

2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue – Official Plan Amendment and Zoning Amendment – Final Report

Date: February 9, 2023

To: Scarborough Community Council

From: Acting Director, Community Planning, Scarborough District

Wards: 22 - Scarborough-Agincourt

Planning Application Number: 19 220917 ESC 22 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit the development of a 22-storey mixed-use building at 2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue. The proposal contains 410 residential units along with commercial retail uses at grade along Sheppard Avenue East and Pharmacy Avenue.

To facilitate the proposed development, an amendment to the Official Plan is proposed to redesignate the subject lands from *Neighbourhoods* to *Mixed Use Areas* and to establish a Site and Area Specific Policy to require that any future redevelopment contain a minimum of 1500 square metres of non-residential uses. A zoning by-law amendment is required in order to permit residential uses on the lands and to establish appropriate performance standards to facilitate this development.

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 development would intensify lands located on a priority transit corridor, providing an appropriate range and mix of uses on a currently underutilized site. The proposed built form transitions in scale to the adjacent low-scale land uses. It would include a base building of an appropriate height and scale to create a pedestrian street wall that will support and animate the public realm along these major streets. If approved, it will be a further addition to the reurbanization of this future higher order transit corridor.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law required to facilitate this development.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands 2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft 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

Pre-Application Consultation

Pre-application meetings were held on August 13, 2018 and June 4, 2019 to identify application requirements and provide feedback on the development proposal.

Current Application

The current application was submitted on September 13, 2019 and deemed complete on September 27, 2019.

A Preliminary Report on the application was adopted by Scarborough Community Council on December 3, 2019 authorizing staff to conduct a community consultation meeting with notice to be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant. A further recommendation of the preliminary report, which was adopted by City Council on December 17 and 18, 2019, also authorized staff to conduct an area (land use) study and evaluate this application in the context of other submitted development proposals, potential development sites and existing development within

the area bounded generally by 10 Chichester Place and 2941 Sheppard Avenue East to the west and the former hydro corridor to the east. As part of this report, Council also directed staff to determine, based on the area land use review, whether amending the Official Plan and/or zoning by-law with area specific measures is appropriate for all or part of this area.

The decision of City Council on the Preliminary Report for the subject application can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC11.5>

PROPOSAL

This application proposes to construct a 22-storey mixed use building with 410 residential units and 1,598 square metres of non-residential uses at grade fronting Sheppard Avenue East and Pharmacy Avenue. The building consists of a tower element on top of a 7-storey, U-shaped base building which is massed with additional stepbacks to provide transition from adjacent low-scale residential uses to the south.

The proposed development would comprise a total of 28,364 square metres of Gross Floor Area which results in a Floor Space Index of 4.31. 260 vehicle parking spaces are proposed, which are located in 2 levels of underground parking along with 8 parking spaces at grade. 317 bicycle spaces are proposed, consisting of 281 long-term and 36 short-term spaces.

Vehicular access and loading are taken from a driveway located off the south portion of the site from Pharmacy Avenue. The main residential building entrance is provided at the corner of the Sheppard Avenue East and Pharmacy Avenue, while a secondary entrance for passenger drop-off and pick-up is provided in an internalized driveway. Separate entrances are provided for each retail unit.

Additional detailed information is provided in the application data sheet found in Attachment 1. Site Plan and Elevations are found in Attachments 8 through 12.

Site and Surrounding Area

The subject lands are located at the southwest corner of Sheppard Avenue East and Pharmacy Avenue. The lands are rectangular in shape with a total frontage of 50 metres on Sheppard Avenue East and 83 metres on Pharmacy Avenue. The lands are generally flat with a slope towards the west and south. The lands currently contain two commercial plazas, one fronting Sheppard Avenue East and the other fronting Pharmacy Avenue.

The surrounding uses are as follows:

North: Across Sheppard Avenue East, there is a vacant parcel with approval for a 15-storey building. Immediately to the west of this vacant parcel there is a 13-storey residential building.

East: Across Pharmacy Avenue, there is an 18-storey mixed-use building fronting on Sheppard Avenue East and Wishing Well Park fronting Pharmacy Avenue.

West: To the immediate west there are six residential detached houses fronting Sheppard Avenue East, of which some of these houses have been converted to commercial uses, such as an esthetician, cleaning service support centre, and physiotherapy office. South of these houses is a low-rise residential area with detached houses.

South: Residential detached houses.

Reasons for Application

Official Plan amendment and rezoning applications are required in order to permit the proposed land uses, building height and density. Performance standards also are required to establish appropriate building location, setbacks, massing, and parking requirements to facilitate the proposed development.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Planning Rationale
- 3D Modelling
- Arborist Report
- Architectural Plans
- Avenue Segment Review
- Civil and Utilities Plans
- Construction and Fire Rating Letter
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Energy Efficiency Report
- Environmental Site Assessment (Phase One)
- Geotechnical Study
- Community Services and Facilities Study
- Hydrogeological Report
- Landscape and Lighting Plans
- Landscape Plans
- Pedestrian Level Wind Study
- Shadow Study
- Project Data Sheet
- Public Consultation Strategy

- Functional Servicing and Stormwater Management Report
- Sewer Investigation Report
- Survey Plans
- Toronto Green Standards Checklist
- Transportation Impact Study
- Tree Preservation Plan

These reports are available at the Application Information Centre (AIC), <https://www.toronto.ca/city-government/planning-development/application-information-centre>

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 amendment and Zoning By-law performance 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 the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

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

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

The Provincial Policy Statement (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 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

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

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

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. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. 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 (2020), 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

Sheppard Avenue East is identified as a priority transit corridor on Schedule 5 of the Growth Plan. The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

The Province has advised the City that the Sheppard East LRT Extension is no longer being planned for by the Province, and the City does not need to delineate or plan for these stations as MTSAs in the current Municipal Comprehensive Review. The Province is beginning exploratory work on the proposed Sheppard East Subway Extension, but at this time the location of future major transit stations are unknown. The City will work to delineate the boundaries of Major Transit Station Areas along Sheppard Avenue East once the location of each station is established.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan to determine the appropriateness of the proposed land use and built form.

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

Chapter 2 - Shaping the City

Chapter 2 outlines the urban structure and provides a strategy for directing and structuring growth with an emphasis on the integration of land use and transportation infrastructure.

Section 2.2 - Structuring Growth In The City: Integrating Land Use And Transportation
Policy 2.2.1 states that the integration and coordination of transportation and land use planning by attracting people and jobs to targeted growth areas will create a better urban environment, a competitive local economy and a more socially cohesive and equitable city. Specifically, policy 2.2.2 identifies that growth will be directed to the *Centres, Avenues, Employment Areas* and the *Downtown*.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors
Avenues are important corridors along major streets where reurbanization and intensification is encouraged. The Official Plan recognizes the diversity of *Avenues* with respect to lot sizes and configuration, transit service, street width and streetscape potential. *Avenue* studies are a tool used to create frameworks for envisioning and regulating change at a local level.

The policies in Section 2.2.3 outlines the process for conducting *Avenue* Studies and how development can proceed prior to completion of an *Avenue* Study. Reurbanizing the *Avenues* will be achieved through preparation of *Avenue* Studies for strategic mixed use segments of the corridor shown on Map 2. Development may be permitted on *Avenues* prior to an *Avenue* Study, provided that development is considered on the basis of all the policies of the Official Plan and implements the policies for the relevant designation area.

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

Not all lands that fall within *Avenues* are designated for growth. Where a portion of an *Avenue* is designated *Neighbourhoods*, the *Neighbourhood* protection policies in Chapter 4 policies prevail to ensure that any new development respects and reinforces the physical character of established neighbourhoods.

Healthy Neighbourhoods Policy 2.3.1 requires that developments in *Mixed Use Areas, Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will provide a gradual transition of scale and density, maintain adequate light and privacy, and attenuate traffic and parking impacts on adjacent streets.

Foundations for Growth Policy 2.2.9 states that the City's servicing for water, wastewater and stormwater management infrastructure will be maintained and developed to support the city-building objectives by providing adequate facilities to support new development and maintaining the infrastructure in a state of good repair.

Chapter 3 - Building a Successful City

Section 3.1.1 The Public Realm

Policy 3.1.1.1 defines the public realm as a network of all public and private spaces that are publicly accessible. Development will enhance and extend, where appropriate, a high-quality public realm. City streets are significant public open spaces that connect people and places and support the development of economically vibrant and complete communities.

Policy 3.1.1.2 states that the public realm will provide the organizing framework for development, foster complete, walkable communities that meet the daily needs of people and support a mix of uses, provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction, support active transportation and public transit use, and contribute to the City's climate resistance.

Section 3.1.3 Built Form

Policy 3.1.3.1 states that development will be located and organized to fit with its existing and planned context, protect privacy within adjacent buildings, locate and organize vehicle parking to minimize their impact and improve the safety and attractiveness of the public realm.

Policies 3.1.3.5, 3.1.3.6 and 3.1.3.7 provide that buildings will define and frame edges of the public realm with good street proportion. New developments will be required to provide good transition in scale between different building heights and intensity, and the transition in scale will be provided within the development site.

