

120 and 166 Sheppard Avenue East, 150 and 163 Maplehurst Avenue and 160 Greenfield Avenue – Site Plan Control Application – Request for Direction Report

Date: June 25, 2018

To: North York Community Council

From: Joe Nanos, Director, Community Planning, North York District

Ward: Ward 23 Willowdale

Planning Application Number: 16 163131 NNY 23 SA

SUMMARY

The applicant has appealed the Site Plan application to the Local Planning Appeal Tribunal (LPAT) due to Council's failure to make a decision on the application within the time prescribed by the Planning Act. A 3-day hearing is scheduled for November 14, 15, and 16, 2018.

This application proposes two 4-storey (rental) apartment buildings with a total of 74 dwelling units and 76 parking spaces at 120 and 166 Sheppard Avenue East, 150 and 163 Maplehurst Avenue and 160 Greenfield Avenue. It is the first phase of redevelopment of this property which will ultimately also include a 7-storey residential building (Building "B") and a 13-storey mixed use building (Building "A"). The Official Plan Amendments and Zoning By-law Amendment were approved by the former Ontario Municipal Board (OMB) in 2001. This appeal relates only to the Site Plan Control Application.

While the application complies with the Official Plan and Zoning By-law, Toronto Water staff and Engineering and Construction Services staff have concerns with the impacts on existing City easements.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

This report recommends that the City Solicitor, together with appropriate staff, attend the LPAT hearing in opposition to the current proposal.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with appropriate staff, to attend the Local Planning Appeal Tribunal (LPAT) hearing to oppose the Site Plan Control application in its current form.
2. City Council authorize the City Solicitor and appropriate staff to continue negotiations with the applicant to address the engineering issues outlined in this report, to determine if an agreement can be reached.
3. Should the Local Planning Appeal Tribunal (LPAT) approve the application, City Council authorize the City Solicitor to request that the LPAT withhold its Order(s) approving the application until such time as a full, complete resubmission of the application is made and circulated to relevant divisions and agencies and all revisions and identified pre-approval conditions through the circulation process have been met for the Site Plan Control application.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Council enacted Official Plan Amendment (OPA) 447, the North York Centre Secondary Plan in September 1997. Subsequently, Kenneth-Sheppard Limited filed an appeal of OPA 447 as it applied to the lands at 100, 110 and 120 Sheppard Avenue East, 4, 5 and 10 Kenneth Avenue, 150 Maplehurst Avenue and 160 Greenfield Avenue. These lands are located on the north side of Sheppard Avenue East, bisected by Kenneth Avenue. At the time OPA 447 was enacted, these lands were subject to the prior Downtown Plan (Section D.2 of the former North York Official Plan) as amended by OPA 393. The lands were also subject to a site-specific density provision in the D.2 Plan (Section 3.14.1). This site-specific policy was carried through into OPA 447.

Kenneth-Sheppard Limited appealed the site-specific policy for the subject lands as well as general policies in OPA 447 as they applied to their sites, including but not limited to land use, density, height, parks and open space, built form and vehicular access.

As of July 6, 2000, OPA 447, was in full force and effect for almost all of the North York Centre, with the exception of 3 sites including the subject lands.

The subject lands have been developed incrementally over time. Nos. 120 Sheppard Avenue East, 150 Maplehurst Avenue and 160 Greenfield Avenue, have, since the 1950s contained three 3-storey rental apartment buildings with a total of 123 dwelling units. The properties at 5 and 10 Kenneth Avenue were redeveloped as 18-storey (condominium) apartment buildings in 1988 and 1986 respectively. No. 100 Sheppard Avenue East was developed in 1989 as a 12-storey commercial office building. No. 110 Sheppard Avenue East was developed in 1992 as a 10-storey commercial office building.

In February 1999, Kenneth-Sheppard Limited submitted an OPA application for the lands at 120 Sheppard Avenue East, 150 Maplehurst Avenue and 160 Greenfield Avenue. The application did not include a specific development proposal, nor was it accompanied by an implementing Zoning By-law Amendment application, but it requested substantial increases in height and density permissions for these lands. The application proposed policy modifications on matters of density, open space, pedestrian linkages, site circulation and urban design. It also proposed the demolition of the existing 3 rental apartment buildings. Kenneth-Sheppard Limited referred that application to the OMB in June 1999, and Council subsequently refused the application. The applicants then had the referral consolidated with their appeal of OPA 447.

