

700, 702, 714 and 716 Sheppard Avenue West – Official Plan Amendment and Zoning By-law Amendment Application – Final Report

Date: January 20, 2020

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 16 145600 NNY 10 OZ

SUMMARY

This application proposes to amend the Official Plan, former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 to permit a 10-storey, mixed-use building with 134 residential units and 427 square metres of commercial space at grade, at 700, 702, 714 and 716 Sheppard Avenue West. Parking is proposed underground with 152 parking spaces on two levels at 700, 702, 714 and 716 Sheppard Avenue West.

The redevelopment proposal is in keeping with the objectives of the Sheppard West/Dublin Secondary Plan to encourage a diversity of commercial and residential uses along Sheppard Avenue West, while protecting the abutting lower density residential uses and improving the streetscape.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2019).

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 700, 702, 714 and 716 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.

2. City Council amend former City of North York Zoning By-law 7625, for the lands 700, 702, 714 and 716 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 700, 702, 714 and 716 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendments as may be required.

5. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:

i. Prior to the issuance of the first above grade building permit the Owner shall pay to the City the sum of \$750,000 to be used towards improvements to Centennial Library, and/or other recreation or park assets in Ward 6.

b. The financial contribution referred to in Recommendation 5.a.i above shall be indexed upwardly in accordance with the Statistics Canada Residential Building or Non-Residential Building Construction Price Index, as the case may be, for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Publication 327-0058, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made.

c. In the event the cash contribution referred to in Recommendation 5.a.i above has not been used for the intended purpose within three (3) years of the implementing Zoning By-law Amendment coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the local Councillor, provided that the purposes are identified in Toronto's Official Plan and will benefit the community.

d. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by

Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on December 5, 6 and 7, 2017 through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

This site was previously subject to an application by the previous owner to amend the Official Plan and Zoning By-law 7625 (No. 11 330321 NNY 10 OZ) and for Site Plan Control (No. 11 330264 NNY 10 SA) to permit an 8-storey, mixed-use building with 97 residential units and 402 square metres of commercial space at grade, at 700, 702, 714 and 716 Sheppard Avenue West. Parking was proposed largely underground with 30 at-grade spaces at the rear of the property. A Preliminary Report was considered at North York Community Council on March 20, 2012. A Community Consultation Meeting was held on June 26, 2012. An application for residential demolition was approved by North York Community Council on September 10, 2013 and the 4 existing single detached dwellings were demolished. The applications were closed due to inactivity on October 22, 2015.

The 2012 Preliminary Report can be found here:

<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-45572.pdf>

The current application was submitted on April 25, 2016 and deemed complete on May 19, 2016. A Preliminary Report on the application(s) was adopted by North York Community Council on June 14, 2016 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community consultation is summarized in the Comments section of this Report.

PROPOSAL

The applicant is proposing a 10-storey (30.9-metre), 134-unit, mixed-use building on the north side of Sheppard Avenue West, east of Maxwell Street. A total of 10,427 square metres (under City of Toronto Zoning By-law 569-2103) or 11,919 square metres (under former City of North York Zoning By-law 7625) of gross floor area is proposed, which

would result in a density of approximately 3.8 times the area of the lot, under former City of North York Zoning By-law 7625. Of the 134 residential units, 89 are proposed to be one-bedroom units and 45 are proposed to be two-bedroom units. Commercial space comprising of 427 square metres is proposed on the ground floor. A total of 269 square metres of indoor amenity space is proposed in the form of a gym and party room. The indoor amenity space would provide access to 613 square metres of outdoor amenity space, located on the ground floor in the northwest corner of the site.

The building would have a 7-storey street wall, with the ground floor inset one metre. Each commercial unit would be accessed directly from the Sheppard Avenue West sidewalk. The residential lobby would be located next to the driveway and would also take access directly from Sheppard Avenue West. The eighth and ninth floors would step back approximately 2.9 metres at the front and 4.2 metres at both sides. The tenth floor would step back approximately 1.5 metres at the front.

The driveway would lead to a Type G loading space and parking ramp. While the proposal requires 136 parking spaces, a total of 152 parking spaces are proposed on two underground levels, 20 of which would be used by residential visitors and 8 of which would be used by commercial uses. A total of 5 accessible parking spaces are proposed. There would be 3 accessible parking spaces on P1 and 2 on P2. A total of 100 bicycle parking spaces are proposed. There would be 62 bicycle parking spaces in a room on P1, 28 bicycle parking spaces in a room on P2 and 10 short term bicycle parking spaces at grade, next to the driveway. The rear landscape strip would generally have a depth of 1.8 metres. It would contain landscaping and fencing, except for a 7.0-metre notch to accommodate a turn-around area for the loading space. A road widening of 2.76 metres is required along Sheppard Avenue West and is illustrated on the proposed site plan. Additional site statistics are presented in the Application Data Sheet (Refer to Attachment No. 1).

The site is located on the north side of Sheppard Avenue West, approximately two blocks west of Bathurst Street. The vacant site has a frontage of approximately 64 metres on Sheppard Avenue West, a depth of approximately 44 metres and an area of 0.31 hectares (0.78 acres). The land is relatively flat. The assembly of these 4 properties creates a mid-block parcel between Maxwell Street and Bryant Street. There are single detached dwellings to the north of the site. There is a 3-storey retirement home and a place of worship to the west. There is an 8-storey (202-unit), mixed-use building to the south and single detached dwellings and commercial uses to the east.

Reasons for Application

The Sheppard West/Dublin Secondary Plan provides for the subject lands to be developed with a mixed use building having a maximum density of 2.0 times the area of the lot and a maximum building height of five storeys. An application to amend the

Sheppard West/Dublin Secondary Plan is required as the applicant is proposing a 10-storey mixed use building with a density of 3.8 times the area of the lot.

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

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application: Arborist Report, Servicing Report, Stormwater Management Report, Geotechnical Study, Planning Rationale and Transportation Impact Study.

Agency Circulation Outcomes

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

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 Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

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

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All

comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

The Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (2019) (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.

Toronto Official Plan

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

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

The subject property is located within a *Mixed Use Areas* designation within the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

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

Secondary Plan

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

In *Mixed Use Area B* of the Sheppard West/Dublin Secondary Plan, the preferred form of mixed use development includes ground floor commercial uses with upper floor residential uses. The Secondary Plan provides greater densities for development parcels that provide a mix of commercial and residential uses and which have a frontage on Sheppard Avenue West greater than 30 metres. Given the proposed mix of uses and 55 metre lot frontage, the maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot. The maximum building height under the Secondary Plan is 5 storeys.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan also contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are designated *Neighbourhoods*. These measures include the provision and maintenance of suitable fencing and a 1.5 metre landscape strip containing trees along the property lines between new developments and *Neighbourhoods*. Also, the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5 metres.

Sheppard West/Dublin Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject lands are zoned One Family Detached Dwelling Fourth Density Zone (R4) under former City of North York Zoning By-law 7625, as indicated in Attachment 4. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses.

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods, Parks, Other Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bqrd/backgroundfile-92537.pdf>.

Site Plan Control

A Site Plan Control Application was submitted (no. 16 139076 NNY 10 OZ) and is currently under review.

Draft Plan of Condominium

A Draft Plan of Condominium Application would be required to sell individual units. This application has not yet been submitted.

Community Consultation

A Community Consultation Meeting was held on September 14, 2016. There were 6 members of the public present. Traffic and the number of proposed parking spaces were discussed. There were questions about sanitary sewer capacity and stormwater management. Concerns were raised about the height of the proposed building, being taller than other recently constructed buildings on Sheppard Avenue West. Concerns were also raised about loss of privacy and shadows on properties to the north and on Sheppard Avenue West. These issues are analyzed and addressed below.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

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

The PPS (2014) requires provisions be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. Policy 1.1.1 states that healthy, liveable, and safe communities are achieved by accommodating a range of residential, employment, institutional, and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and supporting the use of public transit. Specifically, the PPS requires growth and development to focus in settlement areas, and promote the use of appropriate development standards to support intensification and redevelopment while mitigating risks to public health and safety. Policy 1.4.3 outlines that one of the ways planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents is by directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to those current and future needs.

The proposed development supports provincial policy objectives to focus growth in existing settlement areas. The proposal would provide a range of housing types, reduce land consumption related to residential development, promote efficient use of existing infrastructure, and would be transit supportive. The proposed draft by-laws would apply

appropriate development standards to support intensification and redevelopment of the subject site.

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

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe. Section 2.2.1.2 of the Growth Plan directs the vast majority of growth to occur within settlement areas that have a delineated built-up boundary, have existing or planned municipal infrastructure including water and waste water systems, and that can support the achievement of complete communities.

Section 2.2.1.4 of the Growth Plan provides further direction on the achievement of complete communities. It articulates a set of objectives including a diverse mix of land uses, and range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Convenient access to a range of transportation options, public service facilities, and open spaces and recreational facilities is also highlighted as a key component of complete communities. Furthermore, this section directs complete communities to ensure the development of high quality, compact built form, an attractive and vibrant public realm, including open spaces, through site design and urban design standards.

The policies of the Growth Plan encourage the achievement of complete communities while directing the vast majority of growth to occur within settlement areas that have a delineated built-up boundary. The proposed development advances the Growth Plan's direction for complete communities and directing growth to occur within settlement areas. The proposed development would provide a mix of uses in a location that offers convenient access to a range of transportation options, a mix of unit types to accommodate people at all stages of life and the needs of different household sizes. The proposed development offers streetscape improvements to Sheppard Avenue West which will ensure the development of an attractive and vibrant public realm.

Policy 2.2.2.4 directs municipalities to develop a strategy to achieve the minimum intensification targets and intensification throughout the delineated built-up area to achieve the desired urban structure, identify appropriate type and scale of development and transition of built form to adjacent areas, ensure that lands are zoned and development is designed in a manner that supports the achievement of complete communities and be implemented in the City's Official Plan policies and land use designations. The City's Urban Structure Map 2 identifies this site along an Avenue which is one of the areas where growth is directed. The site is designated *Mixed Use Areas* which promotes intensification. As discussed in the Official Plan section of this report, the City's Official Plan contains policies regarding transition to adjacent areas, such as the low-rise residential *Neighbourhoods* to the north of the subject site. The

proposed massing and rear yard setback of 9.5 metres provides an appropriate transition to the *Neighbourhoods* to the north.

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

Land Use

This application has been reviewed against the Official Plan policies and Secondary Plan policies described in the Issue Background Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The City of Toronto Official Plan directs future growth in the City to areas that are well served by public transit. Specifically, residential growth is intended to be directed to major arterial corridors identified by the Avenues overlay on Map 2 of the Official Plan. In addition to falling within an Avenues corridor, the subject site is located within the Sheppard West/Dublin Secondary Plan area that promotes residential intensification along Sheppard Avenue West. The site is also designated *Mixed Use Areas* which permits a broad range of residential and commercial uses intended to absorb much of the future residential growth in the city. This designation is further refined by the Sheppard West/Dublin Secondary Plan which promotes a mix of uses and comprehensive redevelopment by granting additional density to development parcels which provide commercial uses at grade and have a frontage greater than 30 metres on Sheppard Avenue West.

The Secondary Plan currently permits a maximum height of 5 storeys and a maximum density of 2.0 times the area of the lot. However, the policy requiring a 45-degree angular plane in the rear has mitigated impacts of additional height and density for past approvals, by pushing the massing of buildings toward Sheppard Avenue West and away from *Neighbourhoods*. The proposed mid-rise building is similar in form, scale and intensity to other proposals in the Secondary Plan area approved through site specific applications and implementing zoning and is reflective of the built context. Commercial uses at grade will provide a lively pedestrian amenity with an improved streetscape. This stretch of Sheppard Avenue West is well served by public transit including frequent TTC bus service along Sheppard Avenue and the Sheppard West subway station 1.5 kilometres to the west. The proposed development would promote additional ridership on public transit. The proposed development therefore conforms to the land use provisions of the Official Plan and the site is appropriate for intensification.