Policy 3.1.4.7 defines tall buildings as those buildings generally greater in height than the width of the adjacent right-of-way. Tall buildings should generally be designed to consist of three parts – a base, tower and top – that are carefully integrated (Policy 3.1.4.8). They should have a base building that respects and reinforces good street proportion and pedestrian scale and be lined with active, grade-related uses (Policy 3.1.4.9).

Policy 3.1.4.10 states that the tower should be designed to reduce physical and visual impacts and limit shadow impacts on the public realm and surrounding properties, maximize access to sunlight on the public realm, limit and mitigate pedestrian level wind impacts, and provide access to daylight and protect privacy within the tower. These objectives may be achieved by stepping back the tower from the base building, aligning the tower parallel to the street, limiting the size of tower floorplates, and locating and shaping balconies to limit shadow impacts (Policy 3.1.4.11).

Chapter 4 - Land Use Designations

Land use designations are among the Official Plan's most important implementation tools for achieving the growth strategy set out in Chapter Two. They direct major growth to some parts of the City and away from others. *Neighbourhoods* and *Apartment Neighbourhoods* are designations that reinforce existing character; whereas *Mixed Use Areas*, *Regeneration Areas*, and *Institutional Areas* are growth-oriented designations.

The subject lands are currently designated *Neighbourhoods* on Official Plan Map 19. This application proposes to redesignate the property from *Neighbourhoods* to *Mixed Use Areas* to accommodate the proposed uses, height and scale of the building.

Section 4.1 Neighbourhoods

Neighbourhoods (current land use designation) are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods* (Policy 4.1.1). Development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood (Policy 4.1.5).

Section 4.5 Mixed Use Areas

Mixed Use Areas (proposed land use designation) are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities (Policy 4.5.1).

Development in *Mixed Use Areas* will provide for new jobs and homes, create a balance of high quality commercial, residential, institutional and office space uses that reduce automobile dependency and meet the needs of the local community, locate and mass new buildings to provide transition to areas of different development intensity and adequately limit shadow impacts on adjacent *Neighbourhoods*, frame the edges of the street and provide an attractive, comfortable and safe pedestrian realm, minimize impact of service areas and provide good site access and circulation and adequate supply of parking, have access to schools, parks, community centres, libraries and childcare, and take advantage of nearby transit (Policy 4.5.2).

Further discussion of these land use designations as they pertain to this application is outlined in the Comments section.

Zoning

The site is zoned Commercial Local CL 0.33 (x103) in City-wide Zoning By-law 569-2013, as amended. The Commercial Local Zone permits for a wide variety of community service and business uses, such as community centres, shelters, libraries, parks, retail services, personal service shops, financial institutions, offices, veterinary hospitals, financial institutions, and eating establishments. Residential uses are not permitted, except as secondary suites. The maximum permitted density is 33%, and the

maximum permitted height is 10 metres. Minimum setbacks include 3 metres from Sheppard Avenue East and Pharmacy Avenue and 7.5 metres from the rear lot line.

Design Guidelines

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Growing Up: Planning for Children in New Vertical Communities

In July 2020, Toronto City Council adopted the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals of 20 or more residential units. The objective of the Growing Up Guidelines is to consider the needs of children and youth in the design and planning of vertical neighbourhoods which in turn, will enhance the range and provision of housing for households across Toronto. Implementation of the Guidelines also presents the opportunity to address housing needs for other groups, including roommates forming non-family households, multi-generational households and seniors who wish to age-in-place. This will increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The Growing Up Guidelines (2020) are available at:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

Site Plan Control

This application is subject to site plan control. A site plan control application was submitted in April 2022 (File No.: 22 137043 ESC 22 SA) and is being reviewed concurrently with this application.

Community Consultation

A virtual community council meeting was held on November 23, 2020. Approximately 53 members of the public attended this meeting along with the applicant, City staff and representatives from the Ward 22 office.

At the meeting, staff presented an overview of the policy framework and development review process, and the applicant provided a presentation on their development proposal. The presentations were followed by a question and answer period. Key comments and questions included:

- Concerns about the suitability of the overall building height and massing of the base building, particularly from the perspective of neighbours to the west and concern about shadows cast from the building on residential properties to the east.
- Concerns about the potential loss of affordable retail space and small independent businesses in the community.
- Concerns that the retail would be less accessible for people with mobility challenges due to the limited surface parking.
- Concerns about increased traffic congestion along Sheppard Avenue East and Pharmacy.
- Concerns about pedestrian and cycling safety in the area.
- Concerns about the grade difference between the subject property and the properties to the west.
- Question about whether affordable housing was included in the proposal.
- Question about what community benefits would be secured.
- Question about noise mitigation from the outdoor amenity space on the 7th floor.
- Question about the construction timeline and construction mitigation measures.

In addition to comments received at the community consultation meeting, some community members have provided comments via phone and email to City Planning staff over the course of the development review.

Staff have considered all comments. An assessment of the suitability of the built form, traffic assessment, and measures to continue to support local retail services is contained in the following sections of this report. The issue of grading on the west and south side of the property will be further evaluated and addressed through the site plan application.

COMMENTS

The application has been reviewed against the Official Plan policies planning studies described in the Policy Considerations Section of the report as well as the policies of the Toronto Official Plan as a whole.

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 with the Growth Plan (2020) as noted below.

Provincial Policy Statement (2020)

The development proposal is consistent with PPS policies to build strong, healthy communities by promoting efficient and transit-supportive development and prioritizing intensification of lands to accommodate a significant supply and range of housing options in areas close to transit (Policies 1.1.3.2, 1.1.3.3, 1.4.3).

The proposed mix of retail and residential uses and the proposal's location along a transit corridor is consistent with PPS policy that promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips of local residents and supports current and future use of transit (Policy 1.6.7.4).

Growth Plan

The proposal conforms to Growth Plan policies to manage growth effectively and achieve complete communities by featuring a diverse mix of land uses, including residential and employment uses and convenient access to local stores, services and public services facilities. The proposal achieves intensification by facilitating an appropriate scale of development in a strategic growth area along a priority transit corridor and provides a transition of built form to adjacent areas (Sections 2.2.2 and 2.2.4).

Avenue Segment Review and Area Study

In 2019, as part of the preliminary report for this development application, Council directed staff to conduct an area (land use) study for a segment of Sheppard Avenue East shown in Attachment 5 to determine whether amending the Official Plan and/or Zoning By-law with area specific measures is appropriate for all or part of this area.

The lands located within this reviewed segment are designated *Neighbourhoods* and *Apartment Neighbourhoods*. The lands to the north of Sheppard Avenue East designated *Apartment Neighbourhoods* already contain apartment buildings up to 20 storeys in height or have site-specific development approvals in place. Future intensification of the lands designated *Apartment Neighbourhoods* can be appropriately addressed through site-specific applications.

The majority of the *Neighbourhoods*-designated lands along this segment contain residential uses, including an 11-storey residential apartment building, a townhouse complex, and many underdeveloped lots with single detached homes that are typical of many segments of lands designated *Neighbourhoods* on Major Streets across Toronto. One group of properties designated *Neighbourhoods* is currently subject to a site-specific development application for intensified residential uses (3175 to 3181 Sheppard Avenue East). Some properties have rear-lot conditions fronting interior residential streets without access to Sheppard Avenue East. Other uses include a place of worship and single detached homes that have been converted to commercial uses.

Staff are not recommending any changes to the land use permissions for other properties identified within this segment at this time. Staff have determined that a stand-alone study of this segment and nearby lands would be more appropriate through one of two ongoing City-wide processes: Expanding Housing Options in Neighbourhoods on Major Streets or the future delineation of Major Transit Station Areas once the plans for rapid transit along this corridor are confirmed. These study processes are better positioned to make more consistent recommendations in line with broader objectives of City Council.

More information about Expanding Housing Options in Neighbourhoods is available here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

In accordance with the policies in Section 2.2.3, An Avenue Segment Review was submitted with the application to evaluate the lands and help determine redevelopment potential along Sheppard Avenue East between Victoria Park Avenue and Warden Avenue. This study identified five “soft sites” that overlap with the staff-initiated land use study area, including the block of homes fronting Sheppard Avenue East abutting the west side of the subject property. Staff are satisfied that the proposed development would not impede future development of the remainder of the block to the west.

Staff are satisfied that subsequent development of the entire *Avenue* segment will have no adverse impacts and that the proposed development would contribute positively to the reurbanization of this segment of Sheppard Avenue East.

Land Use

The two commercial plazas currently located on the subject property contain a range of retailers that provide services, goods, and economic opportunities for the local community. Over the course of the review staff heard comments from community members about the importance of keeping local retail and services in close proximity, particularly for people who do not have access to private vehicles. Economic Development and Culture staff reviewed the application and recommended an increase in the amount of proposed non-residential area.

