times the lot area. Further, the Secondary Plan permits a maximum height of 3-storeys and 12 metres, whereas the proposed development has a maximum height of 3-storeys plus a rooftop amenity space and 15.48 metres measured from established grade to the top of the mechanical penthouse. The proposed building, excluding the rooftop terrace, has a height of 12.79 metres.

The Secondary Plan's height limits are intended to protect stable residential neighbourhoods by providing appropriate transitions in height between commercial uses and adjacent residential uses. The proposed building has been sited on the lot with a setback from the rear lot line that maintains a 45 degree angular plane. Adherence to the angular plane will minimize overlook and privacy impacts of adjacent residential properties. The Official Plan's Built Form and *Mixed Use Areas* policies require new buildings to provide a transition between areas of different development intensity and scale. The proposed development provides an appropriate transition in scale between the existing stable residential neighbourhood south of the subject site through the 45 degree angular plane and providing a step back above the second floor at the rear of the building. A 2.0 metre wide landscape strip and privacy fence along the rear property line will also assist to further transition the proposed development to the residential uses to the south.

The proposed rooftop amenity space is setback approximately 12.7 metres from the rear property line and has a privacy screen that will minimize overlook from the proposed development.

The SACASP encourages development that will lead to the eventual formation of a commercial district accommodating primarily office and health care uses. The proposed commercial building is compatible with the land use objectives of the Plan.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Sheppard Avenue East, a 2.76 metre road widening dedication along the Sheppard Avenue frontage of the subject site is required and is proposed to be conveyed to the City with this application.

Traffic Impact, Access, Parking

The application proposes vehicular access via a driveway from Sheppard Avenue East along the western property line, with a portion of the required 6.1 metre wide driveway located on the adjacent property at 99 Sheppard Avenue East. The consolidated driveway would provide access to both the subject site and 99 Sheppard Avenue East. The proposed driveway configuration is consistent with the Official Plan's Built Form policies by locating and organizing vehicular access to minimize curb cuts and impacts on the public realm. The owners of 101 and 103 Sheppard Avenue East also own 99 Sheppard Avenue East. Despite the shared ownership, an application to the Committee of Adjustment is required in order to establish an easement across 99 Sheppard Avenue East for the purposes of vehicular and pedestrian access. The applicant has submitted consent applications to the Committee of Adjustment for the purposes of establishing the easement. Application Nos. B0080/17NY and B0004/18NY have been circulated and are currently under review.

The proposed driveway slopes downwards from Sheppard Avenue East and leads across the rear of the building to a loading space enclosed within the rear of the proposed building and to the underground parking entrance. The one level of underground parking

would provide 12 parking spaces, including 1 barrier free space and 6 bicycle parking spaces.

Review of the proposal against the City's parking requirements indicates the 12 parking spaces on-site are sufficient to accommodate anticipated parking demand.

The proposal provides for a minimum 2.0 metre landscape strip with privacy fencing along the southern property line. The proposed landscape strip exceeds the SACASP and Zoning By-law No. 7625 requirement for a 1.0 metre landscape strip. The landscape strip and privacy fencing assists in further minimizing any impacts associated with parking and loading on the residential properties to the south.

The City is currently studying options to complete the North York Centre South Service Road. Completing the Service Road, by linking Doris Avenue south of Sheppard Avenue East to Tradewind Avenue, would improve mobility and access, relieve congestion on alternate routes, improve cyclist and pedestrian mobility and safety, and support current and future residential and commercial growth. The North York Centre South Service Road options currently being studied would not have any impacts to the subject site. The North York Centre South Service Road Study recommendations and timeline is contingent on the outcome of the REimagining Yonge Study. Information related to the North York Centre South Service Road can be found at:

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/nyc-south-road/>

Servicing

The applicant has provided Site Servicing Plans, Functional Servicing, and Stormwater Management Reports which conclude there are no servicing issues with respect to the proposed development. These findings have been accepted by Engineering and Construction Services. As per City guidelines, the proposed commercial development will be required to arrange for private contractor collection of recyclables and refuse. The enclosed garbage storage room is located towards the rear of the proposed building, adjacent to the loading space.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application proposes a 3-storey commercial building, plus a rooftop amenity space with a GFA of 1,160 square metres and 70.7 square metre road widening on a total site area of 881.2 square metres. The net site area subject to parkland dedication is 810.5

square metres. The proposed non-residential development is subject to 2% parkland dedication. In total, the parkland dedication requirement is 16.21 square metres.

It is the recommendation of Staff that the parkland dedication requirement be satisfied through cash-in-lieu. This is appropriate, as the parkland dedication of 16.21 square metres would not create a substantial park and the site is located in close proximity to existing City parkland. The site is 100 metres away from Glendora Park, a 3.5 hectare park which includes two lit tennis courts, a splash pad, and a children's playground. The park also has several open green spaces.

Streetscape

The design of the proposed development would result in an attractively landscaped pedestrian oriented street-edge along Sheppard Avenue East. The Official Plan requires development in *Mixed Use Areas* provide attractive, comfortable, and safe pedestrian environments. The location of the front door to the building, landscaping, and the glazing and views provided from inside the building would promote a safe and comfortable pedestrian experience.

The applicant is to submit a tree planting deposit to ensure the planting and survival of three new City trees. In addition, Forestry requires the planting of twenty-seven new trees to replace the nine private trees proposed for removal.

In keeping with the overall objectives of the SACASP, the proposed development will provide an opportunity to create an attractive and safe pedestrian experience that will encourage walking along this portion of Sheppard Avenue East.

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 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 that will be secured through the Site Plan Approval process related to: construction activity, tree protection and planting, and stormwater retention.

Conclusion

The site's location along Sheppard Avenue East is appropriate for commercial uses and the proposal offers a compatible building design and transition to adjacent properties. The intent of the Secondary Plan to facilitate commercial development is being achieved. The proposed development fits harmoniously within the planned and built context of the SACASP, is consistent with the PPS, conforms with the Growth Plan, and represents good planning.