Density, Height, Massing

The Sheppard West/Dublin Secondary Plan includes policies intended to protect abutting lands designated *Neighbourhoods* from the increased level of development along the corridor. These policies form the framework that guides the review of any development proposed within the Secondary Plan area.

The applicant is proposing a building with a height of 10 storeys (30.9 metres) and a density of 3.8 times the area of the lot. The proposed height and density are similar to recent approvals on Sheppard Avenue West. Sheppard Avenue West has an existing right-of-way of approximately 30.48 metres and an ultimate right-of-way width of 36 metres. A ground floor height of 4.2 metres is proposed to accommodate commercial uses. A 134-square metre green roof is also proposed.

The building is proposed to be situated along the front lot line (with the ground floor inset by 1.0 metre), after a 2.76-metre road widening is taken and would generally extend to both side lot lines. Side walls built to the side lot lines would not have windows due to building code requirements but visual interest would be created through a decorative pattern of brick and spandrel panels. The eighth, ninth and tenth floors would be setback from side lot lines and would have windows. The building would be set back a minimum of 15.4 metres from the rear property line and provides a minimum 1.8-metre treed landscape strip across the rear property line, which slightly exceeds the minimum 1.5-metre landscape strip required by the Secondary Plan. However, there would be a 7.0-metre notch in the landscape strip to accommodate a turn-around area for the loading space. The landscape strip will contain trees and a 1.8-metre tall fence to buffer the proposed midrise building from existing detached dwellings. The proposal is in keeping with the buffering and setback requirements of the Secondary Plan.

The applicant has also demonstrated that the building is entirely massed beneath the 45 degree angular plane required by the Secondary Plan, including balcony railings. The angular plane generally pushes the height and massing of the building towards Sheppard Avenue West and away from the lower scale residential neighbourhood to the north, providing an appropriate transition in built form. This results in acceptable conditions of overlook, views and privacy between the proposed development and the adjacent neighbourhood.

The building provides a step-back at the eighth floor to create a 7-storey base expression and a pedestrian scale street edge with directly accessible commercial uses at grade on Sheppard Avenue West. An additional step-back of the building wall is provided at the tenth floor. The articulation on the front elevation of the building provides for visual interest along Sheppard Avenue West as encouraged by the built form policies of the Official Plan. The density, height and massing are appropriate as the proposal meets the transitioning provisions of the Secondary Plan at the rear while providing an active and articulated street frontage along Sheppard Avenue West.

Sun, Shadow, Wind

The applicant's architect conducted a shadow analysis of the proposal. The project's maximum height and terracing of the rear of the building result in minimal shadowing on the abutting residential properties designated Neighbourhoods to the north, during the spring and fall equinoxes.

Traffic Impact, Access, Parking

The applicant's transportation consultant, MMM Group, prepared a Transportation Impact Study (TIS) dated April 2016 to reflect the projected future traffic conditions along the Sheppard Avenue West corridor.

The consultant estimates in this study that the proposed development will generate approximately 34 two-way trips during both the AM and PM peak hours, respectively. Given these estimated trips, the consultant concludes that site traffic will have a minor impact on the street system. The conclusions of the site's traffic impact are generally acceptable to Transportation Services staff.

According to the site statistics, a total of 152 parking spaces, of which 20 will be dedicated to visitors and 8 for retail use, is proposed for this project. Five (5) of these spaces are to be provided as barrier-free accessible spaces. These spaces will be located within a two-level underground parking garage.

Given the above, one Type G loading space is required. The drawings note the provision of one Type G loading space with the appropriate space to allow for a heavy vehicle to enter and exit the site in a forward motion. Transportation Services staff find this configuration acceptable.

Road Widening

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

Streetscape

This proposal supports the objectives of the Toronto Official Plan to achieve an aesthetically pleasing streetscape. The Sheppard Avenue West right-of-way will be widened pursuant to the Official Plan. The building would be sited along Sheppard Avenue West with minimal setbacks to define the street edge. The public sidewalk would be moved away from the street and closer to the building. The commercial units

at grade are accessible from the Sheppard Avenue West sidewalk, which will encourage pedestrian activity. The provision of 7 street trees will enhance the appearance of the building and the pedestrian experience. The applicant must also restore those sections of municipal boulevard where they propose to close the existing driveways, replacing the access points with appropriate landscaping and continuous poured raised concrete curb.

Servicing

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

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

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

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application is proposing a 10-storey building containing 134 dwelling units and 427 square metres of commercial space at grade on a net site area totalling 2,977.4 square metres.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III, of the Toronto Municipal Code, the parkland dedication requirement is 1,789 square metres or 61 % of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 288 square metres.

Staff require that the applicant satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a dedication of 288 square metres is not of a suitable size to develop a programmable park within the existing context of this development site.

The site is also in close proximity to City parkland. The site is located approximately 480 metres from McAllister Park, a 0.49-hectare park featuring a playground; 680 metres from Ellison Park, a 1.8-hectare park featuring open green space; and 690 metres from Earl Bales Park, a large 72.3-hectare park featuring an amphitheatre, bike trails, off-leash area, fire pits, picnic areas, two playgrounds, a ski hill and a splash pad.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant proposes to remove 1 City tree and 15 private trees. The applicant also proposes to provide 7 new trees on City property and 15 new trees on private property (and cash-in-lieu of planting the balance of 30 replacement trees on private property). The applicant is to submit a tree planting deposit to ensure the planting and survival of 7 new City trees.

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, including but not limited to bird-friendly glass treatment, bicycle parking, high albedo surface material hardscape, a 134-square-metre green roof, new trees planted with appropriate soil volumes on site and the incorporation of landscaped areas planted with native plant species and/or water-efficient plants.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits recommended to be secured in the Section 37 Agreement are as follows:

Prior to the issuance of the first above grade building permit the Owner shall pay to the City the sum of \$750,000 to be used towards improvements to Centennial Library, and/or other recreation or park assets in Ward 6.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on December 5, 6 and 7, 2017 through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019) 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 (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to Mixed Use Areas policies and the the policies of the Sheppard West/Dublin Secondary Plan.

The redevelopment proposal for a 10-storey, mixed-use building is in keeping with the objectives of the Official Plan and Sheppard West / Dublin Secondary Plan to

encourage intensification along this well-served transit corridor and a diversity of commercial and residential uses along Sheppard Avenue West, while protecting the abutting lower density residential uses and improving the streetscape. Due to the outstanding servicing issues, planning staff are recommending the subject lands be zoned with a holding provision ("H") until such time as an acceptable sanitary system solution is deemed acceptable by the Director, Engineering and Construction Services. Staff recommend that Council support approval of the application.

CONTACT

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Kelly Snow, Planner, Community Planning
Tel. No. (416) 395-7124
E-mail: kelly.snow@toronto.ca

SIGNATURE

Giulio Cescato, MCIP, RPP, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

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

Attachment 5: Draft Official Plan Amendment

Attachment 6: Draft Former City of North York Zoning By-law 7625 Amendment

Attachment 7: Draft City of Toronto Zoning By-law 569-2013 Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9a: South Elevation (Sheppard Avenue West)

Attachment 9b: North Elevation (Rear)

Attachment 9c: West Elevation

Attachment 9d: East Elevation

Attachment 1: Application Data Sheet

Municipal Address: 700 - 716 Sheppard Avenue West Date Received: April 25, 2016
Application Number: 16 145600 NNY 10 OZ
Application Type: OPA / Rezoning, OPA & Rezoning
Project Description: Proposal for a 10-storey, mixed-use building with 134 residential units and 427 square metres of commercial space at grade.

Applicant	Agent	Architect	Owner
Humphries Planning Group Inc.	Rosemarie Humphries	KFA Architects + Planners Inc.	The Westmount Boutique Residences Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R4	Heritage Designation:	N
Height Limit (m):	0, 0, 0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,154 Frontage (m): 64 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	407		1,336	1,336
Residential GFA (sq m):	407		10,000	10,000
Non-Residential GFA (sq m):			427	427
Total GFA (sq m):	407		10,427	10,427
Height - Storeys:	1		10	10
Height - Metres:			30.9	30.9

Lot Coverage Ratio (%): 42.4 Floor Space Index: 3.8

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,000	
Retail GFA:	427	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	4			
Condominium:			134	134
Other:				
Total Units:	4		134	134

