

## **8861 Sheppard Avenue East– Zoning Amendment and Lift of Hold applications– Final Report**

Date: December 19, 2018

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 25 – Scarborough-Rouge Park

**Planning Application Numbers:** 13 247713 ESC 44 OZ and 13 205120 ESC 44 OZ

### **SUMMARY**

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This application proposes to amend the former City of Scarborough zoning by-laws to establish appropriate development standards for a permitted 343 m<sup>2</sup> place of worship at 8861 Sheppard Avenue East and to incorporate the site into the City-wide Zoning By-law No. 569-2013 under the Institutional Place of Worship (IPW) Zone.

To allow for the place of worship, the holding provisions ("H") tied to the subject site also needs to be lifted. The holding "H" provisions in the Rouge Employment District require certain pieces of infrastructure to be in place to service the site. These conditions have been satisfied.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). The proposal meets the intent of the *Mixed Use Areas* policies of the Official Plan. The development proposal is appropriate for the site and the surrounding land uses.

This report recommends approval of the applications to amend the Zoning By-law and lift the holding ("H") provision.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend former City of Scarborough Zoning By-law No. 15907 (Rouge Community Zoning By-law) and former City of Scarborough Zoning By-law No. 24982 (Rouge Employment District), for the lands at 8861 Sheppard Avenue East substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5 to this report.

2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 8861 Sheppard Avenue East substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Prior to the issuance of Final Statement of Approval for the related Site Plan Control Application, City Council require the owner to address the following matters to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services:
  - (a) Enter into a financially secured Development Agreement with the City to provide the detailed design and construction of the sanitary sewer extension, site sanitary sewer and watermain connections to the property line to service the subject site, according to the June 6, 2018 Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services and provide financial security, engineering and inspection fees in the amount to be determined based on the detailed engineering design, and provide insurance as required;
  - (b) A revised Functional Serving Report must be submitted to confirm whether or not the receiving sewer system has the capacity to accommodate groundwater and the flows anticipated to be generated by this site should any modification be made. The owner must pay for and construct the necessary improvements to the storm or sanitary sewer to support this development in conjunction with the other municipal improvements that are identified under Recommendation 4(a).
  - (c) Prepare and submit an Environmental Compliance Approval (ECA) Application for Municipal Water Systems and Sewer Works under Transfer of Review for the Ministry of Environment and Climate Change (MOECC) for the extension of the sanitary sewer main to the property line, prior to obtaining the Release for Construction.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## DECISION HISTORY

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The application to lift the Holding (H) Symbol (File No. 13 205120 ESC 44 OZ) was submitted on July 16, 2013 (Lifting of H) and was declared complete on August 15, 2013. The Zoning By-law Amendment application (File No. 13 247713 ESC 44 OZ) was submitted on October 8, 2013 and was deemed complete on November 1, 2013.

A Preliminary Report on the applications was adopted by Scarborough Community Council on January 15, 2014 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community Council's decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.SC29.7>

## ISSUE BACKGROUND

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### Proposal

The original proposal for zoning by-law amendment included a place of worship on the subject lands at 8861 Sheppard Avenue East with ancillary parking for the proposed place of worship on a portion of the adjacent hydro corridor to the south. The proposal was revised into its current form so all parking is on site and the number of parking spaces has been reduced from 30 to 26.

The proposed two-storey place of worship would have a total gross floor area of 343 square metres with a prayer room on the second floor and lobby, storage and washrooms on the first floor. A basement would be used for storage. One loading space would be provided on site in front of the refuse facility near the rear property line. Additional project statistics can be found in Attachment 1 – Application Data Sheet.

In order for any development to occur on the subject lands the holding ("H") provision must be lifted once it is demonstrated that municipal water, storm and sanitary sewers are adequate to serve the proposed development. The applicant has filed an application to lift the holding provision (H) that applies to the existing zoning on the site.

The proposed site plan, building elevations and floor plans are found in Attachments 8 to 15.

### Site and Surrounding Area

The site is located on the south side of Sheppard Avenue East, between Conlins Road and Dean Park Road and is approximately 0.18 hectares. This parcel of land has a frontage of 25.3 metres on Sheppard Avenue East and a lot depth ranging between 67 metres and 81.3 metres. The property currently contains a detached dwelling with a detached garage in the rear yard.

Abutting uses are as follows:

8861 Sheppard Avenue East– Zoning By-law Amendment and Lift of H applications– Final Report

North: Townhouses are opposite the site on the north side of Sheppard Avenue East;  
South: Hydro corridor containing a bicycle and multi-use path trail and the future Meadoway Linear Park;  
East: Commercial uses including vehicle repair and a garden centre;  
West: The immediate adjacent lands are currently being developed for a 144-unit stacked townhouse development.

### **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;
- 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:

### **Chapter 3 - Building a Successful City**

Section 3.1.2 Built Form: The Official Plan provides for new development in Toronto to be located and organized to fit with its existing and/or planned context by:

- generally locating buildings parallel to the street or along the edge of a park or open space;
- having a consistent front yard setback;
- acknowledging the prominence of corner sites;
- locating entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets; and
- locating and organizing vehicle parking, vehicular access and service areas to minimize their impact on the property and on surrounding properties.

Furthermore, the Official Plan outlines how new development is to provide 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 and open spaces. New development is directed to provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

### **Chapter 3.4 – The Natural Environment**

The adjacent hydro corridor to the south of the site is part of the Natural Heritage System illustrated on Map 9 of the Official Plan. The Natural Environment policies (Section 3.4.1) support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment including public works that will be environmentally friendly. This includes, amongst other matters, protecting and improving the health of the natural ecosystem to minimize air, soil and water pollution, and managing the quantity and improving the quality of stormwater and groundwater infiltration and flows. All proposed development in or near

the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system.

## Chapter 4 – Land Use Designation

The subject lands are designated *Mixed Use Areas* on Map No. 22 of the Official Plan. *Mixed Use Areas*, generally, are made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities.

The adjacent hydro corridor to the south of the site is designated *Utility Corridors*. Utility Corridors are hydro and rail corridors primarily used for the movement and transmission of energy, information, people and goods. Hydro corridors are used primarily for the transmission of energy. Secondary uses such as parks, pedestrian and bicycle trails, agriculture, parking lots, open storage, essential public services, stormwater management ponds, public transit facilities and garden centres with temporary buildings are also permitted. These Secondary Uses are to be compatible with the primary use of the corridor and the existing and proposed use of adjacent lands in terms of environmental hazard, visual impacts, grading and site drainage as well as protect for potential road and public transit corridors and for an open space corridor link to develop or extend pedestrian or bicycle trails, where appropriate. Development or redevelopment on lands nearby or adjacent to *Utility Corridors* will protect for access to any potential bicycle and pedestrian trail or park and open space, provide access where such a recreation facility exists and will screen and secure the property edge through measures such as setbacks, fencing, site grading, berms, landscaping, building treatment and construction techniques.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies and designations, are summarized in the Comments section of the Report.

## Zoning

The lands are zoned Industrial Zone (M) and are subject to a Holding Provision (H) in the Employment Districts Zoning By-law 24982 (Rouge Employment District). Exception 512 of the By-law stipulates that no uses are permitted until the holding provision is removed. Removal of the Holding Provision by City Council can only occur when Council is satisfied that the provisions of the Rouge Employment District Secondary Plan have been met through the demonstration that municipal water, and storm and sanitary sewer capacities are adequate to serve the proposed development. Once the holding provision is removed, the Industrial Zone permits places of worship, day nurseries, educational training facilities, industrial uses, offices excluding medical and dental offices, places of worship and recreational uses.

On May 9, 2013, City Council enacted a new City-Wide Zoning By-law No. 569-2013. Zoning By-law No. 569-2013 is currently under appeal to the Ontario Municipal Board. The lands are not subject to Zoning By-law No. 569-2013. Planning staff propose to now include this site into By-law No. 569-2013 by way of the draft zoning by-law amendment set out in Attachment 6.

### **Site Plan Control**

Site Plan Control is applicable to the development proposal. A site plan control application (13 205126 ESC 44 SA) has been submitted and is currently under review.

### **Reasons for Applications**

An application to remove the Holding "H" provision in the Zoning By-law is required to allow for the proposed place of worship.

Amendments to Employment Districts Zoning By-law 24982 (Rouge Employment District) and the former City of Scarborough Zoning By-law 15907 (Rouge Community Zoning By-law) are required to incorporate the lands into Zoning By-law 15907 and create appropriate development standards for the proposed place of worship.

An amendment to City of Toronto Zoning By-law No. 569-2013 has also been prepared to reflect the recommended approval of the applications to incorporate this site into By-law 569-2013 under the Institutional Place of Worship (IPW) Zone.

### **Application Submission**

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

- a Planning Rationale,
- a Traffic Impact Study;
- a Stormwater Management and Site Servicing Report;
- an Arborist Report and Tree Preservation Plan; and
- a Natural Heritage Impact Study.

The preparation of these studies was in accordance with the City of Toronto development guide and can be found at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Agency Circulation**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards and conditions.

8861 Sheppard Avenue East– Zoning By-law Amendment and Lift of H applications– Final Report



## **Community Consultation**

A Community Consultation Meeting was held on March 24, 2014. The purpose of the meeting was to present and provide an opportunity for comment on the development proposal. Scarborough Community Council directed staff to expand the notification area.

Eight people attended the meeting. Also in attendance was the previous Ward Councillor, the previous, adjacent Ward Councillor for the area north of Sheppard Avenue East, City staff and the planning consultant and architect for the owner.

Comments and concerns raised at the community meeting were:

- insufficient parking for the place of worship and potential parking on Sheppard Avenue East; and
- servicing.

These concerns have been reviewed by staff and have been addressed through Community Planning's recommendations included in this report and the proposed draft zoning by-law amendments.

## **COMMENTS**

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### **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 (2014) and conforms with the Growth Plan as follows.

The applications support and are consistent with the Building Strong Healthy Communities policies (Section 1.0) of the PPS. In particular the applications foster efficient and resilient development and land use patterns by accommodating a place of worship to ensure an appropriate range and mix of uses in the broader community. As an infill development, the applications represent cost efficient development patterns and standards to minimize land consumption and servicing costs. By demonstrating sufficient capacity exists to lift the "H" provisions, the proposal supports the efficient use of municipal sewage services, municipal water services and stormwater management.

The applications conform to the Growth Plan (2017) as they are focusing intensification in delineated built-up areas designated for growth in the City's Official Plan. The infill development conforms to the Growth Plan direction for growth along a corridor with existing surface transit and planned higher order transit, (Policy 2.2.1.2(c)).

Further, the applications conform to the Growth Plan direction supporting the achievement of *complete communities* that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*, as well as, ensuring the development of high quality *compact built form*, an attractive and vibrant *public realm*, including open spaces through site design and urban design standards. (Section 2.2.1.4 (a)(e)).

## **Land Use**

The applications and submitted supporting material have been reviewed against the relevant policies of the Official Plan.

The *Mixed Use Areas* policies of the Toronto Official Plan provide for a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities. The proposed place of worship supports the land use policies of the *Mixed Use Areas* designation in fostering the establishment of a variety of land uses along Sheppard Avenue East contributing to the mix of uses intended for this area.

The proposed place of worship would compliment the existing residential housing located on the north side of Sheppard Avenue East and in the vicinity near Dean Park road, as well as the proposed stacked townhouse development to be constructed immediately west of the site.

## **Built Form**

The proposed development supports the Built Form policies of the Official Plan. In particular, the development is located and organized to fit with its existing and planned context. The site has been organized to ensure that the proposed place of worship building is located close to the front of the property in order to frame Sheppard Avenue East and provide visual interest to pedestrians. Further, all on-site parking would be located to the rear of the building in order to limit views of the parking area from the street. The associated garbage containment area would also be located in the rear yard.

The proposal provides for direct pedestrian access from the public right-of-way along Sheppard Avenue East to the proposed place of worship building entrances. The development provides for increased landscaping amenity in the boulevard as additional street tree planting is proposed.