Through the planning review, the amount of proposed retail space increased from 1,340 square metres in the original submission to 1,598 square metres. To help ensure that the lands continue to provide a range of retail, services and economic opportunities for the local community, the recommended Site and Area Specific Policy and Zoning By-law amendment would require that a minimum of 1,500 square metres of non-residential Gross Floor Area be required as part of any redevelopment.

Staff have determined that *Mixed Use Areas* is the most appropriate land use designation to facilitate this development given the existing commercial uses, proposed mix of commercial and residential uses, and the lands’ strategic growth location fronting a provincially identified priority transit corridor where growth is encouraged in the Growth Plan (2020) and which is also identified as an *Avenue* in the Official Plan.

Density, Height, Massing

This application has been reviewed against the official plan policies and design guidelines described in the Policy Consideration Section of the Report. The proposal satisfies the policies with respect to appropriate massing within the planned and existing context, built form, and transition to adjacent *Neighbourhoods*.

The proposed building height at 22 storeys is appropriate for the surrounding context,

considering the recently constructed 18-storey mixed use building opposite the property at the southeast corner of Sheppard Avenue East and Pharmacy Avenue and the approval for a 15-storey building at the northwest corner. While the proposed building height is slightly higher than the development at the southeast corner, the overall proposed net density of 4.31 Floor Space Index is equivalent to that existing development.

The building meets the intent of the Tall Building Guidelines. The building is set back approximately 5 metres from Sheppard Avenue East and 3 metres from Pharmacy Avenue which provides for landscaping and an expanded pedestrian realm. The ground floor height of 4.5 metres will support the retail uses. The 7-storey base building frames Sheppard Avenue East and Pharmacy and provides continuity with the streetwall on the east side of Pharmacy Avenue. The tower portion of the building is limited to an area of 750 square metres as recommended in the Guidelines and is set back from the base building, thereby helping to reduce wind impacts.

The building effectively provides transition to low-rise dwellings in lands designated *Neighbourhoods* to the south and southwest through stepbacks and setbacks. A setback of almost 19 metres is provided from the south end of the property, and a 10-metre setback is provided along the southern building wing on the west side of the property. A 6-metre setback is provided on the west side of the portion of the building fronting Sheppard Ave East, which provides for landscaping and a continuous pedestrian pathway around the side and rear of the building. Additional stepbacks on the south and west side of the base building are provided and are illustrated in the Site Plan in Attachment 8.

The proposal was reviewed for conformity with a 45-degree angular plane from the property line of the adjacent low-scale residential properties to the south and west of the property. The building height generally fits within a 45-degree angular plane drawn from the south property line. The southern portion of the building also generally fits within an angular plane from the western property line with some minor projections which are acceptable to staff. A 45-degree angular plane was not applied to the *Neighbourhoods*-designated lands fronting Sheppard Avenue East given their location on an *Avenue* where future intensification is anticipated and considering that some of the existing uses are commercial in nature.

Unit Mix

The development would provide housing for a range of household sizes, including units suitable for families with children. The unit mix is comprised of 8 (2%) studio units, 194 (47%) 1-bedroom units, 170 (42%) 2-bedroom units, and 38 (9%) 3-bedroom units.

Staff are satisfied that the unit mix adequately meets the objectives of the Growing Up Guidelines. The provision rate of 2-bedroom units exceeds the minimum 15% recommended in the Growing Up Guidelines, while the provision of 3-bedroom units at 9.3% is close to the minimum 10% of 3-bedroom units recommended in the Guidelines. While the unit sizes of the larger units fall short of the recommended size ranges

outlined in the Guidelines, some of the 3-bedroom units are very close to the meeting the recommended minimum recommended unit size of 100 square metres (1076 square feet). These larger 3-bedroom units are concentrated in the base of the building as directed by the Guidelines.

Amenity Areas

Amenity area is provided at the minimum rate of 4 square metres of amenity space per unit, including 2 square metres of indoor amenity area and 2 square metres of outdoor amenity area. Amenity areas are provided at the ground level and level 8, for a total of 820 square metres of indoor amenity area and 820 square metres of outdoor amenity area.

Sun and Shadow

Shadow and wind affect the thermal comfort and enjoyment of the public realm and open spaces. The size, location and shape of the building floorplate, building height, setbacks as well as the time of year and angle of the sun are all factors that inform shadow impact.

During March and September there would be some shadowing from the proposed building on the northern portion of Wishing Well Park. The shadow study shows shadowing on the park beginning at 4:18 PM on March 21st and September 21st and 5:18 PM on June 21st. Due to the change in positioning of the sun towards the south, the park is not impacted by shadow on December 21st.

The tower portion of the building will shadow a portion of the public sidewalk on the north side of Sheppard Avenue East during the March, September and January. There would be no shadowing from the building during June 21st on the north side of Sheppard Avenue East. The building casts shadow on the sidewalk on the east side of Pharmacy Avenue during March and September beginning in the mid-afternoon.

Shadow impact on the *Neighbourhood* to the west is very minimal and is adequately limited to the early morning hours during the spring and fall. At 9:18 a.m. there is some shadowing of a portion of the abutting back yards of properties facing Foxhill Drive and fronting Sheppard Avenue East. The building's shadow is limited to the neighbouring property fronting Sheppard at 10:18 a.m. and is completely removed by 11:18 a.m.

City Planning staff have assessed the proposed revised development in terms of the incremental shadow impact and are satisfied the building design minimizes and adequately limits shadow on *Neighbourhoods*, streets, parks, and publicly accessible open spaces through the building massing and height proposed as required by policy 3.2.3.3 and 4.5.2 c) through f).

Wind

The pedestrian level wind study showed that most areas on and around the site will have wind conditions suitable for their intended purposes in all seasons. The building design with the large podium and stepped massing aids in reducing the potential wind impact at grade.

The wind study tunnel model predicted that there would be no unsafe wind conditions around the site. Some mitigation measures will be required to address predicted uncomfortable wind conditions during winter months on the northeast side of the building and on the sidewalk across from the development on the east side of Pharmacy Avenue. These uncomfortable wind conditions are expected to be infrequent and are expected to resolve once other approved buildings in the vicinity are constructed. The wind study recommended implementing landscape features and windscreens as interim mitigation measures along Pharmacy Avenue. Wind mitigation measures will be further reviewed and secured through the approval of the accompanying site plan application.

Streetscape

The proposed development would advance the public realm objectives of the Official Plan by enhancing the streetscape along Sheppard Avenue East and Pharmacy Avenue. The current condition provides a narrow sidewalk and two rows of surface parking lots in front of the commercial plazas and a narrow row of shrubs on Pharmacy Avenue. The proposed development would provide an expanded pedestrian realm with a wider sidewalk and enhanced landscaping, including seating, planters and street trees along both frontages. The pedestrian realm would be framed by the 7-storey base building and retail activating each frontage. Landscaping details will be finalized and secured through the site plan application.

Traffic Impact, Access, Parking

Vehicle access to the development is provided from a driveway at the south end of the site off of Pharmacy Avenue.

A Transportation Impact Study (TIS), prepared by NexTrans Consulting Engineers dated September 12, 2019 and three subsequent addendum letters were submitted to evaluate the effects of the development on the transportation system and determine if any transportation improvements are necessary to accommodate the transportation impacts generated by the development.

The TIS addendum letter dated February 18, 2022 identified that the development would generate 99 two-way auto trips during the weekday AM peak hours and 171 two-way auto trips during the weekday PM peak hours.

The Transportation Impact Study Addendum Letter, dated November 14, 2022, identified that signal timing adjustments are warranted at the intersection of Sheppard Avenue East and Victoria Park Avenue. The intersection capacity analysis results indicate that the study area intersections and proposed vehicular access are expected

to operate with acceptable levels of service upon implementation of recommended optimized signal timings. Transportation Services staff have advised that the applicant will be required to pay for this signal timing adjustment and the Chief Planner or his designate will secure this as a condition through the issuance of the Notice of Approval Conditions for the related site plan application.

The development proposal encourages active and public transportation as an alternative to private automobile use. 317 bicycle spaces will be provided at grade and within the 2 levels of underground parking. Two bicycle repair stations are provided at grade to support cycling. A real-time transit information display in the lobby of the building will provide convenient access to transit information and incentivize transit use. Two car share spaces are provided as an alternative to private vehicle ownership.

The proposed supply of 260 vehicle parking spaces complies with the new City-wide parking standards in By-law 89-2022, which permits a minimum of 22 and a maximum of 426 vehicle parking spaces for the proposed uses at this location. The number of vehicle parking spaces has been reduced since the initial submission from 339 spaces to 260 spaces, and the levels of underground parking have been reduced from three to two. Two car share spaces are provided at grade.

A type “G” and type “C” loading space will be shared among the residential and commercial uses. Transportation Services staff have reviewed the proposed number of loading spaces and have deemed them to be acceptable.

The required parking and loading provisions are included in the draft Zoning By-law Amendment.

Servicing

A Functional Servicing and Stormwater Management Report, Geotechnical Study and Hydrogeological Assessment Report were submitted in support of the application. The objective of these reports is to identify the municipal servicing and stormwater management requirements for the development and to demonstrate how each service will be accommodated by infrastructure.