A 5-day OMB hearing was scheduled for October 30th, 2000. In both the pre-hearing conferences and Council report, planning staff expressed concern that the proposed Official Plan Amendment application lacked specificity and should be accompanied by a Zoning By-law Amendment application. In March 2000, Kenneth-Sheppard Limited submitted a rezoning application for 120 Sheppard Avenue East, 150 Maplehurst and 160 Greenfield Avenue. In April 2000, the applicants added 166 Sheppard Avenue East and 163 Maplehurst Avenue to the rezoning application, indicating that these lands were added for site access and circulation.

Comments on the rezoning application from the Technical Services Division (now Engineering and Construction Services) dated May 19, 2000 stated, "The subject site includes an existing City storm sewer easement. Proposed buildings and/or structures in this development must not encroach onto this easement either above or below ground. The site plan drawing dated March 16, 2000 by Page & Steele Architects shows building "B" encroaching the easement which is not permissible." The comments also identified issues with overland flow and sanitary capacity.

A Staff Report dated July 6, 2000, recommended refusal of the Zoning By-law Amendment application and recommended Council reaffirm its decision to refuse the site-specific OPA, and appeals against OPA 447, and further, that it refuse any request to change the boundary of the Centre to include the properties at 166 Sheppard Avenue East and 163 Maplehurst Avenue. North York Community Council recommended the adoption of the report and City Council adopted the report at its meeting held on August 1, 2, 3 and 4, 2000.

The OMB Order dated August 30, 2001, addressed the appeals of the Official Plan Amendments and Zoning By-law Amendment. At the opening of the hearing, the City

120 and 166 Sheppard Avenue East, 150 and 163 Maplehurst Avenue and 160 Greenfield Avenue –
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and KSL disagreed on the height, angular plane, and GFA. However, once evidence was led on the issues and further discussion between the City and KSL occurred, it was finally resolved that KSL's proposal could be agreed to by the City. The Order states "the Board has no reservation in approving the development as proposed by KSL and as agreed to by the City." The Order does not make reference to engineering issues. The Board withheld its Order until the Official Plan Amendment, the Zoning By-law Amendment and the Section 37 Agreement were completed. Despite protracted negotiations, certain matters remained outstanding and a motion was brought by Kenneth-Sheppard Limited. On December 19, 2002, the OMB issued another Order relating to rental housing matters, including the recipient of the cash-in-lieu payment, eligibility for assistance, and a delayed demolition period.

The Section 37 Agreement was registered on November 28th, 2008. It requires parkland dedication, to be conveyed prior to the issuance of a building permit for construction which would result in development on the site exceeding 14,000 square metres of GFA. The first phase would have 5,000 square metres of GFA and would not be large enough to trigger the parkland dedication. The Section 37 Agreement also secures 74 rental replacement units. The City agreed that no by-law passed under the authority of Section 111 of the *City of Toronto Act, 2006*, or any successor legislation shall apply to prevent the demolition of the existing apartment buildings. On that basis, the owner agreed to pay to the City \$980,000 to the City's Capital Leverage Fund, no later than 5 business days after the execution of the agreement.

On August 6, 2010, the OMB ordered the enactment of By-law 754-2011, which facilitates the two 4-storey residential buildings subject to this application, as well as a future 7-storey residential building "B" and future 13-storey mixed use building "A".

A pre-application meeting for the current Site Plan Control Application was held on June 18, 2015. The current application was submitted on May 27, 2016. It was deemed incomplete on June 23, 2016 due to the lack of a Functional Servicing Report, Geotechnical Study / Hydrological Review and Housing Issues Report. It was deemed complete on February 13, 2017 when the outstanding material was submitted. The Site Plan Control application was appealed on March 7, 2018.

ISSUE BACKGROUND

Proposal

This Site Plan Control application is to facilitate the construction of the first two of four buildings on the site. It is for Building "C", pursuant to By-law 754-2011, which is comprised of two 4-storey (11-metre) residential buildings (Building "C1" and "C2") including 74 rental (replacement) units (see Attachment No. 5). The buildings would have 48 1-bedroom units and 26 2-bedroom units, in full compliance with the By-law and related Section 37 Agreement. The buildings would total approximately 5,000

square metres in gross floor area on a portion of the site that is 4,150 square metres in area, which results in a density of 1.2 times the area of the site.

Both buildings would be located at the north end (rear) of the site. Building "C1" would be set back 6.4 metres from the north (rear) lot line, 3.8 metres from the east lot line and 10.1 metres from the existing west lot line. Building "C2" would be set back 10.0 metres from the east lot line and 3.1 metres from the existing west lot line. Building "C2" would have a 15.0-metre separation distance from Building "C1" and a 14.4-metre separation distance from the future Building "B" (not subject to this application). A landscaped pedestrian mews with a pedestrian walkway to the adjacent linear park is proposed to be located between Buildings "C1" and "C2".