## **Parking**

Transportation Services staff advised that the proposed place of worship is required to provide a minimum of 26 parking spaces. This performance standard has been incorporated into the draft amending zoning by-laws attached to this report.

## **Servicing**

The applicant has submitted a Functional Servicing Report (FSR) which has been reviewed by Engineering and Construction Services (ECS).

The FSR shows a conceptual design requiring the extension of the municipal sanitary sewer under Sheppard Avenue East to the site and the installation of water site servicing connections. The FSR indicates that storm flow will be managed on site and released into the Hydro One Corridor lands. Engineering Certification Letters have been provided by the applicant's engineers confirming that the building (including the basement level) will be designed and constructed water-tight below grade without any direct or indirect connection to the City sewer for the discharge of groundwater.

ECS advises that the detailed site servicing design for this proposal, including entering into a financially secured agreement (Municipal Infrastructure Agreement) between the owner and the City will be addressed during the site plan approval process.

It is recommended that the owner undertake additional work to satisfy servicing matters required by ECS as set out in Recommendation 4 to this Report. These matters will be addressed prior to final site plan approval.

On this basis, ECS is satisfied that the proposed development can be adequately serviced by the servicing proposed in the report.

## **Holding Provision**

The application proposes to lift the holding ("H") provision to allow for a place of worship. Demonstration that municipal water, and storm and sanitary sewers are adequate to serve the proposed development is required to remove the Holding provision.

As noted in the Servicing section above, the applicant has submitted servicing reports which have been reviewed by Engineering and Construction Services (ECS). ECS is satisfied that the proposed development can be adequately serviced by the servicing proposed in these reports.

It is recommended that all required improvements be secured as part of the Site Plan Control Approval process.

## **Natural Heritage Protection**

The south part of the property abuts the Gattineau hydro corridor, which is part of the Natural Heritage System on Map 9 of the Toronto Official Plan. A Natural Heritage Impact Statement (NHIS) filed in support of the development applications was reviewed by staff. The NHIS specifically included an Ecological Land Classification for the originally proposed parking lot expansion area, including a breeding bird survey and general habitat assessment.

The applicant subsequently revised the development proposal to eliminate parking within the hydro corridor. Consequently, the impact upon the adjacent hydro corridor as proposed in the original development plan has been minimized. The adjacent hydro corridor would remain in its entirety to be enhanced through the revitalization of the hydro corridor through naturalization as proposed by the City and TRCA to establish the Meadoway Linear Park.

### **Hydro One (HONI)**

Hydro One Networks Inc., the owners of the hydro corridor to the south of the site, advise they have no objections to the proposed place of worship provided that matters relating to construction management, drainage and fencing are addressed. These matters will be addressed as part of the Site Plan Control Approval process.

### **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 0.8 to 1.56 hectares of local parkland per 1,000 people. The site is in the third 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 proposal is for a proposed place of worship at 8861 Sheppard Avenue East having a site area of 1,861.5 square metres. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. Classified as a non-residential use, this proposal is subject to a 2% parkland dedication.

The applicant is required to satisfy the parkland dedication through cash-in-lieu payment. The parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

### **Tree Protection and Plan Review – Urban Forestry**

Urban Forestry staff have reviewed the Arborist Report and Tree Preservation Plan submitted in support of the applications. Urban Forestry advises that the development applications comply with Tier 1 of the pre-2014 TGS (ecology section), concerning tree planting and soil volume. The applicant has been advised that revisions are required to tree protection and planting plans and required number of satisfactory tree plantings to comply with Tier 1 of the Toronto Green Standards.

As eight private trees qualifying for protection under the City's Private Tree By-law are proposed to be removed, 24 replacement trees are required, but the size and configuration of the site are challenging to ensure suitable tree planting conditions. Urban Forestry staff have advised that it is acceptable for twelve replacement trees to be planted on private property with a payment of cash-in-lieu of planting provided for the

8861 Sheppard Avenue East– Zoning By-law Amendment and Lift of H applications– Final Report

remaining 12 replacement trees. Two new street trees are proposed on the City road allowance.

These matters will be addressed during the Site Plan Control Approval process.

### **Toronto Green Standard**

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

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features, such as enhanced tree planting will be secured through the Site Plan Control application process.

### **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), conforms and does not conflict with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the *Mixed Use Areas* land use designation policies.

The draft zoning by-laws implement the proposed place of worship and would include this site in the City-wide Zoning By-law No. 569-2013 under the Institutional Place of Worship (IPW) Zone.

In accordance with the holding provision in the Zoning By-law for the site, the applicant has demonstrated that municipal water, and storm and sanitary sewers are adequate to serve the proposed development. It is recommended that all required improvements be secured as part of the Site Plan Control Approval process.

Staff recommend that Council approve the application to amend the zoning by-law and lift the holding provision to permit the proposed place of worship. Staff will continue to work with the applicant through the Site Plan Control application process in order to secure servicing infrastructure improvements, landscaping, tree planting and other matters identified by City Divisions and external agencies.

## CONTACT

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E-mail:Gregory.Hobson-Garcia @toronto.ca

## SIGNATURE

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Paul Zuliani, Director  
Community Planning, Scarborough District

## ATTACHMENTS

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment (By-law 15907 and By-law 24982)
- Attachment 6: Draft Zoning By-law Amendment (By-law 569-2013)
- Attachment 7: Summary of Public Consultation
- Applicant Submitted Drawings**
- Attachment 8: Site Plan
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: East Elevation
- Attachment 12: West Elevation
- Attachment 13: Basement Floor Plan (Referred under application as Basement 2 Floor Plan)
- Attachment 14: First Floor Plan (Referred under application as Basement 1 Floor Plan)
- Attachment 15: Second Floor Plan (referred under application as First Floor Plan)

## Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Numbers:	13 205120 ESC 44 OZ 13 247713 ESC 44 OZ
Details	Rezoning, Lifting the Hold	Applications Date:	July 16, 2013/October 8, 2013

Municipal Address: 8861 SHEPPARD AVE E  
Location Description: PLAN 279 PT BLK. F PT LOT 18 \*\*GRID E4401

Project Description: Rezoning applications for Lifting of Holding (H) provision and to allow a permitted place of worship at 8861 Sheppard Avenue East.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MARTIN RENDL ASSOCIATES			CHITRAYKAI KOWLESSAR

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	1861.54	Height:	Storeys:	2
Frontage (m):	25.27		Metres:	8.1 (2-storey)
Depth (m):	81.3			
Total Ground Floor Area (sq. m):	279.46			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	26
Total Non-Residential GFA (sq. m):	343.4		Loading Docks	1
Total GFA (sq. m):	343.4			
Lot Coverage Ratio (%):	17.2			
Floor Space Index:	0.18			

### DWELLING UNITS

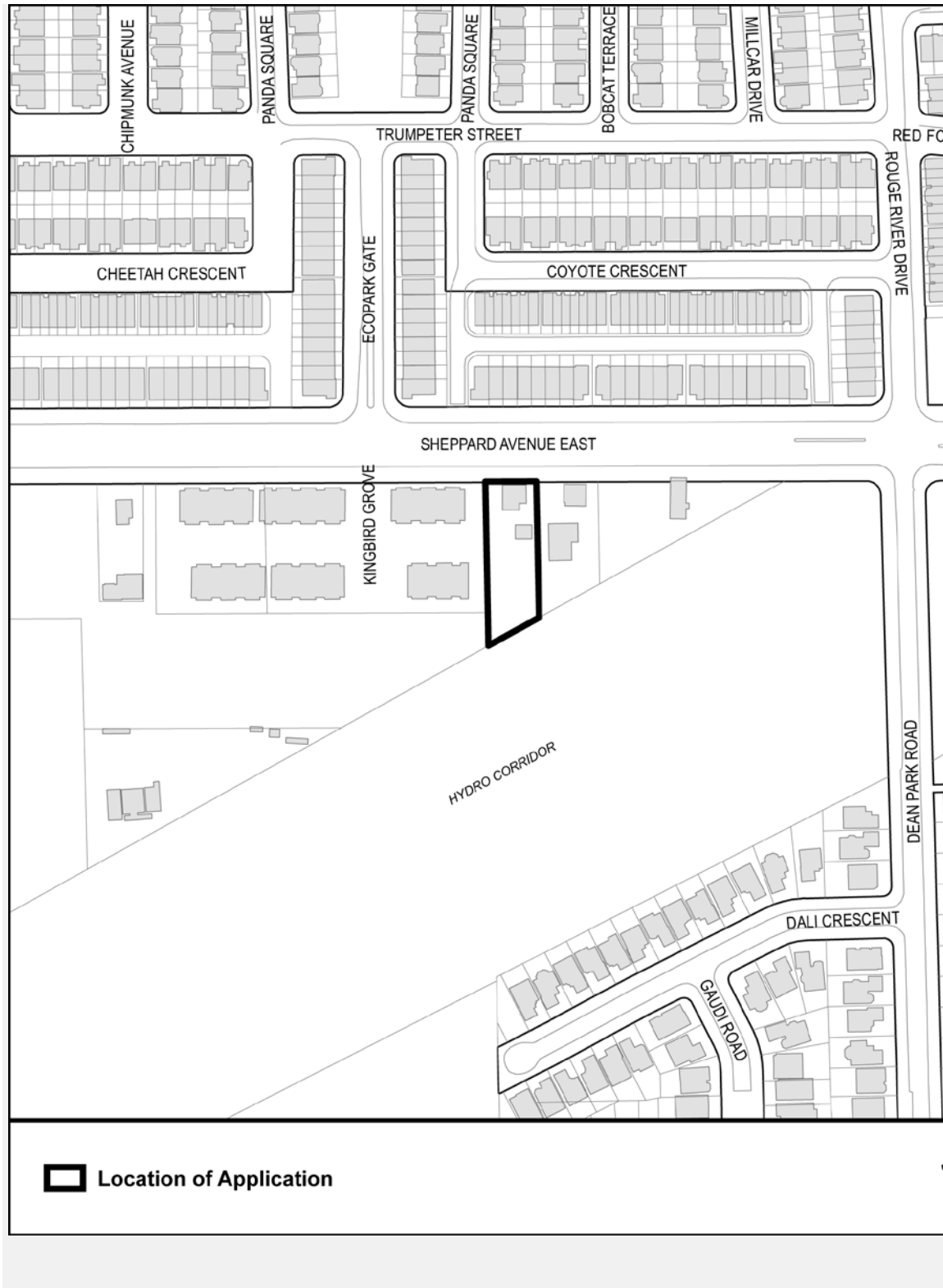
### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	275.44	67.96
Total Units:	0			