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:	134		89	45	

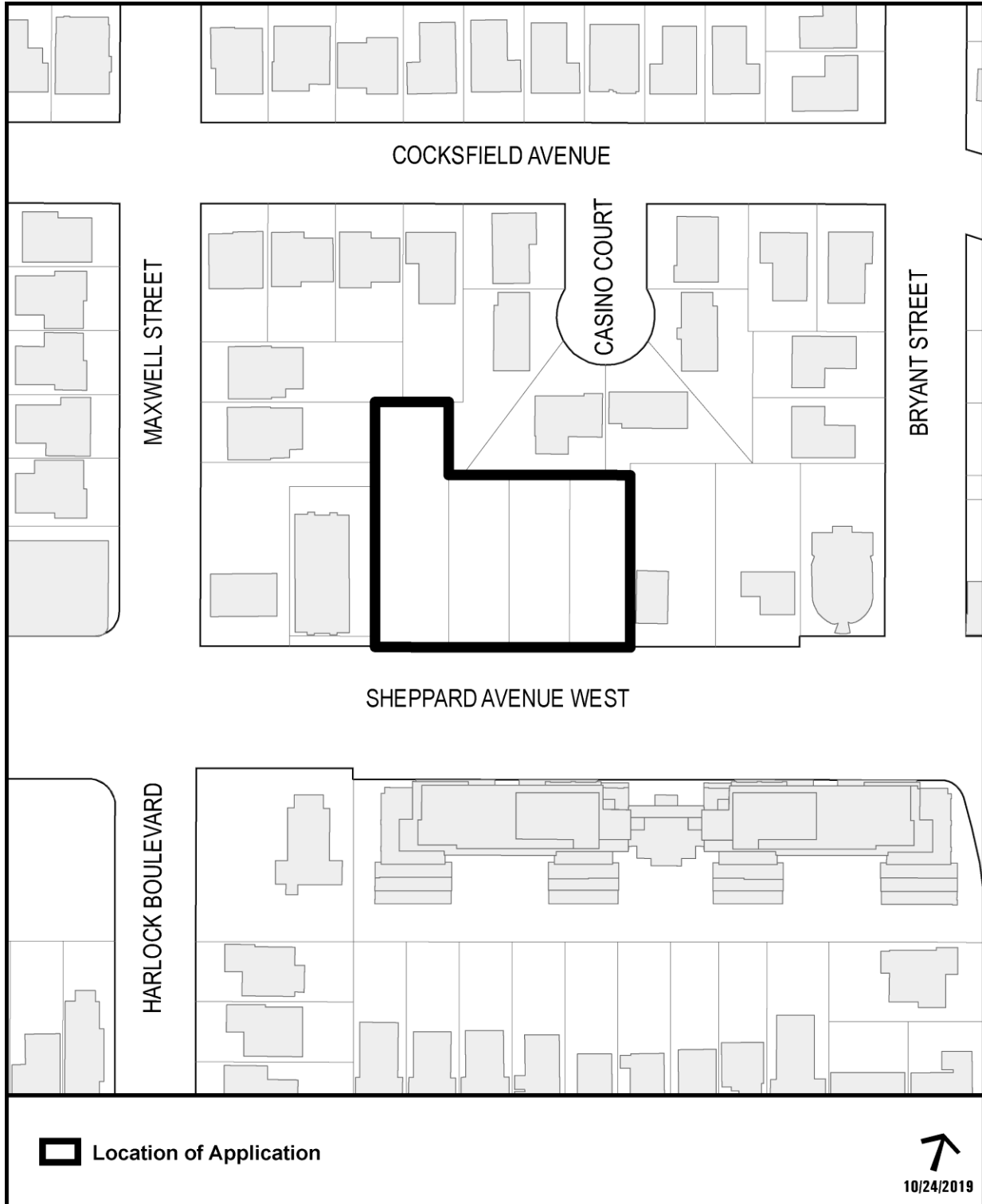
Parking and Loading

Parking Spaces:	152	Bicycle Parking :	100	Loading Docks:	1
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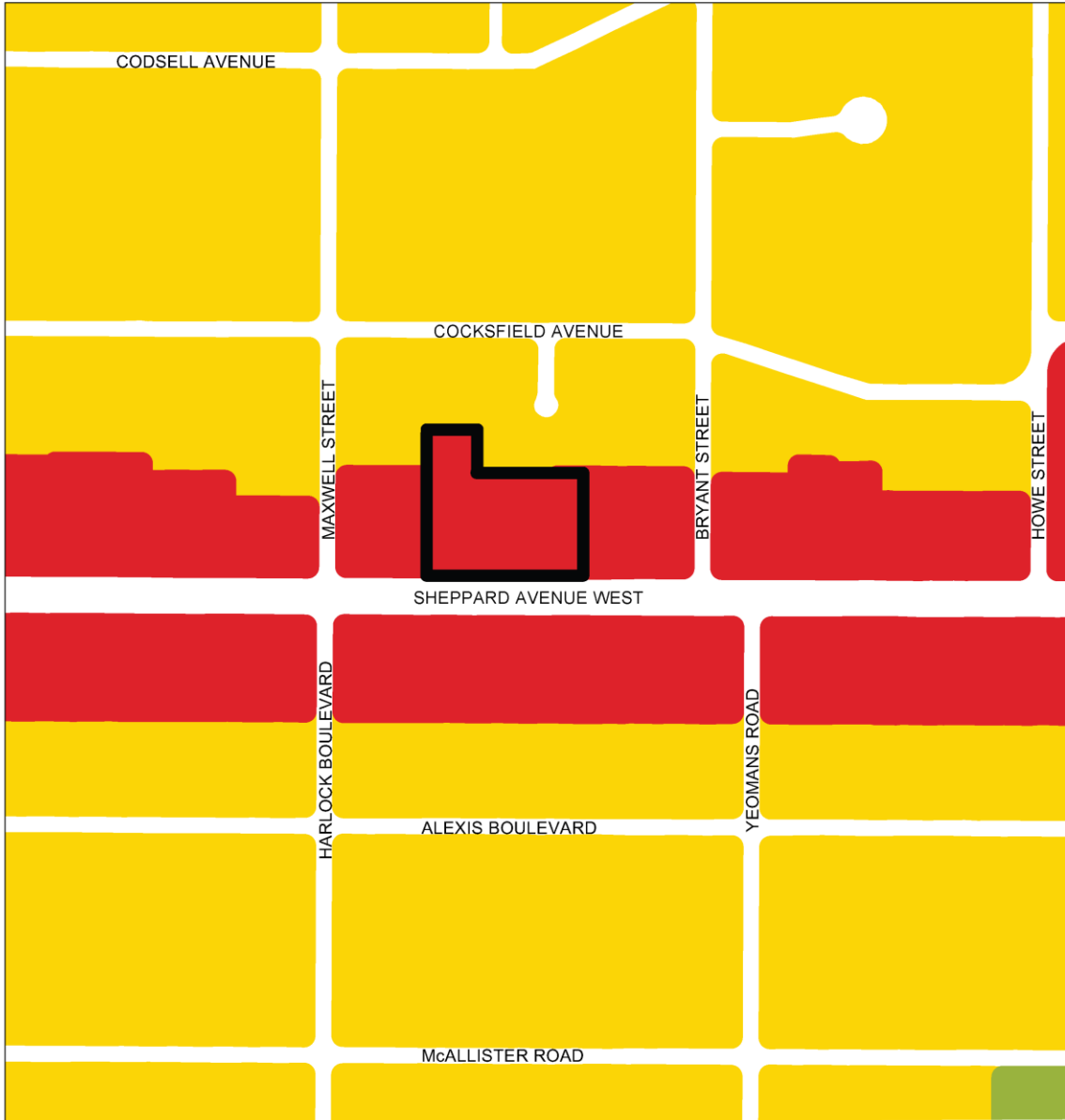
CONTACT:

Doug Stiles, Planner
 416-395-7145
 doug.stiles@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

700, 702, 714 & 716 Sheppard Avenue West

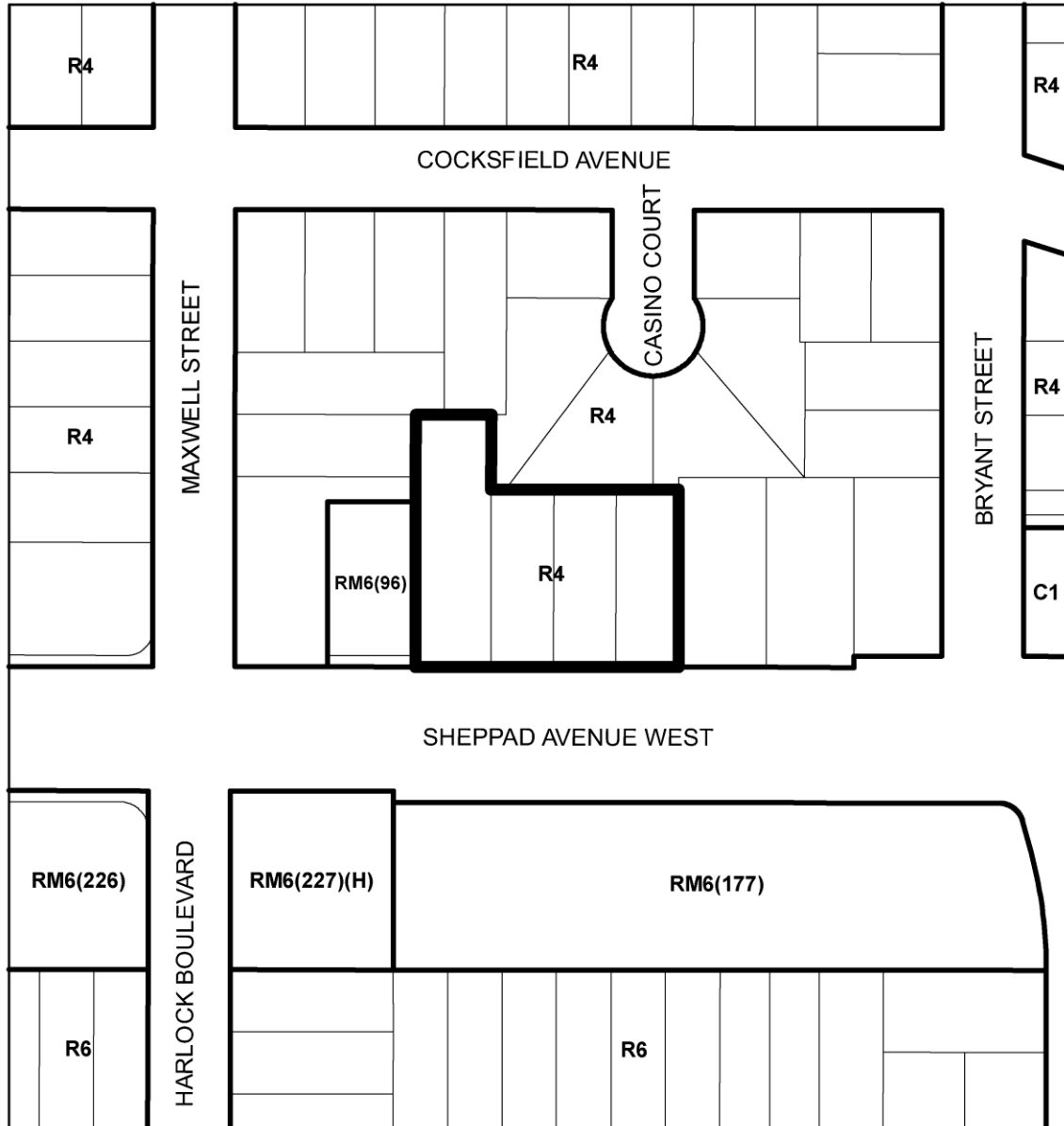
File # 16 145600 NNY 10 0Z

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



Not to Scale
10/24/2019

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



Zoning By-law 7625

700, 702, 714 & 716 Sheppard Avenue West

File # 16 145600 NNY 10 0Z

Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone

RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

Not to Scale
 Extracted: 10/24/2019

AMENDMENT NO. 263 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS
700, 702, 714 AND 716 SHEPPARD AVENUE WEST**

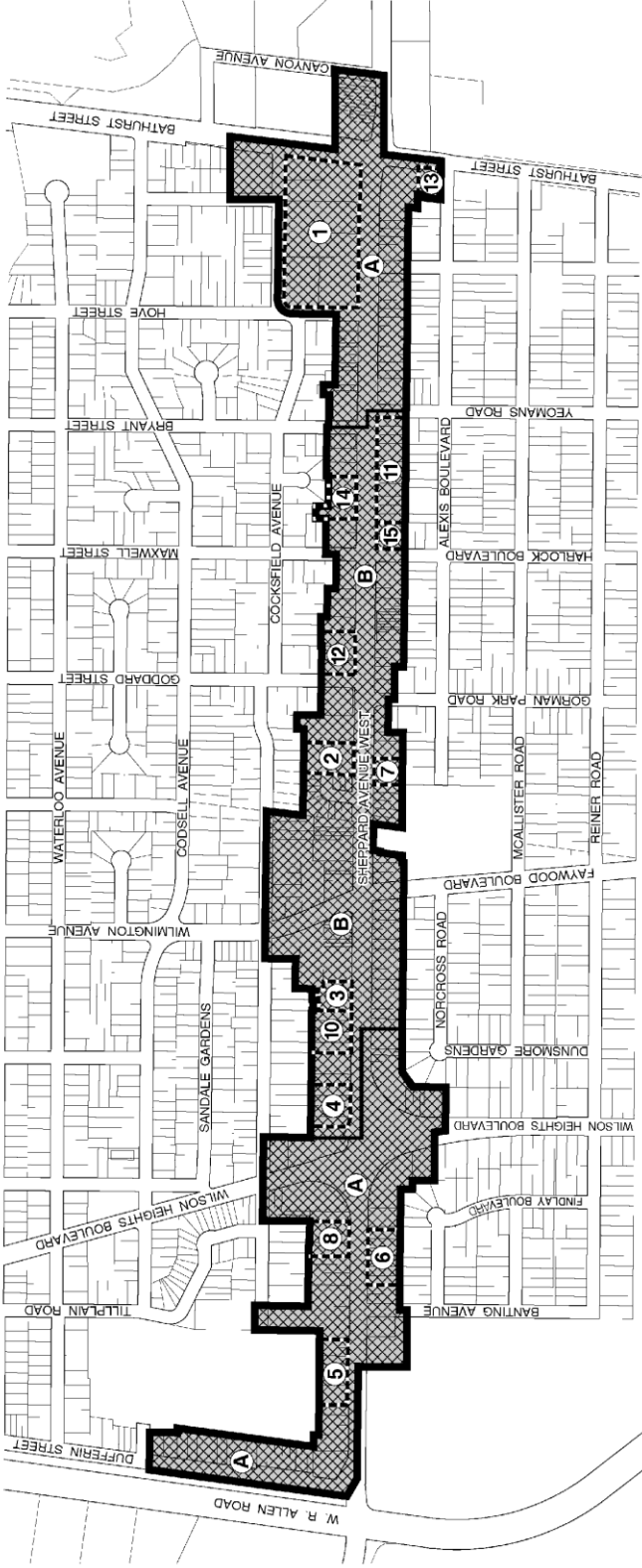
The Official Plan of the City of Toronto is amended as follows:

1. Map 23-1, Consolidated Land Use Map, of Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the lands known municipally in 2017 as 700, 702, 714 and 716 Sheppard Avenue West as Site and Area Specific Policy Area 14, as shown on the attached Schedule "A".

