

1 Greenbriar Road & 635 Sheppard Avenue East – Official Plan and Zoning By-law Amendment Applications – Approval Report

Date: August 18, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 17 - Don Valley North

Planning Application Number: 21 204643 NNY 17 OZ

Related Application Number: 22 196135 NNY 17 SA

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit a 12-storey (38.35 metres) mixed-use building with 145 residential units at 1 Greenbriar Road & 635 Sheppard Avenue East with non-residential uses on the ground level facing Sheppard Avenue East. The proposed building would have a total gross floor area ("GFA") of 10,731.2 square metres, which would include 403.5 square metres of non-residential gross floor area. Vehicular access to the site would be provided by a driveway via Greenbriar Road. The application proposes a total of 78 parking spaces located in a two-level underground garage and proposes a total of 125 bicycle parking spaces. The two existing detached dwellings on the subject properties would be demolished.

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).

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposal represents an appropriate level of intensification of the site in proximity to a higher order transit station and provides commercial uses that would contribute to the animation of the Sheppard Avenue East frontage. The development also proposes an appropriate massing and scale that is compatible with existing developments along Sheppard Avenue East.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1 Greenbriar Road & 635 Sheppard Avenue East in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1 Greenbriar Road & 635 Sheppard Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the Official Plan and Zoning By-law amendments as may be required.

FINANCIAL IMPACT

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

The current application was submitted on August 26, 2021 and deemed complete on September 7, 2021. A Preliminary Report on the application was adopted by North York Community Council on November 23, 2021 authorizing Staff to conduct a community consultation meeting with an expanded notification area. Community consultation is summarized in the Comments section of this Report.

A copy of the Preliminary Report and Community Council's direction is available online at: <https://secure.toronto.ca/council/agenda-item.do?item=2021.NY28.10>

Review of Sheppard Avenue East Subway Corridor Secondary Plan

On June 26, 2018, City Council passed a motion directing City Planning, in consultation with appropriate City Divisions to review the existing policies contained within the Sheppard East Subway Corridor Secondary Plan and analyze the existing and planned built form context to clarify, refine, and/or strengthen the appropriate density and height limitations and other planning and built form policies for the *Mixed Use Areas* and *Institutional Areas* located to the north and south of Sheppard Avenue East between the east side of Bayview Avenue and the east side of Leslie Street. The subject site falls within this study area.

This Council motion also directed staff to evaluate whether there is potential for appropriate, grade-related, low-rise intensification opportunities on existing older two-storey and three-storey townhouse and apartment building sites in the vicinity of Talara Drive and Highway 401 that are designated *Neighbourhoods* and *Apartment Neighbourhoods* in the Official Plan. Link to Council motion can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY31.8>

On June 23, 2021, North York Community Council received a report from City Planning titled Status Report - Sheppard Avenue East Planning Review and passed motions to direct City Planning to continue the review and analysis of the policy framework in phases and to facilitate more public engagement, endorse the Draft Boundaries for Major Transit Station Areas, review community services and facilities including updates to area schools and hospitals and to identify opportunities for the City to advance community services and facilities, and to report back as part of the final staff report by Q1 2022. North York Community Council's decision and the Status Report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.NY25.15>

ReNew Sheppard East (Sheppard Avenue East Planning Review)

On February 2, 2022 City Council directed that City Planning staff build upon the review completed as part of the Sheppard Avenue East Subway Corridor Secondary Plan Review that was initiated in 2018 and undertake a study to analyze a streets and blocks network, parks and open spaces, an enhanced public realm, heritage, built form, multi-modal transportation options, adequate servicing infrastructure, and compatible land uses. The study, called ReNew Sheppard East, is currently being undertaken to develop a planning framework to guide future development for the ReNew Sheppard East area. City Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.NY29.27>

Major Transit Station Area Delineations

On July 19-22, 2022, City Council adopted four Official Plan Amendments, Official Plan Amendments 540, 544, 570 and 575, that include a total of 115 Major Transit Station Areas (MTSAs)/Protected Major Transit Station Areas (PMTSAs). The subject site is located within the Bessarion MTSA (SASP 730) as identified within OPA 575. The Official Plan Amendments were forwarded to the Minister of Municipal Affairs and Housing for approval. A copy of the report and decision can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

THE SITE

Description: The site is rectangular-shaped and located on the east side of Greenbriar Road and on the south side of Sheppard Avenue East. It is framed by two public roads being Sheppard Avenue East (frontage of 32.4 metres) and Greenbriar Road (frontage of 61.8 metres). The site area is 2,003 square metres.

Existing Uses: The site contains two existing detached dwellings.

Surrounding land uses:

North: There are existing eight-storey mid-rise buildings on the north side of Sheppard Avenue East.

West: To the west of the subject site is a property which is undergoing redevelopment for a 10-storey mixed-use building at 625-627 Sheppard Avenue East with 2 blocks of stacked townhouses at the property's rear (File No. 16 118618 NNY 24 OZ).

East: To the east of the site is the Church of Toronto which is a two-storey building.

South: To the south of the site is an apartment building that is 4-storeys in height.

THE APPLICATION

Proposal Description: The application proposes to amend the Official Plan and Zoning By-law to permit a 12-storey mixed-use building containing residential and commercial uses for the properties at 1 Greenbriar Road and 635 Sheppard Avenue East.

Height: The proposed building is 12-storeys, measuring 38.35 metres in height, excluding the mechanical penthouse that measures 5.35 metres in height.

Density: The proposed floor space index ("FSI") would be 5.35 times the area of the lot with a total gross floor area of 10,731.2 square metres, including 403.5 square metres of non-residential space at the ground level.

Unit Count: The residential unit mix would include a total number of 145 residential units, including 12 studio (8%), 74 one-bedroom (51%), 43 two-bedroom (29%), and 16 three-bedroom units (11%).

Amenity: A total of 602.8 square metres of amenity space, made up of 290 square metres of indoor amenity space and 312.8 square metres of outdoor amenity space is proposed.

Parking and Loading: A total of 78 parking spaces are proposed in a two-level underground parking garage comprised of 56 resident parking spaces and 14 visitor and commercial parking spaces. The remaining spaces would be two car-share spaces, which would be counted at a ratio of 4 spaces per parking space. A total of 125 bicycle parking spaces are proposed, comprised of 109 long-term spaces and 16 short-term spaces.

One Type G internal garbage and loading space is proposed on the ground floor at the rear of the building. The underground parking and loading spaces are accessed from Greenbriar Road.

Additional Information: See Attachment 1 for the Application Data Sheet, Attachment 2 for the Location Map, Attachment 3 for the Land Use Map, Attachment 4 for the Existing Zoning By-law Map, Attachment 5 for the draft Official Plan Amendment,

Attachment 6 for the Draft Zoning By-law Amendment, Attachment 7 for the Site Plan Drawing, and Attachment 8 for the Elevation Drawings.

Reasons for Application: An amendment to the Sheppard East Subway Corridor Secondary Plan is required to permit an increase of the maximum permitted density from 2.0 to 5.35 times the lot area as reflected on Map 9-2 Key Development Area and adding a specific policy to Section 4.2 (specifically 4.2.B.7). This section will also be reflected on Map 9-3 Specific Development Policies. An amendment to the City-wide Zoning By-law 569-2013 is also required to permit the proposed height and density, parking, among other performance standards.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Architectural Plans;
- Landscape Plans;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Public Consultation Strategy;
- Planning Rationale;
- Toronto Green Standard Checklist;
- Traffic Impact Assessment;
- Avenue Segment Review;
- Geotechnical Study;
- Hydrogeological Review;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Functional Servicing Report and Stormwater Management Report;
- Arborist Report

The reports and studies listed above can be accessed via the Application Information Centre (AIC): <https://www.toronto.ca/1GreenbriarRd>

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 Zoning By-law standards.

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on January 13, 2022, which approximately 30 people attended. In accordance with the direction of North York Community Council, notice was sent to an expanded notification area larger than the standard 120 metres from the application site. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their development proposal. Comments raised at the meeting included:

- Review criteria for height and density;
- Availability for on-site resident and visitor parking, including electric vehicle spaces;
- Traffic impact;
- Expansion of tree canopy;
- Coordination with Sheppard Reconstruction project.

The issues raised through community consultation have been considered through the review of the application.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to Provincial Plans.

Official Plan: The site is designated *Mixed Use Areas*. See Attachment 3 of this report for the Official Plan Land Use Map.

Sheppard East Subway Corridor Secondary Plan: The site is designated Mixed Use Areas and identified as a Key Development Area. The maximum density permitted on the lands is 2.0 times the lot area on the Map 9-2 Key Development Area of the Secondary Plan.

Zoning: Residential Detached (RD) under Zoning By-law 569-2013, with a height limit of 10 metres. This zoning category permits detached dwellings. There are no maximum density provisions. The permitted building envelope is established through performance standards including lot coverage, height and setbacks. See Attachment 5 of this report for the existing Zoning By-law Map.

Design Guidelines: The following Design Guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standard and Addendum;

- Growing Up Guidelines;
- Planning for Children in New Vertical Communities;

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMENTS

Provincial Framework

City staff's review of this application has had regard for the relevant matters of provincial interest as set out in the *Planning Act*. The current proposal was reviewed for consistency with the Provincial Policy Statement ("PPS") and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan").