**CONTACT:** **PLANNER NAME:** Greg Hobson-Garcia, Planner  
**TELEPHONE:** (416) 396-5244

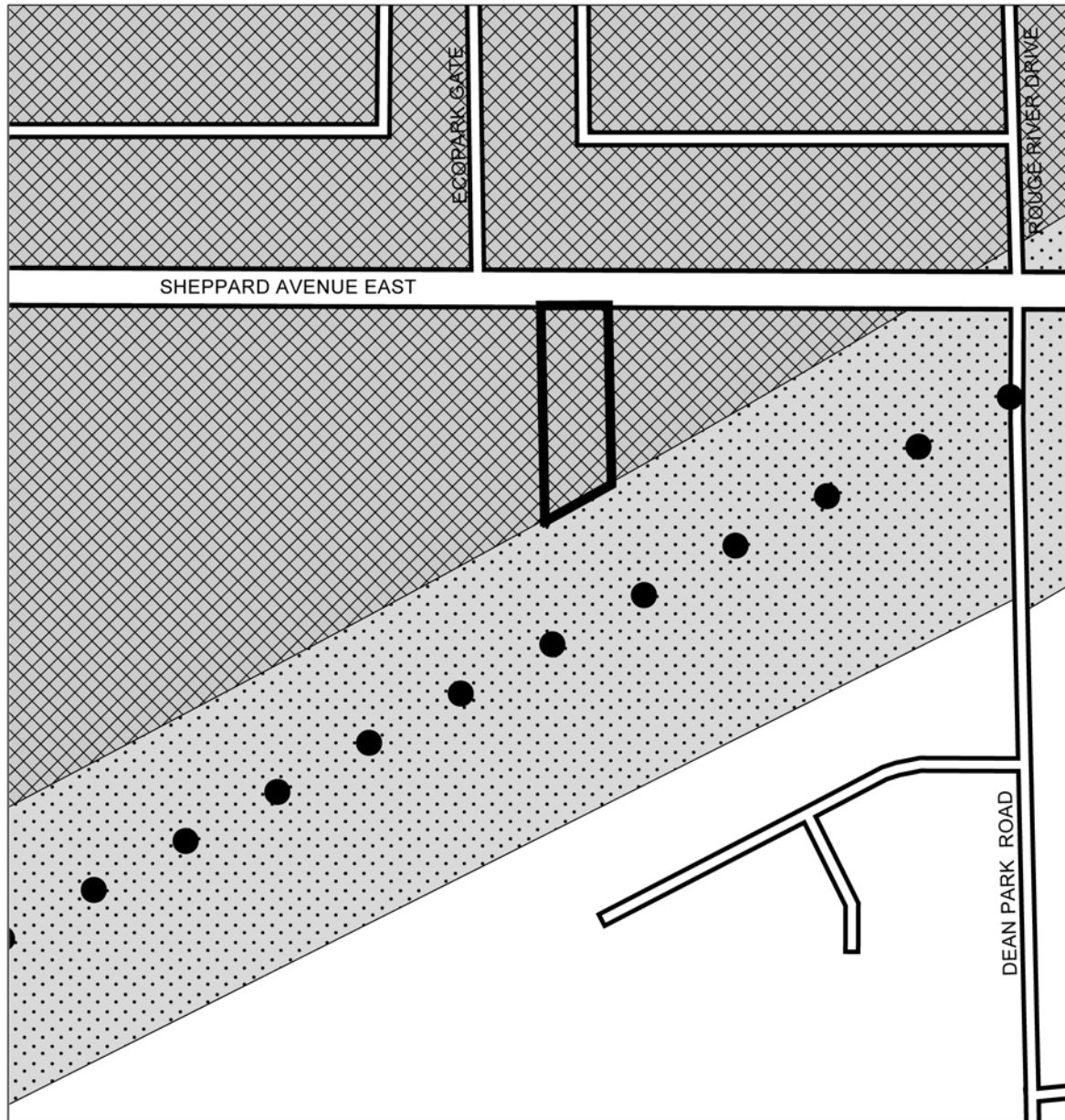
8861 Sheppard Avenue East– Zoning By-law Amendment and Lift of H applications– Final Report

## Attachment 2: Location Map





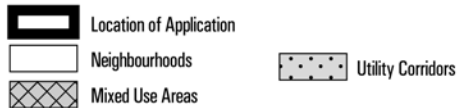
# Attachment 3: Official Plan Land Use Map



**Toronto**  
Official Plan Land Use Map #22

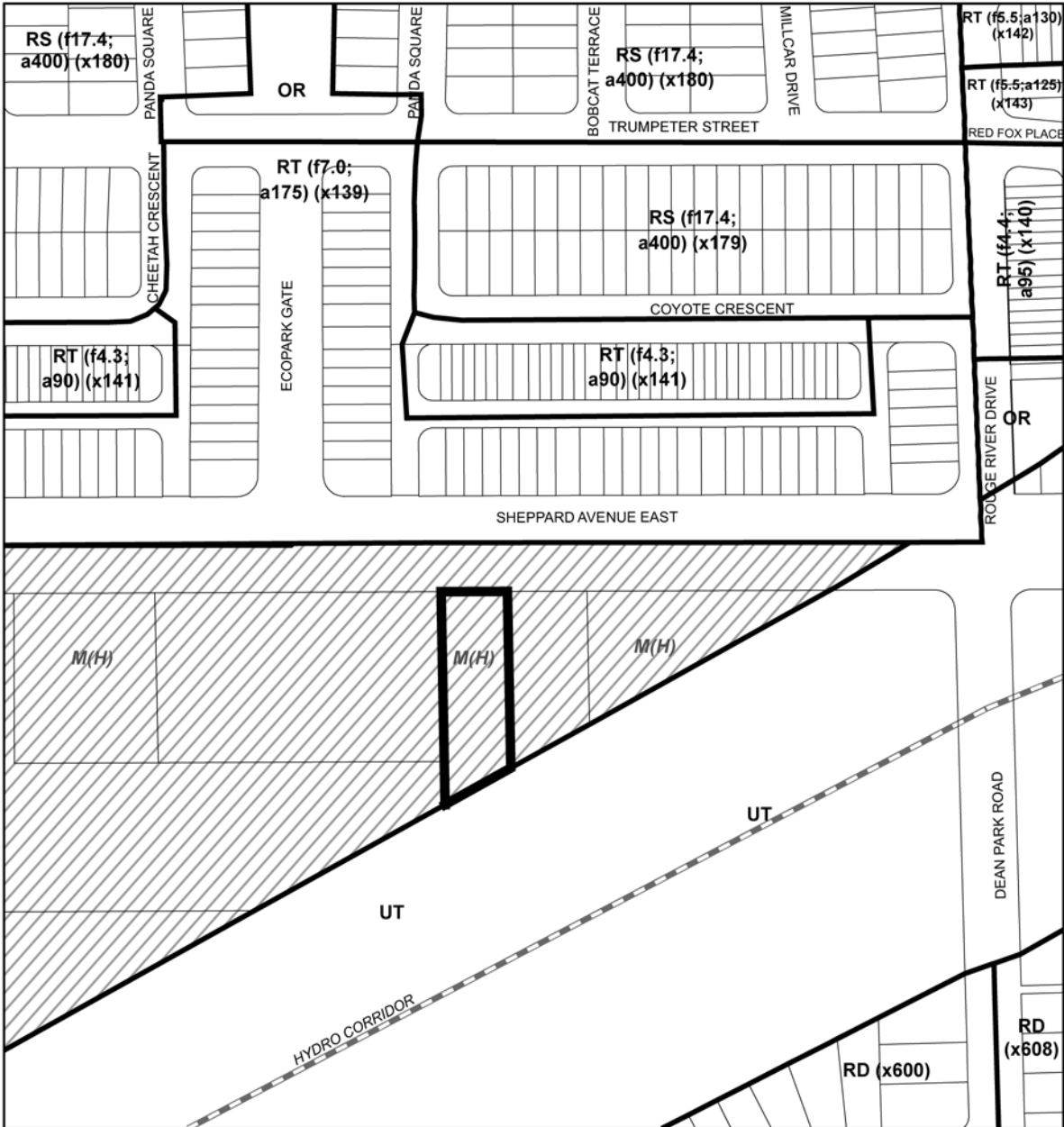
8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ



Not to Scale  
05/01/2018

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**8861 Sheppard Avenue East**

File # 13 205120 ESC 44 0Z, 13 247713 ESC 44 0Z



Location of Application



See Former City of Scarborough Employment District  
By-Law No. 24982 (Rouge)

RD

Residential Detached  
Residential Semi-Detached

RT

Residential Townhouse  
Open Space Recreation

OR

Utility and Transportation

UT

M

Industrial Zone



Not to Scale  
Extracted: 04/19/2018

Attachment 5: Draft Zoning By-law Amendment (By-law 15907 and By-law 24982)

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

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Rouge Employment District), and the former City of Scarborough Zoning By-law No. 15907, the Rouge Community Zoning By-law, as amended, with respect to lands municipally known as 8861 Sheppard Avenue East**

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;

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

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council of the City of Toronto is satisfied that the conditions relating to the lifting of the Holding Provisions (H) from the subject lands have now been satisfied and Council has given notice of its intention to lift the Holding Provisions (H) in accordance with the *Planning Act*.

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

**1. Amendment to the Employment Districts Zoning By-law No. 24982:**

The Employment Districts Zoning By-law No. 24982, as amended, shall no longer apply to the lands shown outlined on the attached Schedule '1' to this By-law.

**2. SCHEDULE 'A' of the Rouge Community By-law No. 15907, as amended, is hereby further amended by adding the lands shown outlined on the attached Schedule '1', to this By-law, and by adding thereto the following zoning as shown on the attached Schedule '3' to this By-law:**

PW-139-207-220-334-482-486-487-488-524

3. **SCHEDULE “B”, PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

**FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION**

334. Maximum **coverage** 18%.

**MAIN WALL SETBACKS FROM STREETS**

Minimum Building Setbacks

139. Minimum building setback shall be 3m from the **street lot line** of Sheppard Avenue.

**MINIMUM WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES**

207. Minimum west **side yard** setback 1 m and minimum east **side yard** setback 8 m.

220. Minimum 41 m from rear lot line.

**MISCELLANEOUS**

486. **Height** of building, including dome structure and architectural decoration shall not exceed 23 m.

487. The land area of the **lot** not covered by buildings shall be used for a **driveway**, off-street vehicle parking, transformer pad, outdoor storage for refuse and associated loading space and pad and landscaping purposes.

488. Maximum fence height of 1.2 m within the required front yard **setback**.

**PARKING**

524. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, General Parking Requirements, Sub-Clause 1.1, a minimum of 26 vehicle parking spaces shall be provided on the **lot** on which the place of worship is located.

4. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following **EXCEPTION 3** to the lands as shown outlined on the attached Schedule ‘4’:

3. On those lands identified as Exception No. 3 on the accompanying Schedule “C” map, the following provisions shall apply :

- (a) Permitted Use  
- **Place of Worship**

(b) Accessible Parking

- i) Of the parking required by Performance Standard 524, a minimum of 2 shall be accessible parking stalls provided and reserved for the physically disabled. The accessible parking stall shall be 3.9 metres wide and 5.6 metres in perpendicular length, with a minimum 6.0 metre wide access aisle.

(c) Loading

- i) One loading space with minimum dimensions of 6.0 metres in length, 4.0 metres in width and 6.1 metres in vertical clearance.

5. **SCHEDULE “C” EXCEPTIONS MAP**, is amended by deleting Exception Number 512 as outlined on the attached Schedule ‘2’.

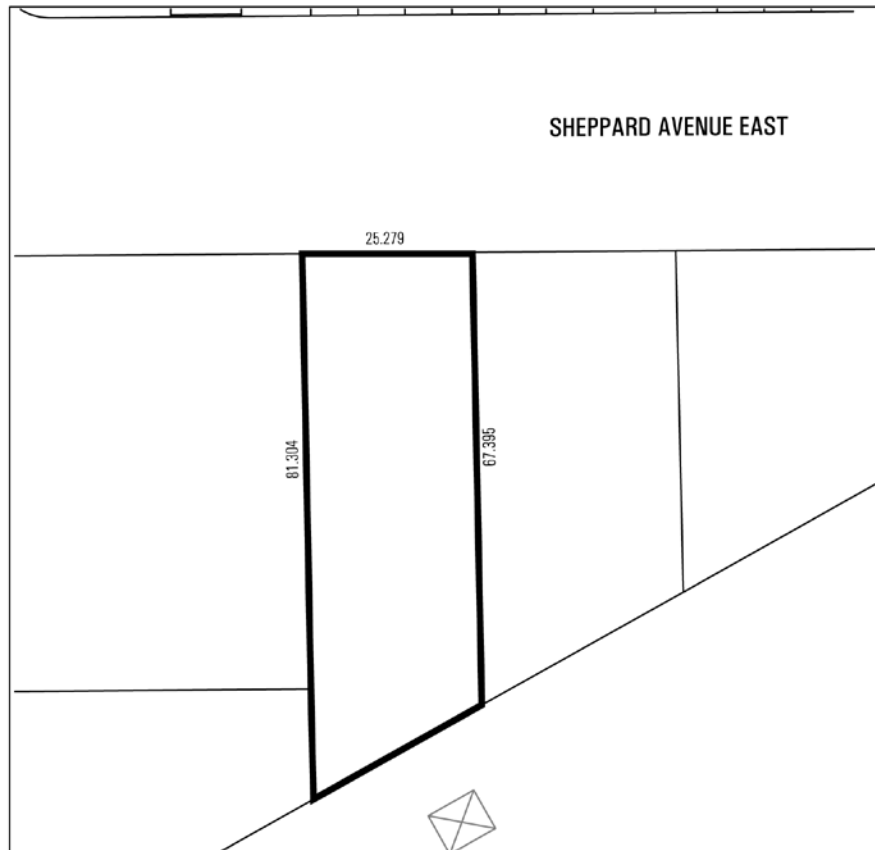
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## Schedule 'I'



