

## **105 Sheppard Avenue East, 24 and 26 Leona Drive – Official Plan and Zoning By-law Amendment application – Final Report**

Date: March 22, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 Willowdale

**Planning Application Number:** 20 177426 NNY 18 OZ

Related Planning Application Number: 20 177427 NNY 18 SA

### **SUMMARY**

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This application proposes to amend the Official Plan and zoning by-law to permit an 8-storey (28.5 metres) mixed-use building that contains 58 residential units above the retail use at grade, for a total gross floor area of 4,550 square metres resulting in a Floor Space Index (FSI) of 3.12. The proposed 48 parking spaces will be provided in a 2-level, below-grade garage accessible by a two-way driveway from Leona Drive.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal represents appropriate intensification on an *Avenue* that makes efficient use of land, resources and infrastructure.

This report reviews and recommends approval of the application to amend the Official Plan and zoning by-law as it conforms with the *Mixed Use Areas* policies of the Official Plan and the achievement of complete communities by providing a mix of uses in compact built form that is transit-supportive while appropriately transitioning to lower-scale neighbourhoods.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 105 Sheppard Avenue East and 24 and 26 Leona Drive substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.

2. City Council amend City of Toronto Zoning By-law No. 569-2013, as amended, for the lands at 105 Sheppard Avenue East and 24 and 26 Leona Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.7 to this report.
3. City Council amend former City of North York Zoning By-law 7625, as amended, for the lands at 105 Sheppard Avenue East and 24 and 26 Leona Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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A Preliminary Report on the application was adopted by North York Community Council on January 13, 2021, authorizing staff to conduct a community consultation meeting with an extended notification area. The decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY21.7>

On February 2, 2022, City Council adopted the Sheppard Willowdale Secondary Plan, an updated policy framework that replaces the existing Sheppard Avenue Commercial Area Secondary Plan (east segment) for *Mixed Used Areas* that front onto Sheppard Avenue East, generally from Bonnington Place to Clairtrell Road. On March 2, 2022, the Sheppard Willowdale Secondary Plan was appealed to the Ontario Land Tribunal, therefore, the Sheppard Avenue Commercial Area Secondary Plan continues to apply to the subject site. City Council adoption of the Sheppard Willowdale Secondary Plan can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY29.4>

## **PROPOSAL**

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This application proposes an 8-storey mixed-use building containing 58 residential units with a maximum building height of 28.5 metres including the mechanical penthouse.

The proposal includes a ground floor retail area of 114 square metres and residential units from the second to the eighth floor. The unit types are: 42, 1-bedroom units, 10, 2-bedroom units and 6, 3-bedroom units for a total gross floor area of 4,550 square metres resulting in a Floor Space Index ("FSI") of 3.12.

The proposal provides a 2-level below-grade garage that contains 48 residential vehicle parking spaces including 5 residential visitor parking spaces. In addition, there are 49

proposed bicycle parking spaces within the building located in the below-grade garage and ground floor.

The proposed ground floor will be setback approximately 3 metres from the new property line along the Sheppard Avenue frontages that will contains an outdoor patio area abutting the ground floor retail use. The second to sixth floor will have a zero metre setback from north lot line and then a stepback of 0.8 metres for the west portion of the seventh and eighth floors. The proposed building will be built to the east and west lot lines, with a stepback of 1.5 metres on seventh and eighth floors from the west lot line.

Within the 7.5 metre rear yard setback, a 6 metre wide two-way driveway will be provided from Leona Drive that will provide vehicular access to the below-grade garage and enclosed site service area and a 1.5 metre landscape strip and fence along the rear (south) lot line.

Amenity space will be provided on the seventh floor that includes an adjacent outdoor amenity space for a total amenity area of 232 square metres (4 square metres per unit).

Details of the application are outlined in Attachment 1 - Application Data Sheet. For further project information refer to the attached Site Plan (Attachment 9) and Elevations (Attachment 10) and the location map (Attachment 2).

## **SITE AND SURROUNDING AREA**

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The subject site is comprised of three lots that are municipally known as 105 Sheppard Avenue East and 24 and 26 Leona Drive and are located at the southwest corner of Sheppard Avenue East and Leona Drive. The irregularly shaped lot has an overall width of 38 metres on Sheppard Avenue and a lot depth of 34 metres along Leona Drive with a total site area of 1,458 square metres. The grade descends from west to east as the site intersects with Leona Drive.

The site is currently occupied by a professional office building that fronts onto Sheppard Avenue East and two detached dwelling that front onto Leona Drive. A TTC bus shelter also immediately abuts the property.

North: a range of commercial buildings from 6 to 12 storeys

South: a low-scale residential neighbourhood

East: a two-storey commercial building (111 Sheppard Avenue East) and small-scale commercial buildings within converted 1.5-storey post-war homes

West: a 3-storey commercial building (under construction) and small-scale commercial buildings within converted 1.5 storey post-war homes.

### **Reasons for Application**

An amendment to the Official Plan is required to permit the proposed building height and density, which exceeds the maximum height permission of 3-storeys or 12 metres and a Staff Report for Action - Final Report - 105 Sheppard Avenue East

density of 1 times the lot area in the Sheppard Avenue Commercial Area Secondary Plan. However, the proposed building height and density complies with the updated policy framework contained in the Sheppard Willowdale Secondary Plan, which is currently under appeal.

The site is zoned Mixed Use Commercial Area Zone (C7) in the former City of North York By-law 7625. This zone permits a variety of commercial and residential uses, including retail store and professional office uses, up to a maximum height of 3-storeys and 12 metres. An amendment is required as the proposal does not comply with C7 requirements as it relates to building height, density, setbacks, parking and loading space requirements. An amendment is also required to establish appropriate development standards for the proposed development.

The site is not subject to City of Toronto By-law 569-2013, however the application proposes to amend By-law 569-2013 so that it does apply.

### **Application Submission Requirements**

The following reports/studies were submitted with the application:

- Avenue Segment Study;
- Archaeological Assessment;
- Arborist report;
- Energy Efficiency Report;
- Functional Servicing Report;
- Geotechnical Investigation;
- Hydrogeological Investigation;
- Pedestrian Level Wind Study;
- Planning Rationale Report;
- Stormwater Management Report;
- Transportation Impact Study; and
- Toronto Green Standards Checklist.

The application was deemed a complete application on September 2, 2020. The reports and studies submitted by the applicant are available on the following link:

<http://app.toronto.ca/AIC/index.do?folderRsn=%2FLyXvrdlhecCeTaZRI%2BSRQ%3D%3D>.

### **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 policies and Zoning By-law standards.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by Staff Report for Action - Final Report - 105 Sheppard Avenue East

the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **Community Consultation Meeting**

On April 28, 2021, City staff held a virtual Community Consultation Meeting. There were approximately 55 members of the public that attended, as well as the Ward Councillor and the applicant's team. Following the City's and applicant's presentations, a number of concerns were expressed by the public, as follows:

- Overlook, privacy and safety concerns with the rooftop amenity area and its adjacency to properties to the west and south;
- Concerns regarding the building's relationship with the commercial building under construction to the west;
- Re-integration of the abutting Toronto Transit Commission ("TTC") bus shelter;
- The amount of parking being provided;
- Increased traffic congestion on Sheppard Avenue East as well as into the local neighbourhood to the south; and
- The desire for multiple retail stores instead of one retail space, in addition to the public realm impact of the retail's exhaust and venting.

These comments have been considered in the review of the application and are addressed in the Comments section of this report.

## **POLICY CONSIDERATIONS**

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### **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 (2020)**

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 4.6 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 to 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 to Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), 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.

Staff have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan. The outcome of staff analysis and review are summarized in the Comments section of the Report.

## **Toronto Official Plan**

The subject site is located on lands shown as an *Avenue* on Map 2 of the Official Plan and is designated as *Mixed Use Areas* on Land Use Map 16. Refer to Attachment 3: Official Plan Land Use Map. The application is also located within the east segment of the Sheppard Avenue Commercial Area Secondary Plan (the "SACASP"). The Sheppard Willowdale Secondary Plan provides an updated policy framework for the east segment of the SACASP plan area, which consists of lands primarily fronting on Sheppard Avenue East generally between Bonnington Place and Clairtrell Road. The updated plan builds upon the existing "commercial district" realized through mixed-use, mid-rise buildings that frame Sheppard Avenue East and contribute to the commercial activity and the visual quality of the public realm. The Council adopted Sheppard Willowdale Secondary Plan is currently under appeal, however, the proposed updated policy framework represents City Council's position and was used in the evaluation of this application.

*Avenues* are important corridors along *major streets* where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents. *Avenues* will transform incrementally, building-by-building, introducing new forms of retail that take advantage of nearby transit and active transportation initiatives. These areas provide the greatest opportunity in the

achievement of complete communities that can meet residents' needs for daily living throughout a lifetime.

*Mixed Use Areas* provide for a broad range of commercial, residential, and institutional uses, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* is subject to a number of development criteria in Policy 4.5.2. Developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps, and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development, among other requirements.

The Public Realm(Section 3.1.1) policies provide further direction to foster complete, well-connected walkable communities to meet the daily needs of people and support a mix of activities; active transportation and public transit use, comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction; contribute to the identity of and physical character of the City and its neighbourhoods, provide opportunities for passive and active recreation, be functional and fit within a larger network and contribute to the City's climate resilience. The City, together with its partners, should seek opportunities to expand and enhance the public realm to support existing and future populations.

The Built Form policies in Section 3.1.2 state our quality of life and personal enjoyment of the public realm depend in part on the buildings that define and support the edge of our streets, parks, and open spaces, while providing active, ground floor uses that have views onto the adjacent streets. The scale and massing of buildings define the edges of, and give shape to, the public realm. The ground floor uses, entrances, doors, windows, materiality, and quality of these building edges help to determine the visual quality, activity, comfortable environment, and perception of safety in those public spaces. Further, the Built Form policies provide principles for the location and organization of development, its massing, and appropriate amenity within the existing and planned context to inform the built form and ensure each new building will promote and achieve the overall objectives of the Plan.

The Housing policies in Section 3.2.1 support a full range of housing forms, tenure, and affordability across the City and within *Neighbourhoods*. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The City of Toronto Official Plan can be found here: [Toronto Official Plan](#).

The outcome of staff analysis and review of relevant Official Plan policies and *Mixed Use Areas* policies are summarized in the Comments section of the Report.



## **Zoning**

The subject land is zoned Commercial Area (C7) in the former City of North York Zoning By-law 7625. The C7 zone permits a variety of residential, commercial and institutional uses up to a maximum height of 3-storeys or 12 metres. Refer to Attachment 4: existing Zoning By-law No. 7625 Map. The by-law requires an opaque acoustic fence with a minimum height of 1.8 metres to be provided along the full length of the lot line that abuts any residential zone.

The subject lands are not included in the City of Toronto Zoning By-law 569-2013, however, through this re-development, it will be brought into the City-wide Zoning by-law.