The site is located within the Bessarion MTSA and the proposed development supports the MTSA minimum density target of 200 residents and jobs per hectare as required by the Growth Plan. The proposal also adds to the range and mix of housing options in the area in accordance with Provincial policy. Staff find that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed development would result in a mixed-use building comprising 403.5 square metres of commercial space on the ground floor and 10,327.7 square metres of residential gross floor area. The proposed Official Plan Amendment to amend the Secondary Plan to identify a maximum density of 5.35 times the lot area is appropriate for this location given the site context and access to higher order transit. The proposed uses comply with the policies of the Official Plan for development in *Mixed Use Areas*.

The Zoning By-law Amendment to redesignate the lands to Commercial Residential (CR) zoning would support the *Mixed Use Areas* designation and objectives of the Secondary Plan to encourage development in key development areas that are designated *Mixed Use Areas*.

Built Form

The proposal conforms with the applicable Official Plan built form policies for mid-rise buildings and the development criteria for *Mixed Use Areas*. The proposed height of 12-storeys (38.3 metres, plus 5.5-metre mechanical penthouse) is appropriate and fits within the planned and existing context.

The proposed building height would generally establish a 1:1 ratio with the Sheppard Avenue East 36 metre right-of-way width identified on Map 3 of the Official Plan. The building would provide a setback of 5.3 metres from the property line between the ground floor and fifth storey facing Sheppard Avenue East. A stepback of 4.6 metres is provided for the floors between the sixth and twelfth storeys fronting Sheppard Avenue East, minimizing visual and shadow impacts of the building as experienced from Sheppard Avenue East.

Along Greenbriar Road, a bump-out of 1.25 metres is proposed on the ground floor and 1.0 metres between the second to fifth storeys at the northwest corner of the building. A greater setback of 3.0 metres is proposed towards the rear of the building between the ground floor to fifth storey facing Greenbriar Road. Additional stepbacks are proposed for the building above the fifth storey, including a 1.5 metre stepback between the sixth and ninth storeys, 1.6 metres on the tenth and eleventh storeys, and 3 metres for the twelfth storey. The mechanical penthouse would have an additional stepback of 4.4 metres. These stepbacks would result in a 5-storey base building along Greenbriar Road. The stepbacks would also ensure that the building provides a streetwall height that fits harmoniously with the existing and planned context. The existing context is comprised of buildings with base buildings that are generally 5-6 storeys in height and are overall mid-rise in built form. Stepbacks on the upper storeys would also ensure good street proportion and access to sunlight on the public realm.

Facing the rear yard, the building incorporates a 10.5 metre ground level setback, 8.7 metre setback between the second and fifth storeys, and 11.5 metres between the sixth and twelfth storeys. The ground level setback would provide space for a 2 metre landscaping strip and buffer the proposed driveway from the existing 4-storey apartment building. The additional setbacks for the building's upper storeys would provide for an appropriate transition in scale to the existing lower-scale apartment building.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan. The proposed building would provide a 5.3 metre setback on Sheppard Avenue East. This setback would provide space for pedestrians and other users, short-term bicycle racks, and landscaping. The proposal incorporates a 2.1 metre wide walkway adjacent to the eastern property line to allow for site access and circulation into the rear of the site. Coordination of these design elements will be refined through the Site Plan Control process.

Ground floor uses, including commercial space will be located along Sheppard Avenue East and partially wrap around the corner, allowing for access and views to/from the public realm. The entrance to the residential portion of the building will be provided on

Greenbriar Road. Further site design details will be refined through the Site Plan Control process.

Shadow and Wind Impact

The submitted Shadow Study shows the proposed building casting new shadows on Sheppard Avenue East and Greenbriar Road. There is no additional shadowing on Greenbriar Road from the proposed building beginning at 12:18pm. Shadowing would also move past the north side of Sheppard Avenue East at this time. The stepbacks reduce the extent of shadowing on Sheppard Avenue East and Greenbriar Road. The setbacks to the rear side of the building limit shadowing cast on the abutting south side lands designated *Apartment Neighbourhoods*. The shadows generated by the proposal are acceptable.

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The Study indicates that the ground level condition at the sidewalk will generally be suitable for standing or strolling with some increased wind activity during the winter and spring seasons. Generally the surrounding developments offer protection from wind impacts. The entrances to the commercial units are expected to be suitable, due to an overhang sheltering from wind down washing. Access to the residential main entrance on Greenbriar Road is also expected to be suitable, in part, to the recessed building entrance. The level 6 terrace is expected to have windier conditions than the ground floor. The Study recommends a tall screen and planters to reduce wind impact during the summer months. The placement of wind control features, including landscaping, will help to achieve appropriate levels of wind comfort based on the programming of the outdoor amenity spaces. These wind mitigation details will be secured through the Site Plan Control application.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the Study.

Amenity Space

Amenity space for the building residents is proposed on the ground floor, outside and adjacent to eastern property line, and sixth storey. The application proposes amenity space at a rate that meets the minimum requirements under Zoning By-law 569-2013 of 4.0 square metres per dwelling unit (of which at least 2 square metres being indoor and 2 square metres being outdoor space). A total of 2.0 square metres per unit of indoor amenity space is proposed along with 2.16 square metres of outdoor amenity space per unit.

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet-Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control process.

Unit Mix

A total of 145 residential units are proposed, consisting of 12 studio units (8%), 74 one-bedroom units (51%), 43 two-bedroom units (29%), and 16 three-bedroom units (11%), comprising 10,327.7 square metres of residential gross floor area.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing. It also meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. With regards to unit sizes, City Planning staff will continue to work with the applicant through the Site Plan Control process to meet the objectives of the Growing Up Guidelines.

Mobility

A total of 125 bicycle parking spaces are proposed, including 109 long-term bicycle parking spaces for residents on both P1 and P2, and 16 visitor spaces are located at-grade. The proposed bicycle parking spaces meet the Zoning By-law requirements.

Loading and waste collection for the building will be serviced by one Type “G” loading space, located within the south portion of the building, north of the parking entrance with access from Greenbriar Road.

The proposed driveway is accessed from Greenbriar Road. The underground ramp is also accessed from Greenbriar Road containing 78 parking spaces, including 14 visitor parking spaces and 2 car-share spaces. The visitor parking is intended to be shared with the commercial units.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepted its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control process.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and are satisfied that there is sufficient capacity to service the proposed development. The submitted materials will be further reviewed, and agreements will be entered into as part of Site Plan Control, as necessary.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with approximately 4 - 12 hectares of local parkland per

person, which is below the city-wide average of 28 square metres of parkland per person.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication, while the non-residential nature of this proposal is subject to a 2% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade.

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 have reviewed the Rezoning application and do not object to the proposal.

At the Site Plan Control stage, the applicant has been advised of issues of non-compliance related to Toronto Green Standard performance standards for the tree planting areas and soil volumes, trees along street frontages, and watering programs for trees. Staff will continue to work with the applicant during the Site Plan application to address these comments and subsequently issue the Notice of Approval Conditions.

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.

The site specific Zoning By-law will secure performance measures for the following Tier 1 development features: cycling infrastructure and car-share. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, 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), the Sheppard East Subway Corridor Secondary Plan, and 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 is in keeping with the intent of the Official Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, and a built form which provides an appropriate

relationship to the surrounding public realm and transition to adjacent *Apartment Neighbourhoods*. Staff recommend that Council support approval of the application.

CONTACT

Michael Romero, MCIP, RPP, Planner
Tel. No. 416-395-6747
E-mail: Michael.Romero@toronto.ca

SIGNATURE

David Sit, MCIP, RPP, 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: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings
Attachment 7: Site Plan
Attachment 8: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 1 Greenbriar Road & 635 Sheppard Avenue East Date Received: August 26, 2021

Application Number: 21 204643 NNY 17 OZ

Application Type: OPA / Rezoning

Project Description: Zoning By-law Amendment and an Official Plan Amendment application to permit a 11-storey (38.35 metre) mixed use building with 134 residential units, a proposed total Gross Floor Area of 10,731.2 square metres (10,327.7 square metres of residential GFA and 403.5 square metres of commercial space), and a proposed density of 5.35 times the lot area. A total of 78 vehicular parking spaces in two underground parking levels and 125 bicycle parking spaces at-grade and underground are proposed.