**Zoning By-Law Amendment**

8861 Sheppard Avenue East  
File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

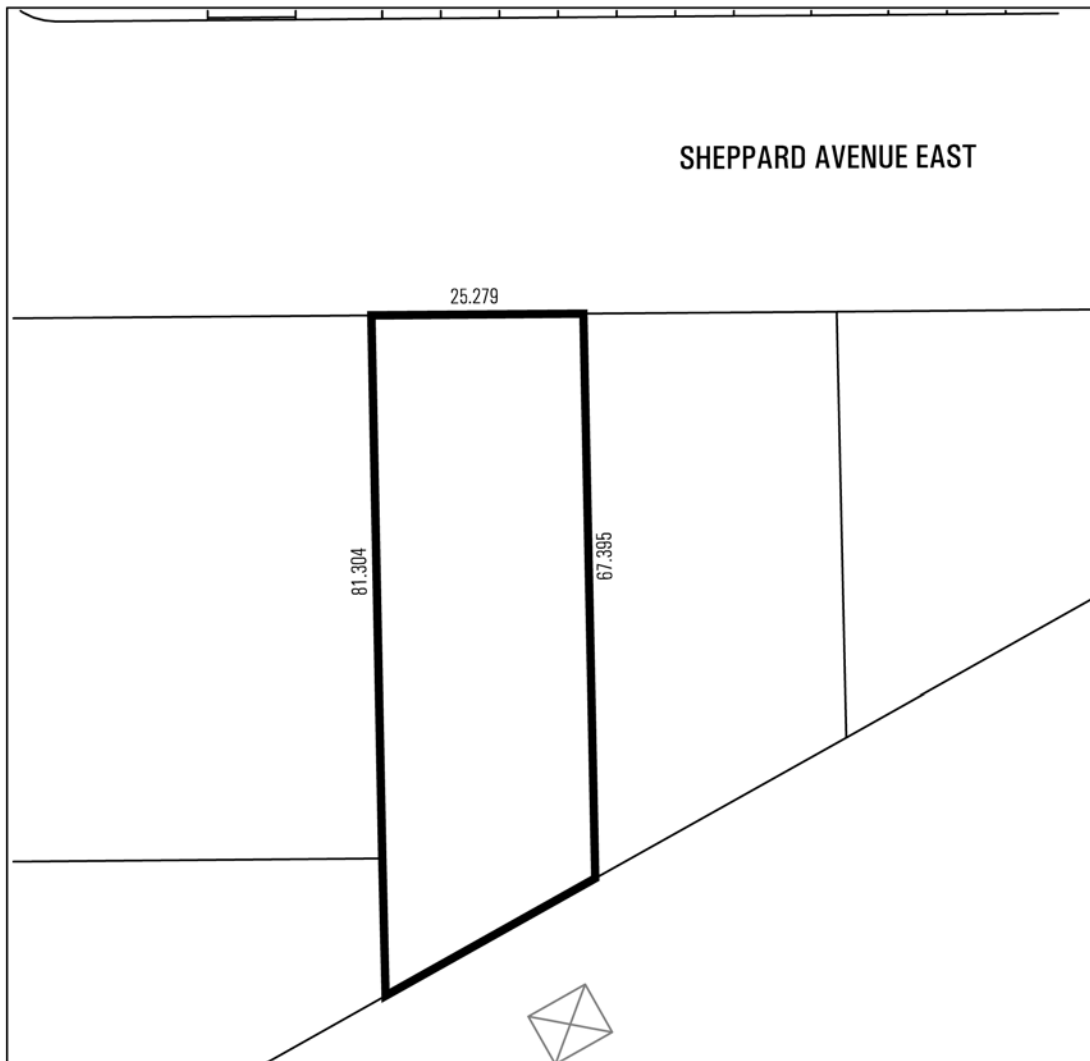


Area Affected By This By-Law

Rouge Employment District Bylaw  
Not to Scale  
04/25/18



## Schedule '2'



**Exception No. 512 to be removed**



**Zoning By-Law Amendment**

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

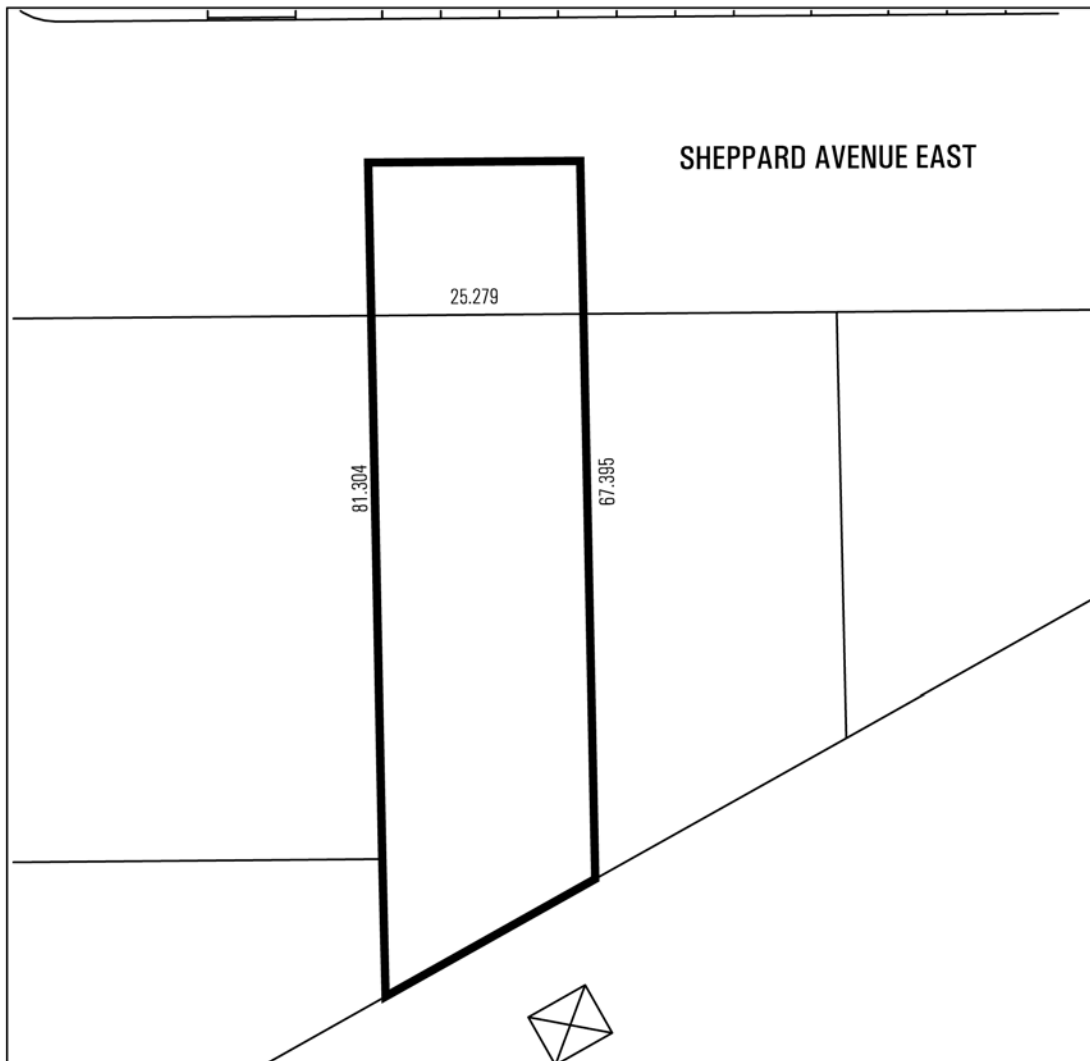


Area Affected By This By-Law

Rouge Employment District Bylaw  
Not to Scale  
06/14/18



## Schedule '3'



PW-139-207-220-334-482-486-487-488-524



**Zoning By-Law Amendment**

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ



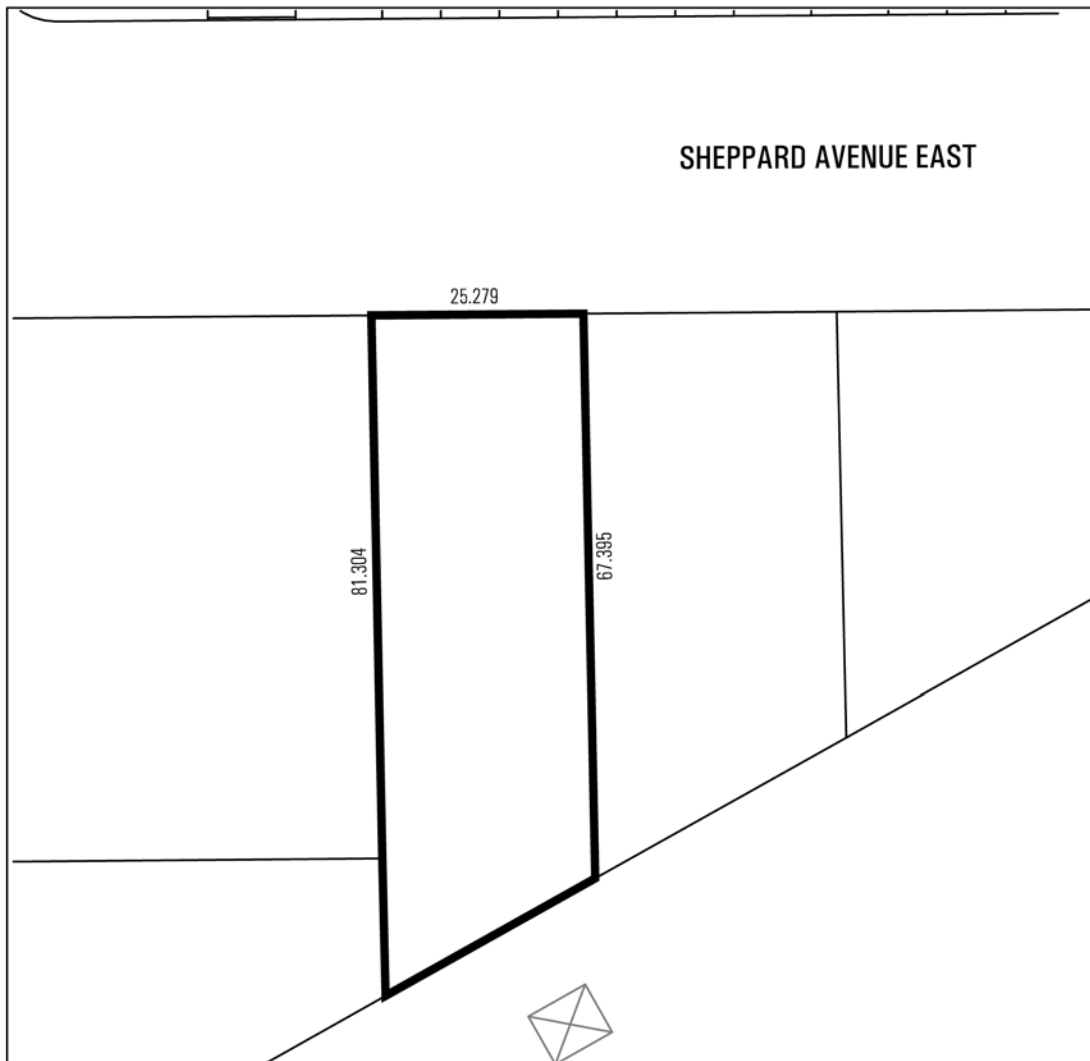
Area Affected By This By-Law

Rouge Community Bylaw  
Not to Scale  
06/14/18





## Schedule '4'



### Exception No. 3



**Zoning By-Law Amendment**

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ



Area Affected By This By-Law

Rouge Community Bylaw  
Not to Scale  
06/14/18



Attachment 6: Draft Zoning By-law Amendment (By-law 569-2013)