2. Chapter 6, Section 23 (Sheppard West/Dublin Secondary Plan) is amended by adding the following to Section 4.0 (Specific Policies):

'4.14 700, 702, 714 and 716 Sheppard Avenue West (14 on Map 23-1)

An apartment building with grade-related commercial uses, having a maximum density of 3.8 times the lot area and a maximum height of 10 storeys, including the mechanical penthouse, is permitted. The height of any building or portion thereof will not exceed the horizontal distance separating the building or portion thereof from lands designated Neighbourhoods, with the exception of the underground parking garage entrance. A turn-around area is permitted to encroach into the rear landscape strip.'



Not to Scale

Toronto
Official Plan Amendment #263
700 - 716 Sheppard Avenue West
File # 16 145600 NNY 10 0Z

Map 23-1, Consolidated Land Use Map of Sheppard West / Dublin Secondary Plan is amended by
 An apartment building with grade-related commercial uses, having a maximum density of 3.8 times
 the lot area and a maximum height of 10 storeys, including the mechanical penthouse, is permitted.
 The height of any building or portion thereof will not exceed the horizontal distance separating the
 building or portion thereof from lands designated Neighbourhoods, with the exception of the
 underground parking garage entrance. A turn-around area is permitted to encroach into the rear
 landscape strip.

- Secondary Plan Boundary
- Mixed Use Areas
- Site and Area Specific Policy Areas

Attachment 6: Draft Former City of North York Zoning By-law 7625 Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
700, 702, 714 and 716 Sheppard Avenue West

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; and

WHEREAS the Official Plan of the City of Toronto contains provisions relating to the authorization of increase in height and density of development; and

WHEREAS pursuant to Section 37 of the Planning Act, the Council of a municipality may, in a By-law passed under Section 34 of the Planning Act, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS Subsection 37(3) of the Planning Act, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters as hereinafter set forth;

WHEREAS the increase in the height and density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto; and

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 pass this By-law and 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.

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

64.20-A (250) RM6 (250)

DEFINITIONS:

For the purposes of this exception, "established grade" shall mean the geodetic elevation of 187.75m.

PERMITTED USES:

The only permitted uses shall be an apartment house dwelling and uses accessory thereto including private recreational amenity areas.

The following commercial uses on the ground floor only: art gallery, artist studio, bank, day nursery, dry cleaning establishment, financial institution, fitness centre, professional office, personal service shop, professional medical office, restaurant, retail store, service shop and take-out restaurant.

EXCEPTION REGULATIONS

Dwelling Units:

A maximum of 134 residential dwelling units shall be permitted.

Lot Coverage:

The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

Yard Setbacks:

The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule "RM6(250)".

Notwithstanding (f) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres for all property lines.

Notwithstanding (f) above, the minimum yard setback for parking structures and structures associated thereto at or above established grade shall be 0.5 metres for all property lines.

Notwithstanding (f) above, the minimum yard setback for accessory landscape structures shall be 4.0 metres from any lot line.

Distance between Buildings and/or Portions of Buildings forming Courts:

The provisions of Section 15.6 (Minimum Distance of Apartment House Dwellings From R and RM2 Zones) and Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings forming Courts) shall not apply.

Gross Floor Area:

A maximum gross floor area of 10,450 square metres shall be permitted, of which a minimum of 420 square metres shall be for non-residential uses listed in (c) above, with direct pedestrian access to Sheppard Avenue West.

Building Height:

The building height shall not exceed 10 storeys and 31.0 metres above established grade.

Notwithstanding (l) above, the height of any portion of a building or structure above established grade, including balcony railings, but excluding a parking garage ramp, shall not exceed the horizontal distance between the building and the north lot line of the property.

Landscaping:

The provisions of Section 15.8 (Landscaping) shall not apply.

A minimum of 65.0 square metres of landscaping must be provided along the rear lot line.

A 1.8-metre tall wood board-on-board fence must be located within the rear yard, along the rear lot lines and side lot lines.

A retaining wall may be permitted within the landscape strip.

Recreational Amenity Area:

A minimum of 2.0 square metres per unit of indoor amenity space shall be provided.

A minimum of 4.5 square metres per unit of outdoor amenity space shall be provided.

Parking:

Parking for residential uses within the site shall be provided in accordance with the following:

A minimum of 0.7 parking spaces per bachelor dwelling unit

A minimum of 0.8 parking spaces per 1 bedroom dwelling unit.

A minimum of 0.9 parking spaces per 2 bedroom dwelling unit.

A minimum of 1.1 parking spaces per 3 bedroom dwelling unit.

A minimum of 0.15 parking spaces per dwelling unit shall be for the use of residential visitors.

Despite the provisions of Section 6A(2), no parking spaces are required for the first 200 square metres of gross floor area for non-residential uses located on the ground floor.

The provisions of Section 6A(8)(c) and (d) (Parking Regulations for RM Zones Other Than RM2 Zones) shall not apply.

Bicycle Parking:

Short term bicycle parking spaces shall be provided at a rate of 0.07/unit, long term bicycle parking spaces shall be provided at a rate of 0.67/unit.

Loading:

The provisions of Section 6A(16)(c)(i) and Section 6A(16)(d)(iv) shall not apply.

DIVISION OF LANDS

Notwithstanding any severance, partition or division of the lands shown on Schedule "1", the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

HOLDING PROVISIONS

An "H" shall be appended to the zone symbol "RM6(226)" as shown on Schedule "1".

Prior to the removal of the "H", the lands shown on Schedule "1" shall only be used for uses existing as of the date of passing of this By-law.

The "H" shall be lifted from the lands shown on Schedule "1" at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services.

Following the lifting of the "H", the uses permitted in the RM6(226) zone shall be permitted as shown on Schedule "1".

3. SECTION 37

The owner of the lands as shown on Schedule "1" shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands, to which this By-law applies in the manner and to the extent specified in the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the higher density uses cited in Section 2, Clauses (b) and (c) which form part of this By-law:

A \$750,000 payment, with such amount to be indexed upwardly in accordance with the Statistics Canada Apartment Building Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made, for improvements to Centennial Library, and/or other recreation or park assets in Ward 6, in consultation with the Ward Councillor and appropriate City staff.

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

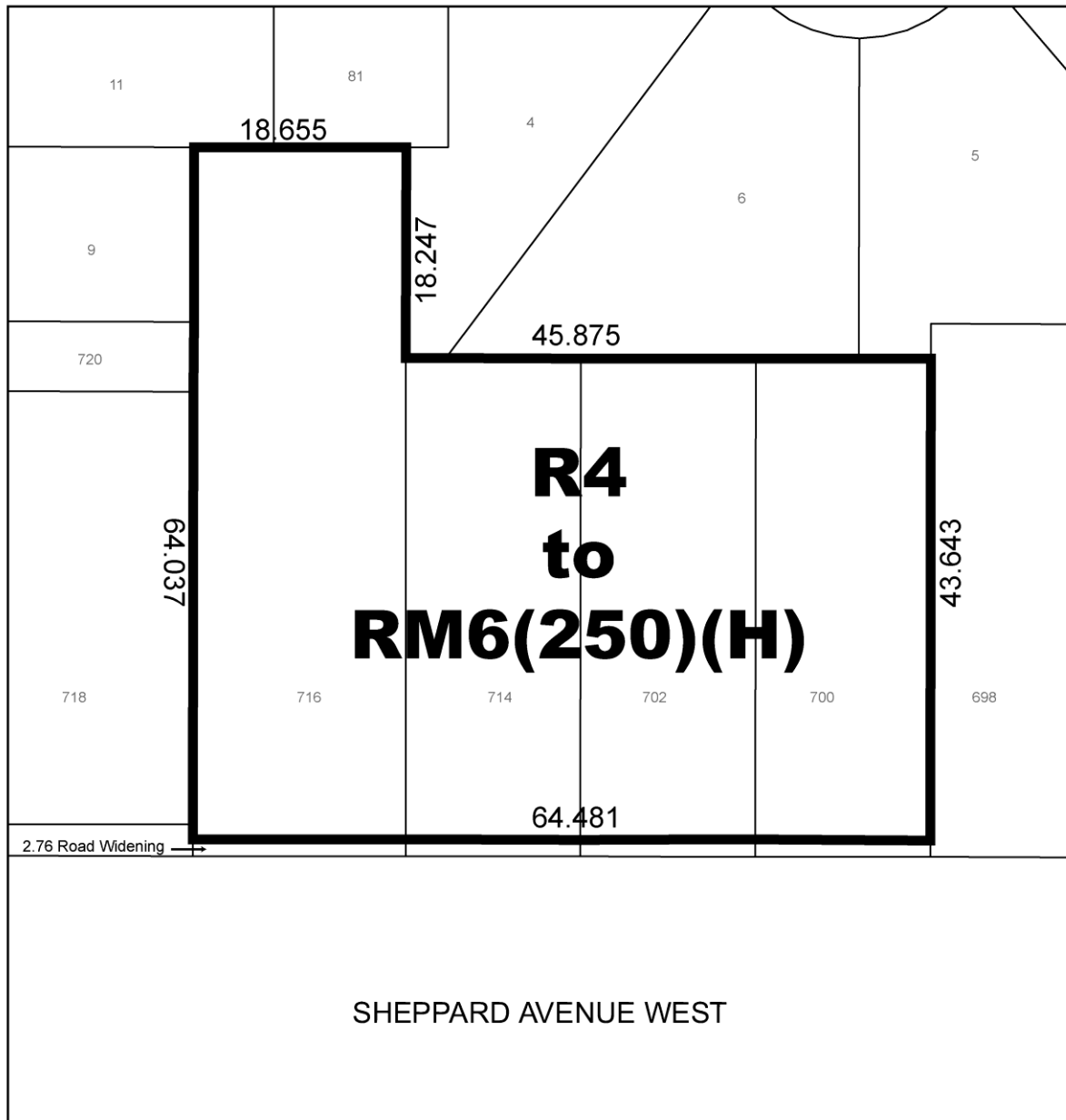
(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

JOHN TORY, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)