Applicant	Agent	Architect	Owner
WESTON CONSULTING			1837537 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,003	Frontage (m):	32	Depth (m):	61
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		0	507.7	507.7
Residential GFA (sq m):	377	0	10,327.7	10,327.7
Non-Residential GFA (sq m):			403.5	403.5
Total GFA (sq m):	377		10,731.2	10,731.2
Height - Storeys:			12	12

Height - Metres: 38.35 38.35

Lot Coverage Ratio (%): 57.59 Floor Space Index: 5.35

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,327.7	0
Retail GFA:	403.5	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2	0		
Condominium:			145	145
Other:				
Total Units:	2	0	145	145

Total Residential Units by Size

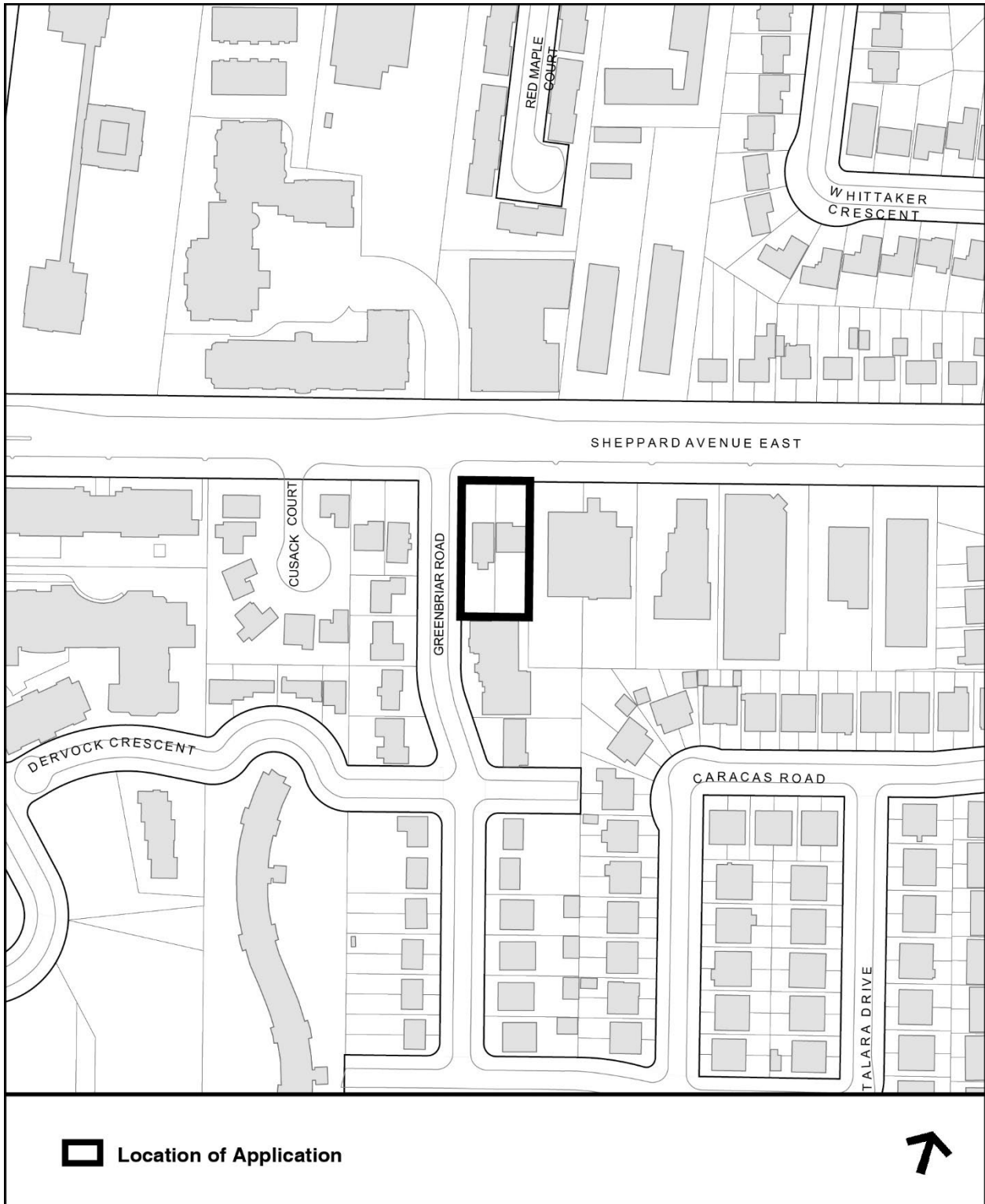
	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	12	74	43	16	
Total Units:	12	74	43	16	

Parking and Loading

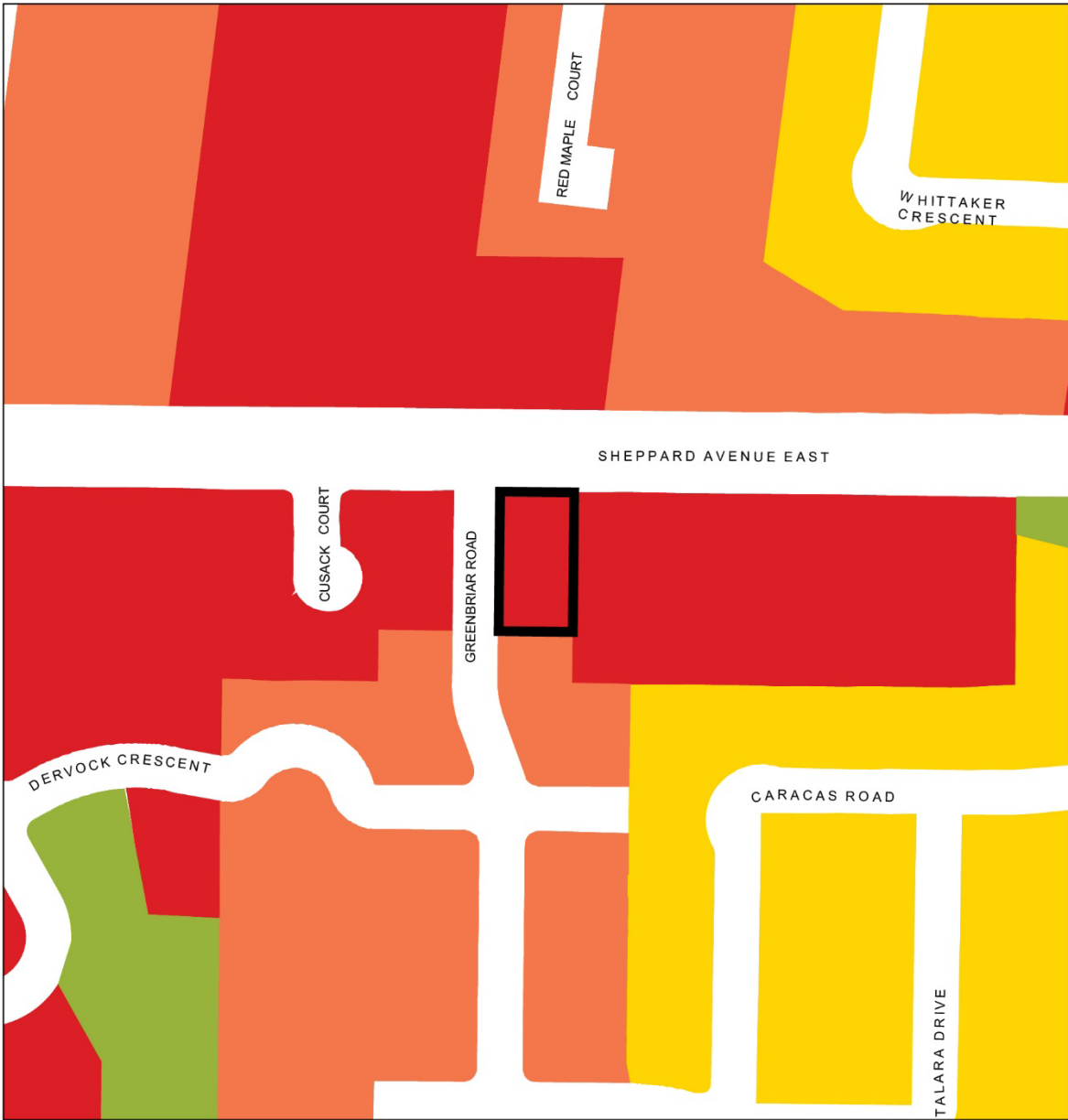
Parking Spaces:	78	Bicycle Parking Spaces:	125	Loading Docks:	1
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CONTACT:
Michael Romero, Planner
416-395-6747
Michael.Romero@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #19