This report recommends approval of these applications to amend the Official Plan and Zoning By-laws.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: North Elevation

Attachment 2b: South Elevation

Attachment 2c: East Elevation

Attachment 2d: West Elevation

Attachment 3: Official Plan

Attachment 4: Zoning By-law No. 7625 Map

Attachment 5: Zoning By-law No. 569-2013 Map

Attachment 6: Application Data Sheet

Attachment 7: Draft Official Plan Amendment

Attachment 8: Draft Zoning By-law No. 7625 Amendment

Attachment 9: Draft Zoning By-law No. 569-2013 Amendment

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Staff report for action – Final Report – 101 and 103 Sheppard Avenue East

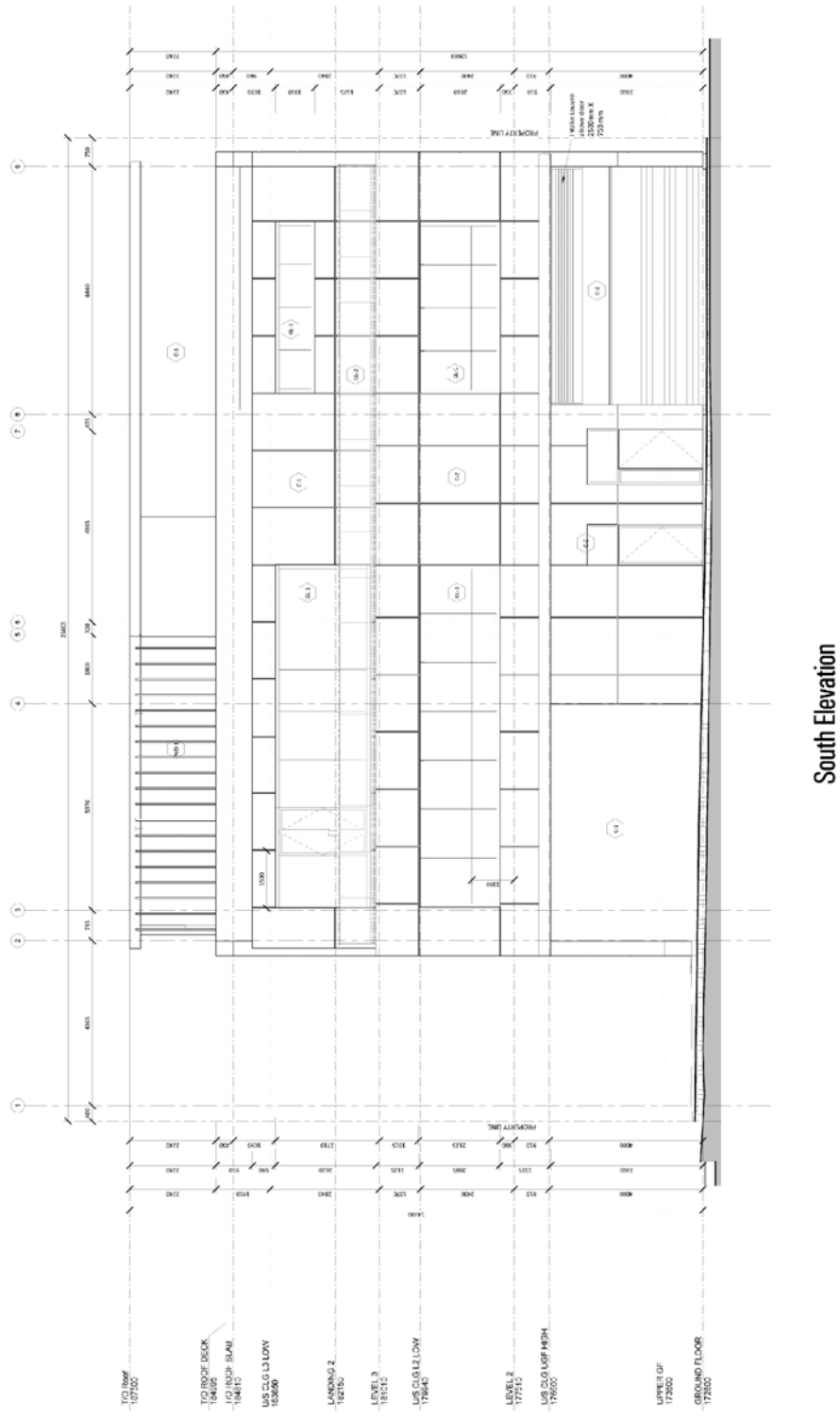


101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 0Z

Not to Scale
11/20/2017

Attachment 2b: South Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale

11/20/2017

101 & 103 Sheppard Avenue East

South Elevation

File # 15 222827 NNY 23 0Z

Elevations

Not to Scale
11/20/2017

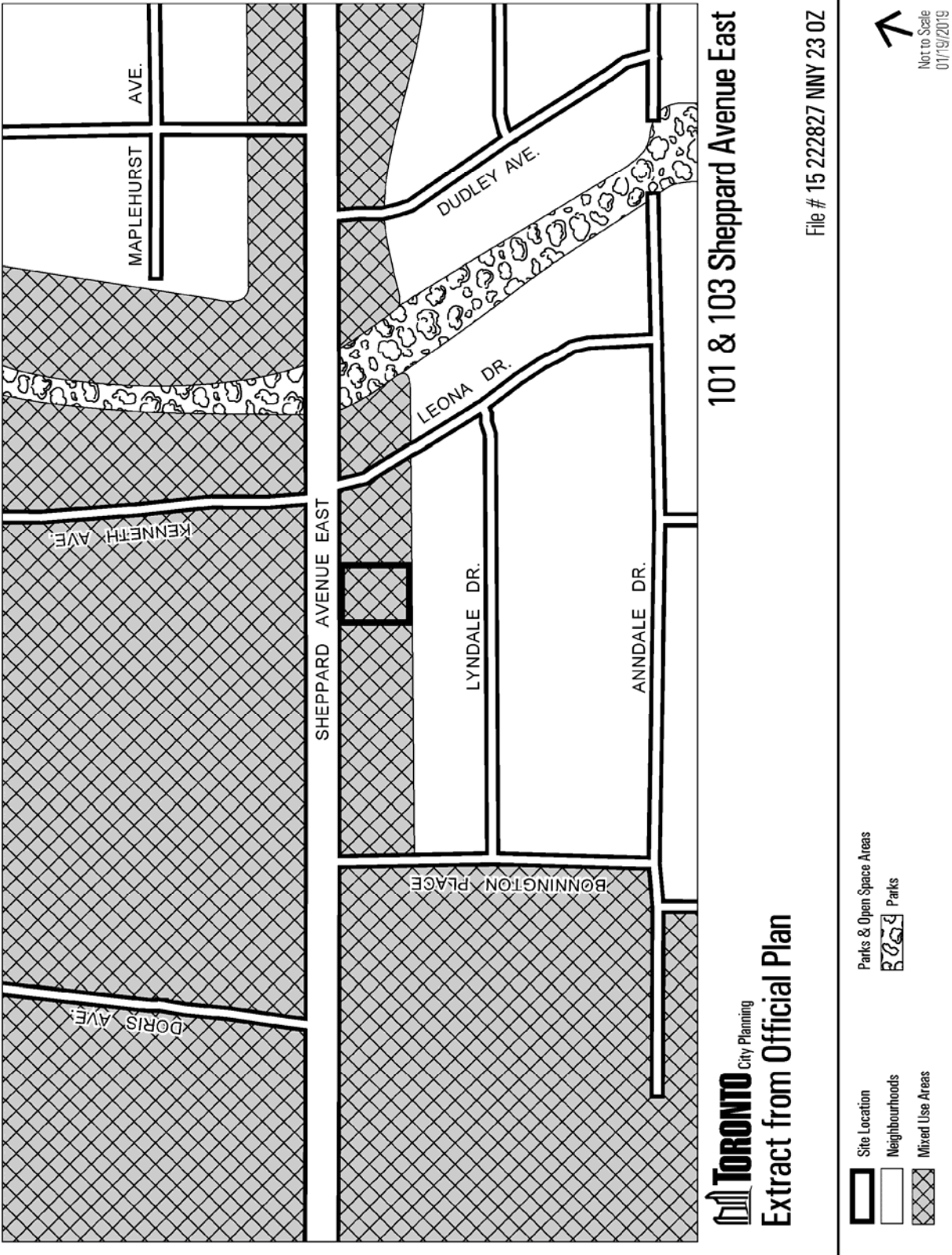
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101 & 103 Sheppard Avenue East