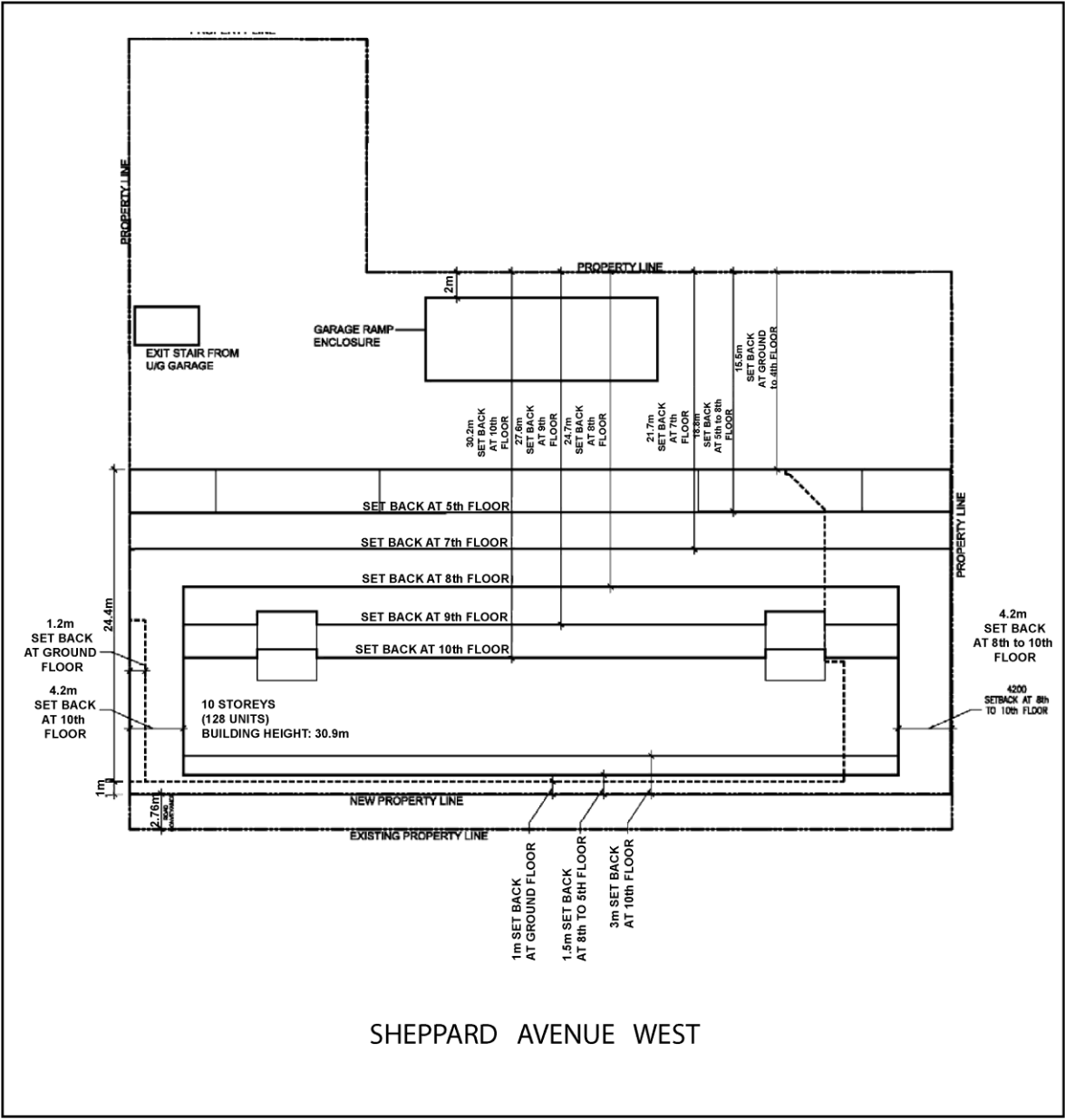
 **TORONTO**
Schedule 1

700 - 716 Sheppard Avenue West

File # 16 145600 NNY 10 0Z



Not to Scale
12/06/2019



Toronto
 Schedule RM6(250)

700 - 716 Sheppard Avenue West

File # 16 145600 NNY 10 0Z



Not to Scale
 12/06/2019

Attachment 7: Draft City of Toronto Zoning By-law 569-2013 Amendment

CITY OF TORONTO

Bill No. ~
BY-LAW No. XXXX-2020

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as, 700, 702, 714, 716 Sheppard Avenue West

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;

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, 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;

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning by-law;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development;

Whereas pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is

secured by one or more agreements between the owner of the land and the City of Toronto.

The Council of the City of Toronto enacts:

The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.

The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.

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: (H)CR 1.0 (c0.1; r1.0) SS3 (x228) as shown on Diagram 2 attached to this By-law; and

Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA4, as shown on Diagram 3 attached to this Bylaw; and

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 10.5, ST 3, as shown on Diagram 4 attached to this Bylaw; and

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 following lot coverage label of 33% to these lands, as shown on Diagram 5 attached to this By-law; and

7. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 6 attached to this By-law; and

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 228 so that it reads:

Exception CR 228

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:

Final Report - 700, 702, 714 and 716 Sheppard Avenue West

Page 34 of 49

On 700, 702, 714, 716 Sheppard Avenue West, if the requirements of Section 10 and Schedule A are complied with, none of the provisions of 40.10.40.10(3) or 40.10.40.40(1), apply to prevent the erection or use of a mixed use building permitted in accordance with (B) to (O) below:

A maximum of 134 dwelling units are permitted;

Despite regulation 40.5.40.10(1) the height of a building or structure is measured from the Canadian Geodetic elevation of 187.75 metres and the highest point of the building or structure;

Despite regulation 40.10.40.10(3) the permitted maximum height is 31.0 metres and 10 storeys;

Despite regulation 40.10.30.40 the permitted maximum lot coverage 50%;

The height of any portion of a building or structure, including balcony railings, must not exceed the horizontal distance between that portion of the building and the northerly lot line abutting 6 Casino Court;

Despite regulation 40.10.40.40(1) the permitted maximum gross floor area is 10,450.0 square metres;

Despite Regulation 40.10.40.10(5), the required minimum height of the first storey, is measured between the floor of the first storey and the ceiling of the first storey, is 4.0 metres;

Despite Regulation 40.10.40.70(3), the required minimum building setbacks are shown on Diagram 7 of By-law XXXX-2020;

Despite (H) above, the required minimum building setbacks for buildings or structures at or above ground associated with an underground parking structure is 0.5 metres;

Despite Clause 40.10.50.10, a minimum of 65.0 square metres of landscaping must be provided along the rear lot line;

A 1.8-metre tall wood board-on-board fence must be located within the rear yard, along the rear lot lines and side lot lines;

Despite Regulation 40.10.40.50(1), amenity space must be provided at a minimum rate of 2.0 square metres per dwelling unit of indoor amenity space and 4.5 square metres per dwelling unit of outdoor amenity space;

Despite Regulation 40.10.90.10(1), a loading space is permitted in a rear yard;

Despite regulation 200.5.10.1(1), no parking spaces are required for the first 200 square metres of gross floor area for non-residential uses located on the first storey;

Despite Regulation 230.5.10.1(5), bicycle parking spaces for the mixed use building must be provided and maintained on the lot in accordance with the following:

a minimum of 0.07 short-term bicycle parking spaces for each dwelling unit; and

a minimum of 0.67 long-term bicycle parking spaces for each dwelling unit.

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

9. Holding Provisions:

Prior to the lifting of the (H) holding in whole or in part, the following applies:

(A) The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2 attached to and forming part of this By-law shall not be used for any purpose other than those uses and buildings as existing on the site as of December 31, 2019 until the "(H)" symbol has been removed.

(B) An amending by-law to remove the Holding provision in 9(A) above, in whole or in part, shall be enacted by City Council when the following condition(s) has been fulfilled to the satisfaction of Council:

The Holding Provision is to be lifted at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services.

Section 37 Provisions

Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on month ##, 20##

Name, Ulli S. Watkiss,
Speaker City Clerk

(Seal of City)

SCHEDULE A Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

(1) Prior to issuance of a foundation permit, the owner shall enter into a Section 37 agreement with the City for the purpose of securing \$750,000.00, with such amount to be indexed upwardly in accordance with the Statistics Canada Apartment Building Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made, for improvements to Centennial Library, and/or other recreation or park assets in Ward 6, in consultation with the Ward Councillor and appropriate City staff.

(5) In the event the cash contribution referred to in Section(s) has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose(s) is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