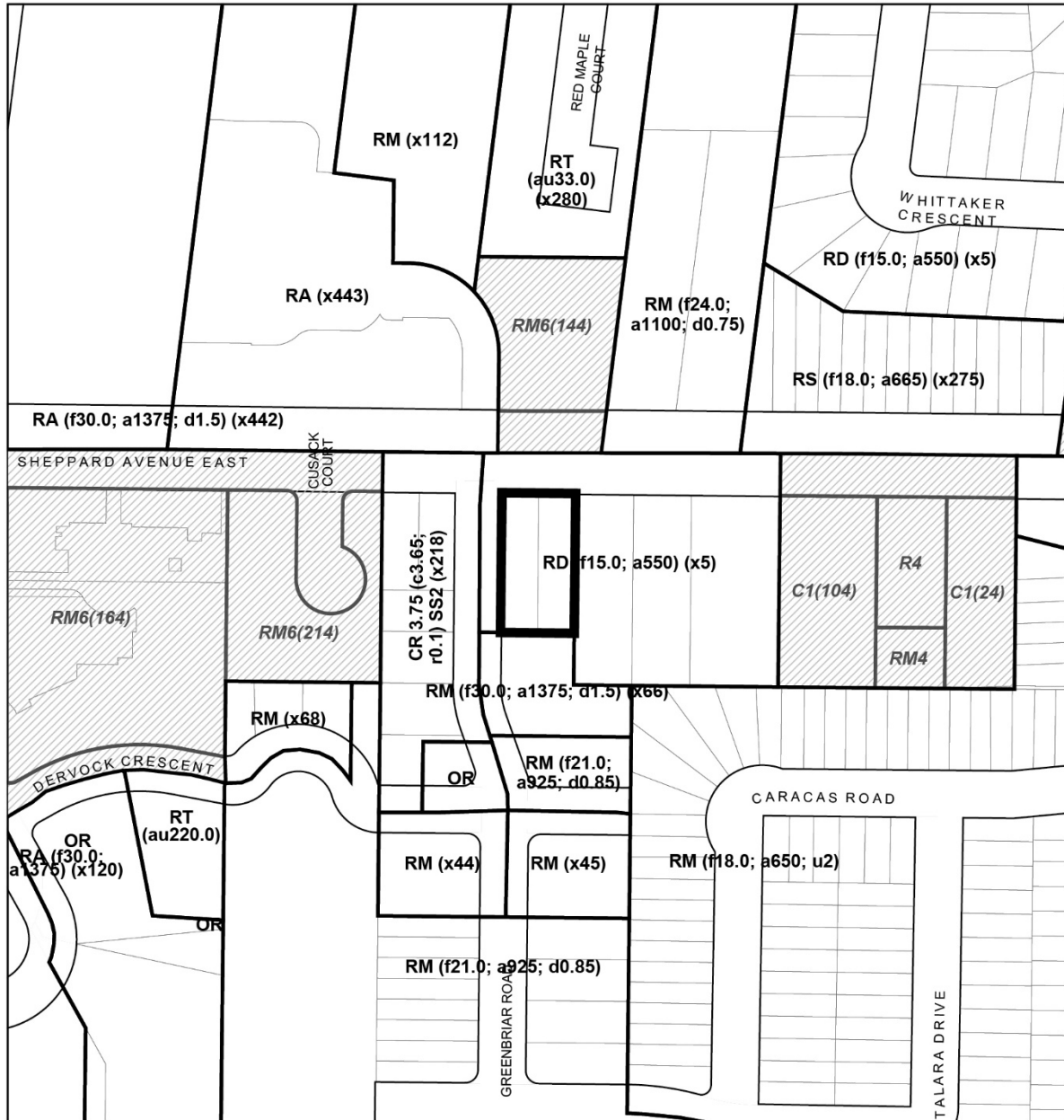
1 Greenbriar Road & 635 Sheppard Avenue East

File # 21 204643 NNY 17 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 08/30/2021

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

1 Greenbriar Road & 635 Sheppard Avenue East

File # 21 204643 NNY 17 0Z

-  Location of Application
- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential

- O** Open Space
- OR** Open Space Recreation

-  See Former City of North York By-law No. 7625
- R4** One-Family Detached Dwelling Fourth Density Zone
- RM4** Multiple-Family Dwellings Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone



Not to Scale
Extracted: 08/30/2021

Attachment 5: Draft Official Plan Amendment

**CITY OF TORONTO
BY-LAW No. ###-2023**

To adopt Amendment No. 681 to the Official Plan of the City of Toronto with respect to the lands known municipally in the year 2023 as 635 Sheppard Avenue East and 1 Greenbriar Road.

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 enacts as follows:

1. The attached Amendment No. 681 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on DATE

Frances Nunziata,
Speaker

John. D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT NO. 681 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 635 Sheppard Avenue
East and 1 Greenbriar Road**

The following text and map constitute Amendment 681 to the City of Toronto Official Plan.

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

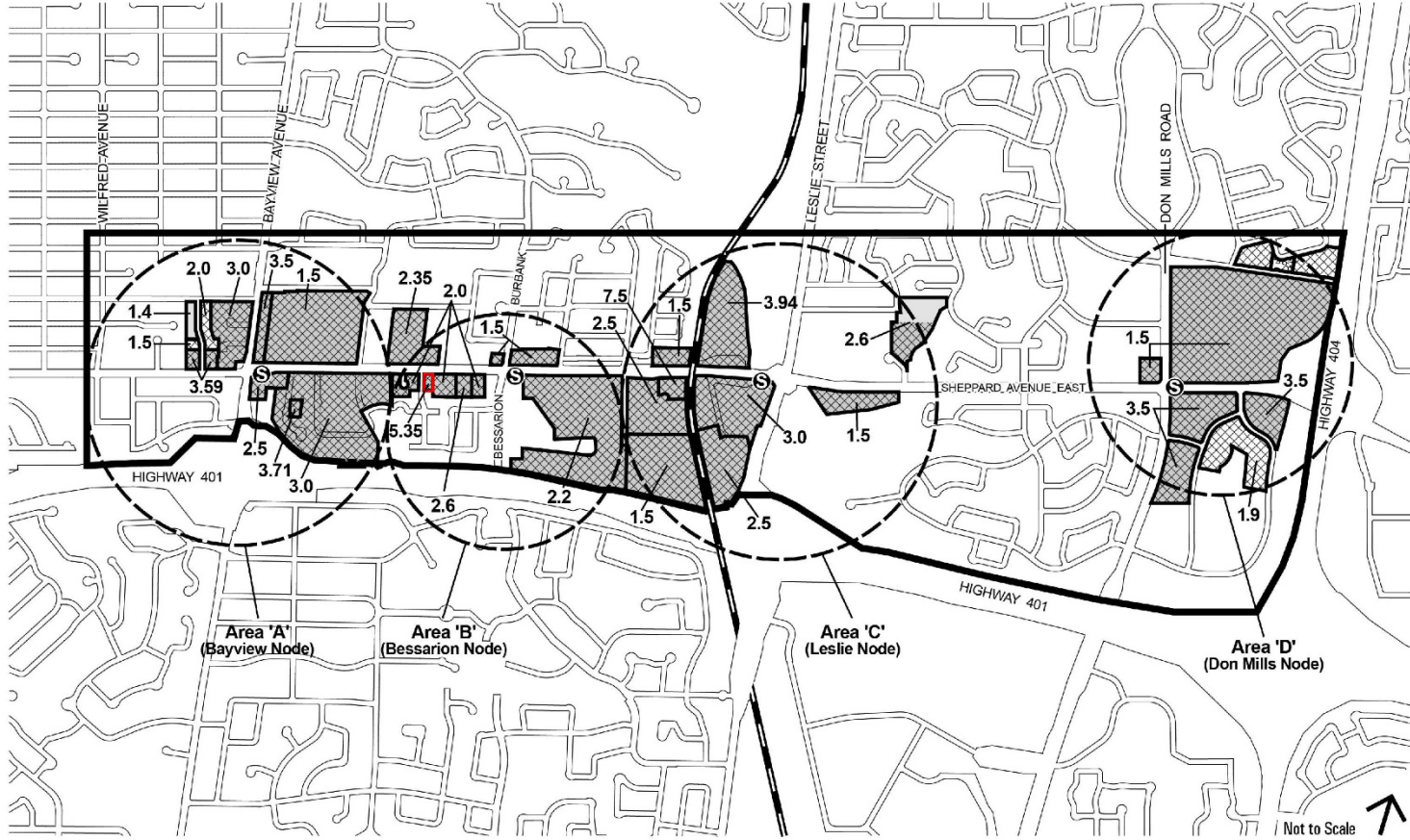
(a) Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan), is amended by adding a site specific policy to Section 4.2 (Development Nodes), Subsection B - Bessarion Node for lands municipally known as 1 Greenbriar Road & Sheppard Avenue East with the following text:

“4.2.B.7 1 Greenbriar Road & 635 Sheppard Avenue East

The Secondary Plan assigns a maximum density of 5.35 times the lot area and a maximum building height of 12-storeys to the lands municipally known as 1 Greenbriar Road & 635 Sheppard Avenue East as shown on Map 9-2”.

(b) Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to permit a density of 5.35 times the lot area for the lands municipally known as 1 Greenbriar Road & 635 Sheppard Avenue East as shown on Schedule 1.

(c) Map 9-3, Specific Development Policies, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to establish Specific Development Policy 4.2.B.7 for the lands municipally known as 1 Greenbriar Road & 635 Sheppard Avenue East as shown on Schedule 2.