## **Design Guidelines**

### **Avenues and Mid-Rise Buildings**

City Council adopted the Mid-rise Building Performance Standards in 2010 and an addendum to these Standards in 2016, which are to be used together during the evaluation of mid-rise development proposals on the Avenues. The guidelines inform built form intensification in a way that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The guidelines can be viewed here: [Mid-Rise Buildings – City of Toronto](#)

### **Growing Up: Planning for Children in New Vertical Communities**

The Growing Up guidelines focus on expanding housing options in new mid-rise and tall buildings to support social interaction and to better accommodate the needs of all households at all different life stages, including those with children and multi-generational households with seniors. This includes indicating the need for larger-sized units at a minimum of 15 percent and 10 percent of the total number of units for two-bedrooms and three-bedrooms, respectively. The Guidelines also provide direction on unit sizes and the incorporation of services, shops, and restaurants into the building that meets families' daily needs and minimizes trips and travel times. The guidelines can be viewed here: [Growing Up: Planning for Children in New Vertical Communities – City of Toronto](#)

### **Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings**

The City of Toronto has completed the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings. The purpose of these guidelines is to develop pet amenities in multi-unit buildings to respond to increase pet population. The guidelines can be viewed here: <https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>

### **Retail Design Manual**

City Council adopted the Retail Design Manual on October 27, 2020. The guidelines provide direction on the design of retail spaces as part of the lower floors in mixed-use buildings with a focus on retail uses that interface with the public realm to enable

successful retail development. The guidelines can be viewed here: [Retail Design Manual – City of Toronto](#)

## **Site Plan Control**

An application for Site Plan Control was submitted concurrently (File No. 20 177427 NNY 18 SA) and is currently under review.

## **COMMENTS**

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

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms to the Growth Plan (2020). The proposed mixed-use, mid-rise building represents an efficient use of land that takes advantage of nearby transit by offering employment and housing opportunities in a compact built form. There is also the availability of sufficient infrastructure in place to support this proposal.

### **Land Use**

The Council-adopted Sheppard Willowdale Secondary Plan envisions the establishment of complete community by providing a diverse array of land uses including commercial, residential, office, institutional and community uses that support daily living throughout all stages of life. The proposed mixed-use building contains both retail and residential uses that support this vision and contribute to employment and housing intensification planned for *Avenues*.

### **Housing**

The Housing policies of the Official Plan support a full range of housing forms, tenure, and affordability across the City and within *Mixed Use Areas*. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The policy framework contained in the Sheppard Willowdale Secondary Plan provides direction for a range of housing units for multi-unit residential building that contain 20 or more units to accommodate larger households including those with children and multi-generational households with seniors. The proposal provides for a balance and mix of residential unit types by providing a minimum of 15 percent of the total number of units to be 2-bedrooms and providing a minimum of 10 percent of the total number of units to be 3-bedrooms. Through the Site Plan Control process, staff will review how the proposed larger units meet the minimum ideal unit size range to provide quality long-term housing for a diverse range of households at different life stages.

## Active Retail Design

One of the key components of establishing complete communities is the ability to secure resilient, flexible and adaptable retail uses. The Retail Design Manual is a collection of best practices that are to apply to all new development that includes retail uses with a focus on street-oriented retail use that interfaces with the public realm.

The proposal provides a retail space at the base of the building with direct entrances onto the public sidewalk along Sheppard Avenue East. The retail area of 114 square metres is further supported by a contiguous outdoor patio area also fronting Sheppard Avenue East. The primary retail façade and glazing wraps around the corner to address both public street, Sheppard Avenue East and the side street, Leona Drive. The proposed retail design provides an interior and active outdoor use that will create a vibrant corner that promotes social interaction and neighbourhood identity. The retail space at the base of the building also provides opportunities to meet families' daily needs for residents living within or nearby the building.

At the community consultation meeting, there was interest for the retail use to accommodate multiple retail stores at the base of the building. The Retail Design Guidelines provides recommendations on how retail space can create adaptable spaces that can be repurposed for different tenants over time but due to the size of the retail use it is more appropriate to be a single unit.

## Density, Height and Massing

Development in *Mixed Use Areas* are to locate and mass new buildings to provide a transition between areas of different intensity and scale. This transition may be provided through such means as providing setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods* to limit shadow impacts and privacy.

The proposed ground floor building's face would be set back approximately 3 metres from the new property line along Sheppard Avenue East while the second to sixth floor would have a 0 metre setback from the property line on the Sheppard Avenue East and Leona Drive frontages. Despite the cantilever floors on the 2<sup>nd</sup> floor and above, there is sufficient space provided at the ground floor between the building face and the future curb to allow for mature tree growth and pedestrian circulation. There is also a setback of 1.5 metres from the west lot line for the proposed seventh and eighth floor and a 0.8 metre setback from the north lot line for the west half of the seventh and eighth floor. A 0 metre setback is appropriate because it provides a continuous street wall along the public streets while ensuring that the build to setback does not distract from the public realm objectives for this portion of the corridor.

At the community consultation meeting, overlook, privacy and safety concerns were raised regarding abutting uses to the south and west, specifically, as it pertains to the proposed rooftop amenities on the seventh floor including private terraces along the south side of the proposed building.

The proposed building provides an appropriate transition by providing a setback and stepping down of heights toward the abutting lands designated *Neighbourhoods* to the

south. The proposed building including the south facing terraces are contained within a 45-degree angular plane measured from the south lot line, shared with lands designated *Neighbourhoods*, at a height of 10.5 metres measured from the minimum required rear yard setback of 7.5 metres, in accordance with the updated policy framework contained in the Sheppard Willowdale Secondary Plan. In addition, a 1.5 metre landscape strip that includes high branching trees and a 1.8 metre high fence will also contribute to improved compatibility for areas of different intensity and scale. The application of the angular plane in addition to the proposed landscaping elements provide adequate measures to mitigate any potential negative impacts such as overlook, privacy and safety concerns when more intense uses are proposed on *Mixed Use Areas* located next to low-scale *Neighbourhoods*. The proposed building also provides adequate mitigation measure as it relates to the 3-storey commercial building to the west, which is also located within *Mixed Use Areas*. The proposed west wall is built to the west lot line with no window openings until the seventh floor. There is a 1.5 metres setback from the west lot line on the seventh and eighth floor to accommodate an outdoor amenity area as well as to provide for a window view for the indoor amenity space facing the west lot line.

Moreover, Built Form Policy 3.1.2 directs development to be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good proportion and ensure access to direct sunlight and daylight on the public realm. The proposed building frames the public streets with good proportion by massing the building heights to be equivalent and less than 80% of the abutting right-of-way widths on Leona Drive and Sheppard Avenue East that maintain appropriate access to sun and daylight on public sidewalks.

While the in-force SACASP provides for a maximum permitted FSI of 1.0 times the lot area, the updated policy framework contained in the Sheppard Willowdale Secondary Plan provides for a maximum permitted FSI of 3.0 times the lot area within "Mixed Use Area B". The proposal has been considered against the policy which states that "additional density above that is permitted in Map 29-3 may be considered subject to adhering to the policies of this Plan, the Urban Design Guidelines and Streetscape Plan, and provided that the built form will transition towards *Neighbourhoods* and *Parks and Open Space Areas* and servicing and transportation capacity can support the development". The proposed FSI of 3.12 exceeds the maximum permitted density however, the proposed additional density does not distract but supports the established built form, public realm and streetscape policies of the Plan while providing sufficient servicing and transportation measures. The proposed additional density is supportable.

The proposed building height of 28.50 metre exceeds the maximum permitted height of 12 metres within the SACASP and the maximum building height of 7-storeys within "Mixed Use Area B" within the Sheppard Willowdale Secondary Plan. Policy 4.6.5 of the Council-adopted Sheppard Willowdale Secondary Plan states that "additional heights above the maximum heights may be considered subject to policies of this plan". As the proposed building is consistent with the transition policies of the Plan and as the additional height supports the established built form, public realm and streetscape policies of the Plan by minimizing potential overlook and shadow impacts on abutting low-scale neighbourhoods and by protecting access to sunlight on the public sidewalks.

The proposed building density, height and massing are appropriate as they comply with the principles and policies of the Sheppard Willowdale Secondary Plan.

## **Public Realm and Streetscape**

The subject land is an assembly of three lots currently designated *Mixed Use Areas* at the southwest corner of Sheppard Avenue East and Leona Drive. The consolidation of lots is encouraged to support mid-rise buildings as well as to minimize curb cuts on the public sidewalk and support active frontages on the public realm.

The west half of the building proposes a residential lobby with direct connections from the primary residential entrance to the public sidewalk by way of a staircase and a ramp for universal accessibility. The glazed residential lobby also provides clear views and important "eyes on the street".

A retail space on the ground floor is proposed on the east half of the building with a commercial floor to ceiling height of 4.5 metres that also wraps around the corner that provides appropriate overlook and animation on both public streets, Sheppard Avenue East and Leona Drive. Immediately abutting the retail space is an outdoor patio space that includes retail entrances that provide direct pedestrian connections to the public sidewalk. The retail use with a supportive outdoor retail area promotes social interaction at the street intersection and a vibrant and animated public realm envisioned for Sheppard Avenue East.

Through the redevelopment of this site, a new 2.1 metre wide public sidewalk will be provided on both Sheppard Avenue East and Leona Drive. A road conveyance is also provided to secure the planned 36 metre right-of-way width that will rebalance Sheppard Avenue East to create a Complete Street.

The Sheppard Willowdale Secondary Plan envisions increased mobility choices to accommodate pedestrians, cyclist, transit users as well as vehicle users through a Complete Street approach. Through the site plan process, staff will continue to work with the City's divisions to protect for a potential dedicated cycling facility and a further widening of the public sidewalk planned for Sheppard Avenue East to ensure the proposal incorporates the streetscape initiatives along the site frontage. In addition, staff will continue to work with Toronto Transit Commission (TTC) to ensure the existing TTC shelter will be appropriately re-integrated to support transit use and active transportation along the avenue.

There will be four new City trees planted on Sheppard Avenue East and three new trees planted on Leona Drive and a combination of shrubs and ground cover at the base of the building which will be secured through the Site Plan Control process.

## **Traffic Impact, Access, Parking**

The proposal provides for a 6 metre wide driveway that will be accessed from Leona Drive. This driveway leads to the underground parking garage and the enclosed site servicing area. The garage contains a total of 48 parking spaces including 5 visitor parking spaces, two accessible parking spaces and 10 electric vehicle parking spaces.

The submitted Urban Transportation Consideration indicates that the proposed development will generate approximately 15 new two-way vehicle trips during the weekday morning and afternoon peak hour periods and concludes that traffic generated by the proposed development can be accommodated by the street network. Transportation Services staff have reviewed this report and accept the report's conclusions.