Engineering and Construction Services staff have reviewed the reports and have advised that upgrades to the existing sanitary sewers on Farmcrest Drive are required to support this development. Engineering and Construction Services staff have advised that the owner will be required to make satisfactory arrangements and enter into a financially secured Development Agreement for the construction of the existing sanitary sewers upgrades on Farmcrest Drive. The implementation of these sanitary sewer upgrades and will be secured as a condition of development prior to issuance of the Notice of Approval Conditions for the related site plan application. Aside from these required sanitary sewer upgrades, staff have determined that there is sufficient servicing capacity for water and stormwater management infrastructure to support the development.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.59 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

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 minimal payment is no less than 5%. The non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

School Capacity

The development application was circulated to local school boards. Toronto Catholic District School Board has advised that there is sufficient capacity at the local elementary school but that the local secondary schools are operating at capacity. The Toronto Catholic District School Board will continue to monitor growth in the area.

The Toronto District School Board advised that there may be insufficient capacity at local schools to accommodate the students anticipated from the development, but that the school board is currently reviewing local schools planned for this area. Toronto District School Board recommends the appropriate warning clauses be incorporated within purchase and sales agreements to notify potential purchasers of the capacity constraints. This warning clause will be secured through the Site Plan Agreement.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The Arborist Report and Tree Preservation Plan submitted in support of the application indicate that this project would require the removal of four privately owned trees located on the subject site and two privately owned trees on neighbouring properties as well as potential injury of ten trees located on adjacent properties. Three City street trees located adjacent to Pharmacy Avenue would require removal while one City tree is proposed to be preserved.

A neighbouring property owner identified some potential inaccuracies on the submitted materials with respect to the location of trees along the western property line. To address these concerns, the applicant has indicated that they will update their existing survey and generate a boundary tree survey specifically for trees and other structures near the property line of the subject site. This updated survey and boundary tree survey will be submitted and reviewed through the next site plan application resubmission.

Urban Forestry Tree Protection Review staff have reviewed the development application and have indicated that they do not object to the rezoning and Official Plan amendment application. A more detailed Landscape Plan, including quantities of proposed trees and relevant planting details, will be required during the site plan application review.

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 applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the site plan application control process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) the Toronto Official Plan, and the applicable guidelines discussed above in this report. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to supporting intensification of lands along *Avenues* while providing appropriate transition to nearby lower-scale *Neighbourhoods* and enhancing the pedestrian realm along Sheppard Avenue East and Pharmacy Avenue.

Staff worked with the applicant and the community to address and resolve the following key concerns:

- Ensuring that the site continues to provide local retail and economic opportunities for the local community.
- Providing appropriate transition to the low-rise residential *Neighbourhoods* to the west and south through generous setbacks and setbacks.

The proposal would contribute positively to the area by providing much needed additional housing supply while continuing to provide a significant amount of retail on the site and supporting the emerging density on a future higher order transit corridor. Staff recommend that Council support approval of the application.

CONTACT

Sophie Knowles, Planner, Tel. No. (416) 396-4157, Community Planning, Scarborough District, E-mail: Sophie.Knowles@toronto.ca

SIGNATURE

Christian Ventresca MScPL, MCIP, RPP, Acting Director
Community Planning, Scarborough 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: Sheppard/Pharmacy Area Study Boundary
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: East Elevation
- Attachment 12: West Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2993 to 3011 SHEPPARD AVE E
and 1800 to 1814 PHARMACY AVE
Date Received: September 13, 2019

Application Number: 19 220917 ESC 22 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Development comprising of a 22 storey mixed-use building, containing 410 residential units, GFA of 28,364 square metres, a floor space index of 4.31 times the lot area, and 260 parking spaces.

Applicant

MANNY
KARIMI

Agent

Architect

Owner

2993-3011
SHEPPARD
AVENUE INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods **Site Specific Provision:**
Zoning: NC (Sullivan); **Heritage Designation:**
CL (569-2013)
Height Limit (m): 10 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq. m): 6,583 **Frontage (m):** 50 **Depth (m):** 83

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):			2,984	2,984
Residential GFA (sq. m):			26,767	26,767
Non-Residential GFA (sq. m):	1,946		1,598	1,598
Total GFA (sq. m):	1,946		28,364	28,364
Height - Storeys:	2		22	22
Height - Metres:			70	70

Lot Coverage Ratio (%): 45.33 **Floor Space Index:** 4.31

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	26,767	
Retail GFA:	1,598	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			410	410
Other:				
Total Units:			410	410

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		8	194	170	38
Total Units:		8	194	170	38