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

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. [XXXX- 2019]**

**To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 8861 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*.

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 zone label IPW (d0.2)(x8), 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 Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label of 18 % as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 attached to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1 and the Height Overlay Map in Section 995.20.1 with no label; and
6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.34.10 Exception Number 8 so that it reads:

8861 Sheppard Avenue East– Zoning By-law Amendment and Lift of H applications– Final Report

### **Exception IPW 8**

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

#### Site Specific Provisions:

- (A) Despite regulation 80.50.40.10(3), an architectural element on the **place of worship building** may exceed the permitted maximum height of the **building** by 14.0 metres.
- (B) Despite regulation 80.50.40.70(1), the required minimum **building setback** from a **front lot line** is 3.0 metres.
- (C) Despite regulation 80.50.40.70(2), the required minimum **building setback** from a **side lot line** is 1.0 metre from the west **side lot line** and 8 metres from the east **side lot line**.
- (D) Despite regulation 80.50.40.70(4), the required minimum **rear yard setback** is 41 metres.
- (E) Despite regulation 80.50.50.10(1), a minimum of 36% of the required **landscaping** must be **soft landscaping**.
- (F) Despite regulation 80.50.50.10(2), a minimum 1 metre wide strip of **landscaping** is required along the full length of the west **lot line**.
- (G) Despite regulation 200.5.10.1(1), the minimum number of required **parking spaces** is 26, of which 2 parking spaces must comply with the minimum dimensions for an accessible **parking space**.
- (H) Despite regulation 80.10.150.1(1), waste and recyclable material may be stored within a fenced enclosure.

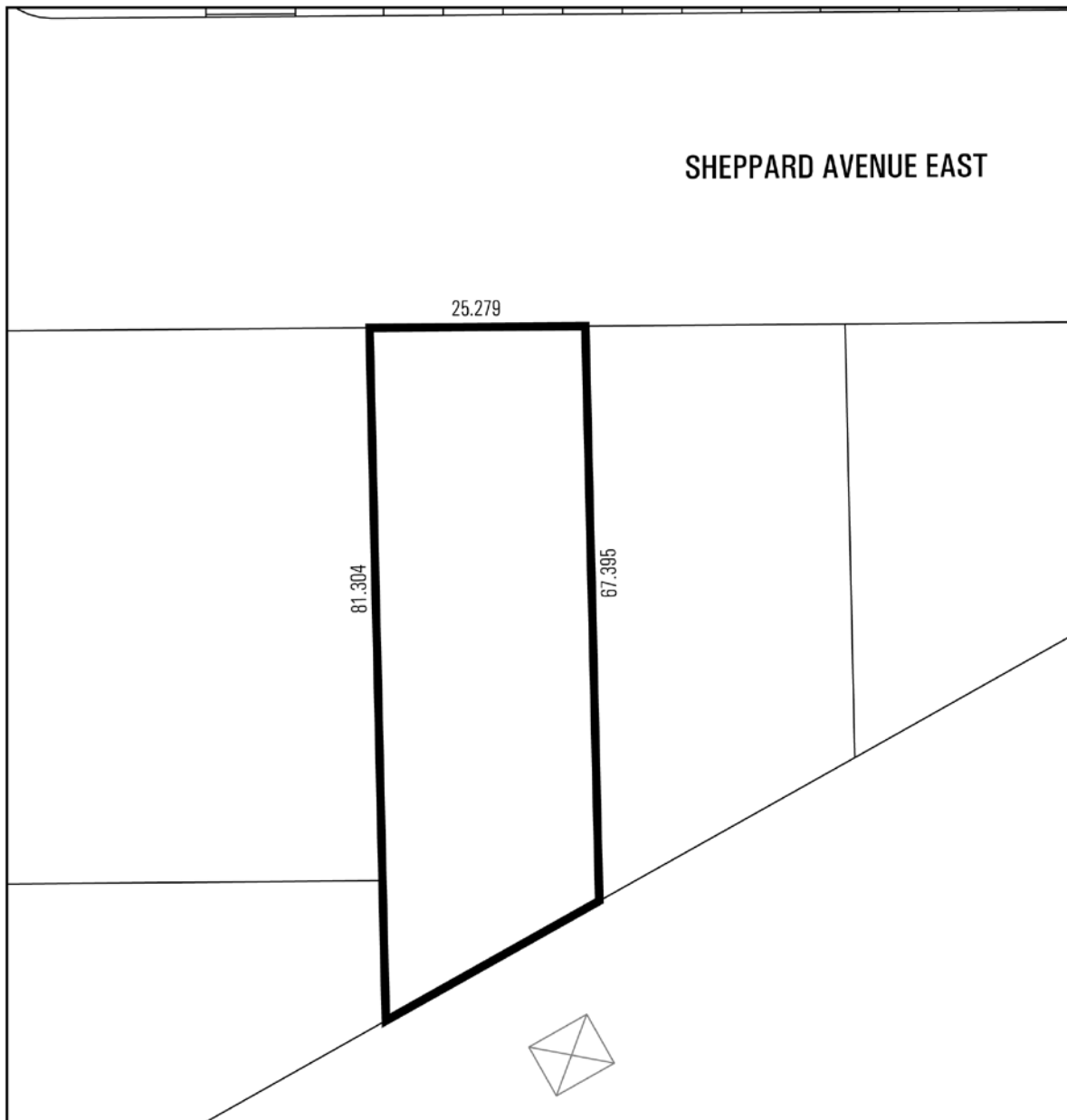
Prevailing By-laws and Prevailing Sections (None Apply)