An internalized single-vehicle pick-up/drop-off is provided at the rear of the building with a secondary rear entrance. A continuous pedestrian connection to/from the building's rear entrance to Leona Drive will be required to ensure safe pedestrian movements within this high traffic area. This will be secured through the Site Plan Control process.

At the community consultation meeting, concerns were expressed regarding loading space impacts on the abutting *Neighbourhoods* to the south. The loading area is located at the rear of the building and incorporated into the building's mass. The site area will be accessed through a retractable door and opened/closed when necessary. Additionally, there is a 1.5-metre landscape strip that contains a combination of five high branching deciduous trees, evergreen shrubs and a 1.8-metre high privacy fence along the south perimeter, which provide adequate buffers to support the site's operations.

Also raised at the community consultation meeting were concerns about the traffic infiltration from this development to the residential neighbourhood to the south. However, Leona Drive terminates into a cul-de-sac which prevents vehicular access from Sheppard Avenue East into the residential neighbourhood.

## **Servicing**

Engineering and Construction Services have reviewed and accepted the submitted Functional Servicing, Hydrogeological and Stormwater Management Reports that demonstrate the proposed development can adequately be serviced. The development will be required to manage stormwater on-site that will not impact the drainage patterns of adjacent properties.

## **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 City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and access parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 4-12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person in 2016.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the development will satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services.

### **Archeological Assessment**

The subject site was identified in the City's Archaeological management plan as having archaeological potential and a stage 1 Archaeological Assessment was submitted as part of the complete application requirement for this development. Heritage staff reviewed the archaeological assessment and are satisfied that all city requirements have been met for this development.

### **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). Urban Forestry staff comments on proposals to remove, preserve or protect street and private trees

An arborist report was submitted in support of the proposal. Urban Forestry requires the replacement of six City trees and 12 private trees. The application proposes the planting of seven new City trees on the Sheppard Avenue East and Leona Drive frontages and the planting of five new private trees along the south property line. Urban Forestry will require the outstanding replacement trees through cash-in-lieu payment that will be secured through the Site Plan Control 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 and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard, Version 3. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The applicant is required to meet Tier 1 of the TGS which includes: electric vehicle equipment stations, bicycle parking, pedestrian connectivity and widened sidewalks, tactile walking surface across Leona Drive, a green roof, native and pollinator supportive species, tree planting in supportive volumes and bird-friendly anti-reflective glazing. Performance measures for the Tier 1 have been met and will be secured through the Site Plan Control process.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore,

the proposal conforms to the Toronto Official Plan, particularly as it relates to *Avenues* and *Mixed Use Area* policies. Staff recommend that Council support approval of the application.

## **CONTACT**

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Jenny Choi, Planner  
Tel. No. (416) 395-0108  
E-mail: Jenny.Choi@toronto.ca

## **SIGNATURE**

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David Sit, MCIP, RPP  
Director, Community Planning,  
North York 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 No. 7625 Map
- Attachment 5: Existing Zoning By-law No. 569-2013 Map
- Attachment 6: Draft Official Plan
- Attachment 7: Draft Zoning By-law Amendment - By-law No. 569-2013
- Attachment 8: Draft Zoning By-law Amendment - By-law No. 7625

### **Applicant Submitted Drawings**

- Attachment 9: Site Plan
- Attachment 10: Elevations



## Attachment 1- Application Data Sheet

**Municipal Address:** 105 SHEPPARD AVE E, 24 and 26 Leona Drive  
**Date Received:** August 7, 2020

**Application Number:** 20 177426 NNY 18 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Zoning By Law and Official Plan Amendment application for the proposal to permit an 8 storey mixed use building with 58 residential units and 48 underground parking spaces. The total gross floor area would be 4,550 square metres.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
MALONE GIVEN PARSONS LTD			LEONA SHEPPARD INC.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	C7	Heritage Designation:	N
Height Limit (m):	12 metres	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	1,458	Frontage (m):	38	Depth (m):	34
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			952	<b>952</b>
Residential GFA (sq m):	212	0	4,436	<b>4,436</b>
Non-Residential GFA (sq m):	115	0	114	<b>114</b>
<b>Total GFA (sq m):</b>	<b>328</b>	<b>0</b>	<b>4,550</b>	<b>4,550</b>
Height - Storeys:	2		8	<b>8</b>
Height - Metres:			26	<b>26</b>

Lot Coverage Ratio (%):	70.38	Floor Space Index:	3.12
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	4,410	26
Retail GFA:	114	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:	3			
Condominium:			58	<b>58</b>
Other:				
<b>Total Units:</b>	<b>3</b>		<b>58</b>	<b>58</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		8	34	10	6
<b>Total Units:</b>		<b>8</b>	<b>34</b>	<b>10</b>	<b>6</b>