There would be a total of 76 parking spaces for the two buildings. There would be 7 visitor parking spaces at grade, to the south of Building "C2". A parking ramp to the south of Building "C2" would lead to a one-level underground parking garage with 69 parking spaces (where only 66 parking spaces are required). There would be a total of 57 bicycle parking spaces located in the underground parking garage. Refer to Attachment No. 1 for project data.

Site and Surrounding Area

The site consists of five lots, located approximately 650 metres east of Yonge Street (see Attachment No. 2). There are three existing 3 to 4-storey rental apartment buildings on site. The site is irregular in form and has approximately 78.8 metres of frontage on Sheppard Avenue East and a depth of approximately 202.0 metres. The site also has approximately 20.0 metres of frontage on both Maplehurst Avenue and Greenfield Avenue. The site has a total area of approximately 13,884.0 square metres. The portion of the total site subject to this application is approximately 4,150 square metres in area. The existing buildings would be demolished. Abutting uses are as follows:

North: 1 to 2-storey single detached dwellings within a *Neighbourhoods* designation;

South: A linear park and 1 to 2-storey single detached dwellings converted for commercial uses;

East: A 5-storey commercial building on Sheppard Avenue East and 1 to 2-storey single detached dwellings within a *Neighbourhoods* designation; and

West: A linear park and 10 to 12-storey commercial buildings on Sheppard Avenue East

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

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

The Provincial Policy Statement (2014) (the "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 is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

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."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- 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;
- 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.

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 GGH 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.

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.

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.

Policy 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 (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The subject property is located within a *Mixed Use Areas* designation within the Official Plan (see Attachment No. 3). *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. This application complies with the Official Plan.

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 designated *Mixed Use Area C* and *Mixed Use Area D* in the North York Centre Secondary Plan, which both permit 100% residential uses. The plan permits a maximum density of 2.5 times the area of the lot and heights ranging from 11 to 41 metres. This application complies with the Secondary Plan.

The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Midrise Guidelines

In July 2010, Council directed staff to use the Mid-Rise Buildings Performance Standards in the evaluation of mid-rise building development proposals. In November 2013, Council adopted an extended monitoring period in order to measure the effectiveness of the Standards.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Zoning

The site is zoned RM6(118) by zoning by-law 754-2011 (see Attachment No. 4). The by-law permits two 4-storey residential buildings, one 7-storey residential building and one 13-storey mixed use building. This application complies with the by-law.

Reasons for Application

The Official Plan Amendment and Zoning By-law Amendment were approved by the former OMB in 2001 and 2002. The Site Plan Control application is required to facilitate the construction of the first phase (Buildings "C1" and "C2").

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). 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 to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, 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. The proposal intensifies in proximity to transit and the urban growth centre, is transit supportive and efficiently uses available land to add additional units to the development site.

In planning to achieve the minimum intensification and density targets in the PPS and Growth Plan, municipalities are directed by Policy 4.7 of the PPS which states that official plans shall identify provincial interests and set out appropriate land use designations and policies to direct development in suitable places. This is echoed in Policy 5.2.5.6 of the Growth Plan which states that municipalities are to develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. The City has implemented this requirement through the adoption of a number of Official Plan policies and design guidelines including *Healthy Neighbourhoods*, *Built Form* and *Neighbourhoods* policies and the City of Toronto Development Infrastructure and Policy Standards. Although the approval of the proposal predates both the PPS (2014) and the Growth Plan (2017), it represents a modest intensification of an infill property, adding to the diversity of housing stock, increased rental units as well as optimizing the built form and massing on the development site.

The Growth Plan (2017) also contains policies related to setting minimum intensification targets throughout delineated built-up areas (Section 2.2.2.4). The proposed development conforms with Section 2.2.2.4.b) of the Growth Plan as it represents an appropriate scale of development for the surrounding area and appropriately transitions

to adjacent properties. Further, the proposed development conforms with Section 5.2.4.5.b) requiring the type and scale of development to be contextually appropriate.

The application is consistent with the policies of the Official Plan and North York Centre Secondary Plan. Therefore, the proposal is consistent with the PPS (2014) and conforms (and does not conflict) with the Growth Plan for the Greater Golden Horseshoe (2017).