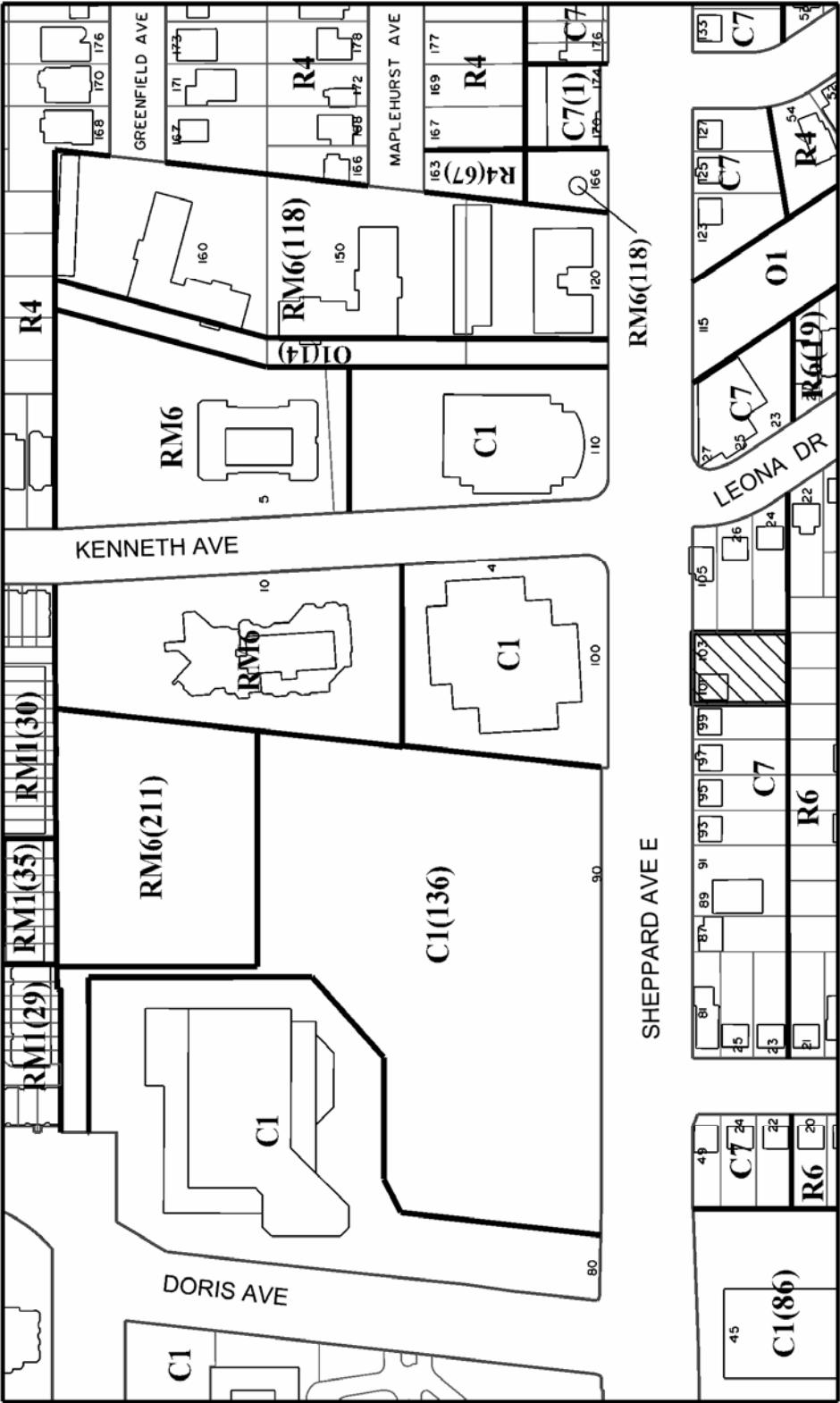
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Attachment 3: Official Plan



Attachment 4: Zoning By-law No. 7625 Map



Toronto City Planning
Zoning
101 - 103 Sheppard Avenue East
File # 15 222827 NNY 23 02

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
Zoning Bylaw 7625
Extracted 09/22/2015

Attachment 5: Zoning By-law No. 569-2013 Map



Zoning By-Law No. 569-2013

101 - 103 Sheppard Avenue East

File # 15 222827 NNY 23 0Z



Location of Application



See Former City of North York By-Law No. 7625

RD Residential Detached OR Open Space Recreation

R4 One-Family Detached Dwelling Fourth Density Zone
 RM5 One-Family Detached Dwelling Sixth Density Zone
 RM6 Multiple-Family Dwellings Fifth Density Zone
 C1 Multiple-Family Dwellings Sixth Density Zone
 C7 General Commercial Zone
 C7 Mixed Use Commercial Zone



Not to Scale
 Extracted: 09/22/2015

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 222827 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 15, 2015

Municipal Address:	101 AND 103 SHEPPARD AVENUE EAST
Location Description:	PLAN 3421 LOT 34
Project Description:	A 3-storey commercial building plus screened rooftop amenity space containing 1160.0 square metres of gross floor area with 1 level of underground parking for 12 spaces. The rooftop amenity area is enclosed with a facade-like screen.