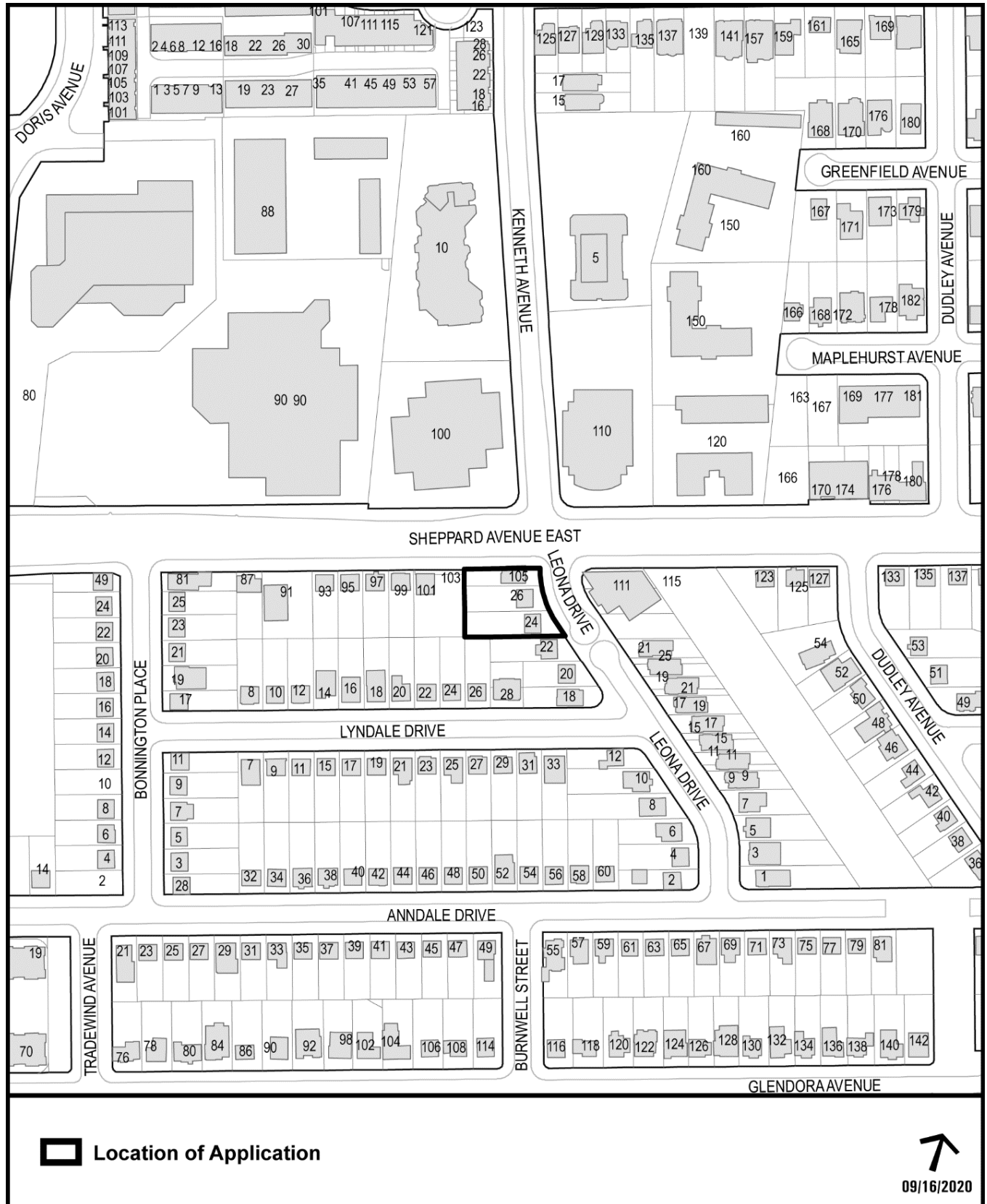
#### **Parking and Loading**

Parking Spaces: 48      Bicycle Parking Spaces: 49      Loading Docks: 1

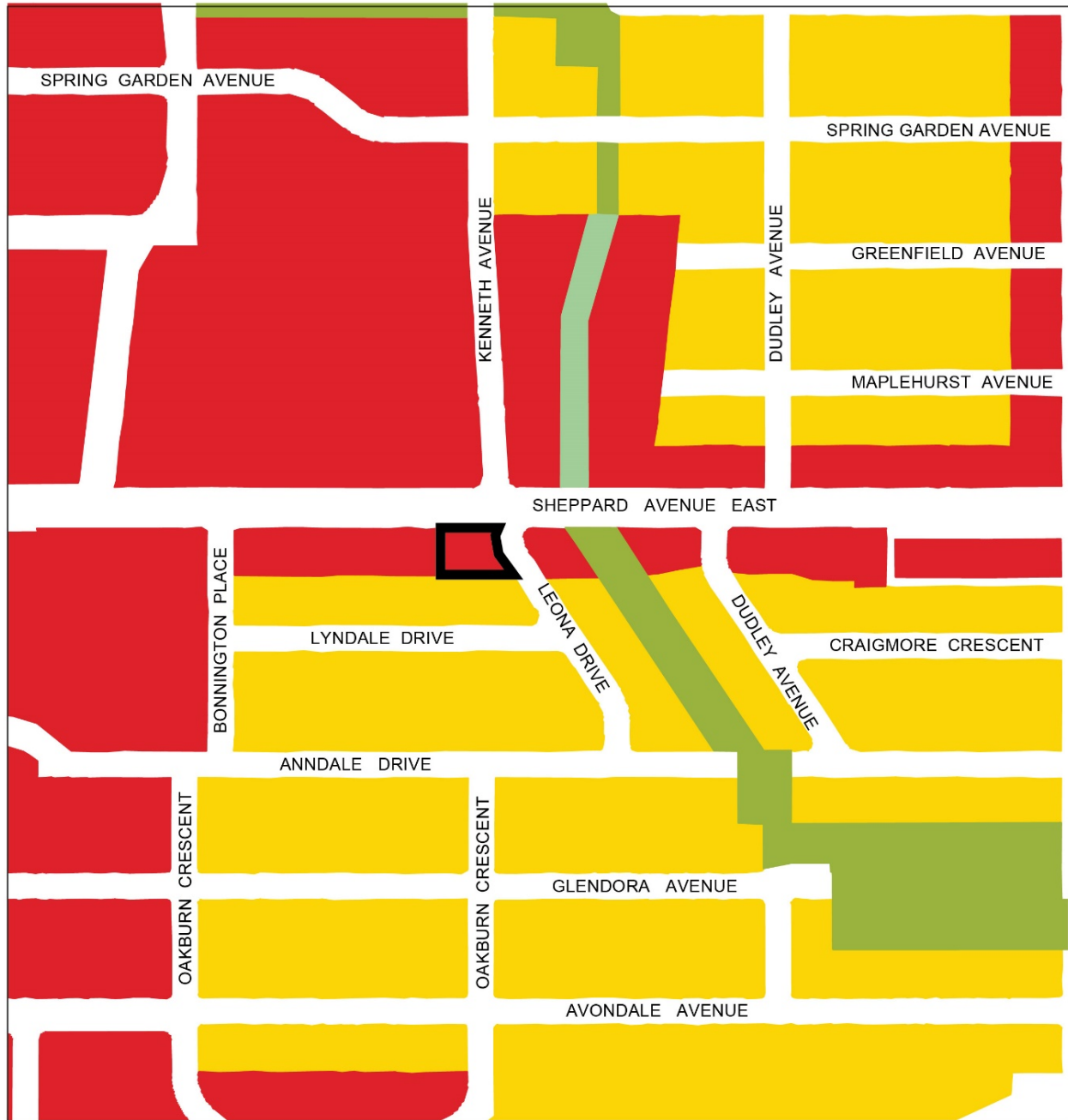
#### **CONTACT:**

Jenny Choi, Planner  
(416) 395-0108  
Jenny.Choi@toronto.ca

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



105 Sheppard Avenue East, 24 & 26 Leona Drive

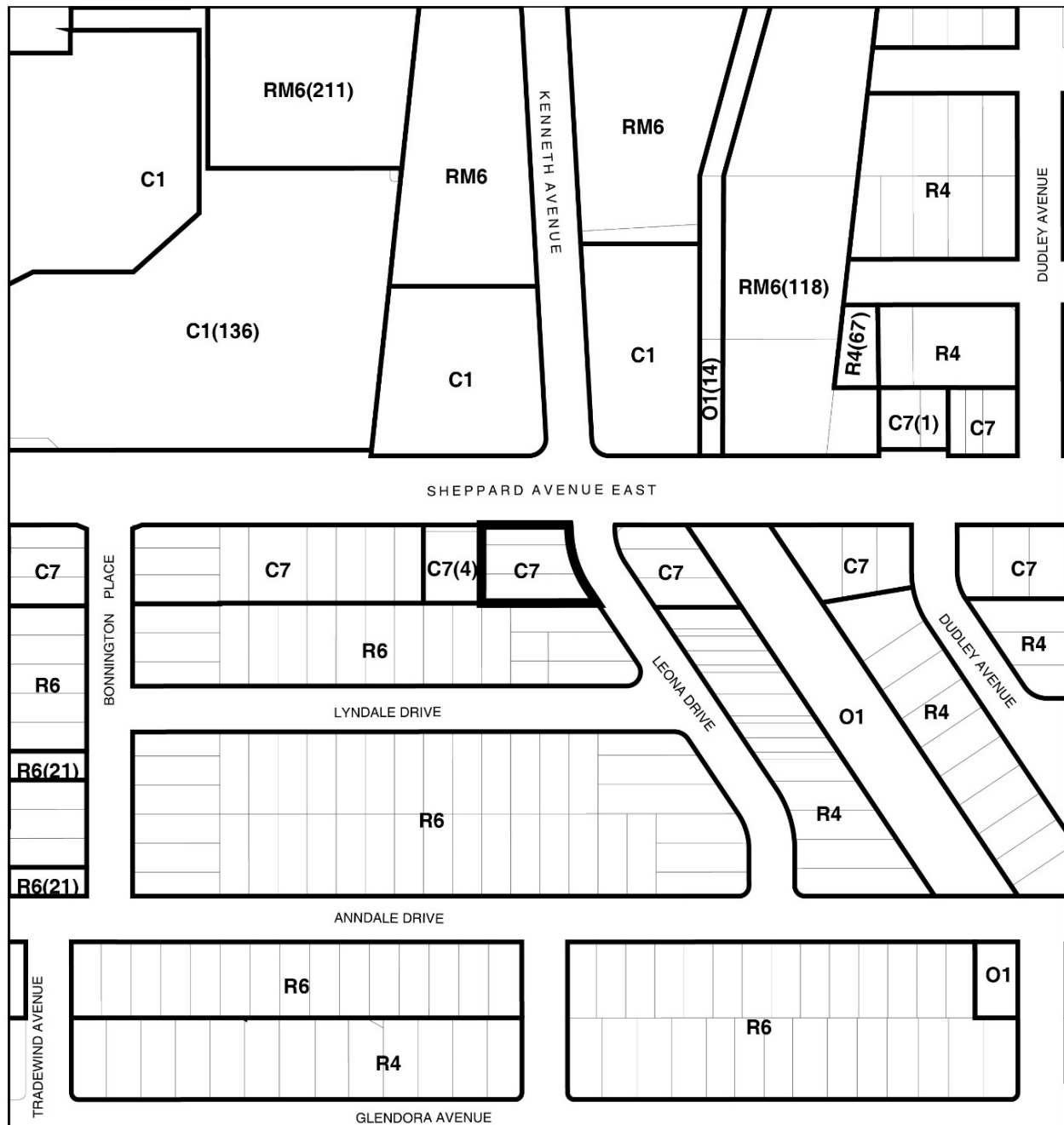
## Official Plan Land Use Map #16

File # 20 177426 NNY 18 02



  
 Not to Scale  
 09/16/2020

# Attachment 4: Existing Zoning By-law No. 7625 Map



**Zoning By-law 7625**

**105 Sheppard Avenue, 24 & 26 Leona Drive**

File # 20 177426 NNY 18 02



Location of Application

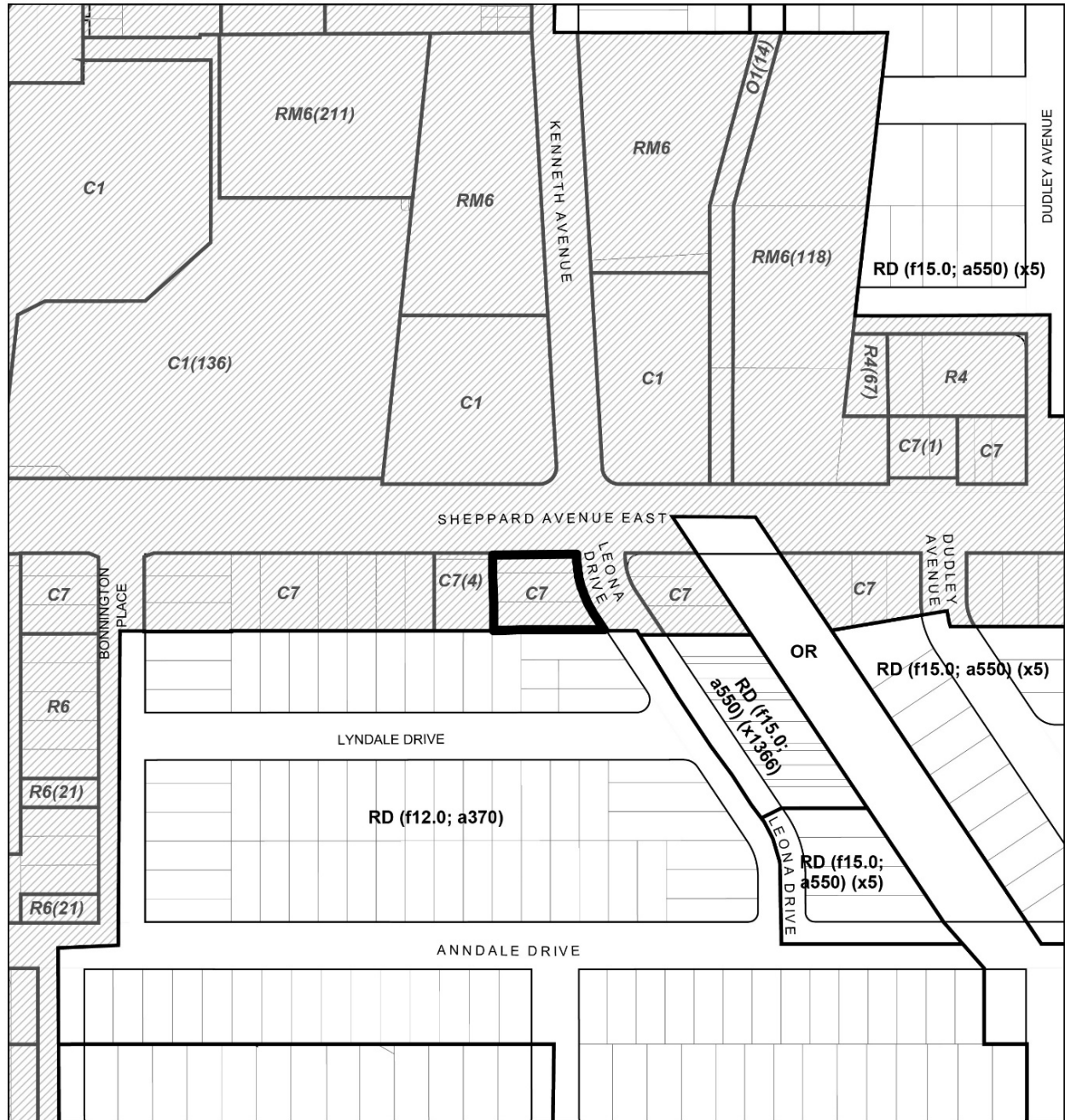
R4 One-Family Detached Dwelling Fourth Density Zone  
 R6 One-Family Detached Dwelling Sixth Density Zone  
 RM1 Multiple-Family Dwellings First Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone  
 C1 General Commercial Zone  
 C7 Mixed Use Commercial Zone

O1 Open Space Zone



Not to Scale  
 Extracted: 01/05/2022

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



**Zoning By-law 569-2013**

**105 Sheppard Avenue East, 24 & 26 Leona Drive**

**File # 20 177426 NNY 18 0Z**



Location of Application

RD  
OR

Residential Detached  
Open Space Recreation



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

**R4** One-Family Detached Dwelling Fourth Density Zone  
**R6** One-Family Detached Dwelling Sixth Density Zone  
**RM1** Multiple-Family Dwellings First Density Zone  
**RM6** Multiple-Family Dwellings Sixth Density Zone  
**C1** General Commercial Zone  
**C7** Mixed Use Commercial Zone  
**O1** Open Space Zone



Not to Scale  
 Extracted: 04/19/2021

Attachment 6: Draft Official Plan

Authority: North York Community Council Item ~ as adopted by City of Toronto Council  
on  
~, 2022