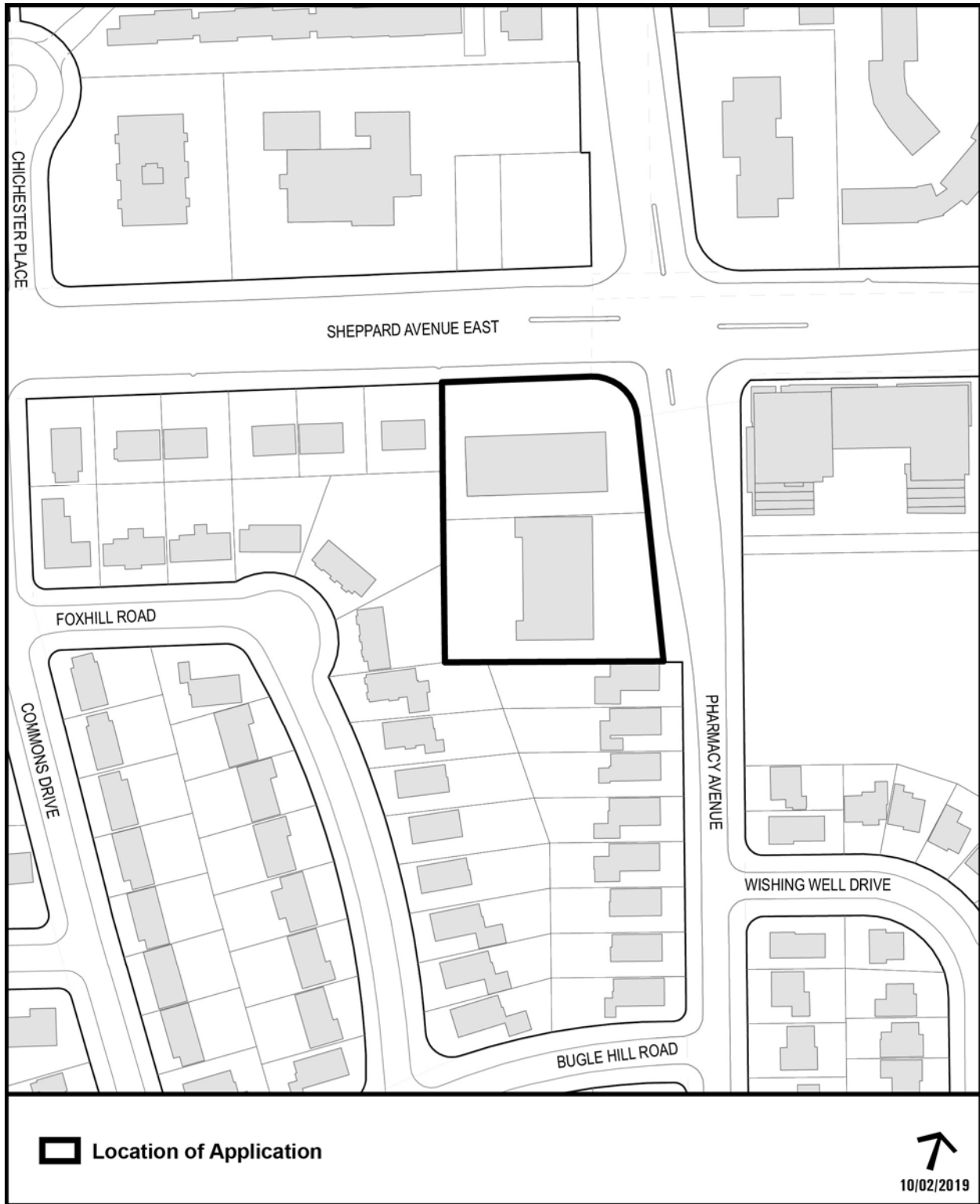
Parking and Loading

Parking Spaces: 260 Bicycle Parking Spaces: 317 Loading Docks: 2

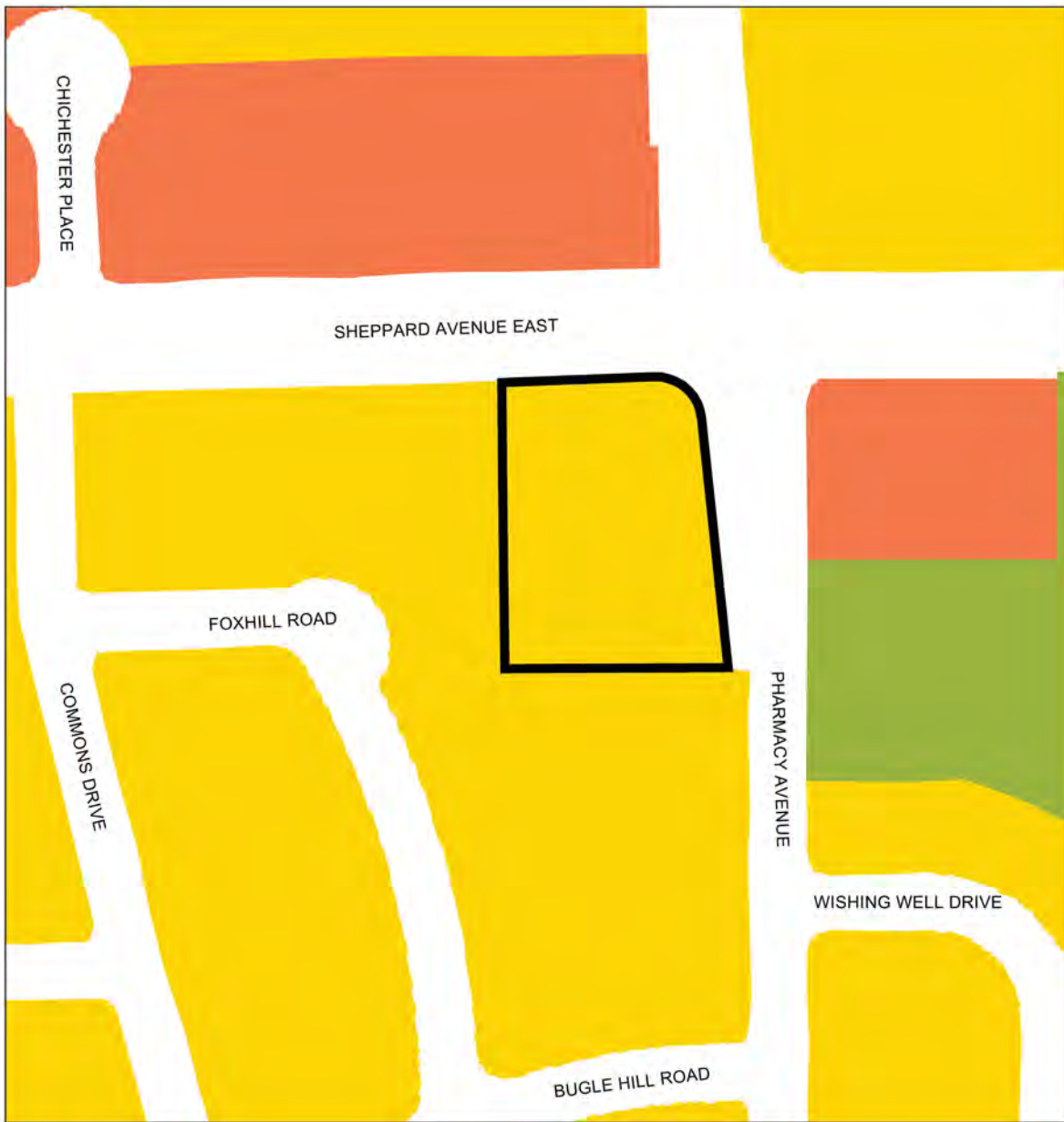
CONTACT:

Sophie Knowles, Planner
(416) 396-4157
Sophie.Knowles@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #19

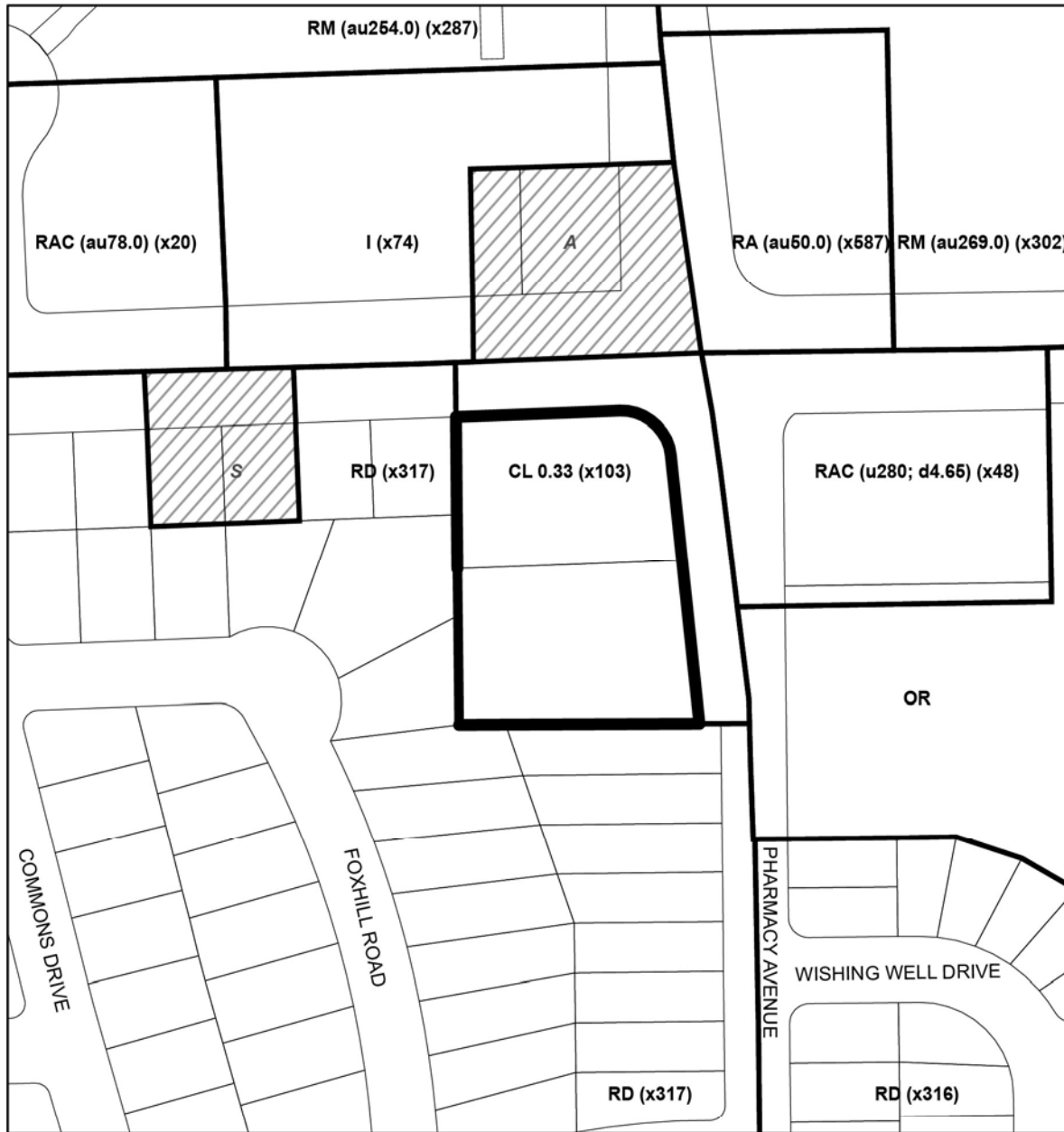
**2993-3011 Sheppard Avenue East
and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Other Open Space Areas