Official Plan Amendment #681 - Schedule 1

1 Greenbriar Road & 635 Sheppard Avenue East

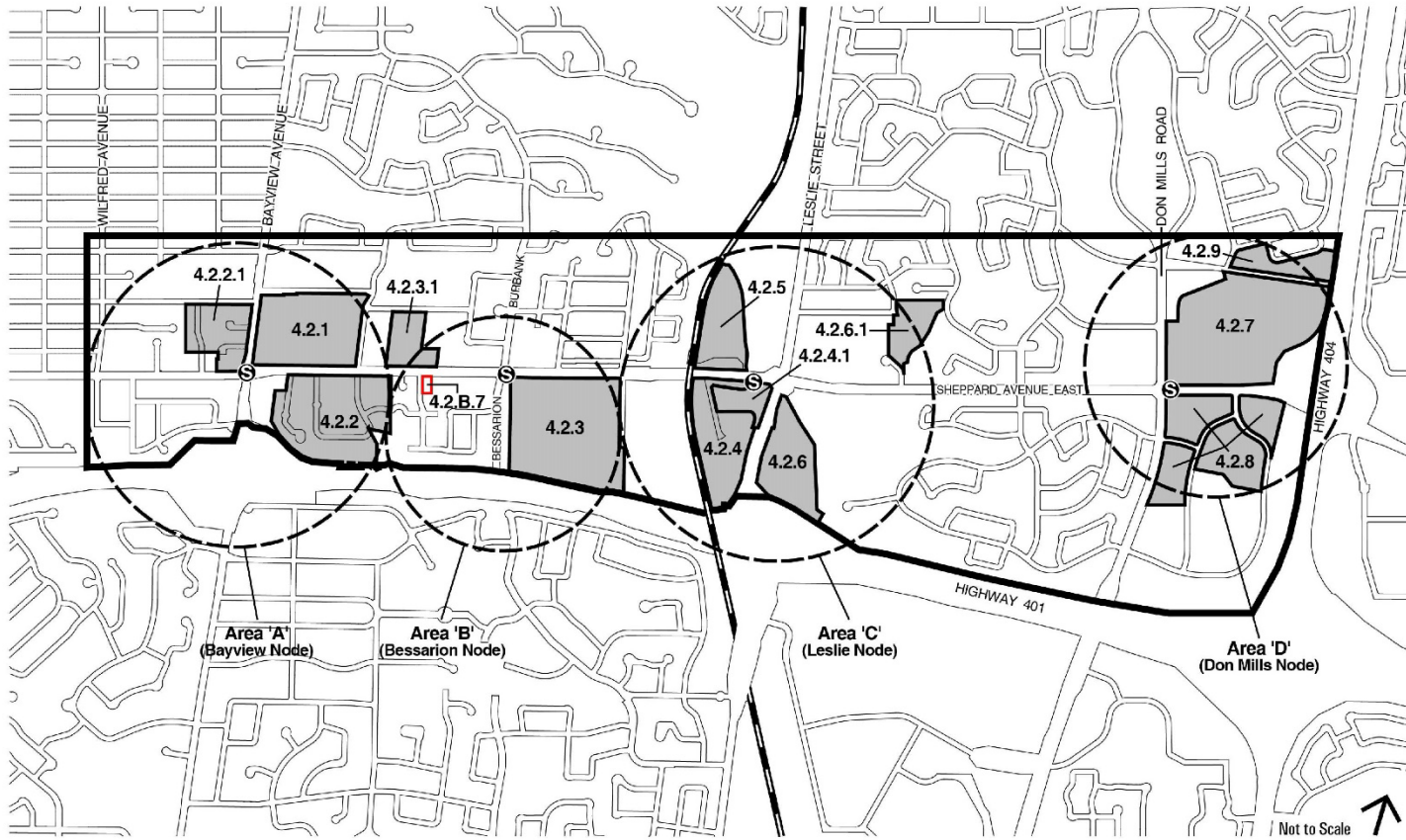
File # 21 204643 NNY 17 0Z

MAP 9-2 Key Development Areas

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Site
- 1.5 Density
- Subway Station

Map 9-2, Key Development Areas, of Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by permitting a maximum density of 5.35 times the lot area for lands municipally known as 635 Sheppard Avenue East & 1 Greenbriar Road.

November 2015



1 Greenbriar Road & 635 Sheppard Avenue East

File # 21 204643 NNY 17 0Z

Official Plan Amendment #681 - Schedule 2

MAP 9-3 Specific Development Policies

- Secondary Plan Boundary
- Site
- Specific Development Policy Areas
- Subway Station

Map 9-3, Specific Development Policies, of Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by adding Specific Development Policy Area 4.2.B.7 for land municipality known as 635 Sheppard Avenue East & 1 Greenbriar Road.

November 2015

Attachment 6: Draft Zoning By-law Amendment

CITY OF TORONTO

By-law ###-2023

To amend the City of Toronto Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 635 Sheppard Avenue East and 1 Greenbriar Road.

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

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

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the By-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending to the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zoning label of RD (f15.0; a550) (x5) to CR 5.35 (c0.2; r5.15) SS2 (x890) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Exception Number 890 to Article 900.11.10 so that it reads:

(890) Exception CR 890

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 635 Sheppard Avenue and 1 Greenbriar Road, if the requirements of By-law ###-2023 [Clerks to inset By-law ##] are complied with, a building or structure may be constructed, used, or enlarged in compliance with (B) to (O) below;

(B) Despite Regulations 40.5.40.10(2), the height of a building or structure is the distance between the Canadian Geodetic Datum of 173.32 metres and elevation of the highest point of the building or structure;

(C) Despite Regulation 40.10.30.40(1)(A), the permitted maximum lot coverage for all the buildings or structures on the lands, is 57.6 percent;

(D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a building or structure is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##];

(E) Despite Regulation 40.10.40.10(7), the permitted maximum number of storeys in a building is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law ##]; and

For the purpose of this exception, a mechanical penthouse is not a storey;

(F) Despite Regulations 40.5.40.10(3), (4), (6), (7) and (D) above, the following elements of a building or structure are permitted to project above the permitted height shown on Diagram 3 of By-law ###-20##:

(i) Elements on the roof of the building or structures used for green roof technology and related roofing materials, window washing equipment, safety anchors, lighting rods, safety railing, guard rails, railing, terraces, patio, landscape features, parapets, terrace guards/ landscape planters, vents, stacks, ladders, garbage chute vents, balustrades, bollards, ornamental or architectural features may project above the height limits to a maximum of a maximum of 2.0 metres;

(ii) Structures on a roof used for maintenance or wind mitigation purposes to a maximum of 3.0 metres;

(iii) Satellite dishes, antennae, acoustical barriers, signage, cabanas and trellises, to a maximum of 4.0 metres; and

(iv) Mechanical penthouses or rooftop mechanical equipment and screening, provided they are located in the area shown as "Mechanical Penthouse" on Diagram 3 of By-law ## [Clerks to insert By-law number] to a maximum of 6.0 metres;

(G) Despite Regulation 40.10.40.40(1), the permitted maximum gross floor area of all buildings and structures is 10,328 square metres, of which:

(i) a minimum of 404 square metres of non-residential gross floor area must be provided.

(H) Despite Regulation 40.10.40.70(2), the required minimum building setbacks are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];

(I) Despite Clauses 40.5.40.60, 40.10.40.60, and (H) above, the following elements may encroach into the required minimum building setbacks on Diagram 3 as follows:

(i) art and landscape features, antennas, air conditioners, vents, pipes, balconies, cladding, cornices, light fixtures, ornamental elements, parapets, patios, decks, pillars, pergolas, trellises, eaves, windowsills, planters, ventilation shafts, guardrails, balustrades, railings, screens, site servicing features and underground garage ramps and associated structures by 1.5 metres.

(ii) Balconies and terraces may project into the following yards:

- a) The front yard by 2.6 metres
- b) The side yard by 1.8 metres
- c) The rear yard by 2.0 metres

(J) Regulation 40.10.90.10(1) does not apply;

(K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following:

- (i) a maximum residential parking rate of 0.4 parking spaces per dwelling unit;
- (ii) a minimum shared residential visitor and commercial parking rate of 0.10 parking spaces per dwelling unit;

(L) In addition to (K) above, a maximum of 2 “car-share parking spaces” are permitted,

(i) For the purposes of this exception: “car-share” means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

(ii) For the purpose of this exception, a “car-share parking space” means a parking space exclusively reserved and actively used for “car-share” purposes, including by non-residents;

(M) Despite Regulations 230.5.10.1 and Table 230.5.10.1(1), bicycle parking spaces must be provided and maintained on the lot in accordance with the following minimum requirements:

- (i) a minimum of 0.68 “long-term” bicycle parking spaces for each dwelling unit; and

- (ii) a minimum of 0.07 “short-term” bicycle parking spaces for each dwelling unit;
 - (iii) a minimum of 0.13 “long-term” bicycle parking spaces for each 100 square metres of interior floor area associated with non-residential gross floor area;
 - (iv) a minimum of 3 spaces and 0.25 “short-term” bicycle parking spaces for each 100 square metres of interior floor space associated with non-residential gross floor area.
- (N) The maximum number of dwelling units is 145, of which:
- (i) a minimum of 25 percent must be 2-bedroom units;
 - (ii) a minimum of 10 percent must be 3-bedroom units.
- (O) Despite Regulation 40.10.40.50(1) amenity spaces must be provided on the lot at the following rate:
- (i) a minimum of 2.0 square metres per unit for indoor amenity space;
 - (ii) a minimum of 2.16 square metres per unit for outdoor amenity space.