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

Mayor ,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

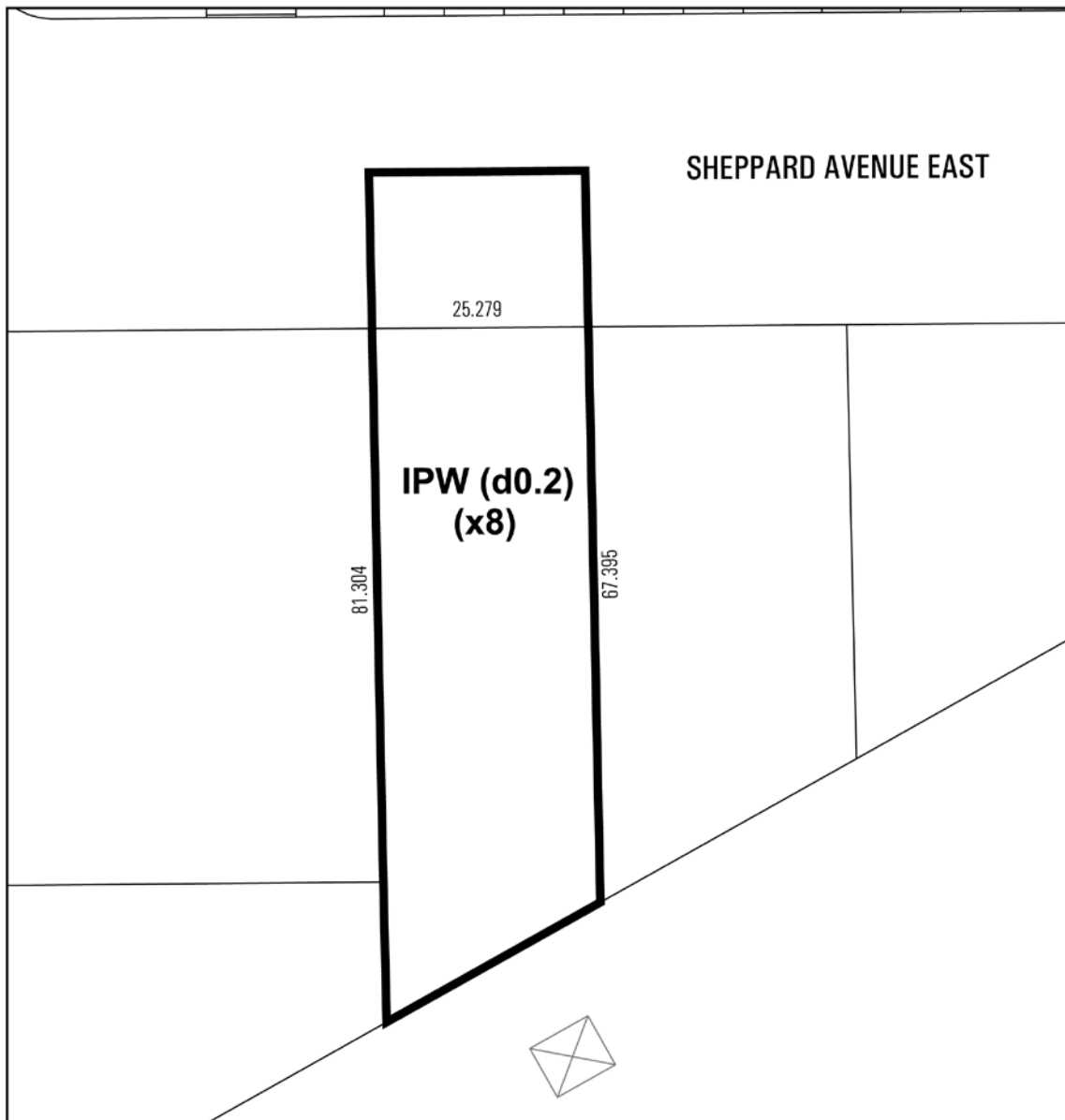


**Toronto**  
Diagram 1

**8861 Sheppard Avenue East**

File # 13 205120 ESC 44 0Z, 13 247713 ESC 44 0Z

City of Toronto By-Law 569-2013  
Not to Scale  
4/20/2018

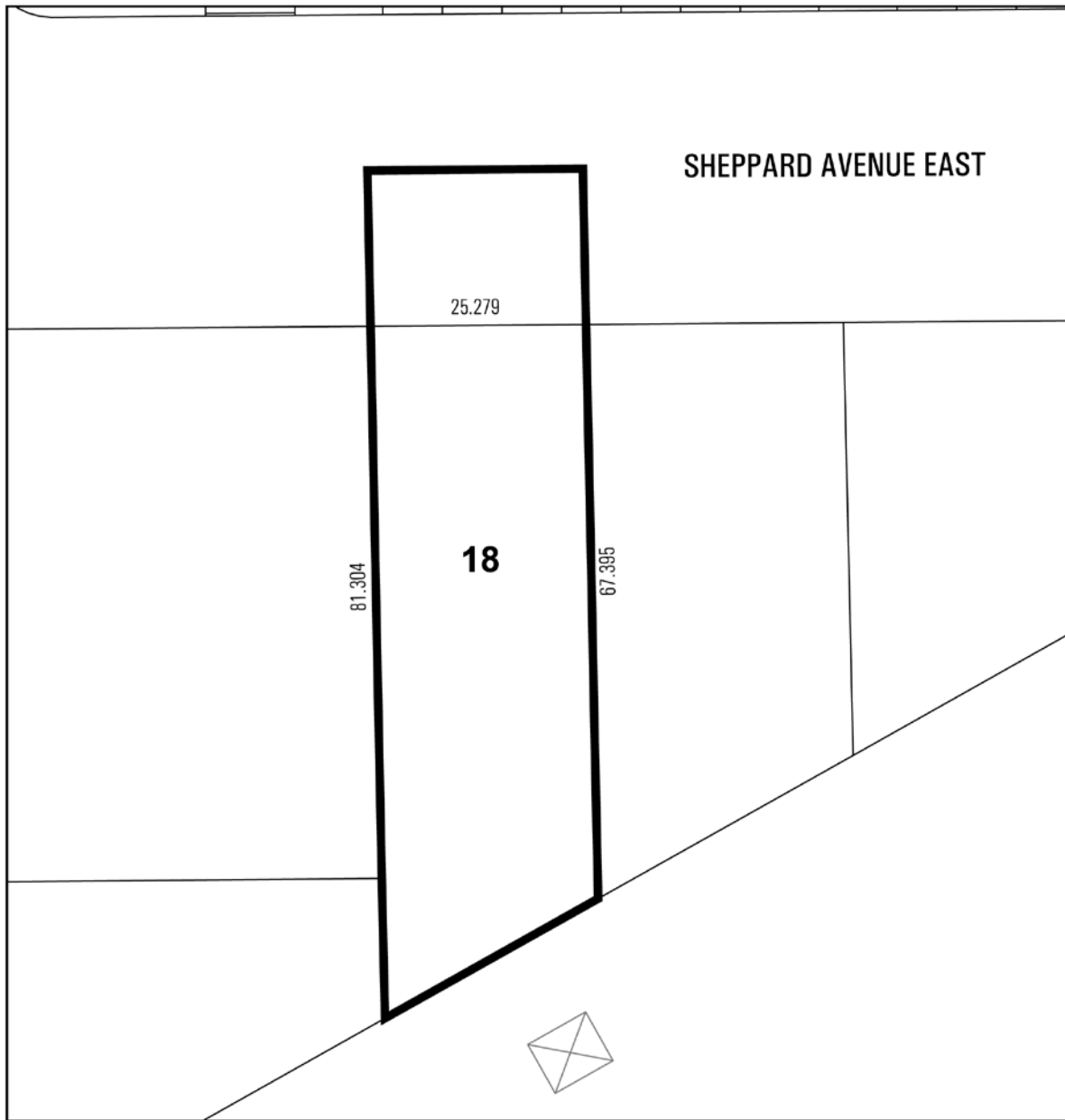


**Toronto**  
Diagram 2

**8861 Sheppard Avenue East**

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

City of Toronto By-Law 569-2013  
Not to Scale  
6/15/2018

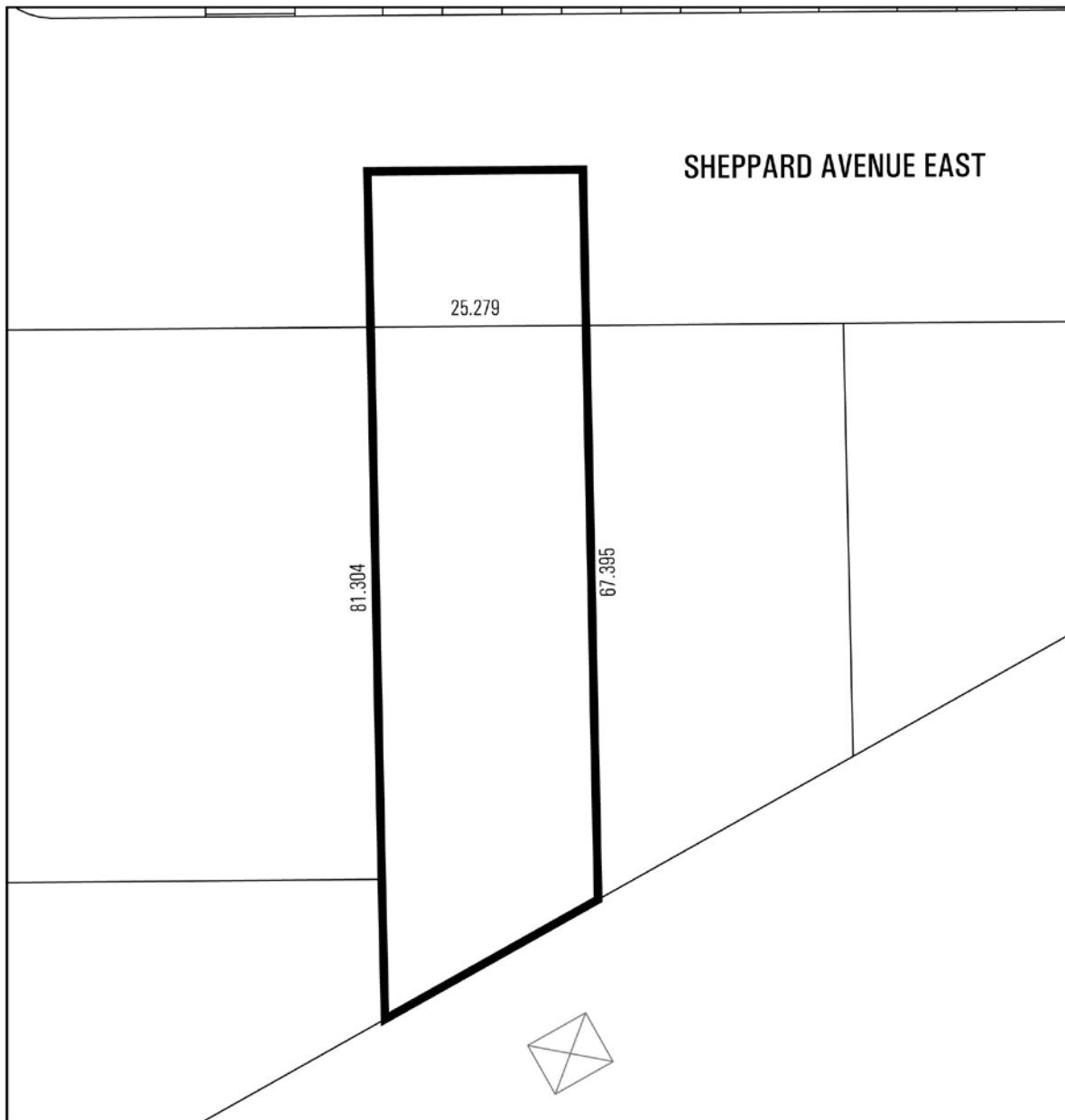


**Toronto**  
Diagram 3

**8861 Sheppard Avenue East**

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

City of Toronto By-Law 569-2013  
Not to Scale  
4/25/2018



**Toronto**  
Diagram 4

**8861 Sheppard Avenue East**

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

City of Toronto By-Law 569-2013  
Not to Scale  
4/25/2018



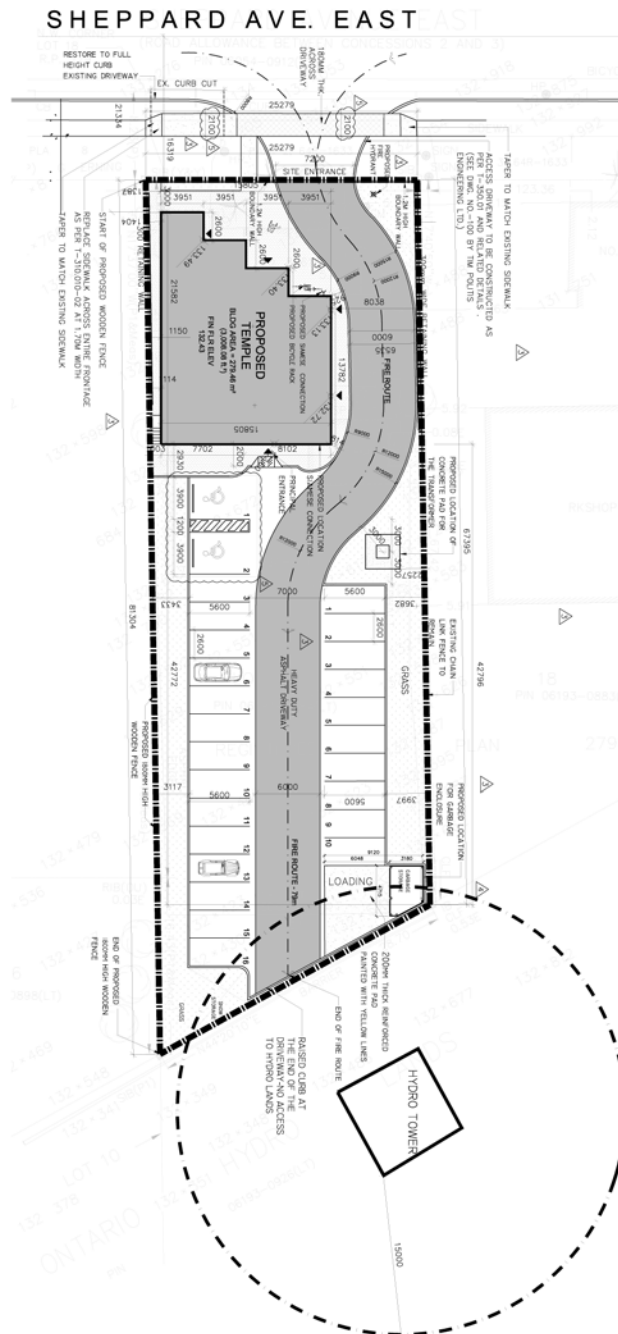
## Attachment 7: Summary of Public Consultation

Comments and concerns raised at the community meeting were as follows:

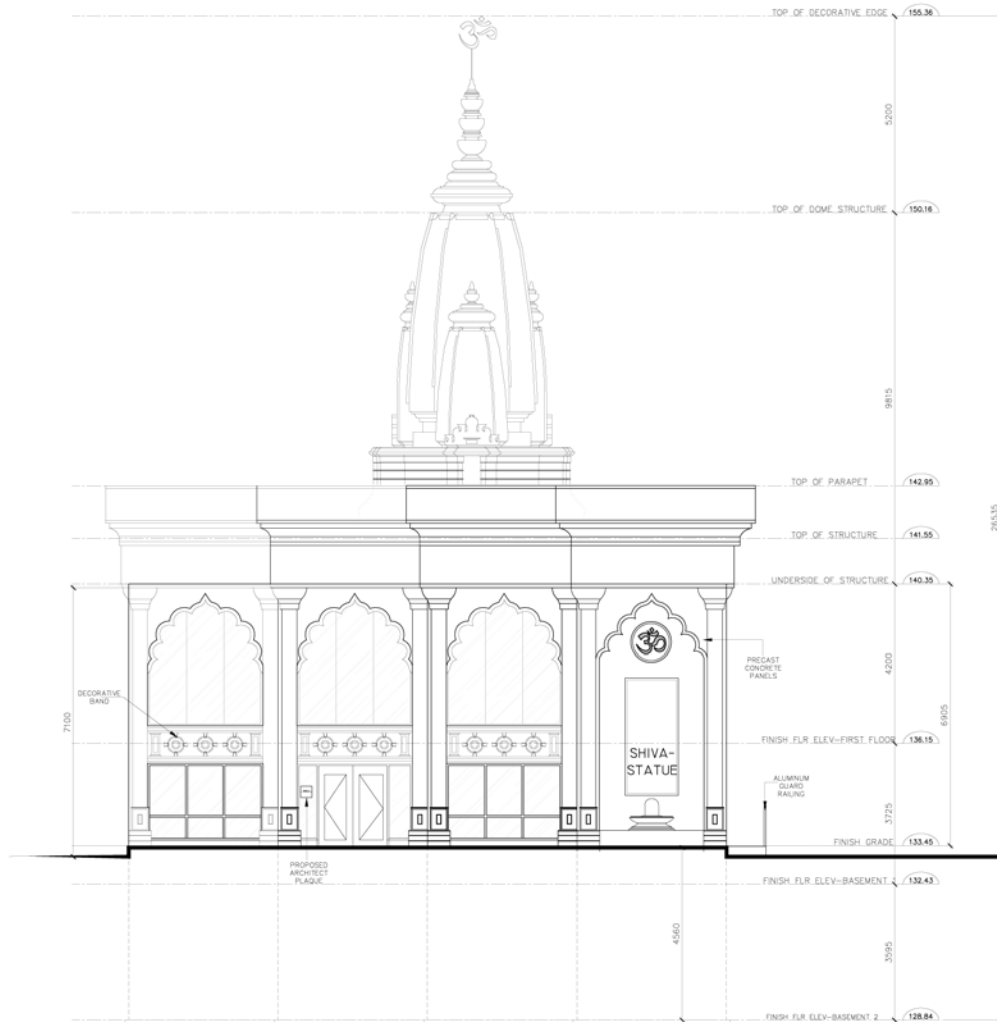
- (a) insufficient parking for the place of worship and potential parking on Sheppard Avenue East; and
- (b) servicing to the site.