Applicant:	Agent / Architect:	Owner:
KAVE ARCHITECTS 346-77 MOWAT AVENUE TORONTO, ON, M6K 3E3	KAVE ARCHITECTS 346-77 MOWAT AVENUE TORONTO, ON, M6K 3E3	2422634 ONTARIO INC. 101 SHEPPARD AVE E. TORONTO, ON, M2N 3A3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C7	Historical Status:	N
Height Limit (m):	12.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	881.2	Height:	Storeys:	4
Frontage (m):	25.6		Metres:	15.48
Depth (m):	34.4			
Total Ground Floor Area (sq. m):	348.0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	1160		Loading Docks	1 Type C
Total GFA (sq. m):	1245			
Lot Coverage Ratio (%):	39.49			
Floor Space Index:	1.53			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	1245	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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Attachment 7: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2018

Enacted by Council: ~, 2018

CITY OF TORONTO

Bill No. ~

BY-LAW No. --2018

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2017 as
101 and 103 Sheppard Avenue East**

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

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 396 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 396 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS
101 and 103 Sheppard Avenue East

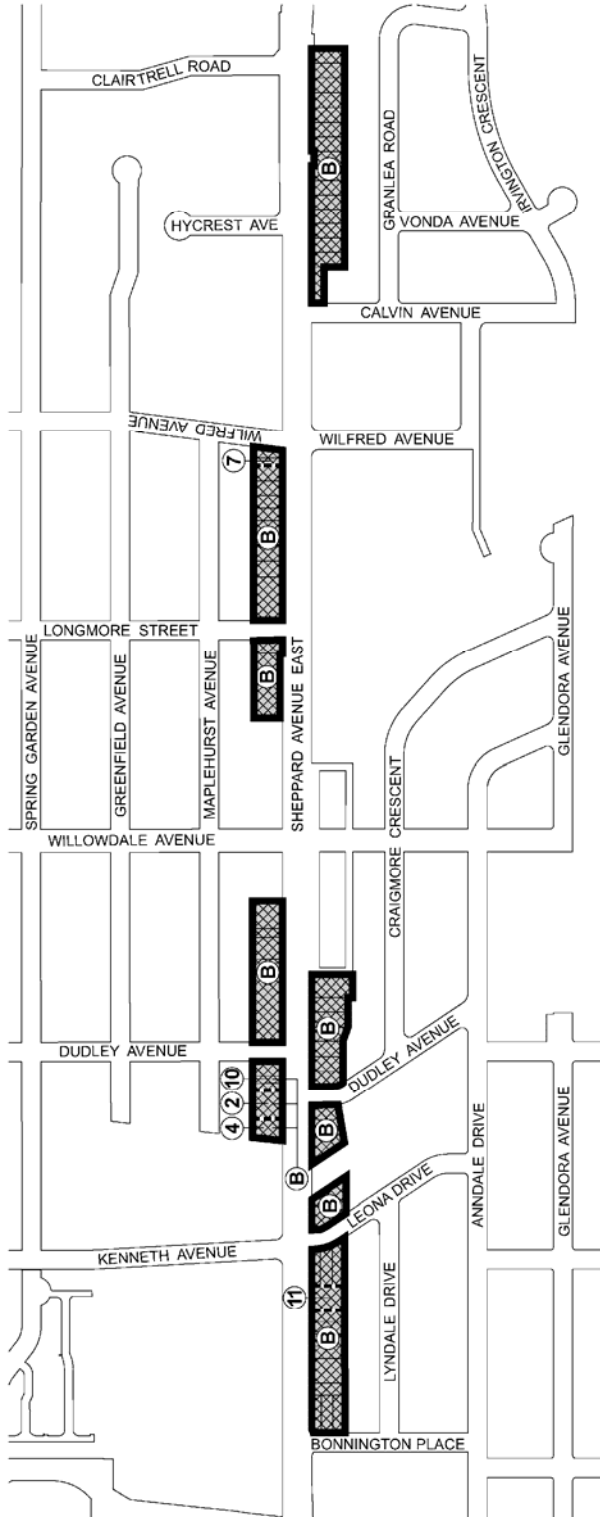
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 29, Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following subsection to Section 4.0, Site and Area Specific Policies:

"4.11. Lands located on the south side of Sheppard Avenue East, known municipally as 101 and 103 Sheppard Avenue East (11 on Map 29-2):

A maximum building height of 4 storeys and 15.5 metres, and a maximum F.S.I of 1.53 are permitted. The policies of Section 3.2.2 do not apply."

2. Map 29-2, Land Use Areas of the Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands known municipally in 2017 as 101 and 103 Sheppard Avenue East as Site and Area Specific Policy Area Number 11, as shown on the attached Schedule A.



Not to Scale



101 & 103 Sheppard Avenue East

Official Plan Amendment #396 - Schedule A

File # 15 222827 NNY 23 0Z

Secondary Plan Boundary

Mixed Use Areas

Site and Area Specific Policy Areas

Map 29-2, Sheppard Avenue Commercial Area Secondary Plan - Land Use Areas, Site and Area Specific Policy Area No. 11 is added to apply to the lands at 101 & 103 Sheppard Avenue East

November 2015

Attachment 8: Draft Zoning By-law No. 7625 Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxx-2018

**To amend ~ Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
101 and 103 Sheppard Ave E**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" attached to this By-law.
2. Section 64.29 of By-law no. 7625 of the former City of North York is amended by adding the following subsection:

64.29(4) C7 (4)

DEFINITIONS

ESTABLISHED GRADE

- a. For the purposes of this exception, "established grade" shall mean a geodetic elevation of 172.02 metres.

NET SITE

- b. For the purposes of this exception, "net site" means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such net site comprising an area of 810.5 square metres.

PERMITTED USES

- c. All uses permitted in a C7 zone shall be permitted on the lands identified on Schedule C7 (4).

EXCEPTION REGULATIONS

YARD SETBACKS

- d. The minimum front, side, and rear yard setbacks for buildings and structures above established grade shall be as shown on Schedule C7 (4).

BUILDING HEIGHT

- e. The maximum building height of any portion of the building or structure shall not exceed 4-storeys or 15.5 metres above established grade.
- f. Notwithstanding 'e' above, the height of any part of the building or structure shall not exceed a measurement equal to 100% of the horizontal distance between that building or structure and the south lot line.

GROSS FLOOR AREA

- g. A maximum gross floor area of 1,245 square metres shall be permitted.
- h. All portions of the building or structure erected and used above established grade shall be located wholly within the building envelope identified on Schedule C7 (4).

LANDSCAPING

- i. A minimum 2.0 metre landscape strip shall be provided along the rear property line shown on Schedule C7 (4).

PARKING

- j. The minimum number of parking spaces shall be 12.

LOADING

- k. A minimum of 1 loading space shall be provided. The loading space shall have minimum dimensions of 6.0 metres long, 3.5 metres wide, and a vertical clearance of 3.0 metres.