↑
Not to Scale
11/12/2019


Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

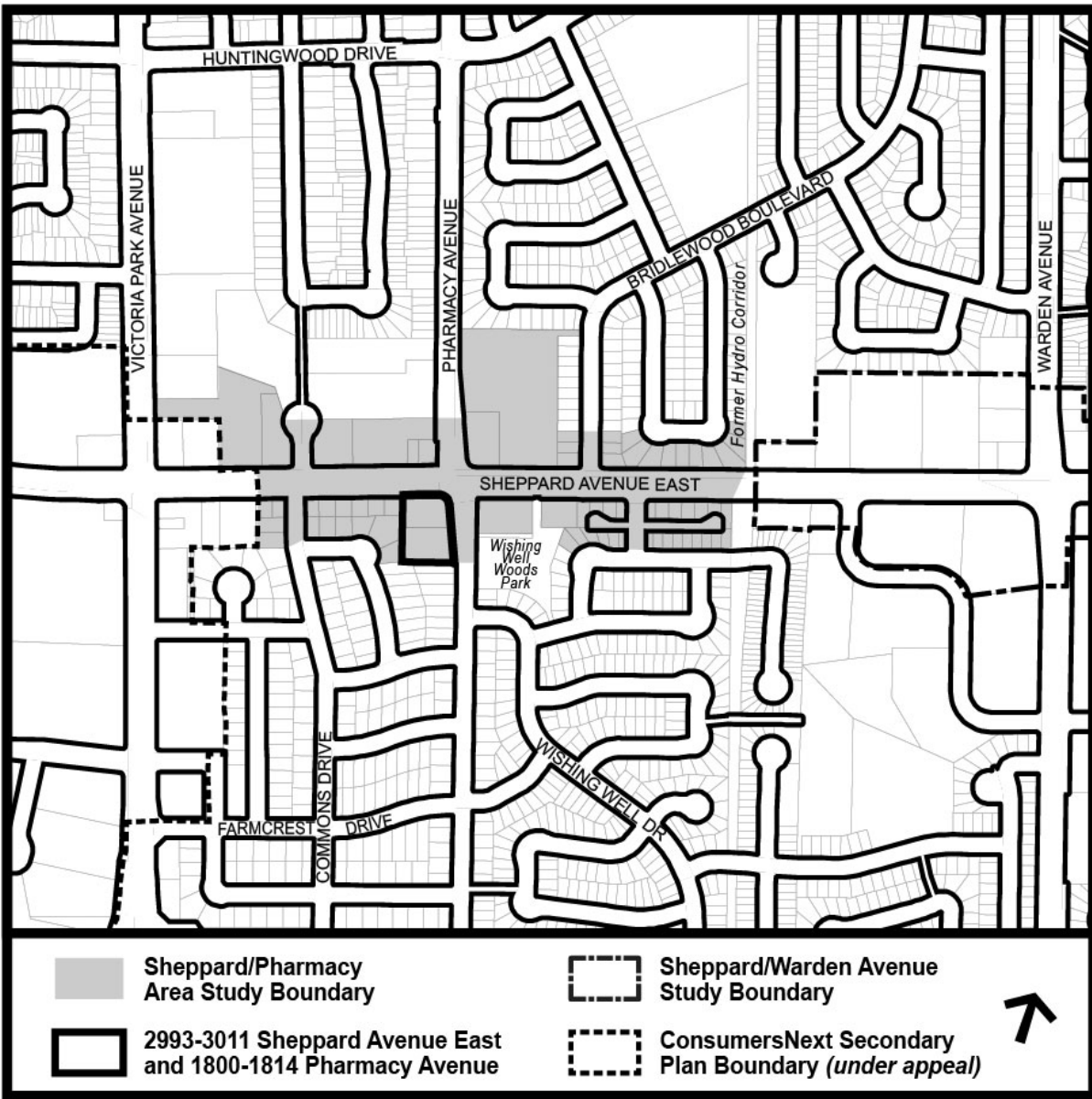
**2993-3011 Sheppard Avenue East
and 1800-1814 Pharmacy Avenue**
File # 19 220917 ESC 22 02

-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- RAC** Residential Apartment Commercial
- CL** Commercial Local
- I** Institutional
- OR** Open Space Recreation

-  See Former City of Scarborough L'Amoreaux Community By-law No.12466 and Sullivan Community By-law No.10717
- S** Single-Family Residential
- A** Apartment Residential


Not to Scale
Extracted: 10/02/2019

Attachment 5: Sheppard/Pharmacy Area Study Boundary



Attachment 6: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022, as 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue.

Whereas authority is given to Council under 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 attached Amendment No. 643 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker City Clerk

John D. Elvidge,

(Seal of the City)

AMENDMENT NO. 643 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS
2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue**

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

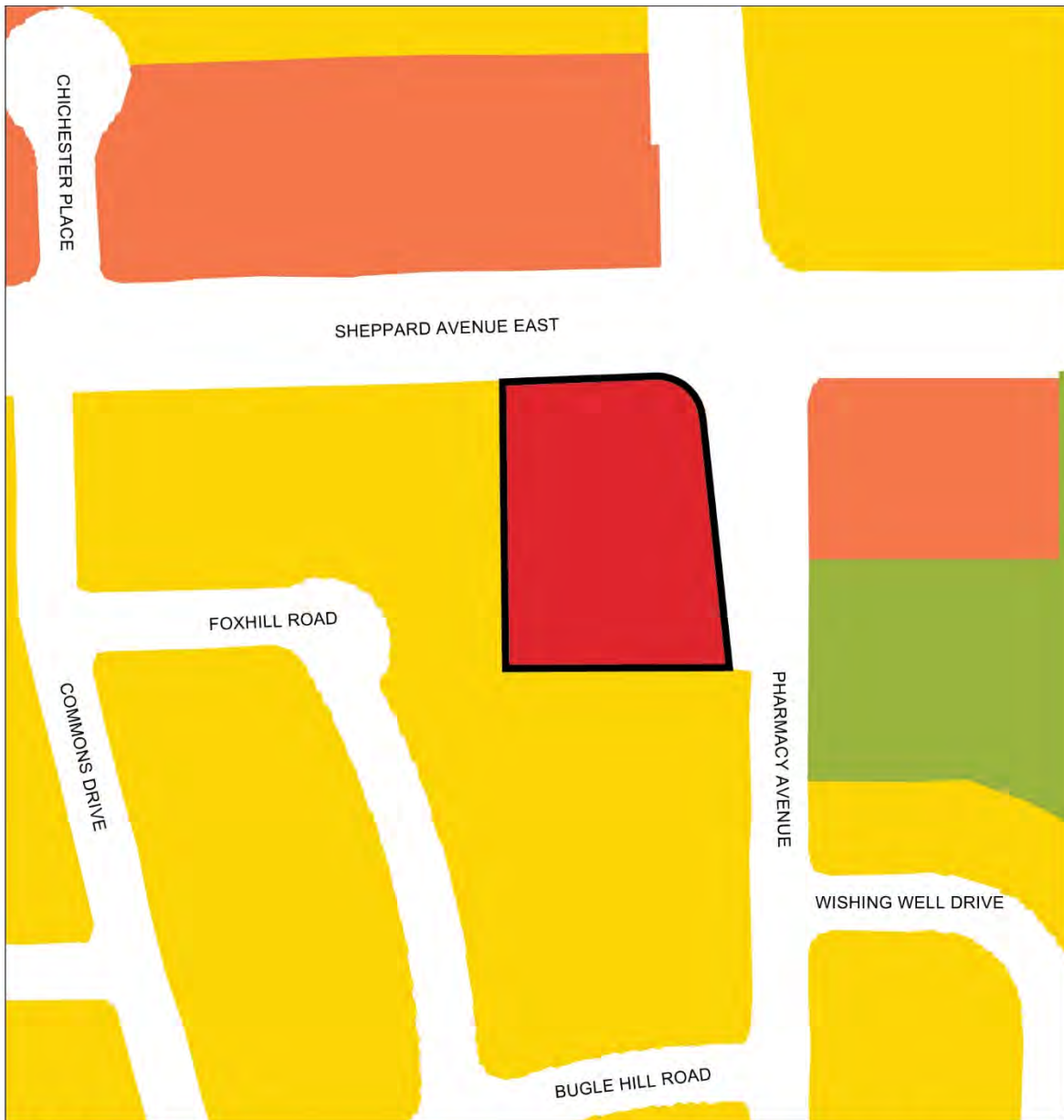
1. Map 19, Land Use Plan, is amended by re-designating the lands known municipally as 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule 1.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 823 for the lands known municipally in 2022 as 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue, as follows:

823. 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue

To help ensure that the lands continue to provide a range of retail, services and economic opportunities for the local community, a minimum of 1,500 square metres of non-residential Gross Floor Area is required as part of any redevelopment.

3. Chapter 7, Map 30, Site and Area Specific Policies, is revised to add the lands known municipally in 2022 as 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue as Site and Area Specific Policy No.823, as shown on the attached Schedule 2.

Schedule 1



Official Plan Amendment 643

Revisions to Land Use Map 19 to redesignate lands from Neighbourhoods to Mixed Use Areas

**2993-3011 Sheppard Avenue East
and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 02

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


Not to Scale
01/24/2023

Schedule 2



Attachment 7: Draft Zoning By-law Amendment

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

CITY OF TORONTO BY-LAW XXXX-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue.

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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; 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 provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of CL (0.33(x103)) to a zone label of CR 4.31(c0.25; r4.07) SS2 (x840) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0 to a height and storey label of HT 70, ST 22, as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, by amending the lot coverage label of 40 to 60 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number x840 so that it reads:

(x840) Exception CR x840

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 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue, if the requirements of By-law [Clerks to supply By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below:
- (B) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between a Canadian Geodetic Datum elevation of 179.35 metres and the elevation of the highest point of the building;
- (C) Despite Regulation 40.10.40.10(2), the maximum height of any **building** or **structure** erected on the lands is the number in metres following the letters "HT", as shown on Diagram 5 of By-law [Clerks to supply By-law ##];
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 5 of By-law [Clerks to supply By-law ##];
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first storey, as measured between the floor of the first **storey** and the ceiling of the first **storey**, excluding any ceiling mechanical equipment and structural elements, is 4.3 metres.
- (F) Despite Regulation 40.10.40.70 (2), the required minimum **building setbacks** are shown in metres on Diagram 5 of By-law

[Clerks to supply By-law ##];

- (G) Despite Clause 40.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.2 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.2 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (vi) eaves, by a maximum of 1.0 metres;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 28,370 square metres;
- (I) A minimum **gross floor area** of 1,500 square metres is required at-grade for non-residential uses permitted by Regulation 40.10.20.10(1)(A) and Regulation 40.10.20.20(1)(A);
- (J) The maximum area of the tower floor plate, as measured from the exterior of the main wall on each storey, is 750 square metres;
- (i) For the purpose of this exception, tower floor plate means the area of a floor of a building measured from the exterior of the main walls, but excluding inset and projecting balconies;
- (K) Despite Regulation 40.10.50.10(3), a minimum 1.5-metre-wide strip of land for **soft landscaping** along any part of a **lot line** abutting a **lot** in the Residential Zone category must be provided with the exception of areas containing short-term bicycle parking, walkways, and the

transformer and air vent on the west side;

- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two (2) “car-share” **parking spaces** on the **lot** are required for residential parking use. “Car-share parking spaces” are parking spaces as defined by (i) to (ii) below:
 - (i) For the purpose 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;
 - (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 Regulation 200.15.1(1), an accessible parking space must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres.