Parking has been provided in accordance with the minimum requirements of the Zoning By-law and is included in the draft amending zoning by-laws attached to this report. Detailed site servicing matters would be addressed through the Site Plan Control process.

## Attachment 8: Site Plan



## Attachment 9: North Elevation



### North Elevation

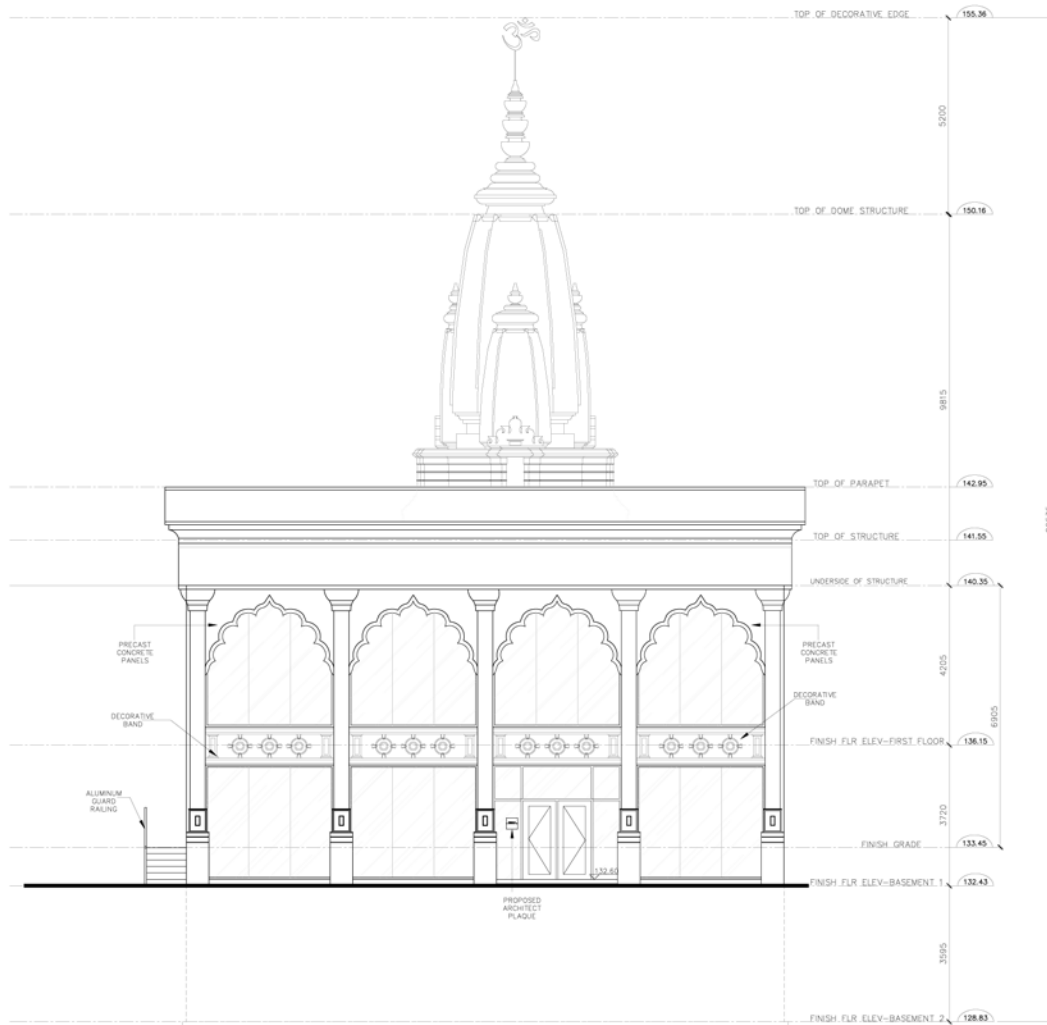
Applicant's Submitted Drawing

Not to Scale  
04/19/2018

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

## Attachment 10: South Elevation



### South Elevation

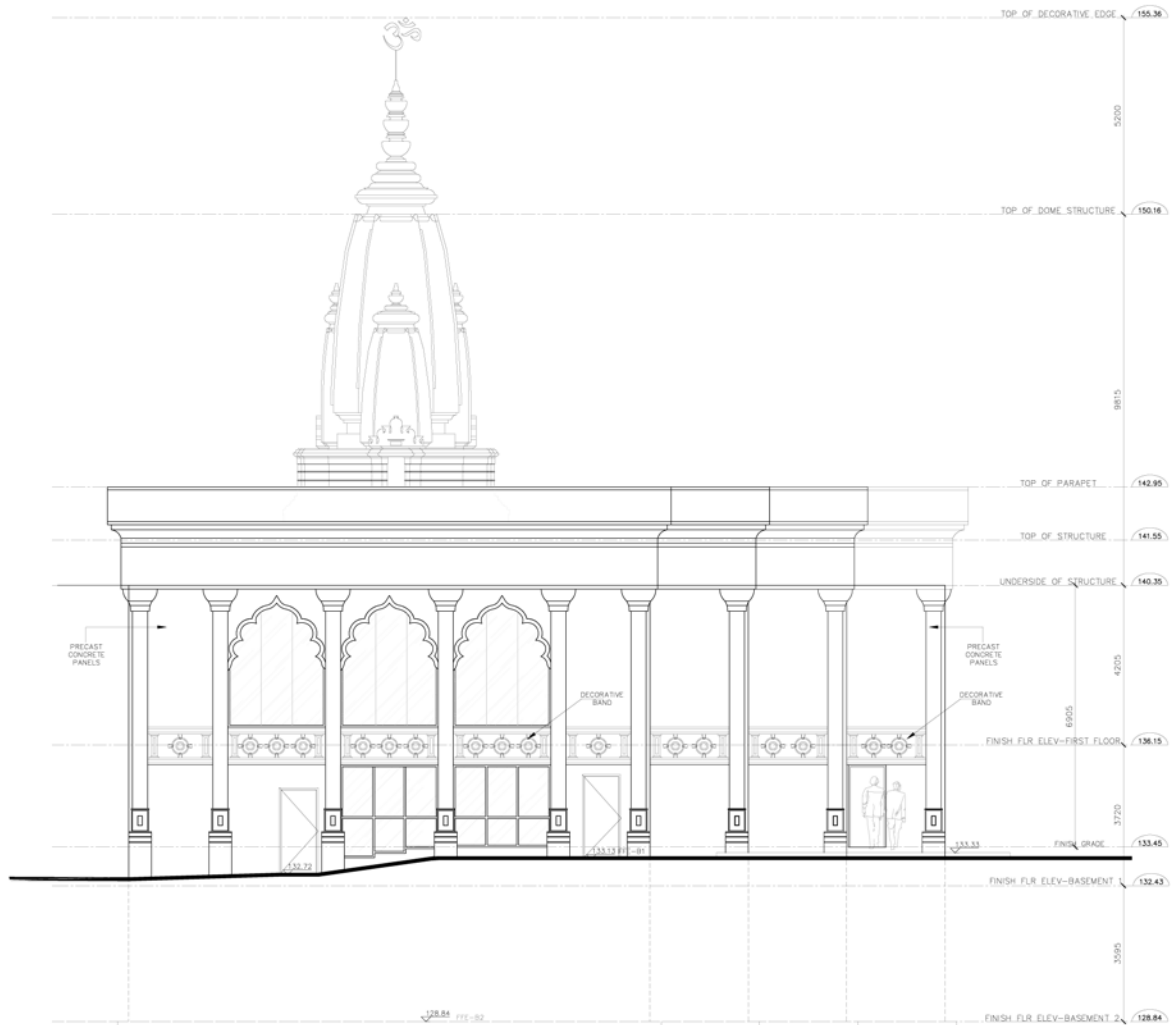
Applicant's Submitted Drawing

Not to Scale  
04/19/2018

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

## Attachment 11: East Elevation



### East Elevation

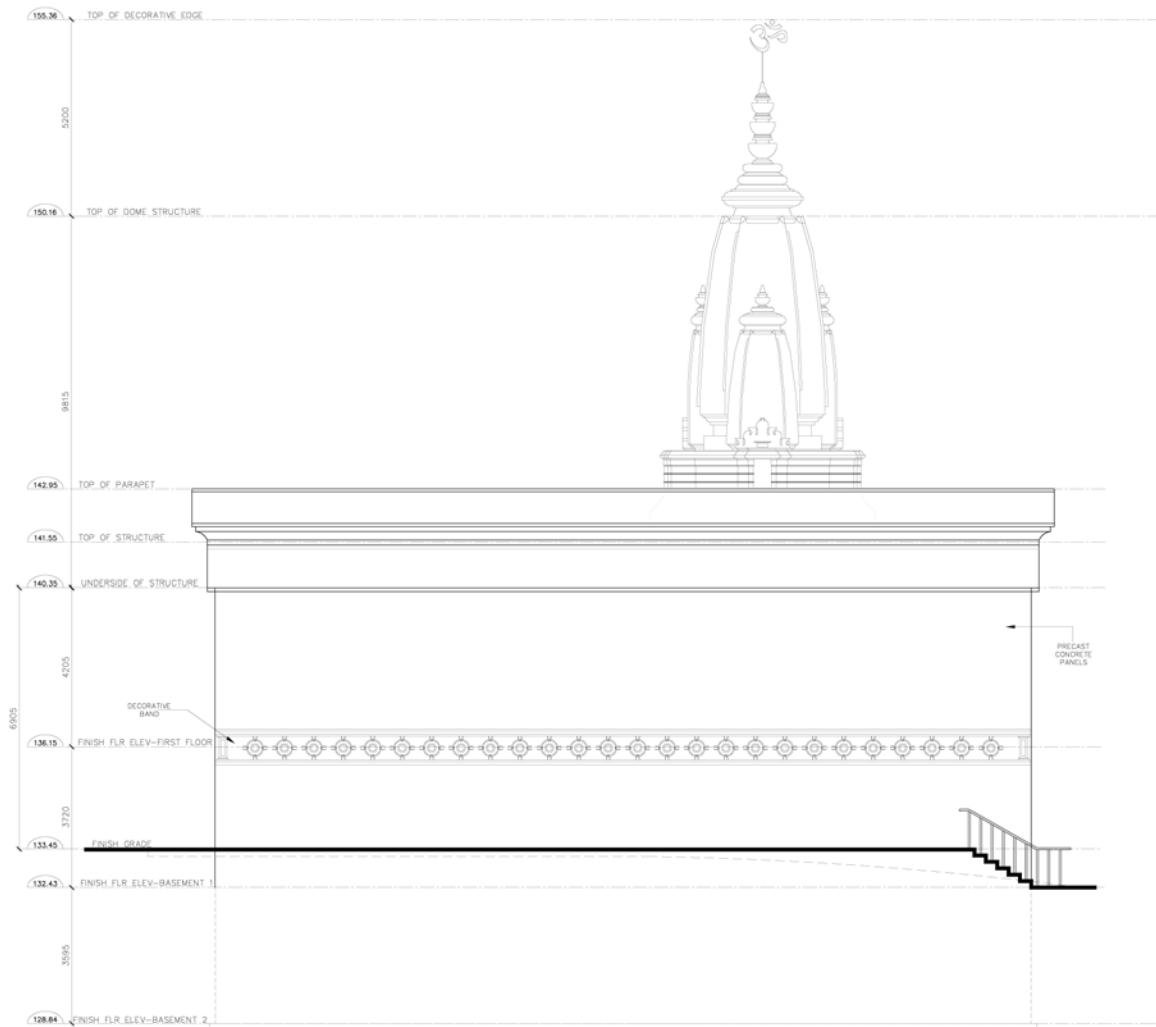
Applicant's Submitted Drawing

Not to Scale  
04/19/2018

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

## Attachment 12: West Elevation



### West Elevation

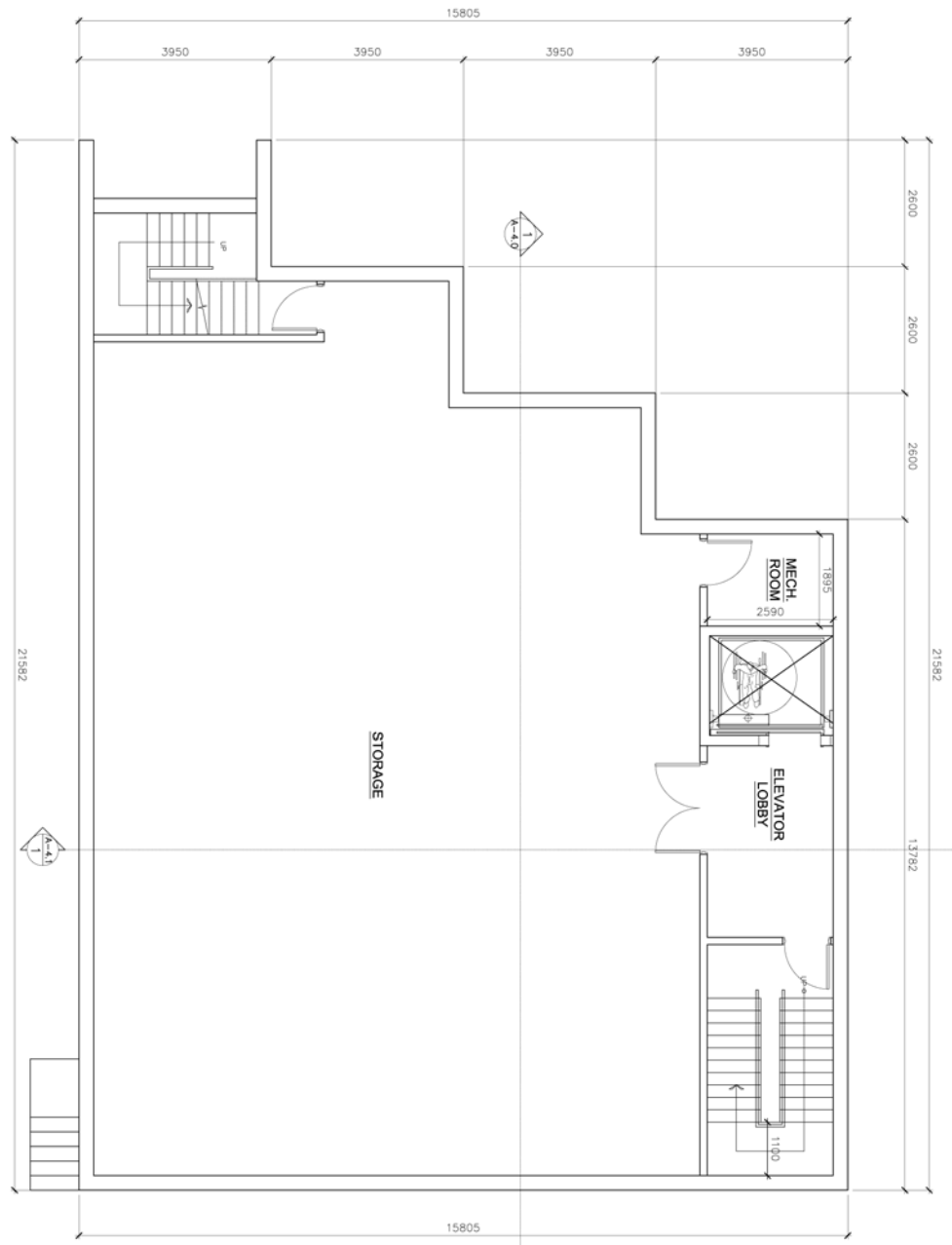