Enacted by Council: ~,  
2022

**CITY OF TORONTO**  
**Bill No.**  
~  
**BY-LAW No. --**  
**2022**

**To adopt an amendment to the Official  
Plan for the City of Toronto  
respecting the lands known municipally in the year  
2022, as 105 Sheppard Ave East, 24 Leona Drive and  
26 Leona Drive**

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

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

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

1. The attached Amendment No.568 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2022.

JOHN TORY,  
Mayor

(Corporate Seal)

ULLI S. WATKISS,  
City Clerk

**AMENDMENT NO. 568 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS  
105 Sheppard Ave East, 24 Leona Drive and 26 Leona Drive**

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

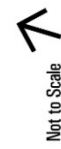
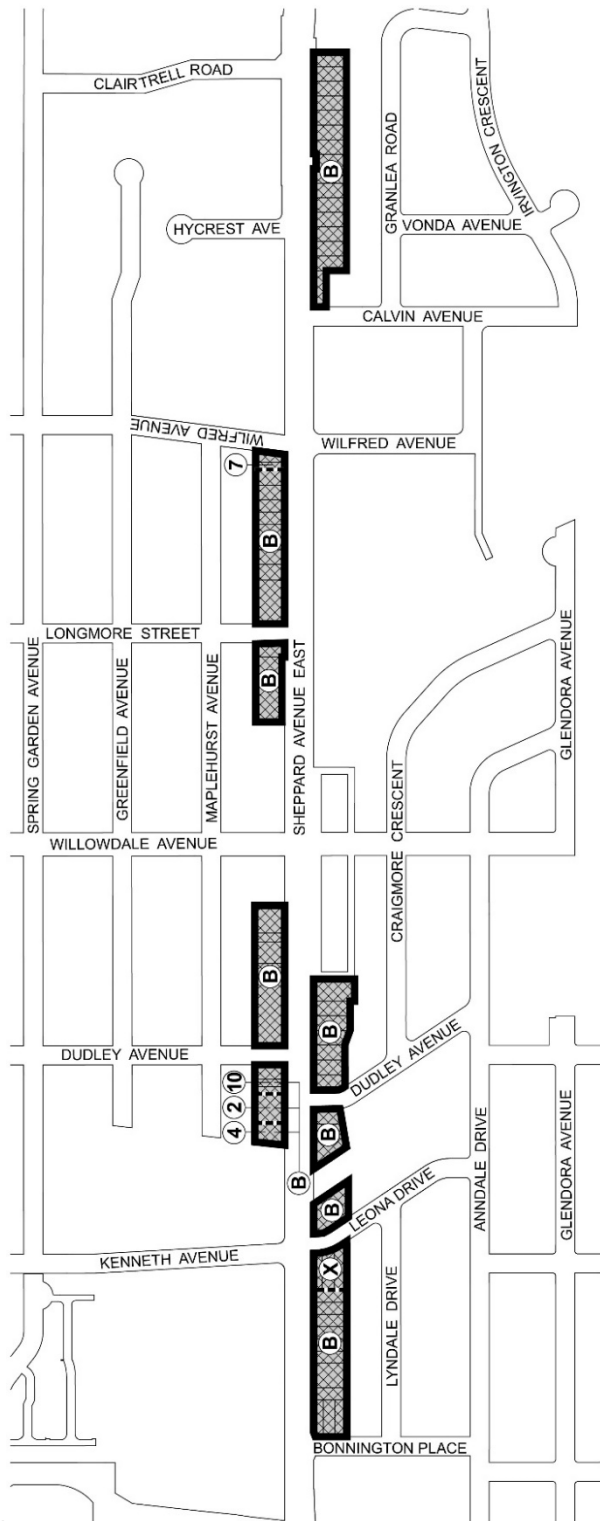
1. Chapter 6, Section 29, Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following section to the Secondary Plan, Section 4 Site and Area Specific Policies:
  - 11. Lands located on the south side of Sheppard Avenue East, 105 Sheppard Ave East, 24 Leona Drive and 26 Leona Drive (Site and Area Specific Policy #13 on Map 29-2)**

Despite Policy 2.2, a maximum FSI of 3.1 is permitted in a mixed use building, subject to all development criteria set out in Section 3 with the exception that Policy 3.2.2 does not apply.

Despite Policy 3.2.2, a maximum height of eight storeys (28.5 metres) excluding the mechanical penthouse is permitted.
2. Map 29-2, Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands known municipally in 2022 as 105 Sheppard Ave East, 24 Leona Drive and 26 Leona Drive as Site and Area Specific Policy Area Number 11, as shown on the attached Schedule '1'.



Schedule '1'



## Sheppard Avenue Commercial Area Secondary Plan

MAP 29-2 Land Use Areas

- Secondary Plan Boundary
- ▨ Mixed Use Areas
- ② Site and Area Specific Policy Areas
- ⓧ Site and Area Specific Policy Area

Attachment 7: Draft Zoning By-law Amendment – By-law No. 569-2013  
**CITY OF TORONTO**

**BY-LAW No. XXX-2022**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the  
lands municipally known in the year 2022 as 105 Sheppard Avenue East  
and 24 and 26 Leona Drive.**

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

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

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law XX-2022, be included in By-law 569-2013.
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 amending the zone label onto the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 3.2 (c0.1; r3.2) SS2 (x492), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label "PA3" to these lands, 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 to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey value to these lands: "HT10.5 and ST 3" as shown on Diagram 4 attached to this By-law
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Section 995.30.1 and applying the lot coverage label to these lands: 71 as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1 with no value.

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 492 so that it reads:

**Exception CR x492**

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) On 105 Sheppard Avenue East, 24 and 26 Leona Drive, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], a **mixed use building** may be constructed in compliance with Sections (B) to (M) below;
- (B) Despite regulations 40.10.40.40(1), the permitted maximum gross floor area is 4550 square metres, of which:
  - (i) The permitted maximum gross floor area for residential uses is 4,436 square metres; and,
  - (ii) The permitted maximum gross floor area for non-residential uses is 114 square metres.
- (C) The maximum number of **dwelling units** permitted is 58, in which 15% of the total units will be 2-bedroom units and 10% of the total units will be 3-bedrooms;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 170.77 metres and elevation and the highest point of the building;
- (E) Despite regulation 40.10.40.10 (4) and (7), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres, and the permitted maximum number of **storeys** in a **building** is the number following the ST symbol in metres and the number following the ST symbol shown on Diagram 6 attached to this By-law XX-2022;
- (F) Despite regulations 40.5.40.10 (3), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) green roof, landscape elements (including green roofs) decorative or architectural features up to 3 metres.
- (G) Despite regulation 40.5.40.10(5), the total area of all equipment, structures or parts of a **building** may cover no more than 85% of the area of the roof;

- (H) Despite regulation 40.10.40.70 (2) (E), the required minimum **building setbacks** in metres are as shown on Diagram 6 attached to By-law XX-2022;
- (I) Despite regulations 40.5.40.60(1), 40.10.40.60(2), and (H) above, the following **building elements** and **structure** may encroach into a required minimum **building setbacks**:
- (i) landscape elements (including green roofs) decorative or architectural features) up to 3.0 metres.
- (J) Despite regulation 40.10.40.70 (2) (F), a **building** or **structure**, may not penetrate a 45-degree angular plane projected at a height of 10.5 metres above the average elevation of the ground along the **rear lot** (south) **lot line** and measured 7.5 metres from the **rear** (south) **lot line**. For the purposes of this by-law, the average grade along the rear lot line is a geodetic height of 172.19 metres;
- (K) 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 floor of the second **storey**.
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit**
  - (ii) a minimum of 0.7 **parking spaces** per one bedroom **dwelling unit**
  - (iii) a minimum of 0.9 **parking spaces** per two bedroom **dwelling unit**
  - (iv) a minimum of 1.0 **parking spaces** per three bedroom **dwelling unit**
  - (v) a minimum of 0.1 visitor **parking spaces** per dwelling unit
- (M) Despite Clause 220.5.10.1, a minimum of one Type G **loading space** must be provided and maintained on the **lot**.

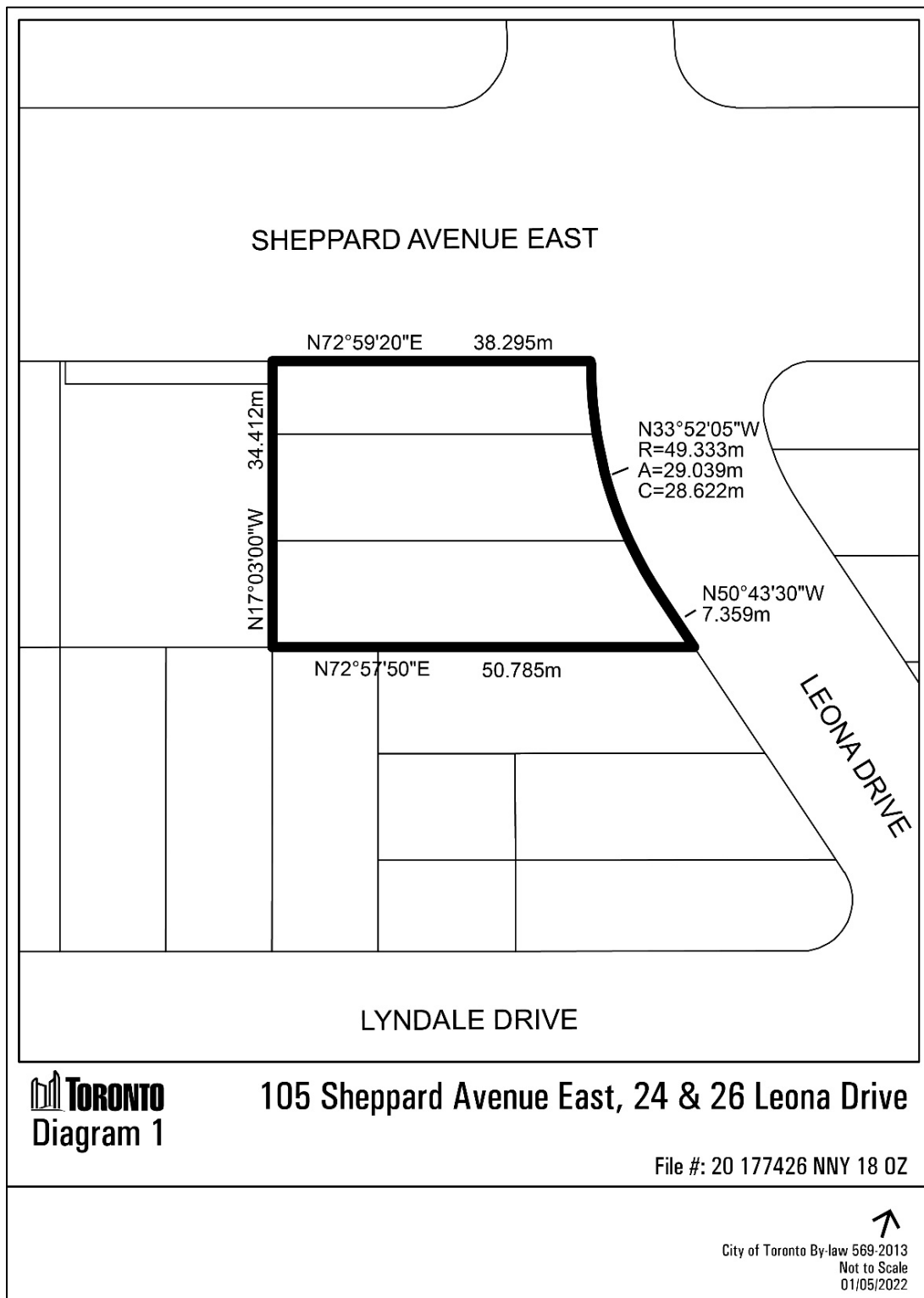
Prevailing By-laws and Prevailing Sections: (None Apply).