Servicing

The proposed buildings would be bound by existing infrastructure easements in favour of the City, to the west, south and two on the east. On the north side, they would be adjacent to existing single detached dwellings. These encumbrances create a number of issues and requirements for the proposal identified by Engineering and Construction Services staff. All issues to be addressed are contained in a memo dated November 20, 2107 from Engineering and Construction Services. The principal issues to be addressed are the conflict of the proposed building footprint with existing easements and a proposed widening of an existing easement as well as construction currently being proposed above and below a city sewer easement.

In addition, the existing "dry pond" on the western limit of the site must be reviewed in relation to the impact of the new concentrated flows being directed to the existing outlet.

Toronto Water staff confirmed that the existing southerly 3-metre wide storm sewer easement is required to be widened to 6 metres in width to meet the minimum easement width standards per the Sewer and Watermain Design Criteria manual. The building envelope for the future Phase 2 building (Building "B"), as approved by the former Ontario Municipal Board, conflicts with the existing easement and the proposed widened easement. Furthermore, a future underground garage connection from Buildings "C1" and "C2" to future Building "B" is proposed beneath this easement. While Building "B" is not part of this application, the proposed parking ramp that would service it, is part of this application. The eastern portion of the easement is also part of this application.

Housing Issues

The rezoning application pre-dated the City's Residential Rental Property Demolition and Conversion Control By-law, Chapter 667 of the Municipal Code. Section 3.9 of the Section 37 Agreement states that no by-law passed under the authority of Section 111 of the City of Toronto Act, 2006 or any successor legislation shall apply to prevent the demolition of the existing apartment buildings.

The Section 37 Agreement required the owner to replace existing rental units by a combination of cash-in-lieu (\$980,000 into the City's Capital Leverage Fund) and by constructing a minimum of 74 rental replacement units on site. Of the 74 rental replacement units, there would be 47 one-bedroom units (with a minimum unit size of 46 square metres) and 27 two-bedroom units (with a minimum unit size of 68 square

metres). The actual distribution of the unit type may vary by up to three units in each category, depending on the design of the rental replacement building. The agreement also offers existing tenants the right of return to occupy a rental replacement unit and Sections 3.11 to 3.32 of the Section 37 Agreement constitute the complete tenant assistance package for eligible tenants.

Open Space/Parkland

As per the Section 37 agreement, prior to the issuance of a building permit for construction on the site which would result in new development on the site exceeding the permitted base development (14,000 m²), the owner covenants and agrees to convey to the City:

- a) 629 m², described as the northerly portion of Part 31 on Plan 66R-13018, being lands conveyed for 5% parks conveyance purposes pursuant to Section 42 of the *Planning Act*; and
- b) 1,260 m², described as Parts 22, 24, 30 and a portion of the southerly portion of Part 31 on Plan 66R-13018; and
- c) 150 m², described as the balance of the southerly portion of Part 31 on Plan 66R-13018;

The lands as described above are to be dedicated to the City for parkland purposes. The first phase of development proposes only 5,000 square metres of GFA, so the required parkland dedication will not be conveyed at this time. The future parkland conveyance will widen the existing linear park (Willowdale Park Trail).

The pedestrian walkway, secured in the original approval, through the site will lead to a proposed staircase and ramp for access into the future park. The staircase and ramp would initially be on private property, but ultimately will be on the above described lands to be conveyed to the City for parkland purposes. The staircase and ramp would also be located within the sanitary trunk sewer easement which is under Toronto Water's jurisdiction. For these reasons, Parks, Forestry and Recreation staff and Toronto Water staff will need to review and be agreeable to the design details of the staircase and ramp. City staff would also need to commit to future maintenance, provided the design is to the City's satisfaction.

Site Plan

The proposal has been reviewed under Section 42 of the Planning Act. The proposed siting and access of the current phase is appropriate, except as it relates to any conflicts with existing city easements. The proposed design and elevations are appropriate. The proposed landscaping and landscape treatments are also appropriate.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017).

Furthermore, the proposal is in keeping with the policies of the Toronto Official Plan, particularly as it relates to development within *Mixed Use Areas* and the policies of the North York Centre Secondary Plan. The proposal also complies with by-law 754-2011. As discussed in this report, the primary issues in dispute relate to the treatment by the applicant of the existing Toronto Water easements on the site, and how the current and future phases of development come in to conflict with those easements.

This report recommends that the City solicitor and appropriate Staff attend the LPAT hearing in opposition to the proposal in its current form and staff continue discussion with the applicant to address the issues outlined in this report. It is also recommend that the City Solicitor request the Board to withhold any Order approving the application until such time as a full, complete resubmission of the application is made and circulated to relevant divisions and agencies and all revisions and identified pre-approval conditions through the circulation process have been met for the Site Plan Control application.