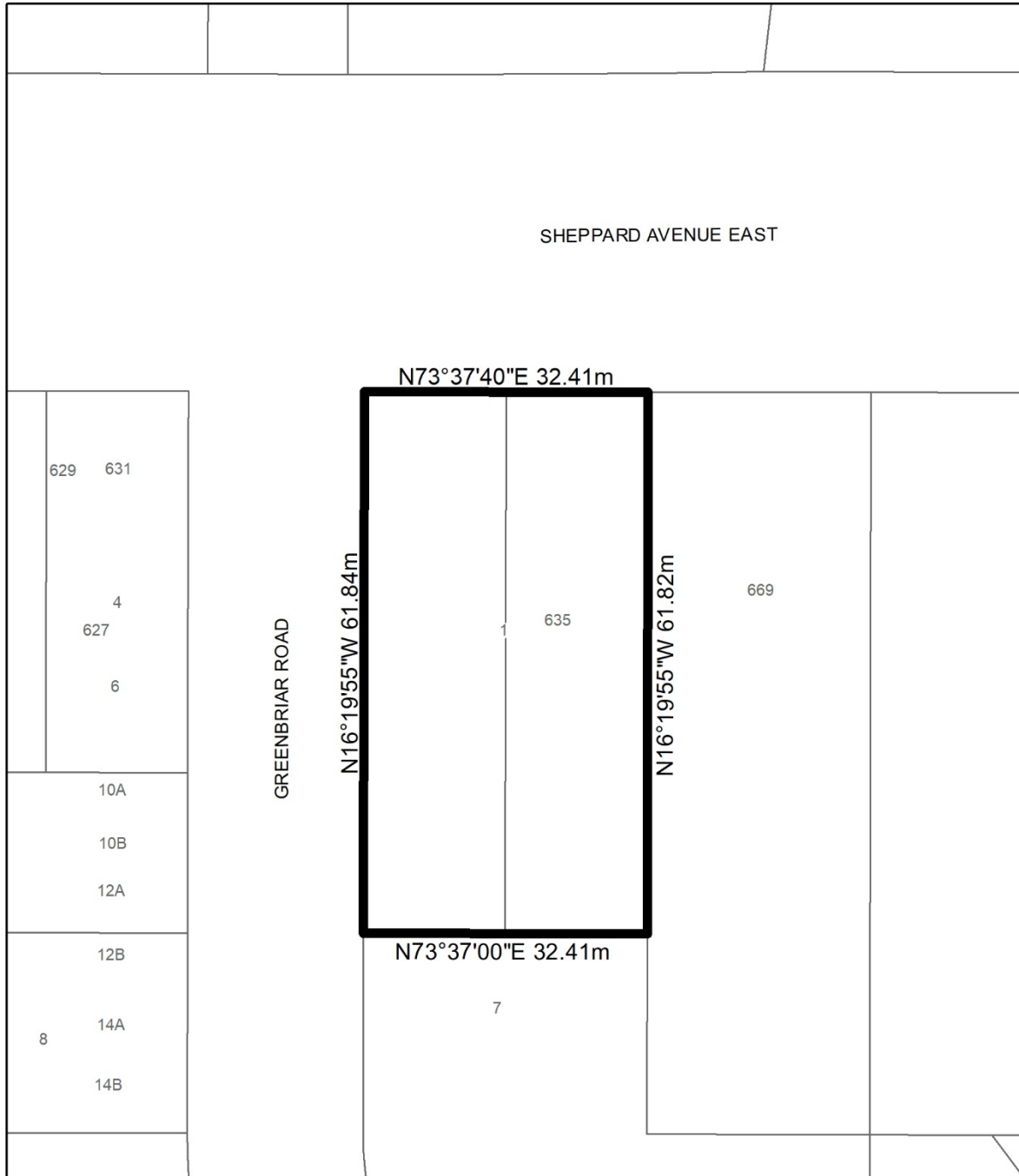
Prevailing By-laws and Prevailing Sections: None Apply

Despite any existing or future severances, partition, or division of the lot, the provisions of this exception will apply to the whole of the lot as if no severance, partition, or division had occurred.

ENACTED AND PASSED on month ##, 20##

Frances Nunziata,
Speaker
(Seal of the City)