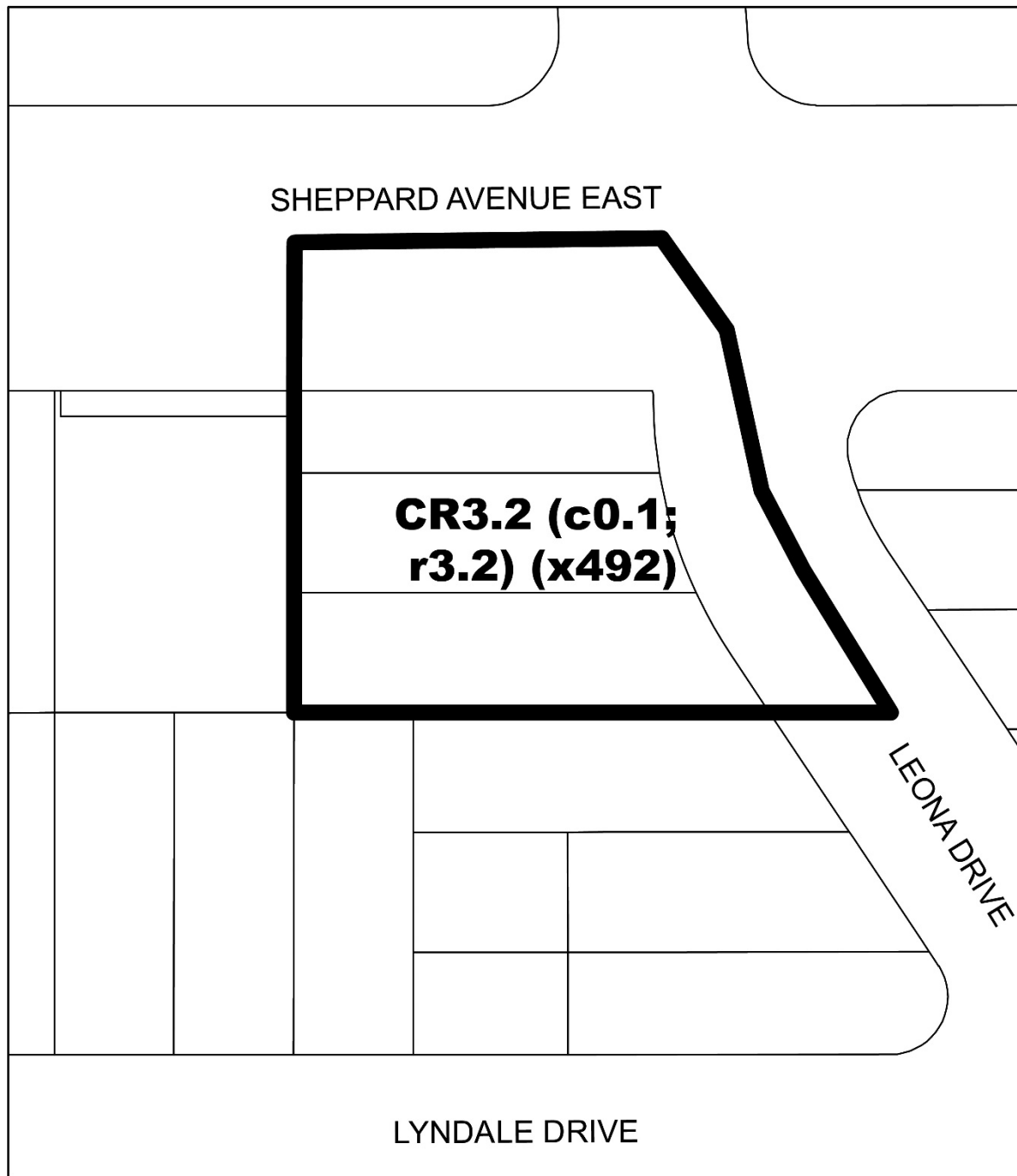
Enacted and passed on \_\_\_\_\_, 2022.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



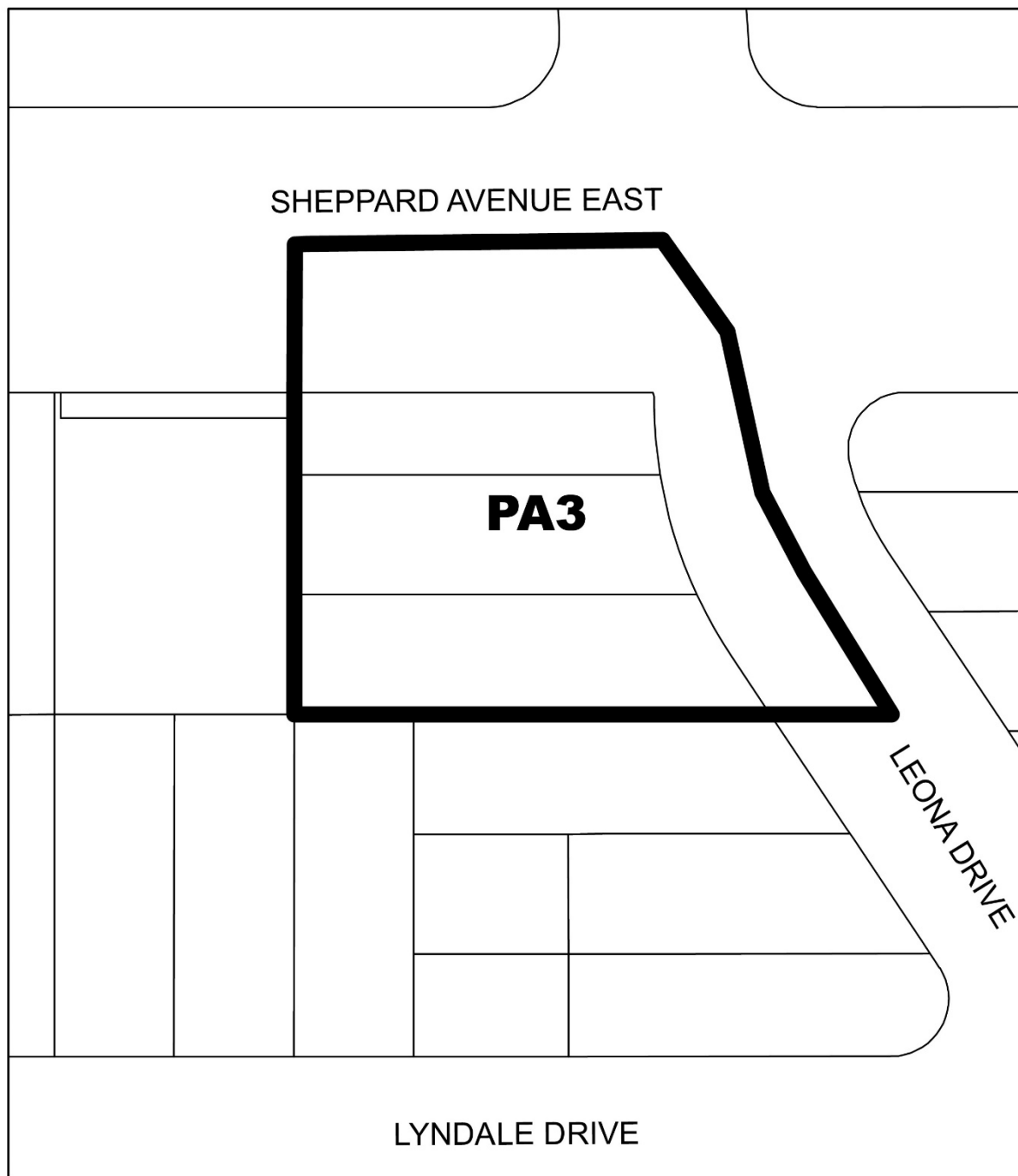


 **TORONTO**  
Diagram 2

105 Sheppard Avenue East, 24 & 26 Leona Drive

File #: 20 177426 NNY 18 0Z


  
City of Toronto By-law 569-2013  
Not to Scale  
01/05/2022



 **TORONTO**  
Diagram 3

105 Sheppard Avenue East, 24 & 26 Leona Drive

File #: 20 177426 NNY 18 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
01/05/2022