- (N) Despite Clause 40.10.80.10, a maximum of 8 at-grade **parking spaces** are permitted and may be located in the Pharmacy Avenue **street yard**;

- (O) Despite Regulations 220.5.10.1(2), (3) and 220.5.1.10(8), a minimum of one Type "C" and one Type "G" loading space must be provided on the **lot** and will be shared between residential and commercial uses;
 - (i) A Type "C" **loading space** means a **loading space** that is a minimum of 3.5 metres wide, 6.0 metres long and has a minimum vertical clearance of 3.0 metres;
 - (ii) A Type "G" **loading space** means a **loading space** that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres;

- (P) Despite Regulation 230.40.1.20(1)(C), “long-term” **bicycle parking spaces** may be located in a storage locker;

- (Q) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** must be located in a bicycle parking area at grade anywhere on the lot;
- (R) Despite Regulation 230.5.1.10 (7), no shower and change facilities are required.
- (S) Despite Regulation 40.10.40.1 (1), residential uses except **dwelling units** are permitted on the **first floor**.
- (T) A minimum of 9% or 38 **dwelling units**, whichever is higher, must contain 3 or more bedrooms.

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

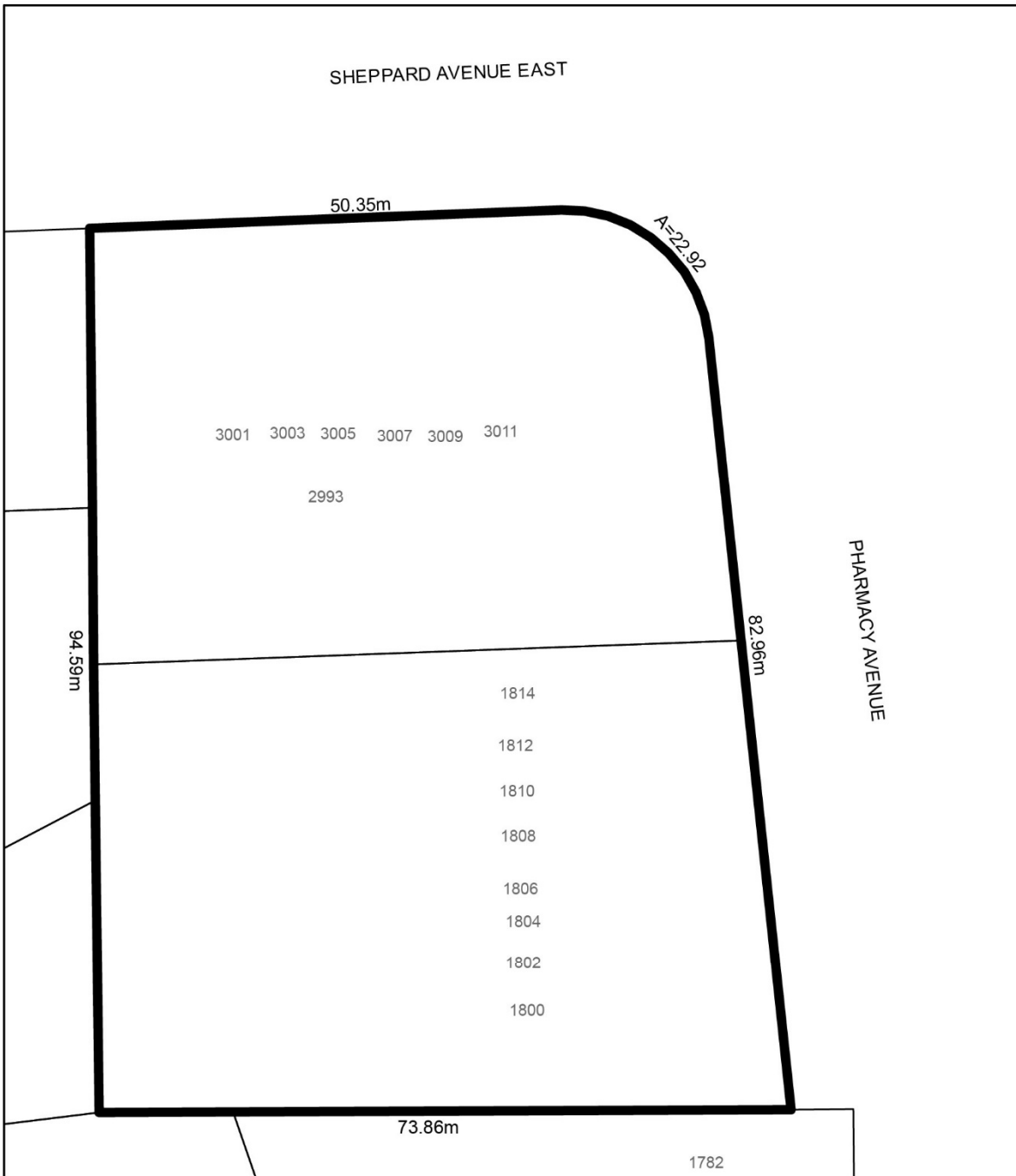
- 7. Despite any severance, partition or division of the lands, the provisions of this By- law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