BICYCLE PARKING

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

DRIVEWAY WIDTH

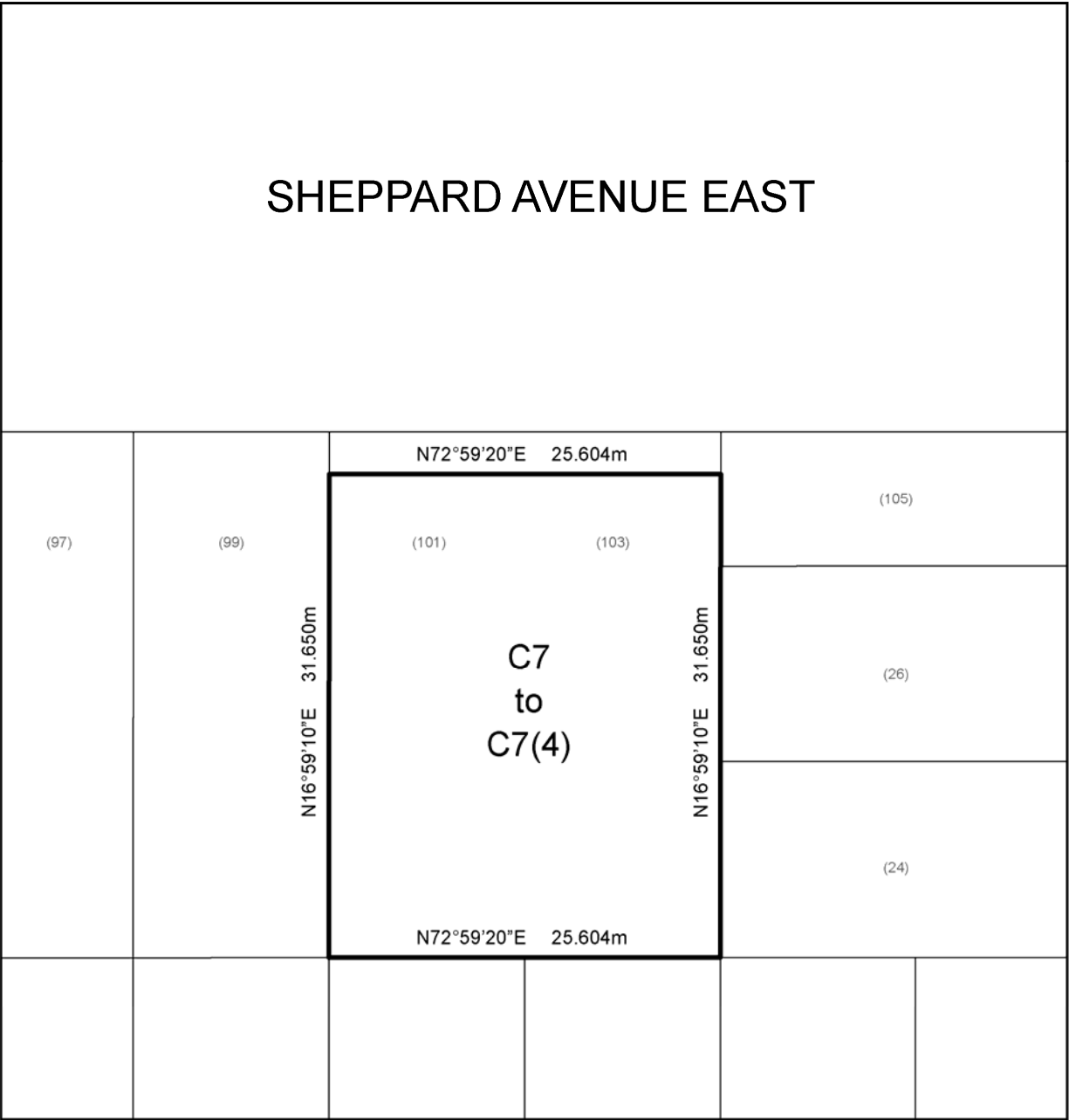
- m. The minimum driveway width required to access parking spaces and loading spaces shall be 4.32 metres.
- 3. Within the lands shown on Schedule C7 (4) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided 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.
- 4. Section 64.29 of By-law no. 7625 of the former City of North York is amended by adding Schedule C7 (4) attached to this By-law.
- 5. Except as provided herein, By-law no. 7625 of the former City of North York shall continue to apply.
- 6. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