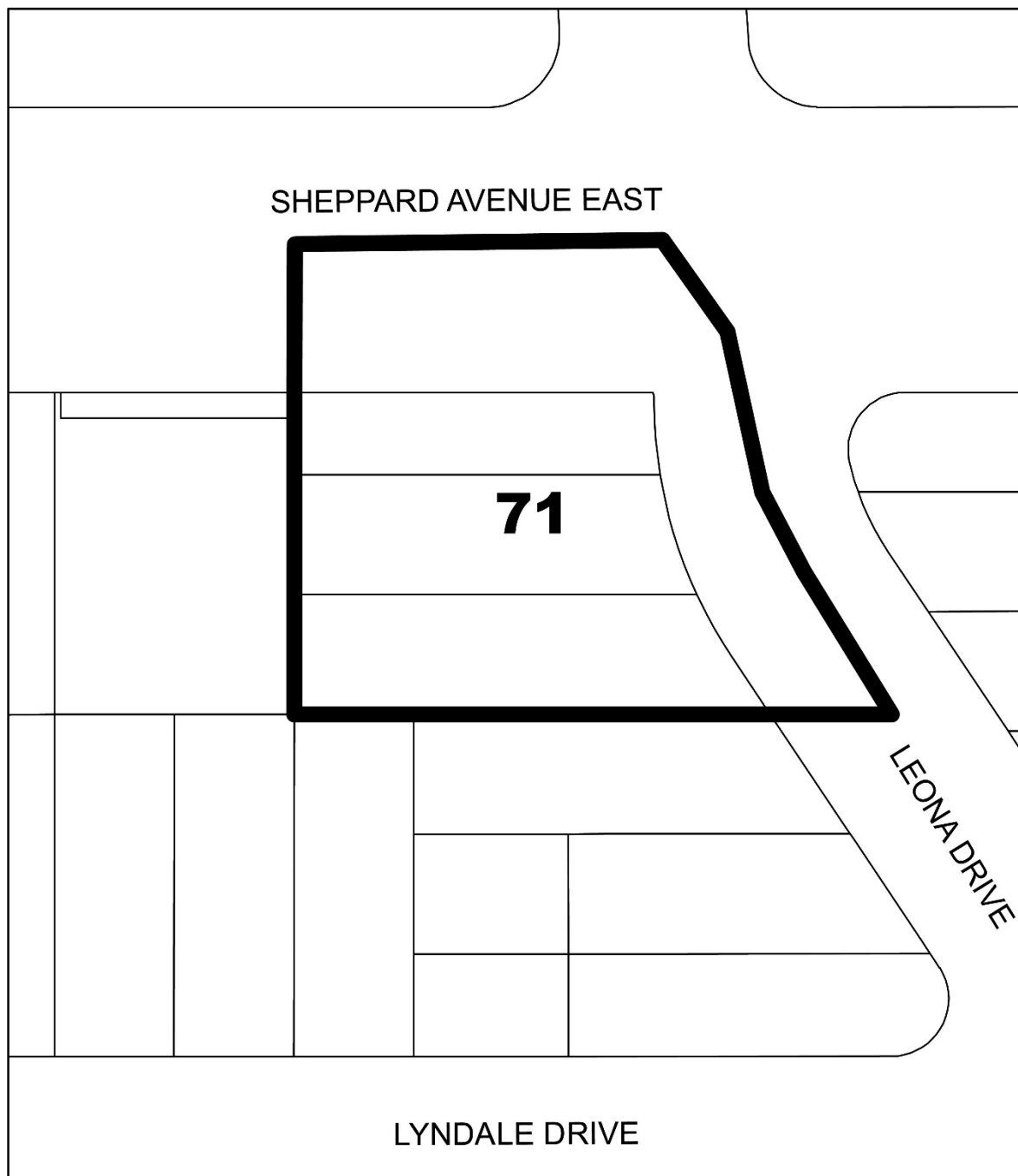
**Toronto**  
Diagram 4

105 Sheppard Avenue East, 24 & 26 Leona Drive

File #: 20 177426 NNY 18 0Z

City of Toronto By-law 569-2013  
Not to Scale  
01/05/2022




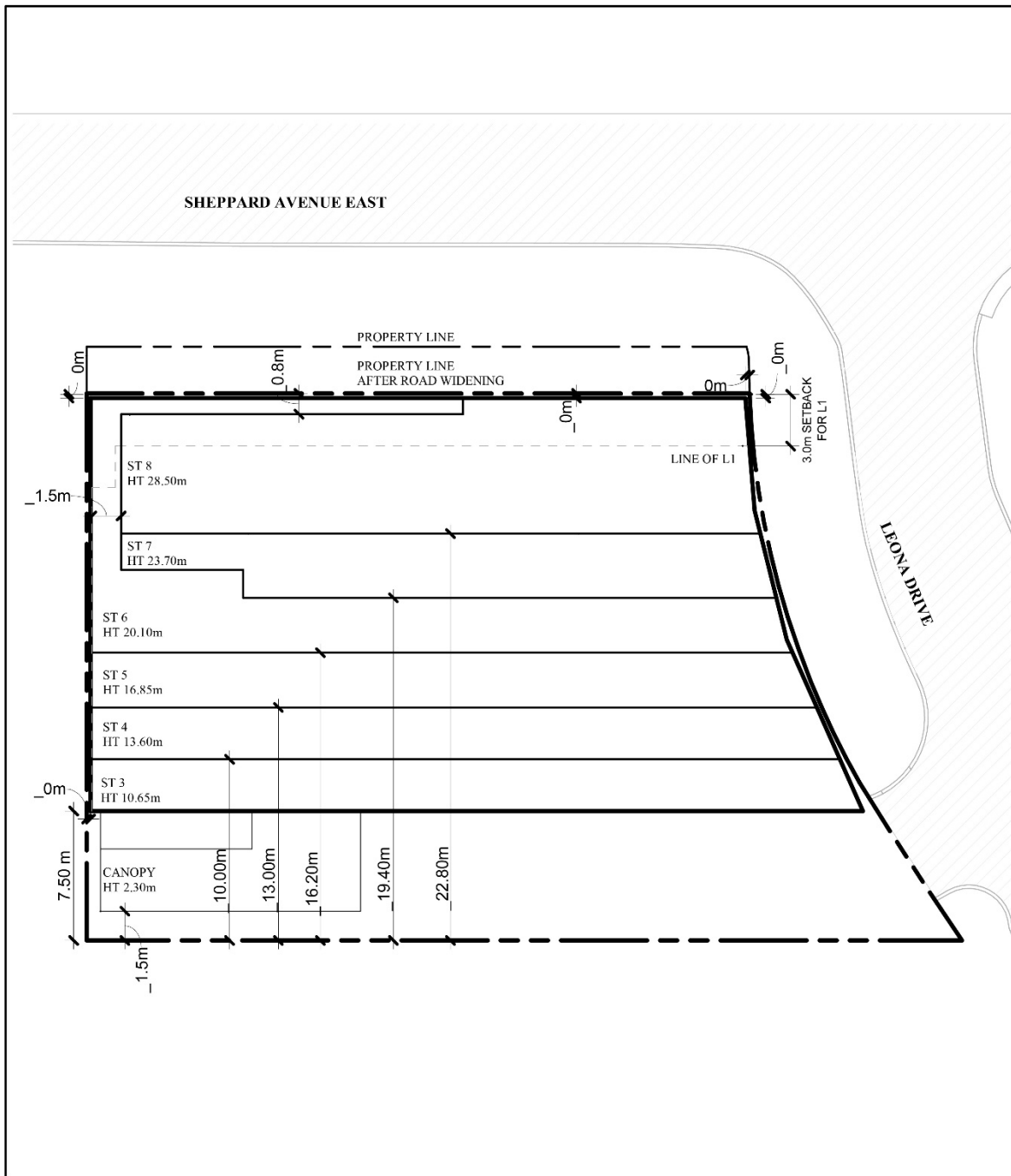


**Toronto**  
Diagram 5

105 Sheppard Avenue East, 24 & 26 Leona Drive

File #: 20 177426 NNY 18 0Z

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 03/07/2022



**Toronto**  
Diagram 6

105 Sheppard Avenue East, 24 & 26 Leona Drive

File #: 20 177426 NNY 18 0Z

City of Toronto By-law 569-2013  
Not to Scale  
03/07/2022

**CITY OF TORONTO**

**BY-LAW No. XXXX-2022**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in the year 2022 as 105 Sheppard Avenue East, 24 Leona Drive and 26 Leona Drive.**

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

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

The Council of the City of Toronto enacts:

1. Section 64.29 of By-law No. 7625 is amended by adding the following subsection:

**64.29(5) C7(5)**

**DEFINITIONS**

- (a) For the purpose of this exception "Gross Floor Area" shall mean the sum of the total area of each floor level of a building, above and below grade, measured from the exterior main wall of each floor level and is reduced by the area in the building used for:
- (i) Parking, loading and bicycle parking below-ground;
  - (ii) Required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
  - (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
  - (iv) Shower and change facilities required by this By-law for required bicycle parking spaces;
  - (v) Amenity space required by this By-law;
  - (vi) Elevator shafts;
  - (vii) Elevator lobbies below-grade;
  - (viii) Garbage shafts;
  - (ix) Mechanical penthouse; and
  - (x) Exit stairwells in the building.

- (b) For the purpose of this exception, "Established grade" for the purpose of establishing the permitted height shall mean the Canadian Geodetic Datum elevation 170.77 metres
- (c) For the purpose of this exception, "Building Height" shall mean the vertical distance between the "Established Grade" and the mean height level between top of eaves and roof ridge

## **EXCEPTION REGULATIONS**

### **PERMITTED USES**

- (e) All uses permitted in a C7(5) Zone shall be permitted on the lands identified on Schedule 1.

### **BUILDING HEIGHT**

- (f) The maximum building height of the building shall not exceed 8 storeys or 28.5 metres above established grade.
- (g) Notwithstanding (f) above, the following elements may extend beyond the permitted building height of the lot: landscaping, trellis, dividing screens, safety structures such as guards and railings, interior mechanical room, interior rooftop terrace access, rooftop terraces, which may extend no more than 2.1 metres beyond the permitted height.
- (h) Notwithstanding (f) above, no part of the building shall penetrate a 45-degree angular plane projected along the entire rear yard setback measured from 7.5 metres from the rear (south) lot line at a height of 10.5 metres above the average grade along the rear lot line with a geodetic height of 172.19 metres.

### **LANDSCAPING**

- (i) A minimum of 1.5 metres wide measured from the rear (south) lot line will be used for soft landscaping.
- (j) A 1.8 metre privacy fence will be erected along the rear (south) lot line.

### **AMENITY SPACE**

- (k) The minimum required amenity space will be 116 square metres for indoor amenity and 116 square metres for outdoor amenity space and shall be located on the seventh floor.

## GROSS FLOOR AREA

(l) The maximum gross floor area for residential uses is 4,436 square metres(m). The maximum gross floor area for non-residential uses is 114 square metres.

## LOT COVERAGE

(n) The permitted maximum lot coverage is 71% for the net area.

## PARKING

(o) The minimum residential parking space shall be 43.

(p) A minimum residential visitor parking space will be 5.

## BICYCLE

(q) A minimum of bicycle parking spaces shall be 49.

## YARD SETBACKS

(r) The minimum front, side and rear yard setbacks shall be is shown on Schedule 2.

## BUILDING HEIGHT

(s) The maximum height in storeys and metres of any portion of a building or structure shall not exceed the number of metres or storeys as shown for the portion of the building on Schedule 2.