CONTACT

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E-mail: doug.stiles@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Figure 1: Application Data Sheet

Attachment 2: Figure 2: Location Map

Attachment 3: Figure 3: Official Plan Land Use Map

Attachment 4: Figure 4: Existing Former City of North York Zoning By-law 7625 Map

Attachment 5: Figure 5: Comments From Engineering and Construction Services

Applicant Submitted Drawings

Attachment 6: Figure 6: Site Plan

Attachment 7a: Figure 7a: South (Main) Elevation Building C1

Attachment 7b: Figure 7b: East (Main) Elevation Building C2

Attachment 1: Figure 1: Application Data Sheet

Application Type: Site Plan Approval Application Number: 16 163131 NNY 23 SA
 Details: Standard Application Date: May 27, 2016
 Municipal Address: 120 and 166 Sheppard Avenue East, 150 and 163 Maplehurst Avenue and 160 Greenfield Avenue
 Location Description: PLAN 4433 LOT 10
 Project Description: Construct two 4-storey apartment buildings with 74 dwelling units.

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS LLP ROBERT DOUMANI 1800 – 181 BAY ST TORONTO, ON M5J2T9	AIRD AND BERLIS LLP ROBERT DOUMANI 1800 – 181 BAY ST TORONTO, ON M5J2T9	IBI GROUP ARCHITECTS 7 - 55 ST CLAIR AVE W TORONTO, ON M4V 2Y7	KENNETH-SHEPPARD LIMITED 601 – 1 YORKDALE RD TORONTO, ON M6A 3A1

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RM6	Historical Status:	N
Height Limit (m):	41 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4150 / 13884	Height:	Storeys:	4
Frontage (m):	78.8		Metres:	11
Depth (m):	202.0			
Total Ground Floor Area (sq. m):	1322			Total
Total Residential GFA (sq. m):	5000		Parking Spaces:	76
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	5000			
Lot Coverage Ratio (%):	31.9			
Floor Space Index:	1.2			

DWELLING UNITS

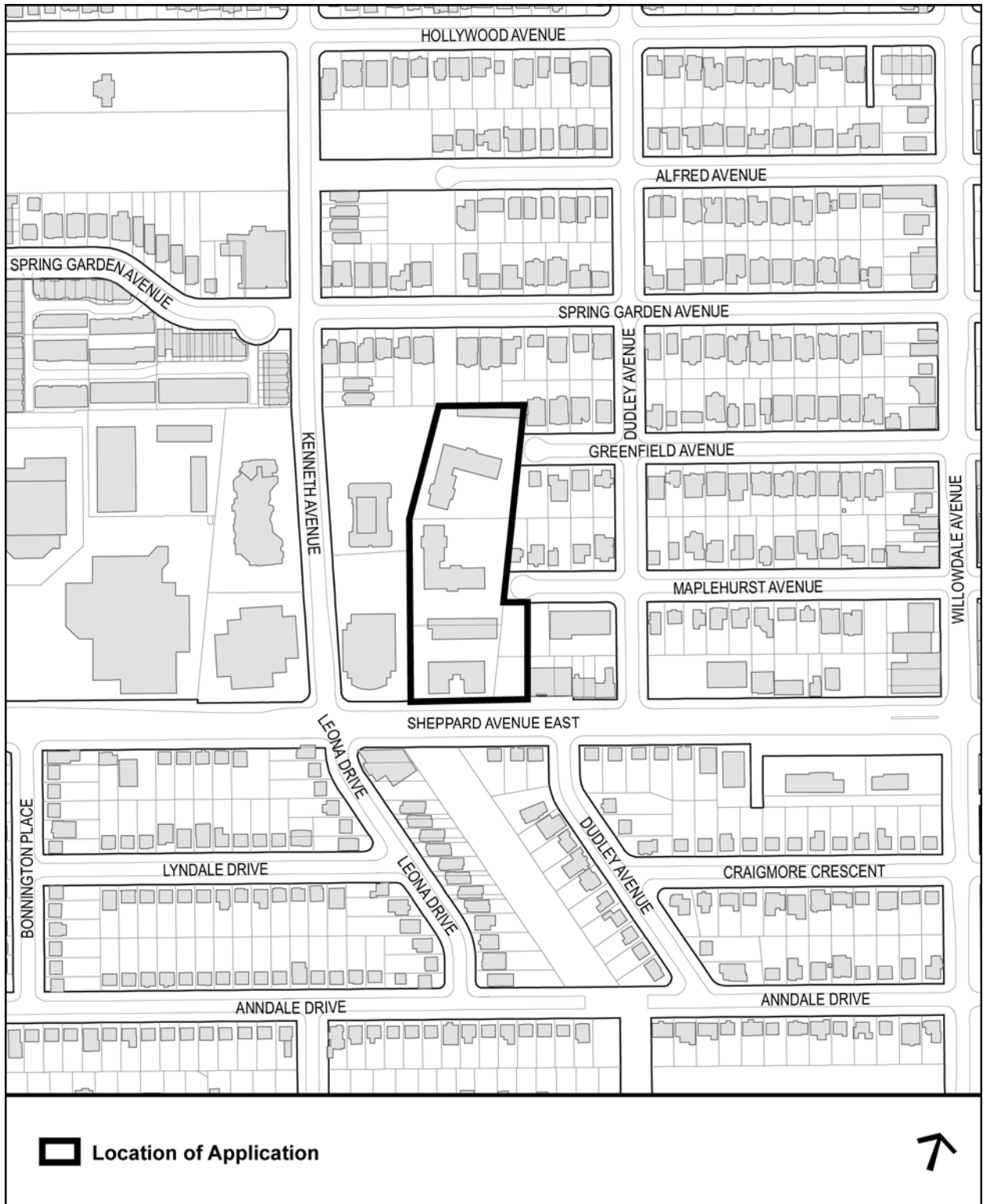
Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	48 (65%)
2 Bedroom:	26 (35%)
3 + Bedroom:	0 (0%)
Total Units:	74 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	5000	5000	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