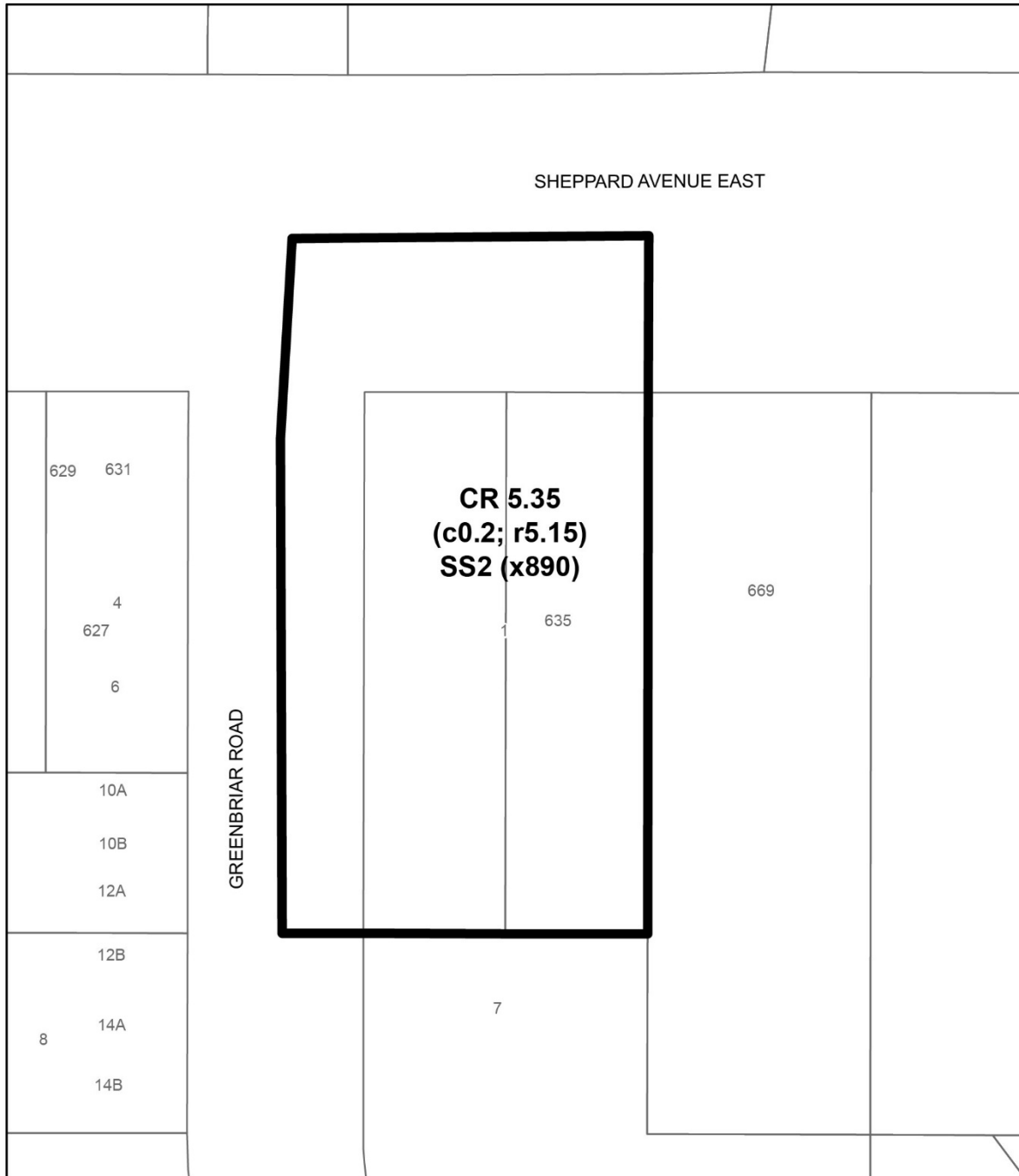
John D. Elvidge,
City Clerk



TORONTO
Diagram 1

**1 Greenbriar Road and
 635 Sheppard Avenue East**
 File # 22 204643 NNY 17 02

City of Toronto By-law 569-2013
 Not to Scale
 08/09/2023

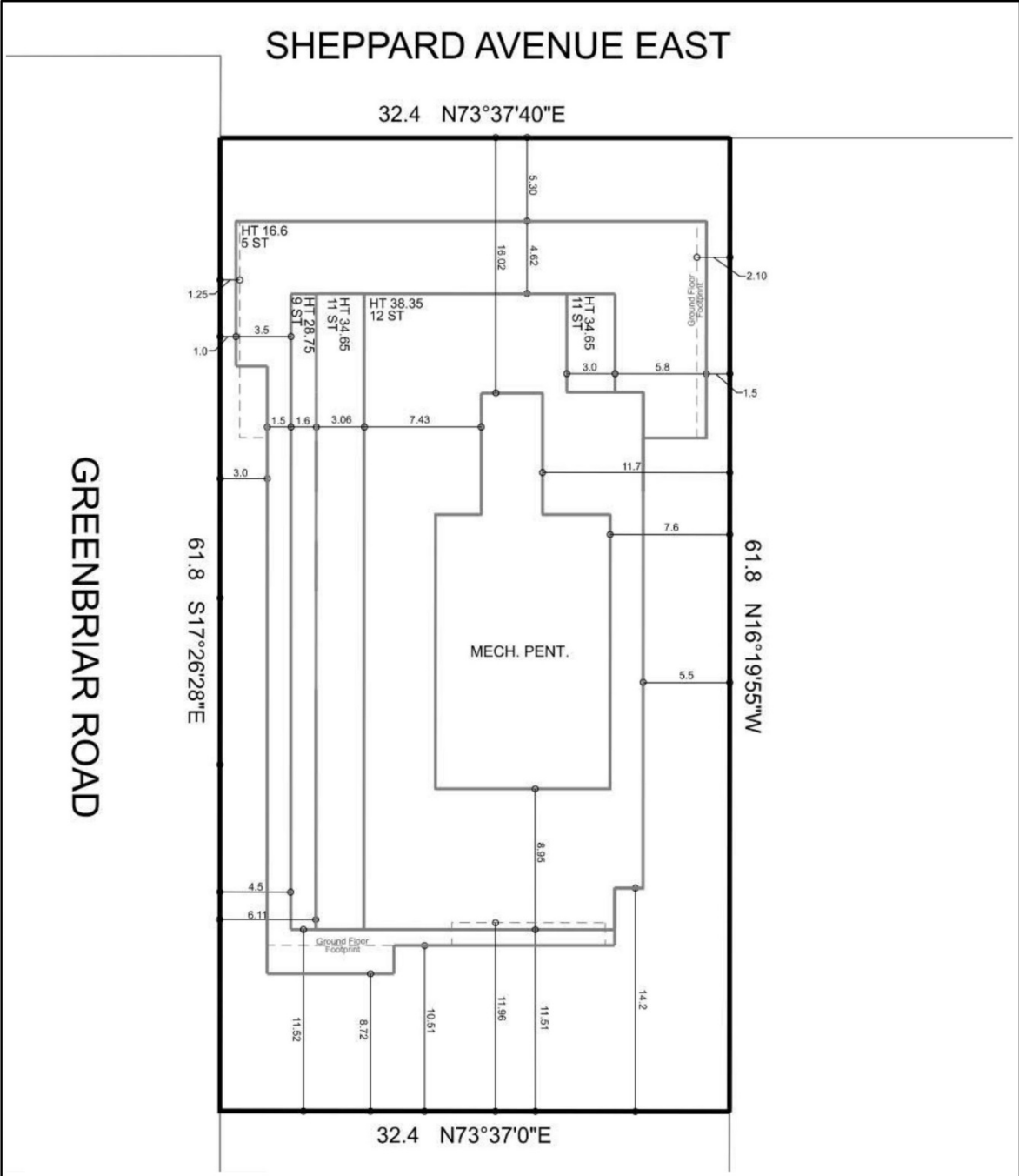


 **TORONTO**
Diagram 2

**1 Greenbriar Road and
635 Sheppard Avenue East**

File # 22 204643 NNY 17 0Z


 City of Toronto By-law 569-2013
 Not to Scale
 08/08/2023