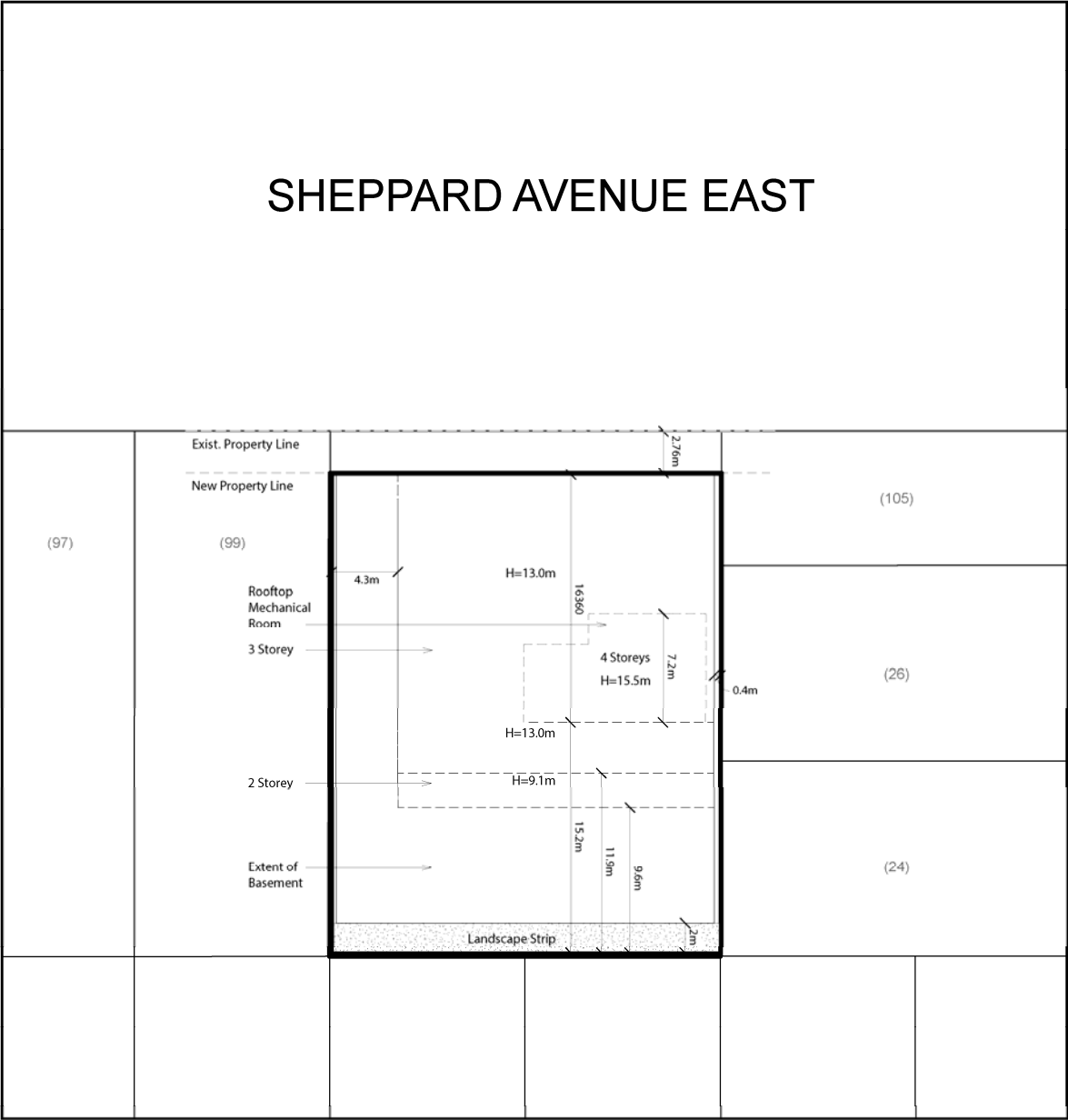


Schedule 1

File # 15 222827 NNY 23 0Z

Date: 01/23/2018
Approved by: V.F.

↑
Not to Scale



Schedule C7(4)

File # 15 222827 NNY 23 02

Date: 01/23/2018
Approved by: V.F.

↑
Not to Scale

Attachment 9: Draft Zoning By-law No. 569-2013 Amendment

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2018]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as, 101 and 103 Sheppard Avenue East

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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: **CR 1.43 (c1.43; r0.0)(x137)** as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 15.0, ST 4, as shown on Diagram 3 attached to this Bylaw;
5. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands outline by a heavy black line on Diagram 2 of By-law XXXX-2018 to the Policy Area Overlay map in Article 995.10.1, Lot Coverage Overlay map in Article 995.30.1 and the Rooming House Overlay map in Article 995.40.1; and
6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.10.10 Exception Number **137** so that it reads:

Exception CR 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of By-law XXXX-2018 are complied with, none of the provisions of regulations 40.5.40.10(1) and 40.5.40.10(2) apply to prevent the erection of use of a **building** or **structure** permitted in regulations (B) to (H) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the **height** of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 172.5 metres;
- (C) Despite regulations 40.5.10.10(1) and (2), the permitted maximum **height** of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law No. XXXX-2018;
- (D) Despite regulation 40.10.40.1(2), the floor level of the first **storey** must be within 1.1 metres of the Canadian Geodetic Datum Elevation of 172.5 metres;
- (E) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be within 9.5 metres of a **lot** in the Residential Zone category;
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** must be at least 2.8 metres;
- (G) Despite clause 40.10.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law No. XXXX-2018;
- (H) Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone Category;
- (I) Despite regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone Category;
- (J) Despite regulation 220.5.0.1(5), only one Type "C" **loading space** is required;
- (K) Despite regulation 220.5.20.1(1)(A)(ii), the minimum width for a **driveway** providing access to a **loading space** is 4.32 metres;

(L) The total **gross floor area** of all **buildings** and **structures** must not exceed 1,160 square metres;

(M) The minimum required number of **parking spaces** is 12.

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

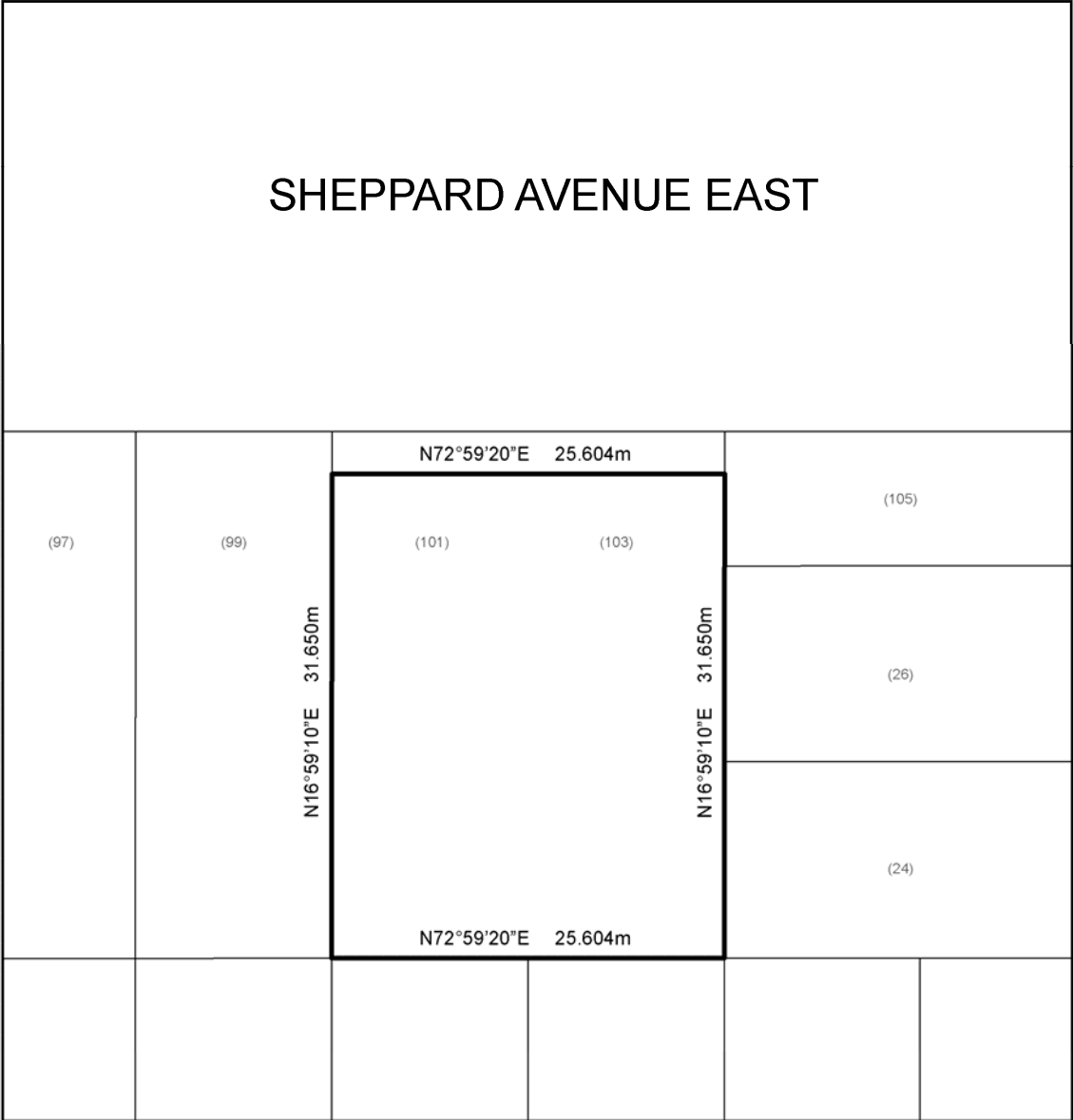
Enacted and passed on month ##, 20##.