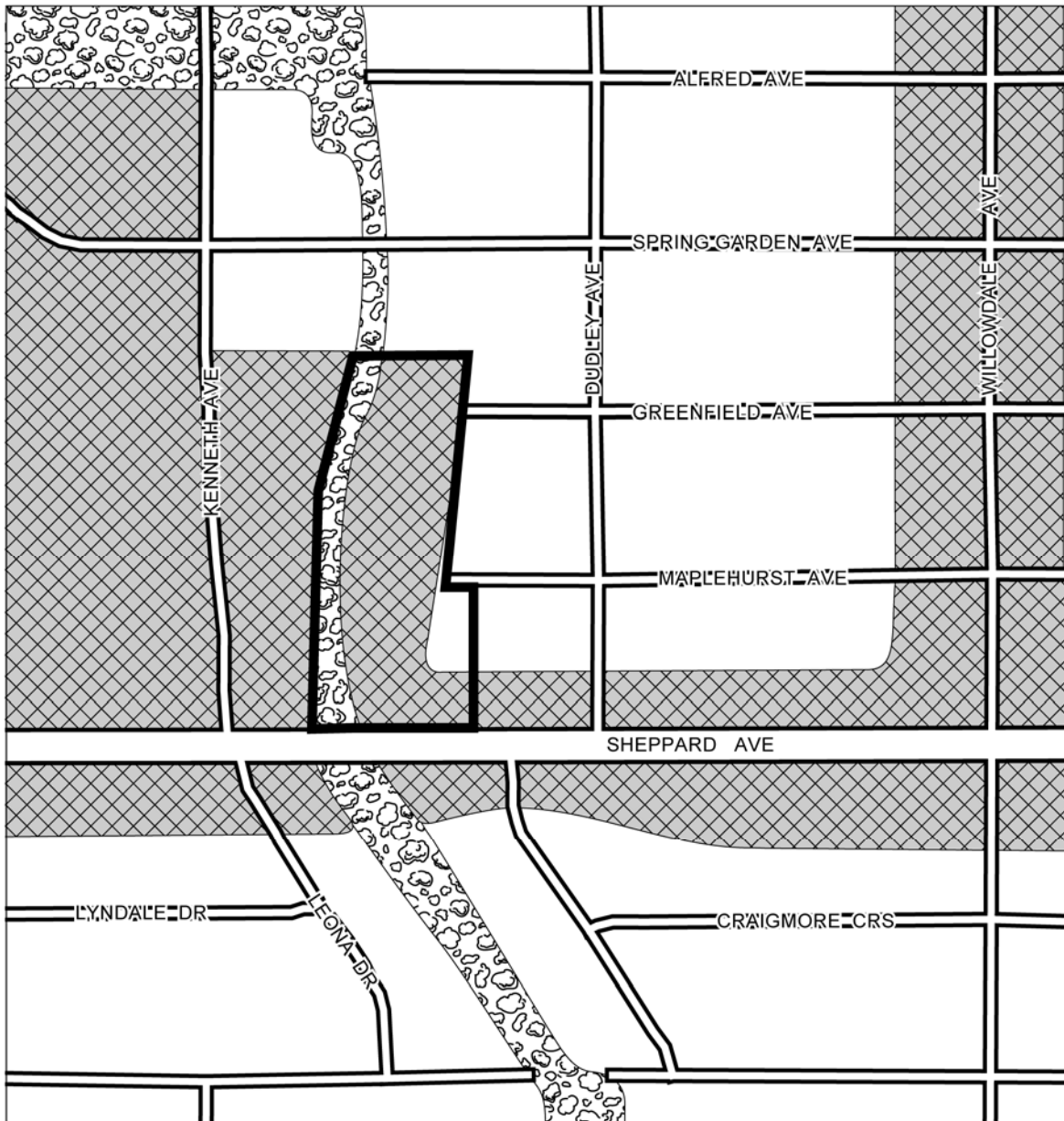
CONTACT: **PLANNER NAME:** Doug Stiles, Planner
TELEPHONE: 416-395-7145
EMAIL: doug.stiles@toronto.ca