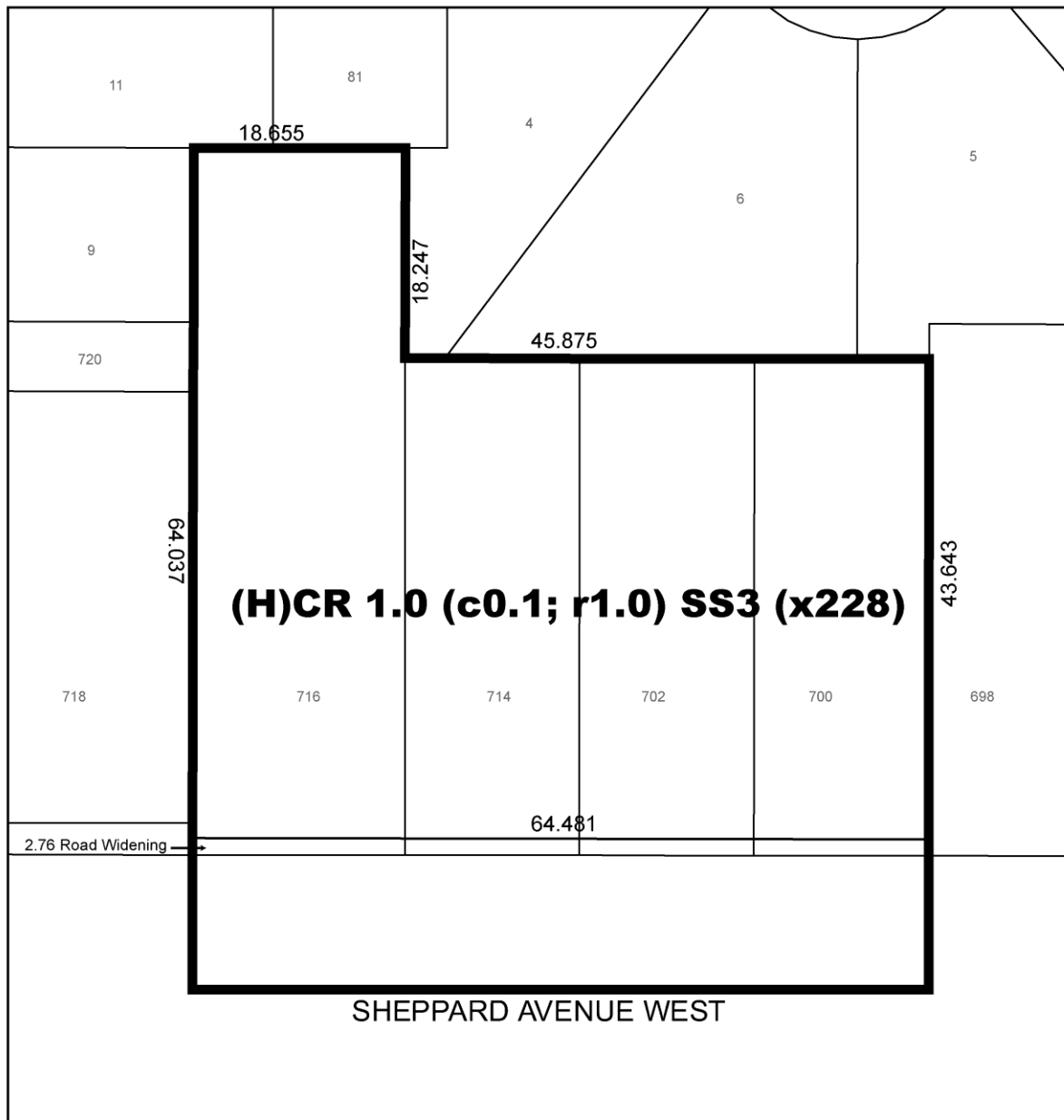


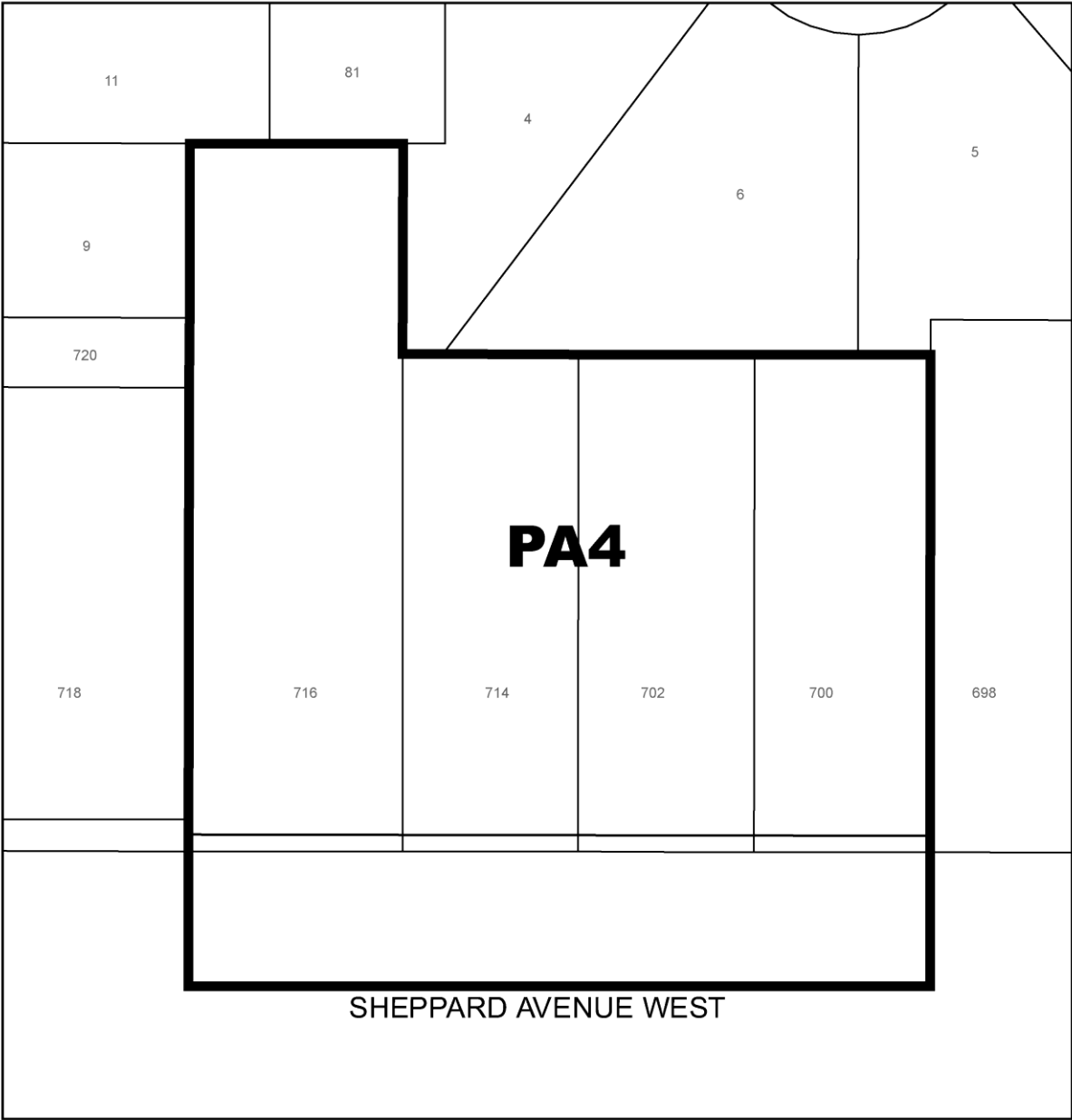
TORONTO
 Diagram 1

700 - 716 Sheppard Avenue West

File # 16 145600 NNY 10 0Z

City of Toronto By-Law 569-2013
 Not to Scale
 12/09/2019



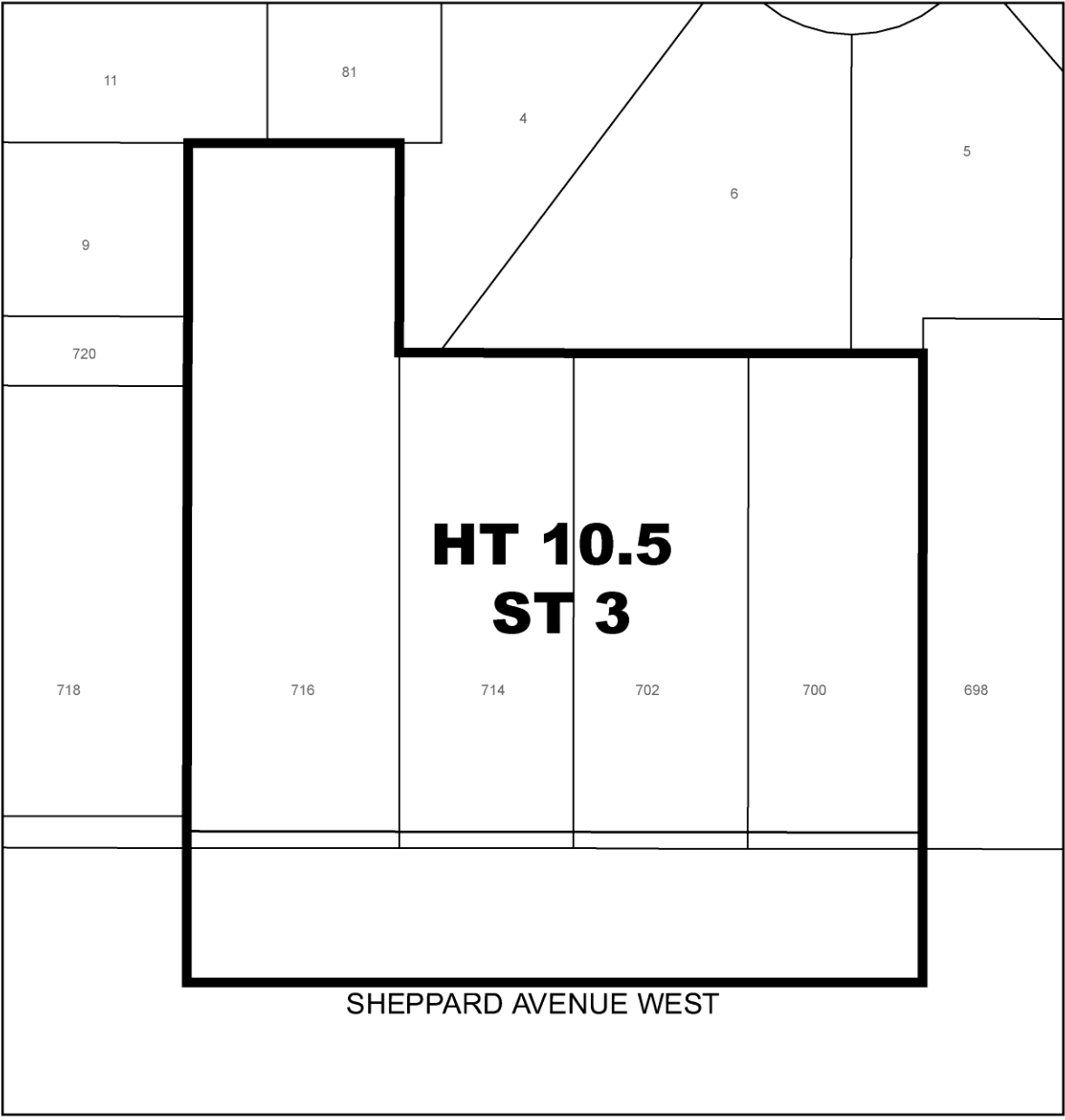


TORONTO
Diagram 3

700 - 716 Sheppard Avenue West

File # 16 145600 NNY 10 0Z


City of Toronto By-Law 569-2013
 Not to Scale
 12/09/2019



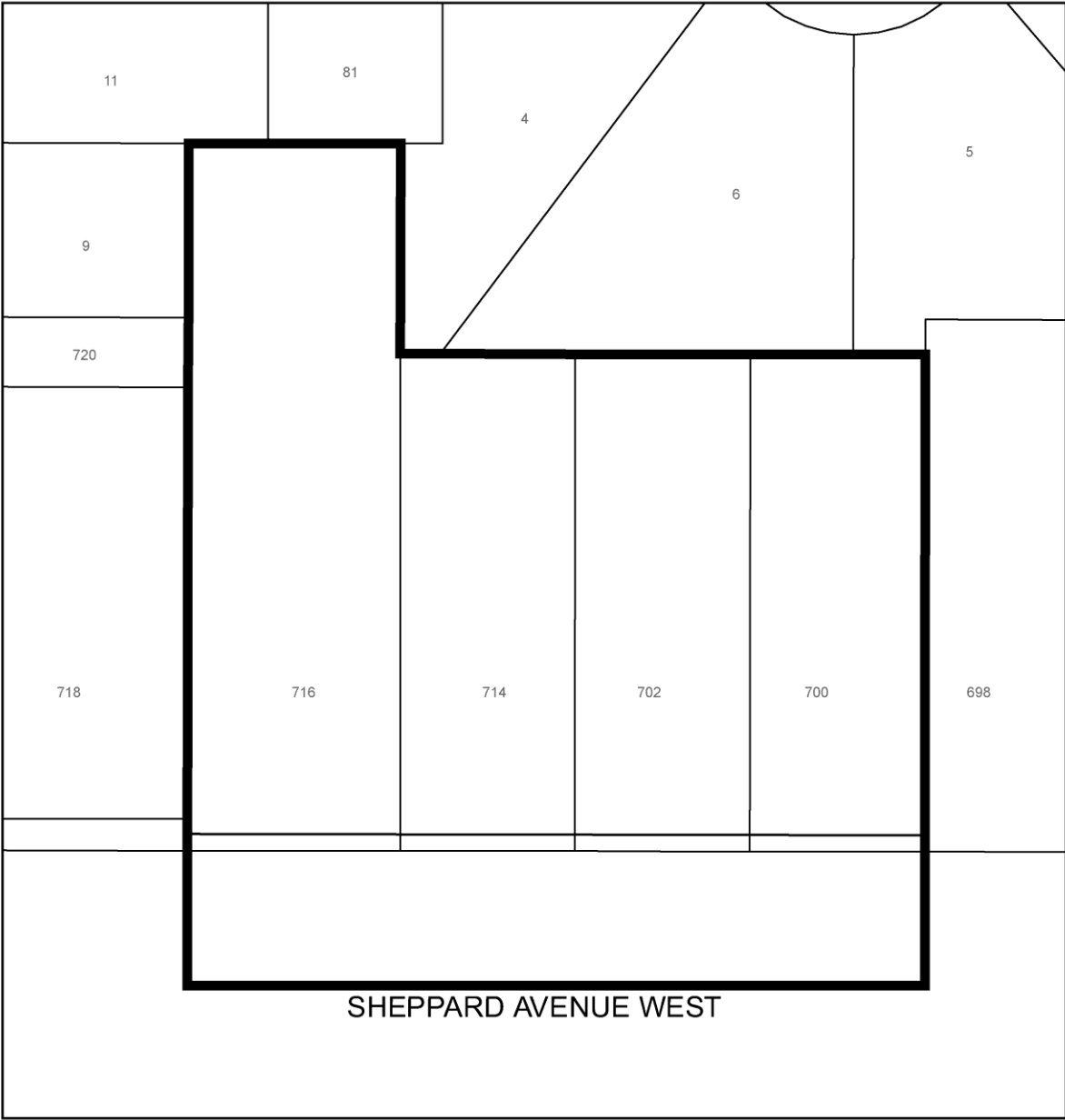