Name,

Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

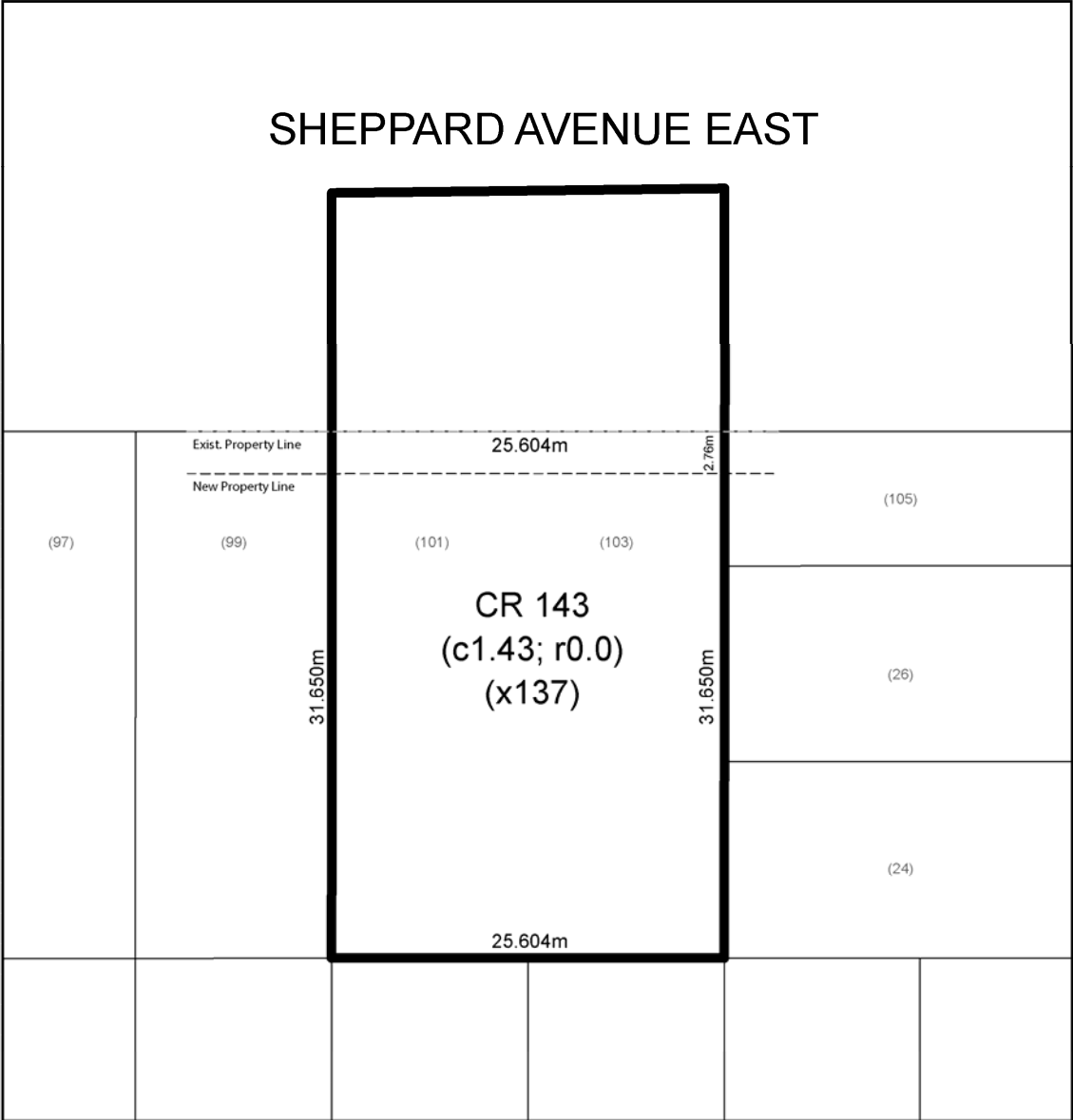


 **TORONTO**
Diagram 1

101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 0Z



City of Toronto By-Law 569-2013
Not to Scale
1/23/2018

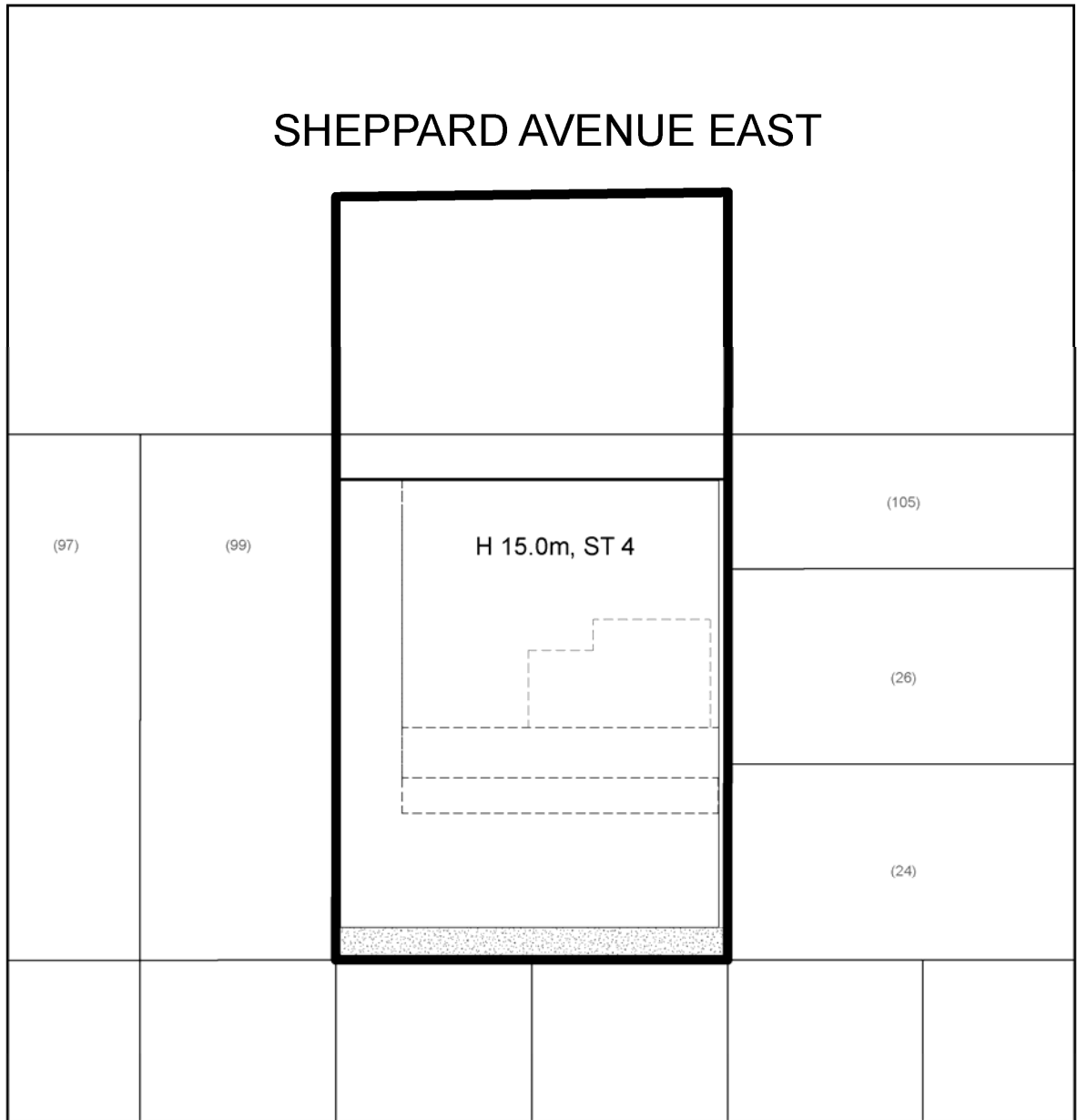


 **TORONTO**
Diagram 2

101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 0Z



City of Toronto By-Law 569-2013