8861 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
04/19/2018

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

Attachment 13: Basement Floor Plan (Referred under application as Basement 2 Floor Plan)



## Basement 2 Floor Plan

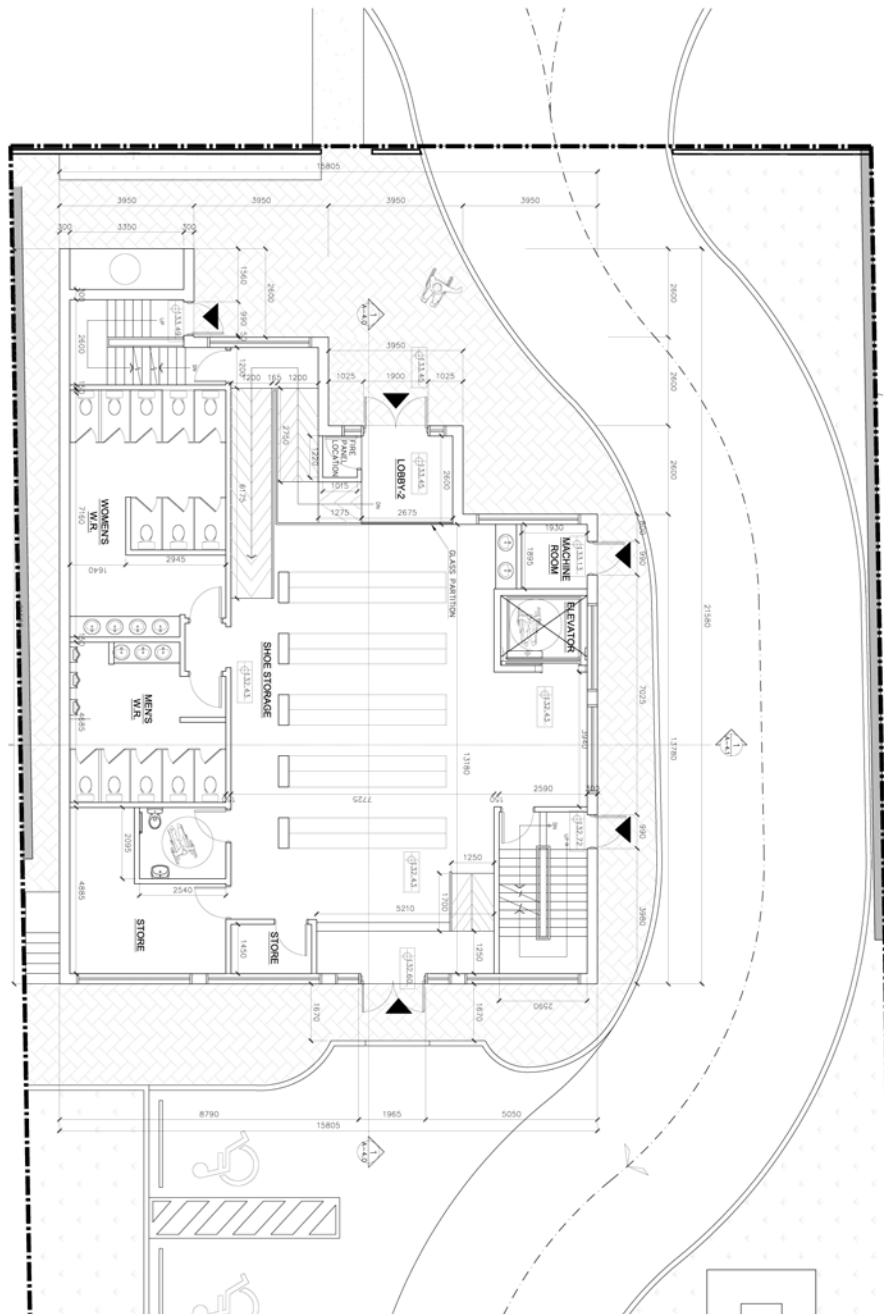
8861 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
04/19/2018

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

Attachment 14: First Floor Plan (referred under application as Basement 1 Floor Plan)



## Basement 1 Floor Plan

8861 Sheppard Avenue East

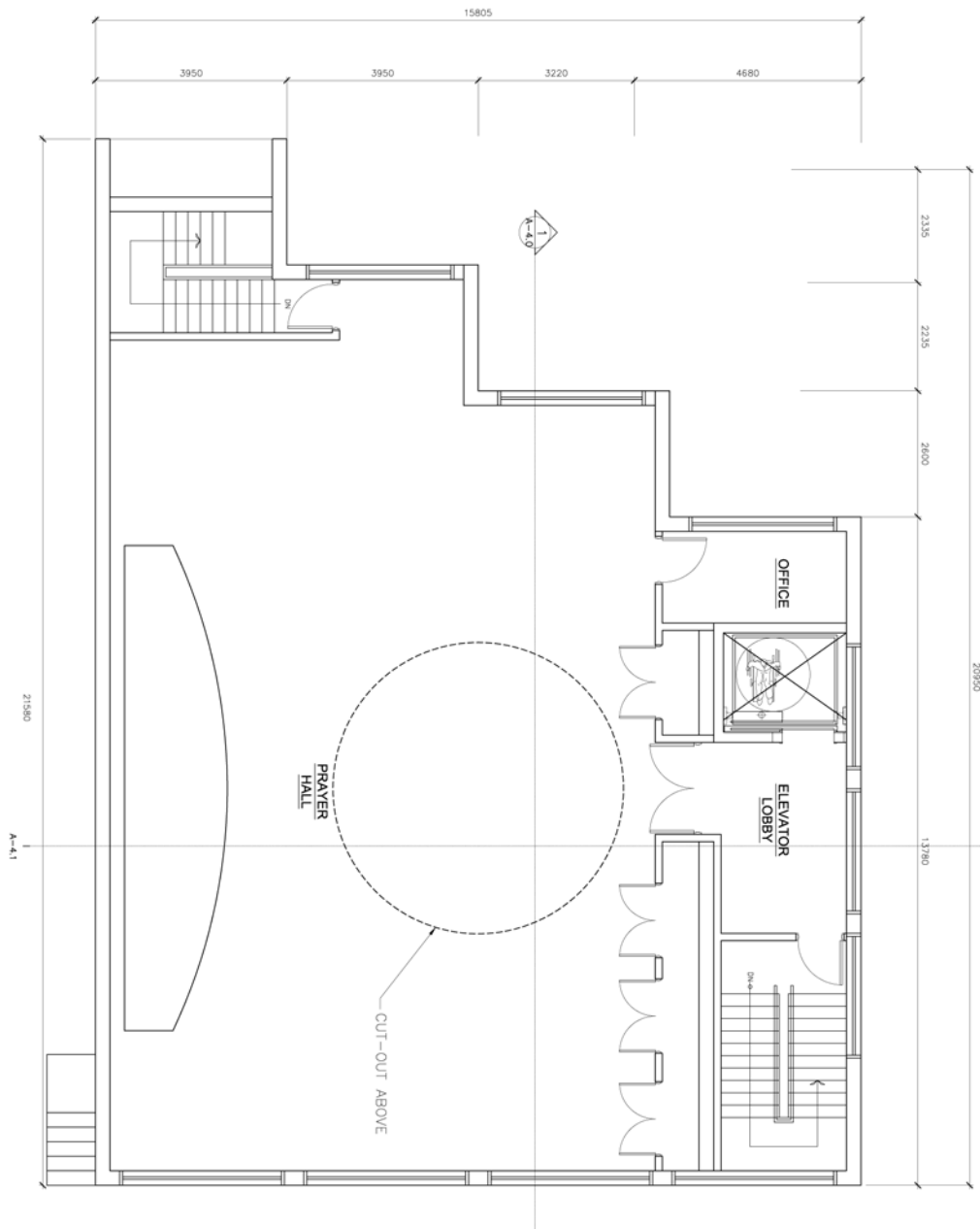
Applicant's Submitted Drawing

Not to Scale  
05/01/2018

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ



Attachment 15: Second Floor Plan (referred under application as First Floor)



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## First Floor Plan

8861 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
04/19/2018

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

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