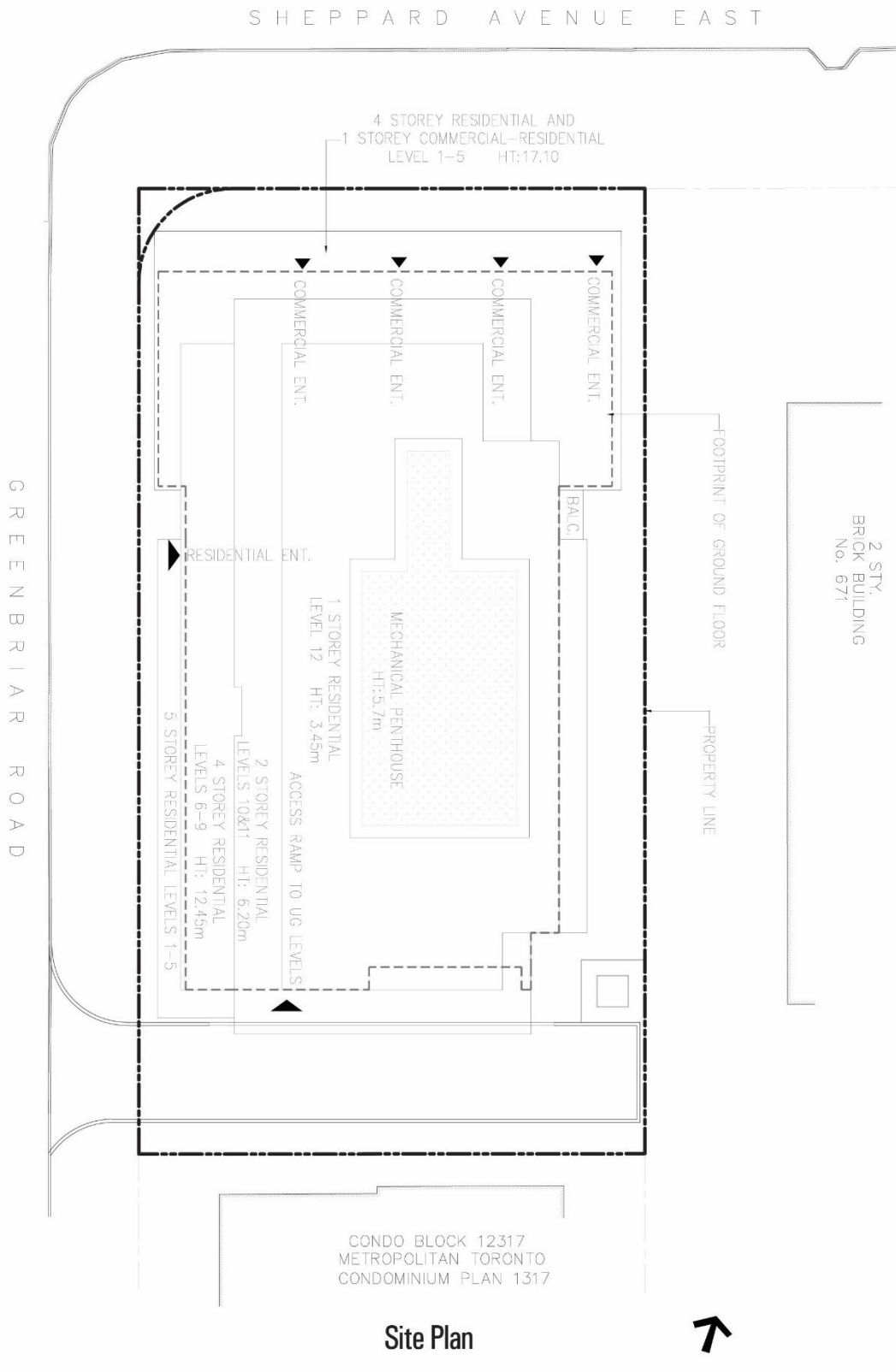
TORONTO
Diagram 3

**1 Greenbriar Road and
635 Sheppard Avenue East**

File # 22 204643 NNY 17 0Z

City of Toronto By-law 569-2013
Not to Scale
08/08/2023

Attachment 7: Site Plan

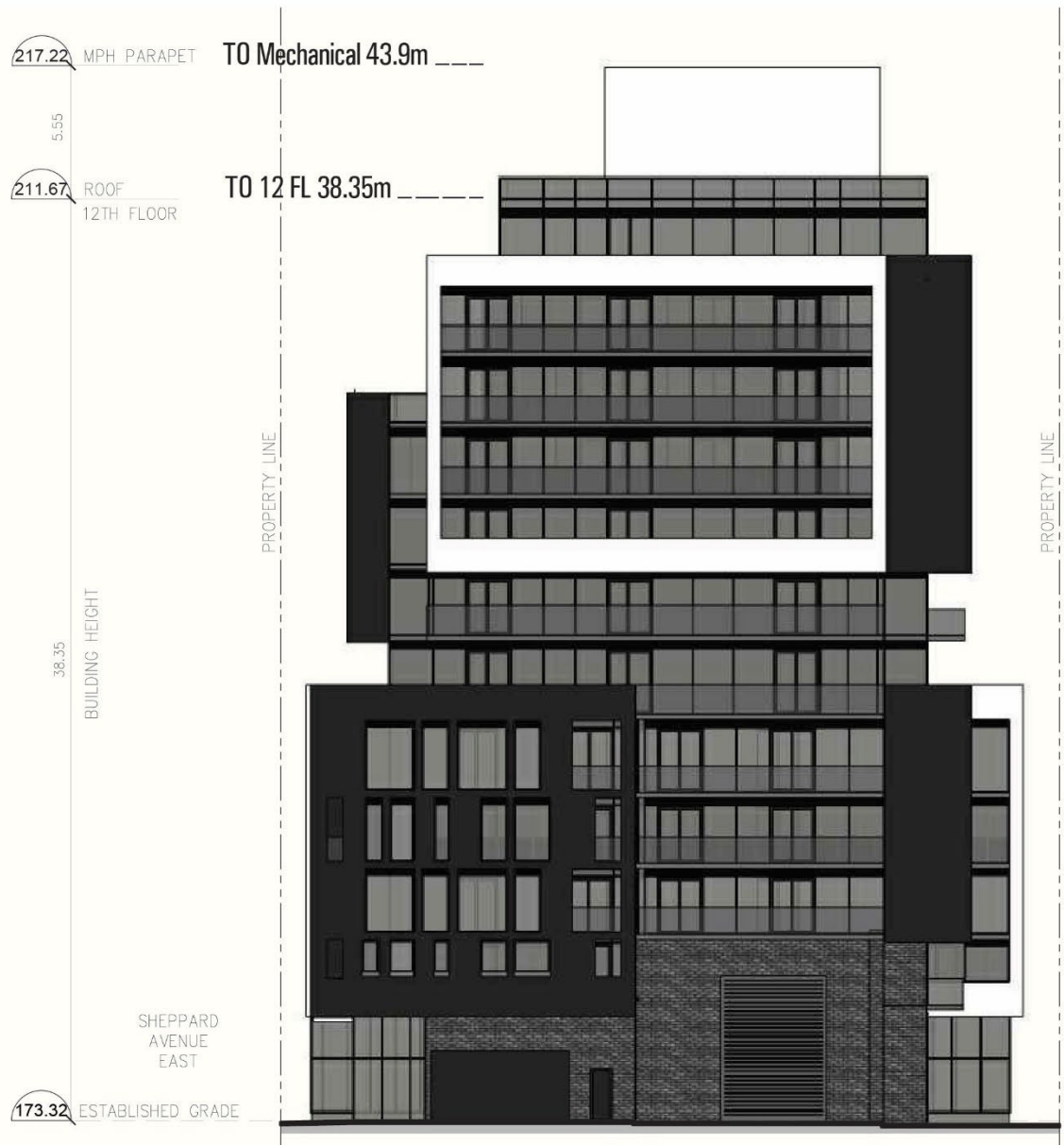


Site Plan

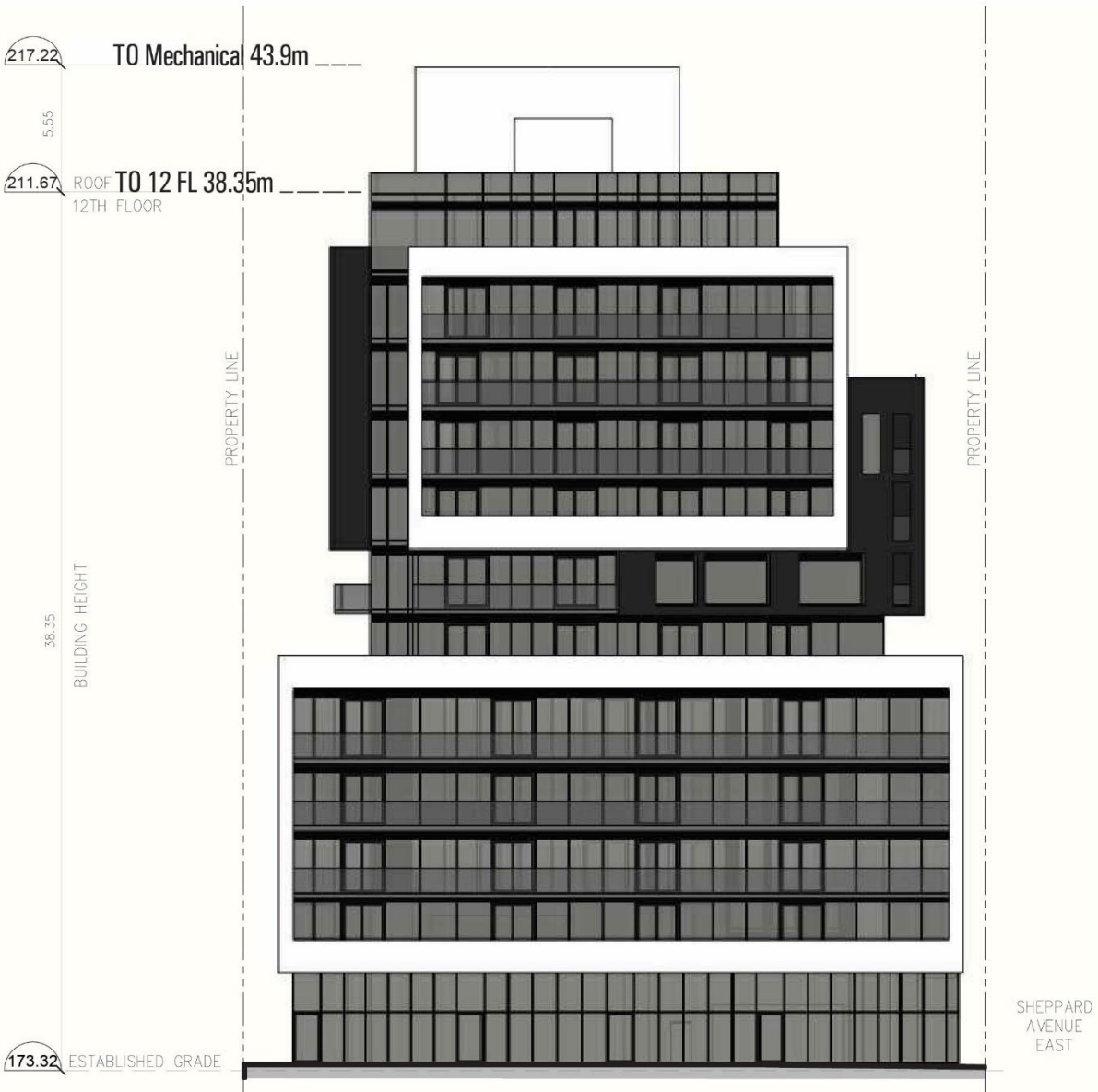
Attachment 8: Elevation



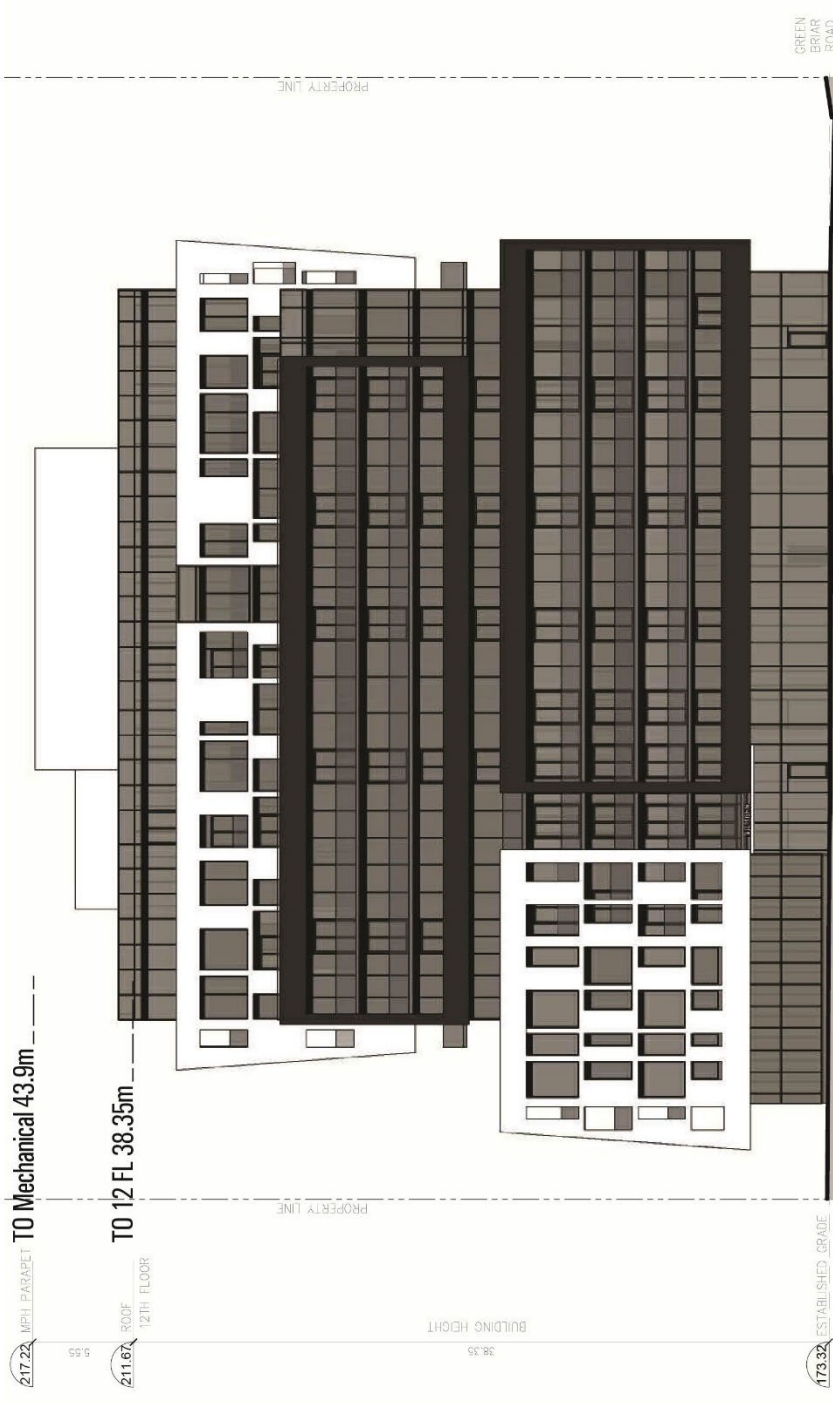
East Elevation



South Elevation



North Elevation



West Elevation