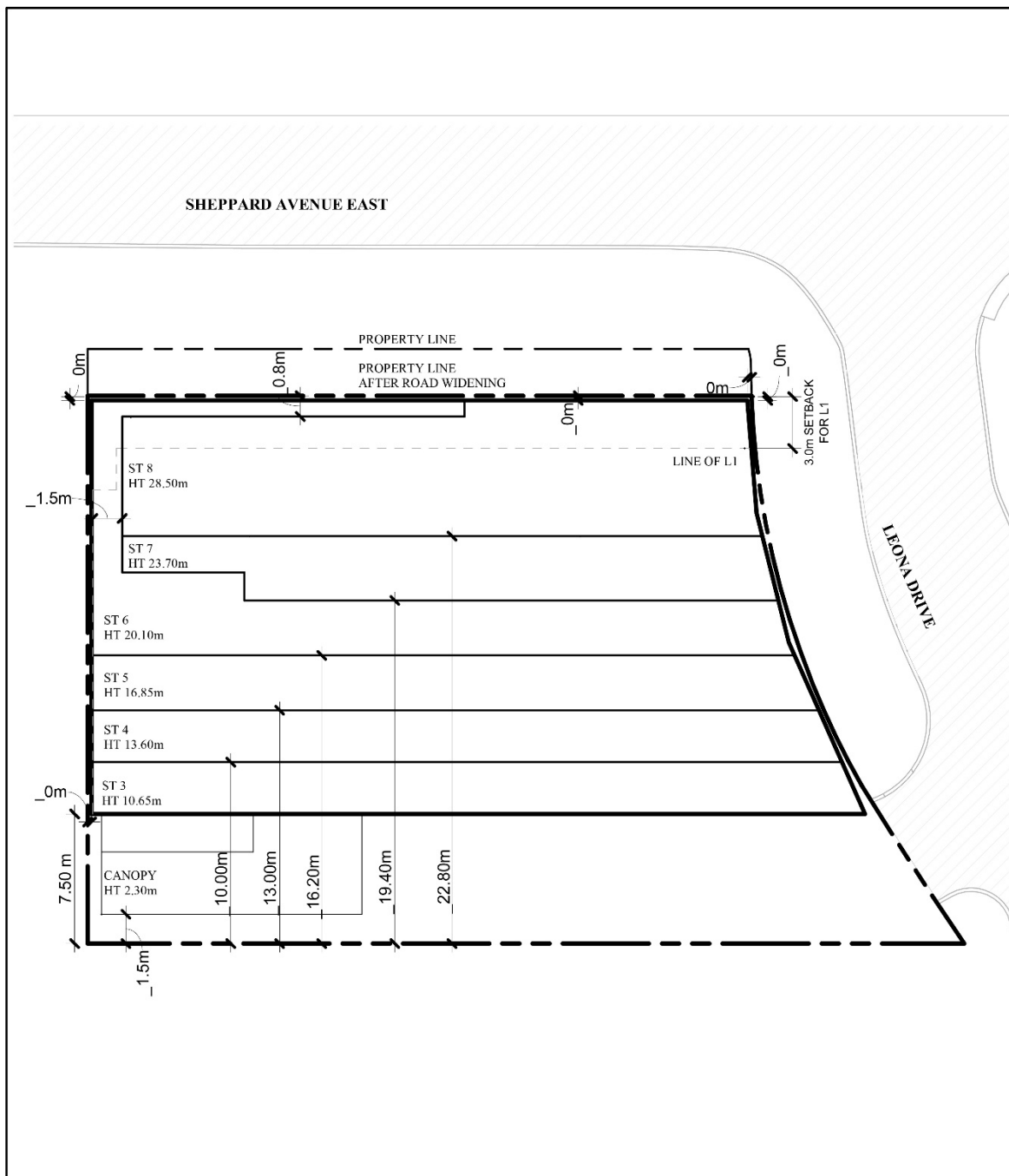
## OTHER REGULATIONS

(t) None of the provisions of this By-law or By-law No. 7625, as amended, shall apply to prevent the erection and use of a temporary sales office on the lot.

2. Within the lands shown on Schedule 1 attached to this By-law, no person shall use and 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:

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





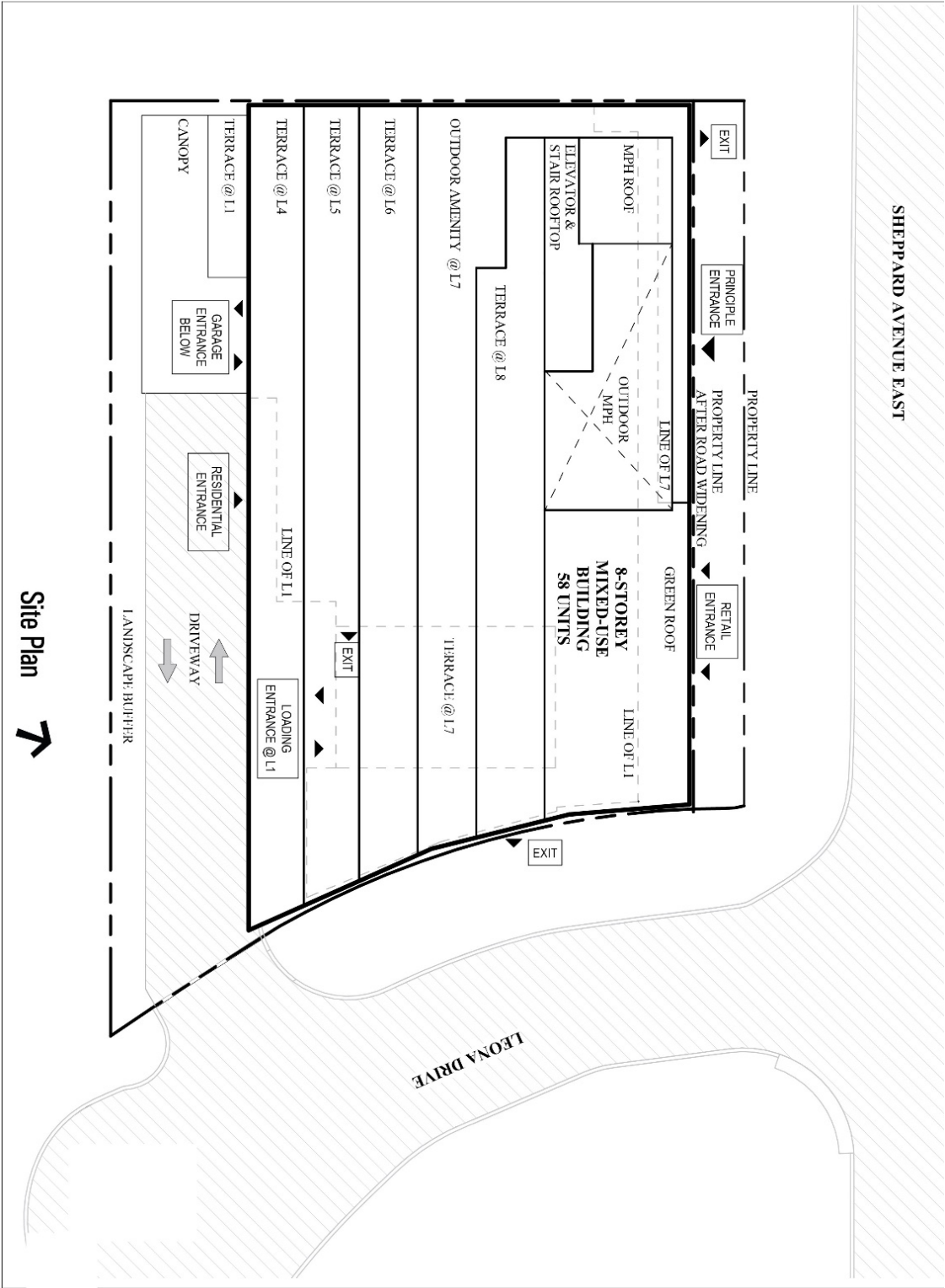
**TORONTO**  
Schedule 2

105 Sheppard Avenue East, 24 & 26 Leona Drive

File #: 20 177426 NNY 18 0Z

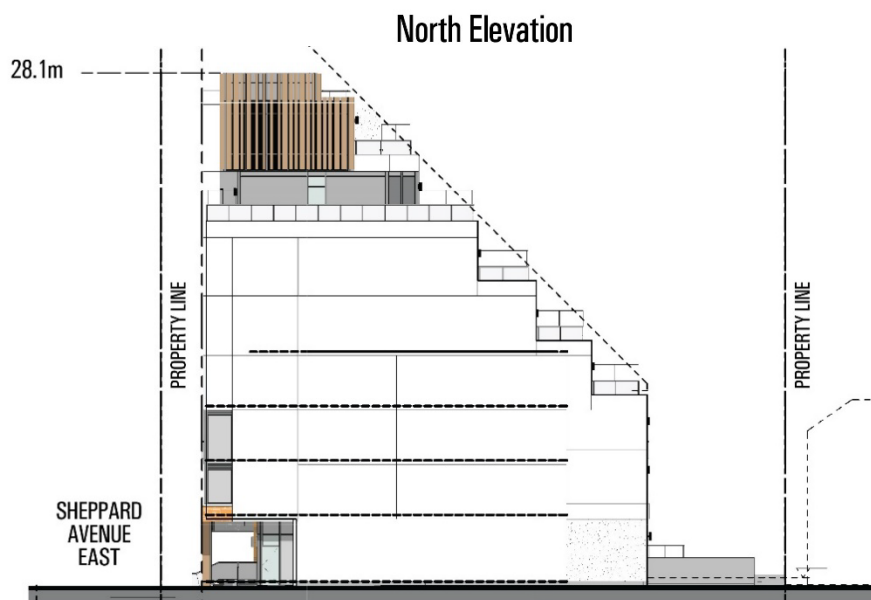
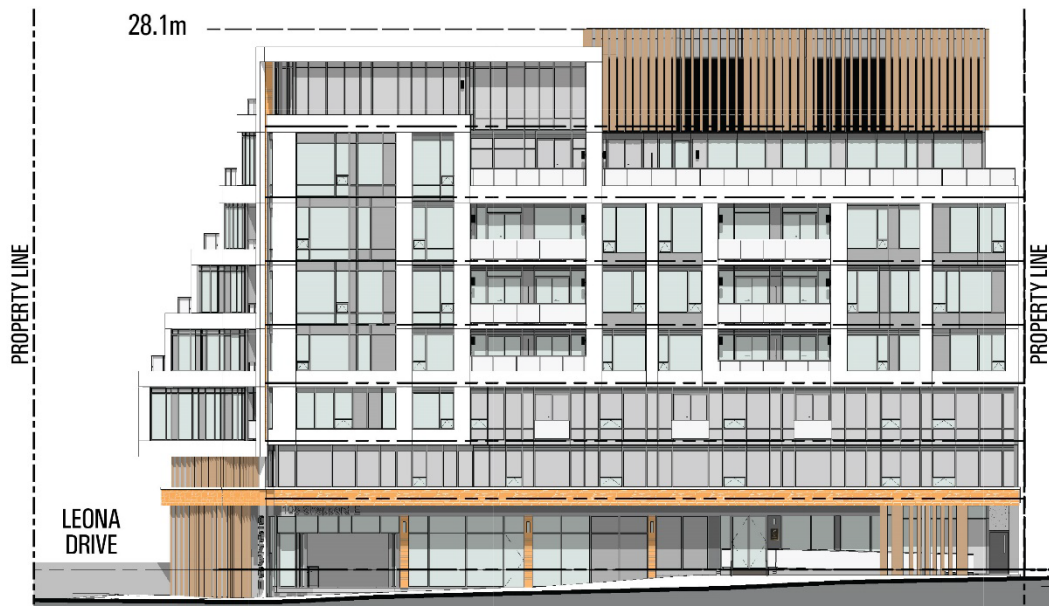
Former City of North York By-law 7625  
Not to Scale  
03/07/2022

Attachment 9 – Site Plan





## Attachment 10 – Elevations



West Elevation