Attachment 2: Figure 2: Location Map



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Attachment 3: Figure 3: Official Plan Land Use Map








Official Plan Land Use Map #16

120 & 166 Sheppard Ave. East, 150 & 163 Maplehurst Ave.

& 160 Greenfield Ave.

File # 16 163131 NNY 23 SA

- | | |
|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |



Not to Scale
06/11/2018

Attachment 4: Figure 4: Existing Former City of North York Zoning By-law 7625 Map



120 & 166 Sheppard Ave. E., 150 & 163 Maplehurst Ave. & 160 Greenfield Ave.

Zoning By-law 7625

File # 16 163131 NNY 23 SA



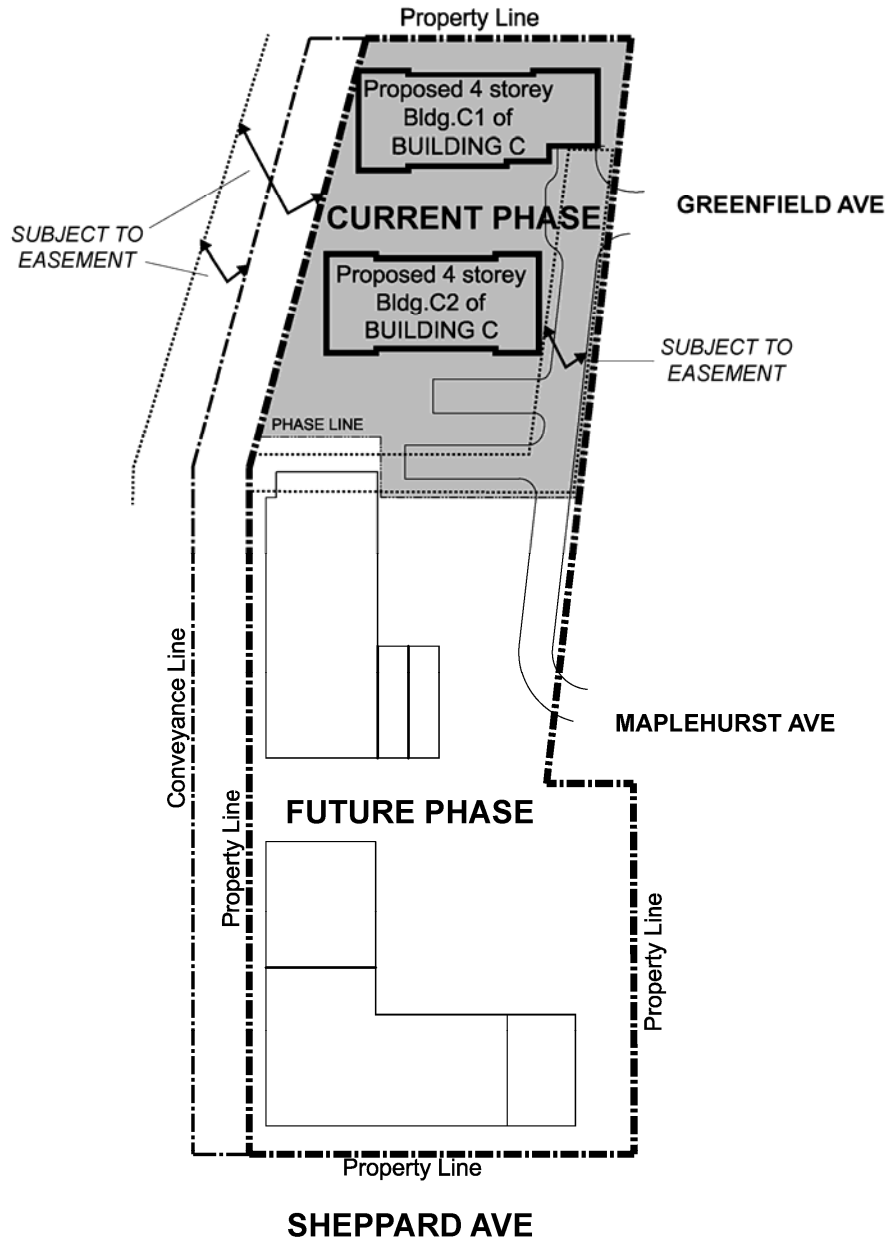
Location of Application

- | | |
|--|---|
| R4 One-Family Detached Dwelling Fourth Density Zone | RM6 Multiple-Family Dwellings Sixth Density Zone |
| R6 One-Family Detached Dwelling Sixth Density Zone | C1 General Commercial Zone |