Not to Scale
1/23/2018

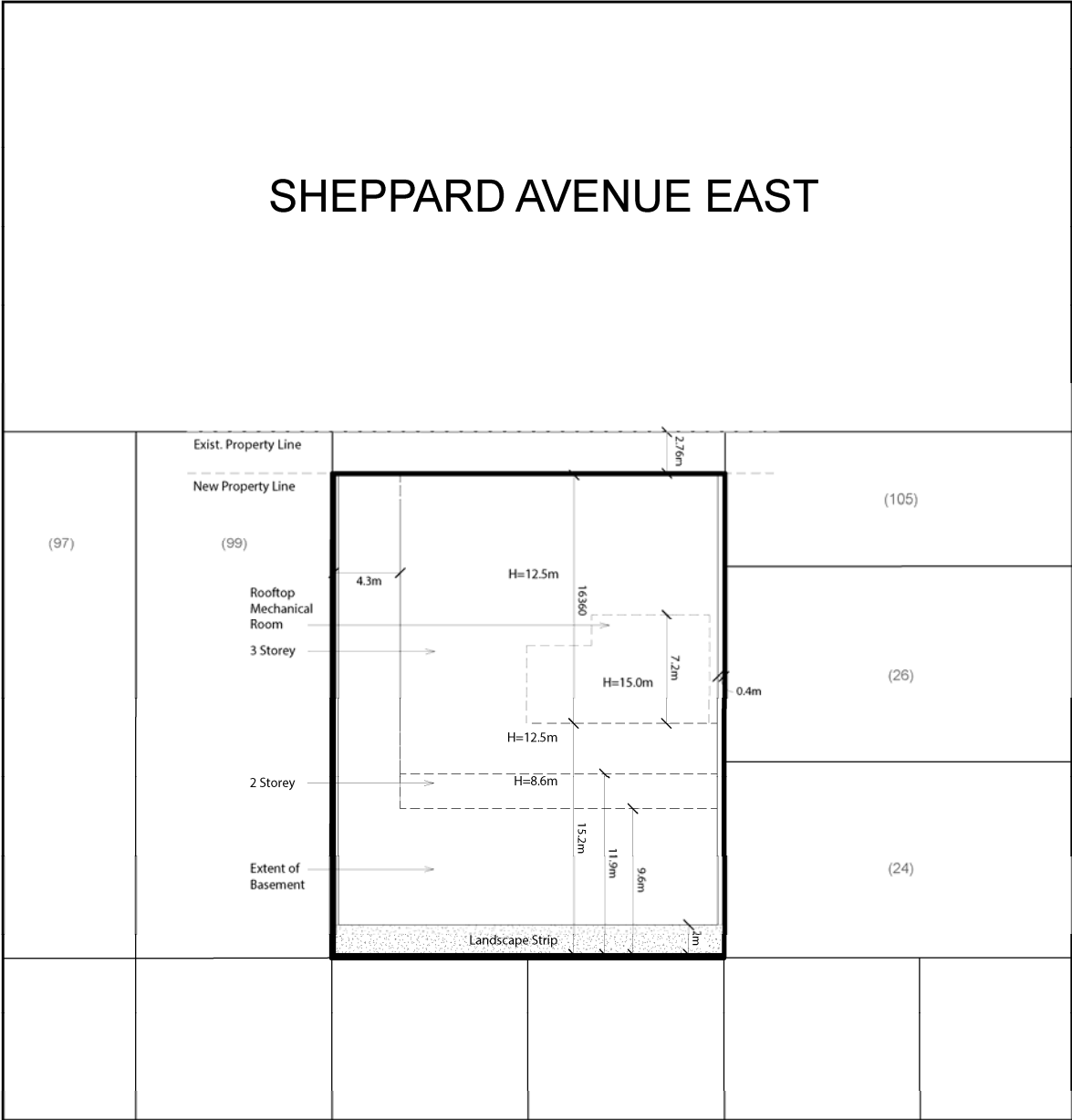


 **TORONTO**
Diagram 3

101 & 103 Sheppard Avenue East

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City of Toronto By-Law 569-2013
Not to Scale
1/23/2018



 **TORONTO**
Diagram 4

101 & 103 Sheppard Avenue East

File # 15 222827 NNY 23 02


City of Toronto By-Law 569-2013
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1/23/2018