TORONTO
 Diagram 4

700 - 716 Sheppard Avenue West

File # 16 145600 NNY 10 0Z


 City of Toronto By-Law 569-2013
 Not to Scale
 12/09/2019




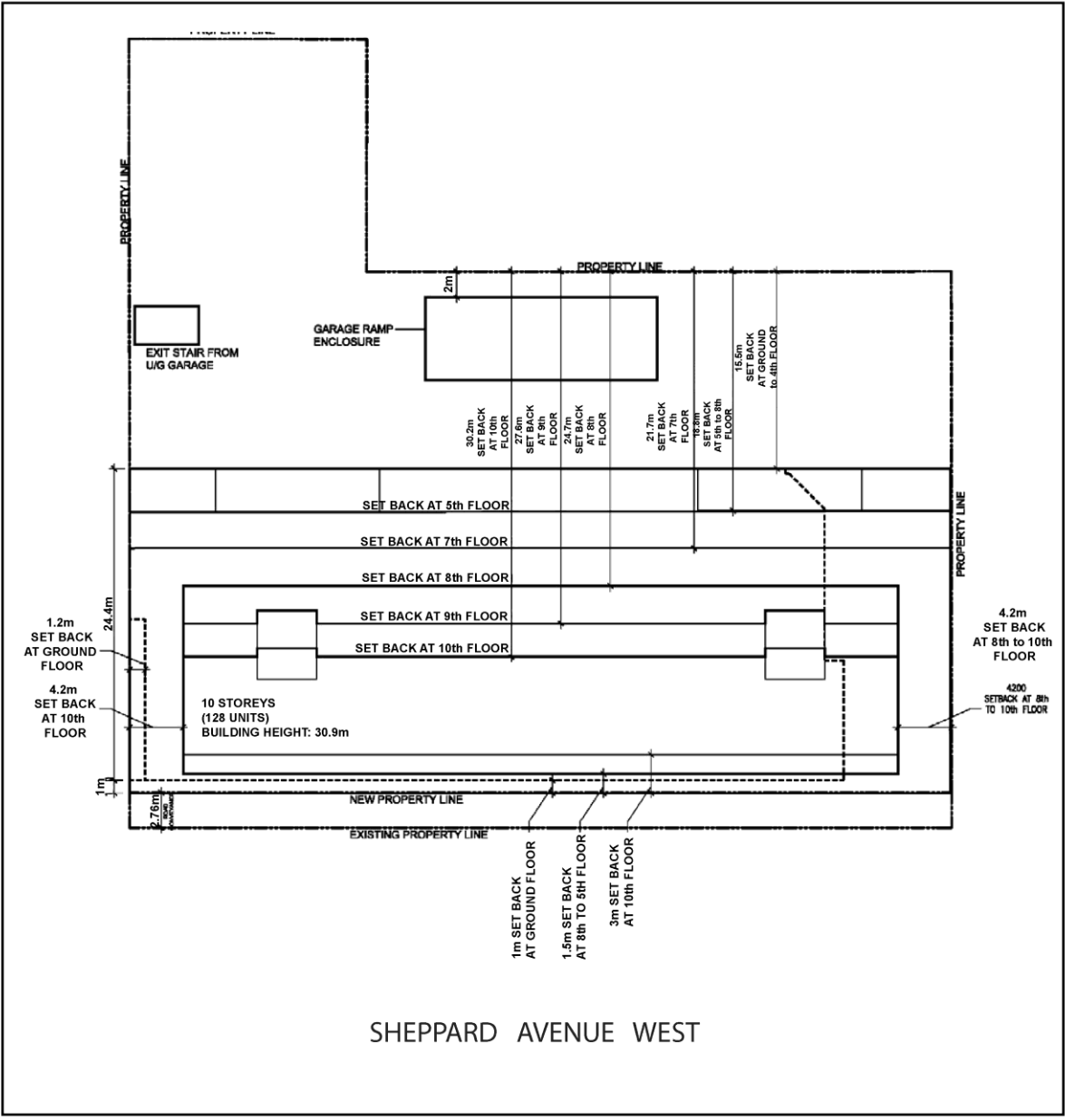


TORONTO
 Diagram 6

700 - 716 Sheppard Avenue West


File # 16 145600 NNY 10 0Z


 City of Toronto By-Law 569-2013
 Not to Scale
 12/13/2017

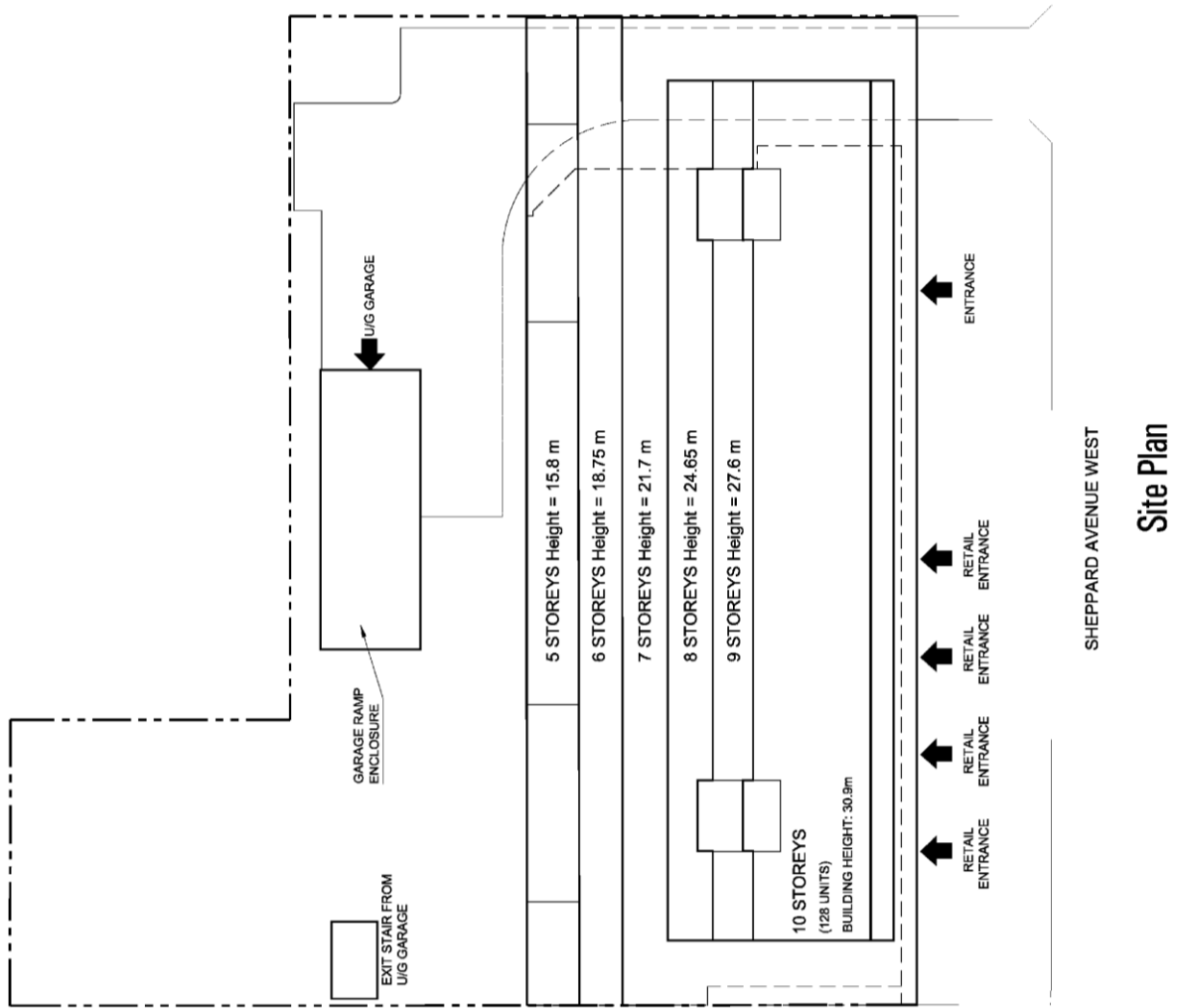


700 - 716 Sheppard Avenue West

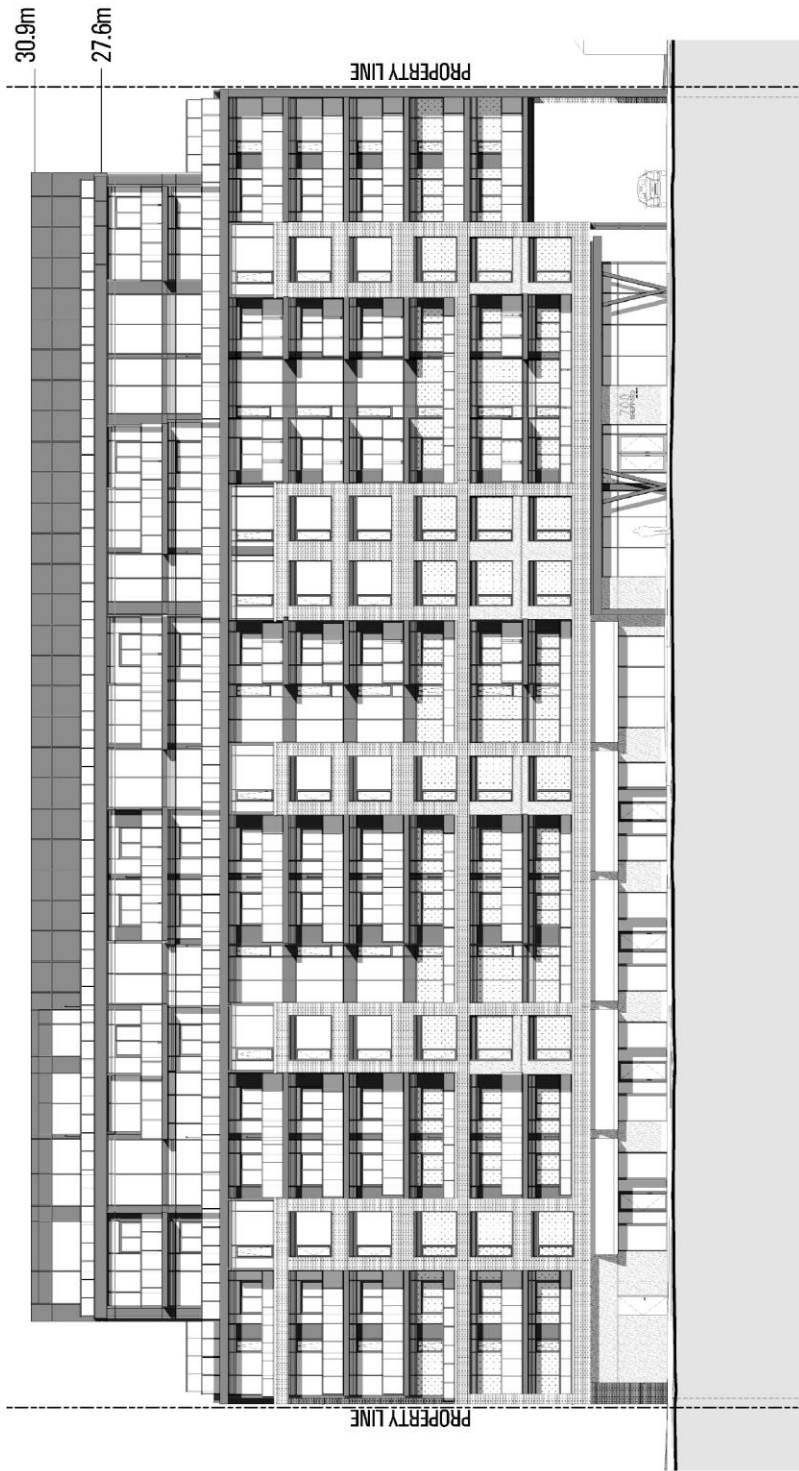