| RM1 Multiple-Family Dwellings First Density Zone | C2 Local Shopping Centre Zone |
| RM5 Multiple-Family Dwellings Fifth Density Zone | C7 Mixed Use Commercial Zone |
| | O1 Open Space Zone |

↑
Not to Scale
Extracted: 06/12/2018

120 and 166 Sheppard Avenue East, 150 and 163 Maplehurst Avenue and 160 Greenfield Avenue – Request for Direction Report

Attachment 5: Figure 5: Site Plan



Site Plan

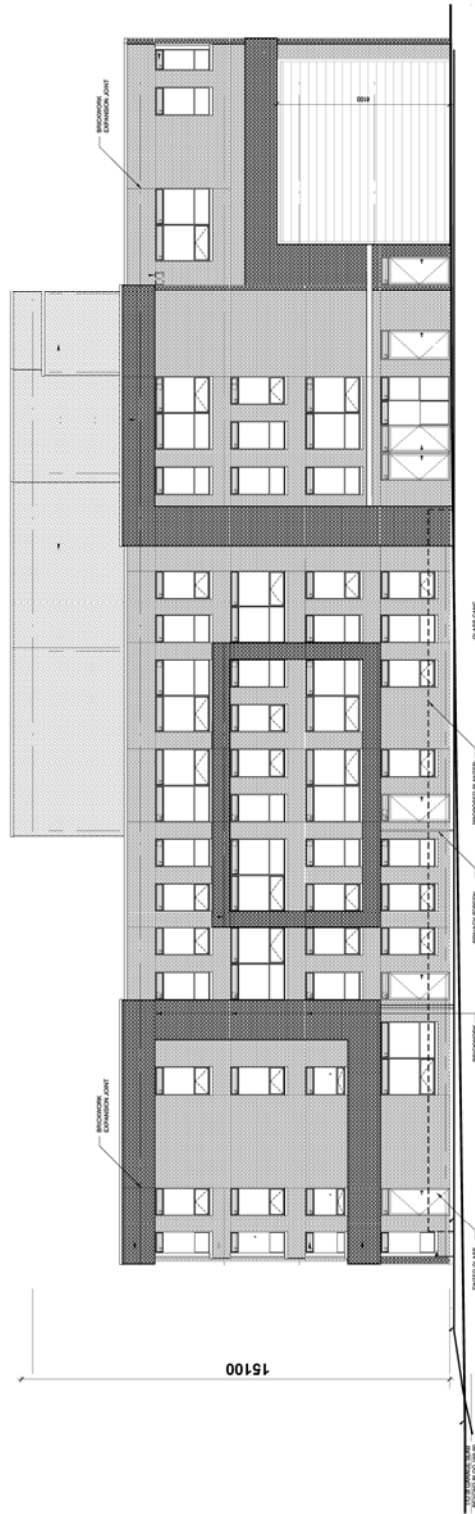
Applicant's Submitted Drawing

Not to Scale
06/11/2018 

120 & 166 Sheppard Ave. East, 150 & 163 Maplehurst Ave.
& 160 Greenfield Ave.

File # 16 163131 NNY 23 SA

Attachment 6a: Figure 6a: South (Main) Elevation Building C1



South Elevation Building C1 **120 & 166 Sheppard Ave. East, 150 & 163 Maplehurst Ave. & 160 Greenfield Ave.**
Applicant's Submitted Drawing

Not to Scale
06/11/2018
File # 16 163131 NNY 23 SA