File # 16 145600 NNY 10 0Z


 City of Toronto By-Law 569-2013
 Not to Scale
 12/09/2019

Attachment 8: Site Plan

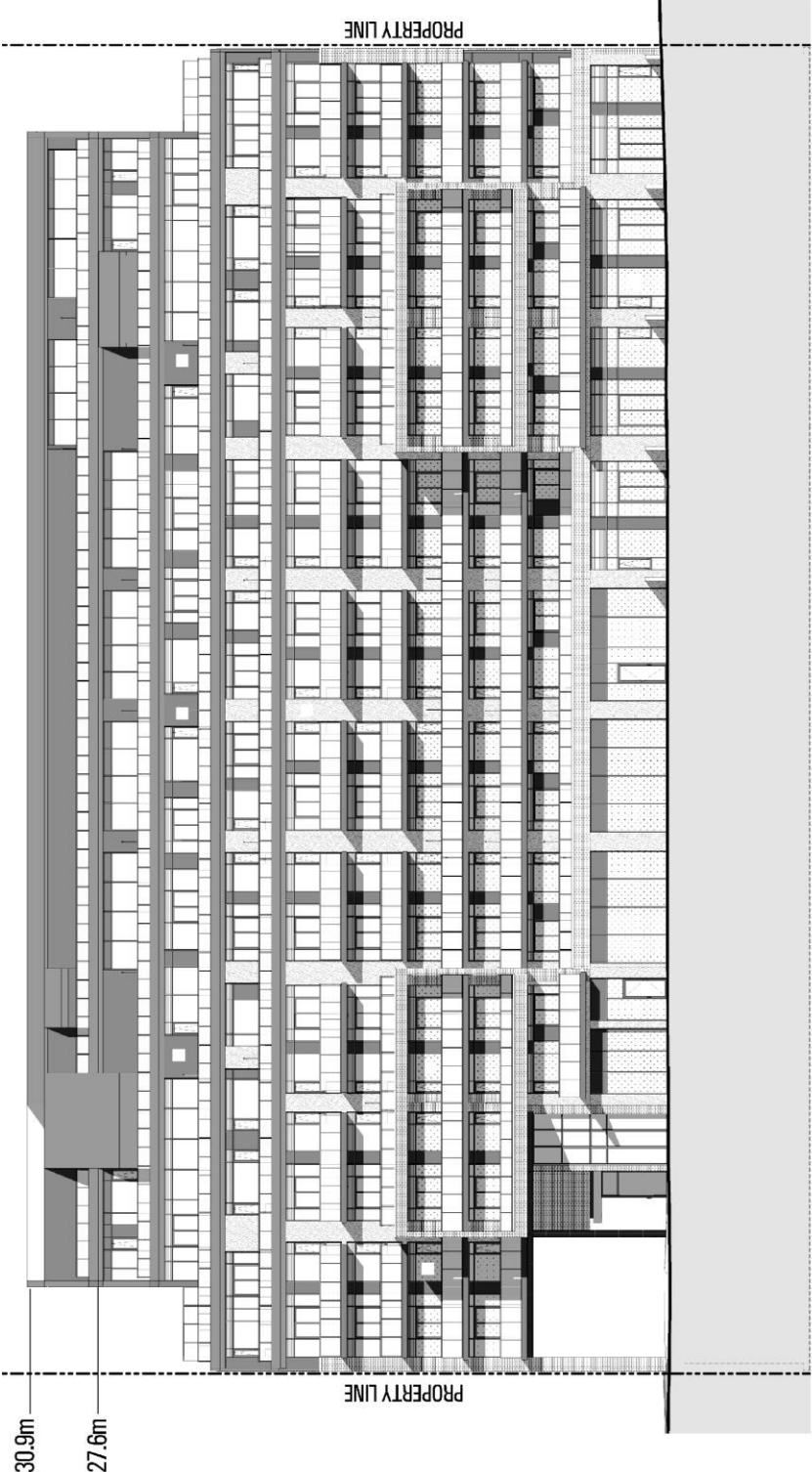


Attachment 9a: South Elevation (Sheppard Avenue West)



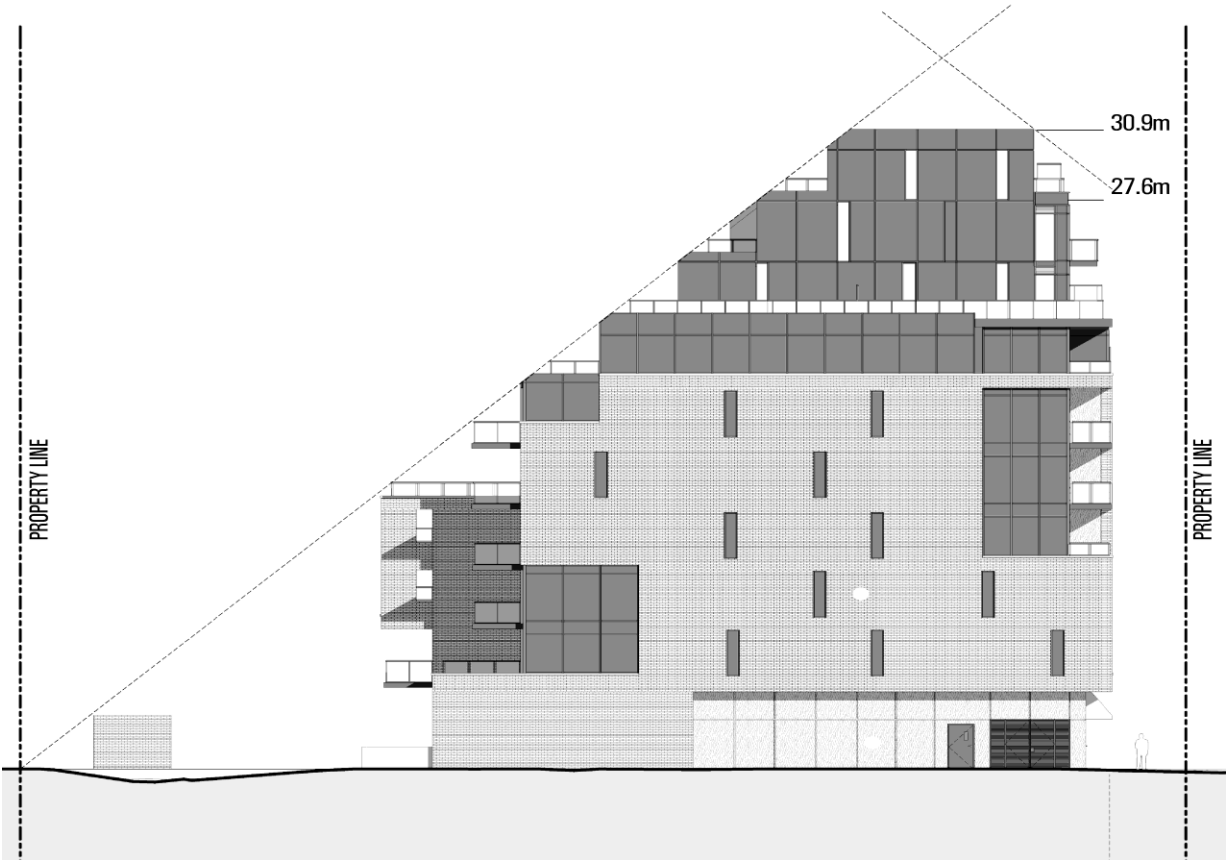
South Elevation

Attachment 9b: North Elevation (Rear)



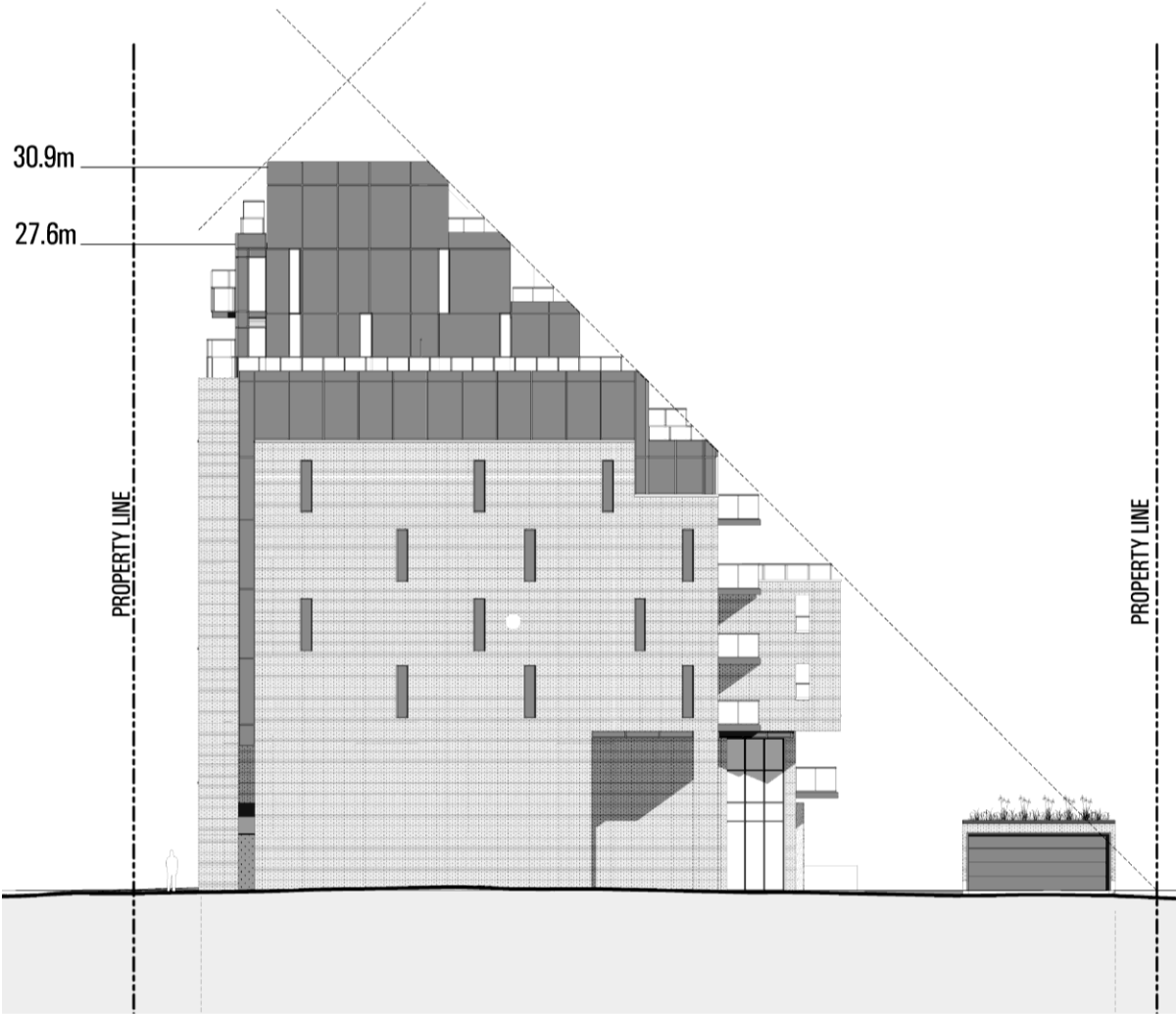
North Elevation

Attachment 9c: West Elevation



West Elevation

Attachment 9d: East Elevation



East Elevation