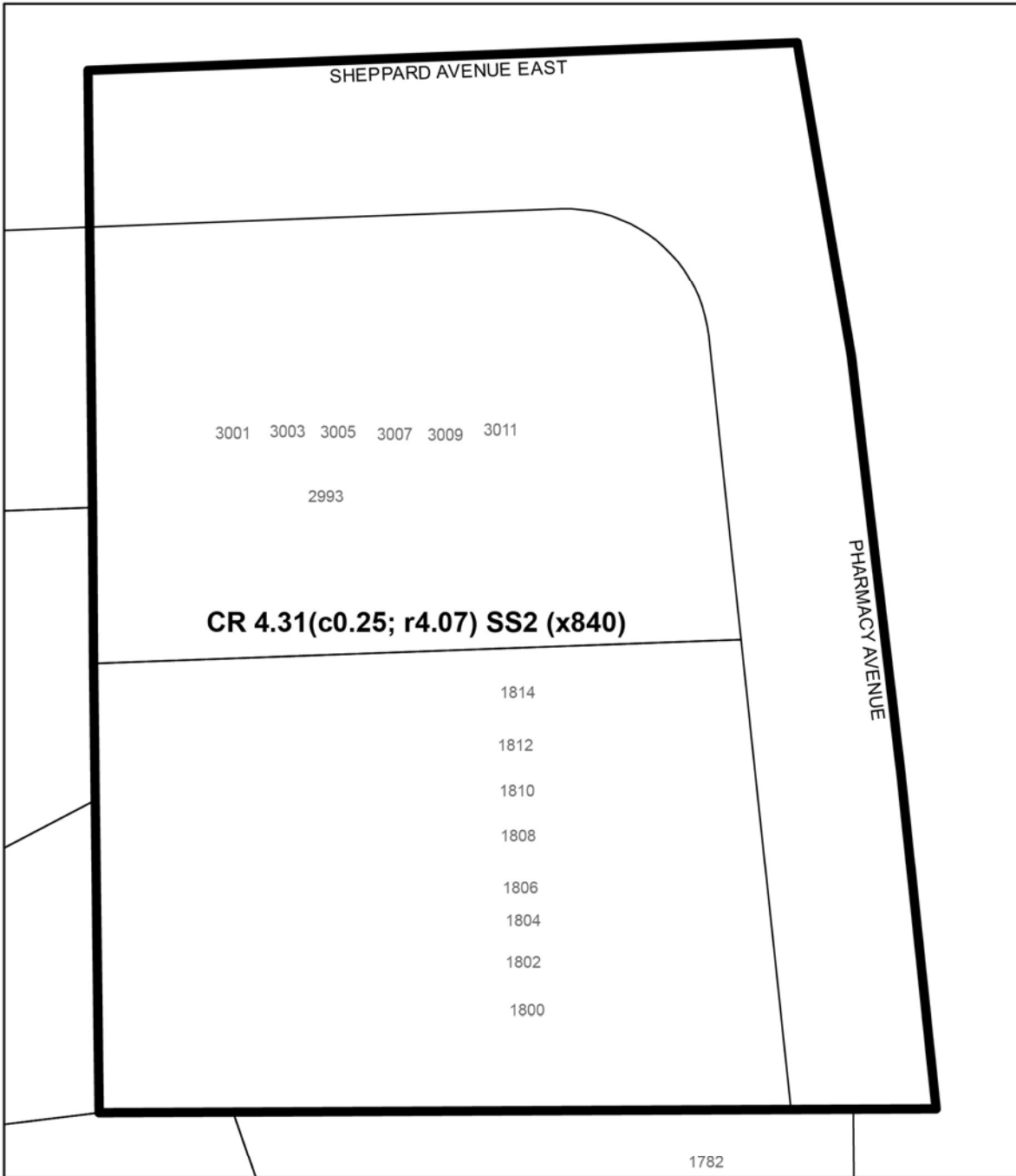


TORONTO
 Diagram 1

**2993-3011 Sheppard Avenue East
 and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 02

City of Toronto By-law 569-2013
 Not to Scale
 02/08/2023

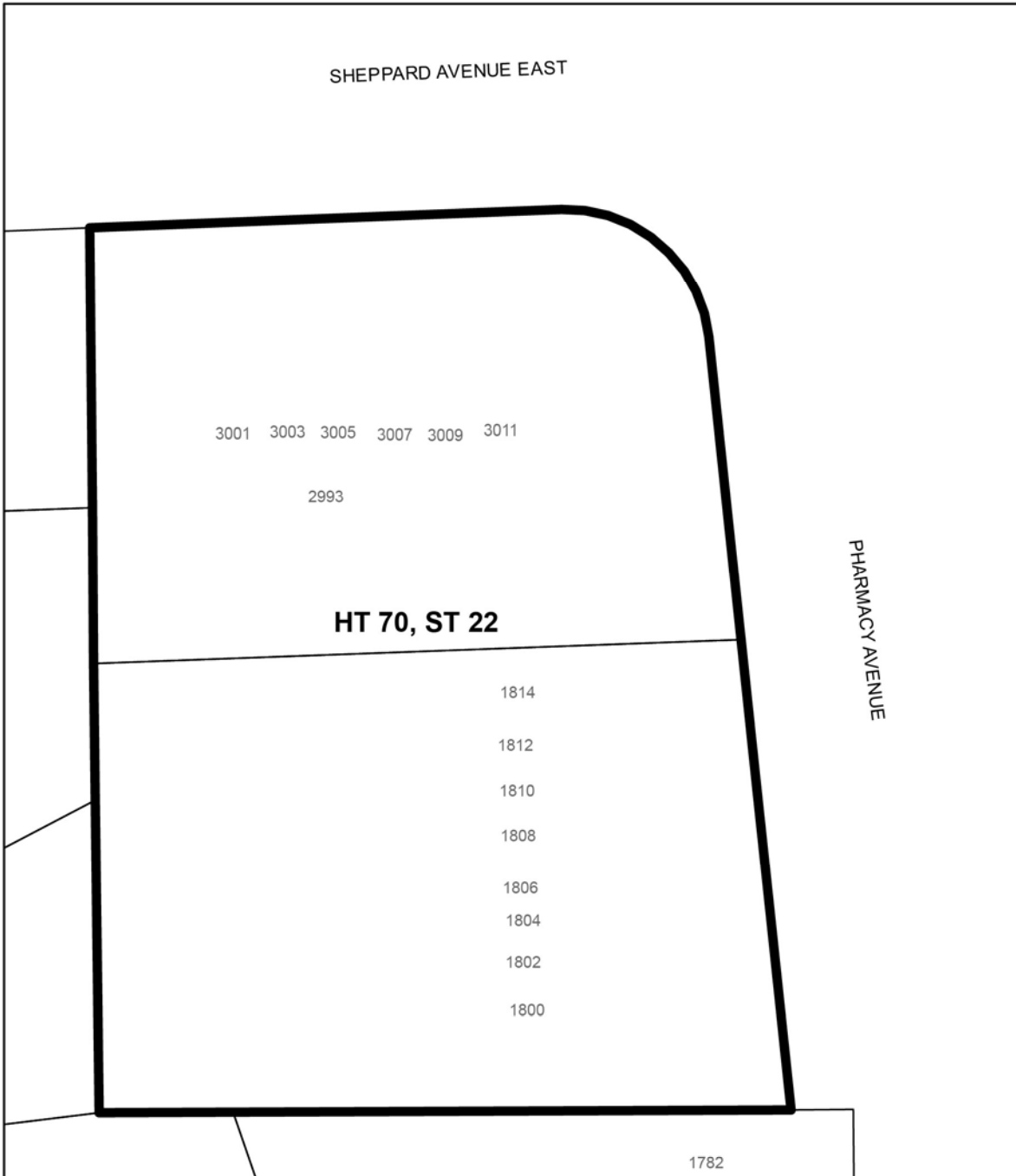


TORONTO
 Diagram 2

**2993-3011 Sheppard Avenue East
 and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 02


City of Toronto By-law 569-2013
 Not to Scale
 02/08/2023

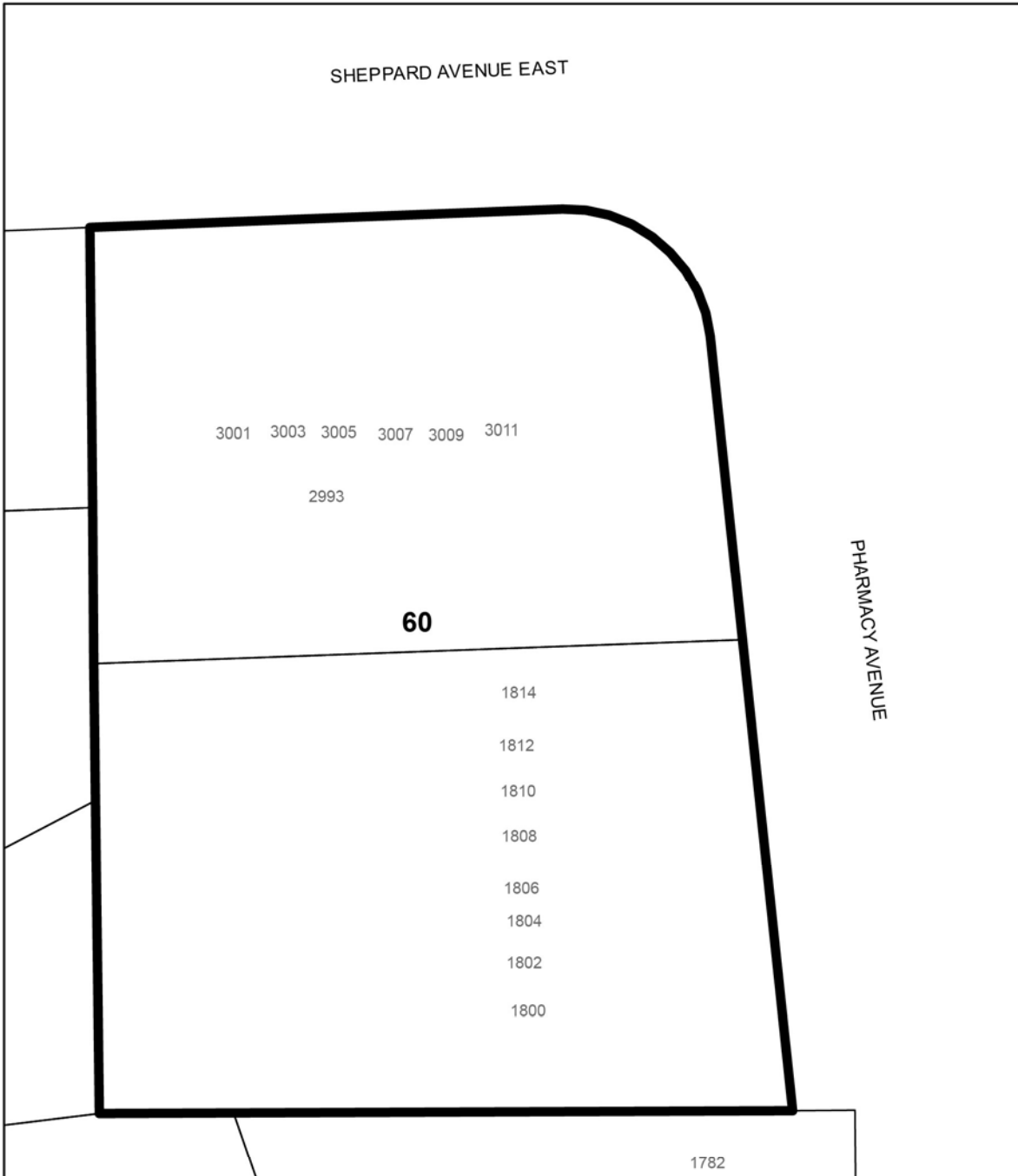


Toronto
Diagram 3

**2993-3011 Sheppard Avenue East
and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 02


 City of Toronto By-law 569-2013
 Not to Scale
 02/08/2023

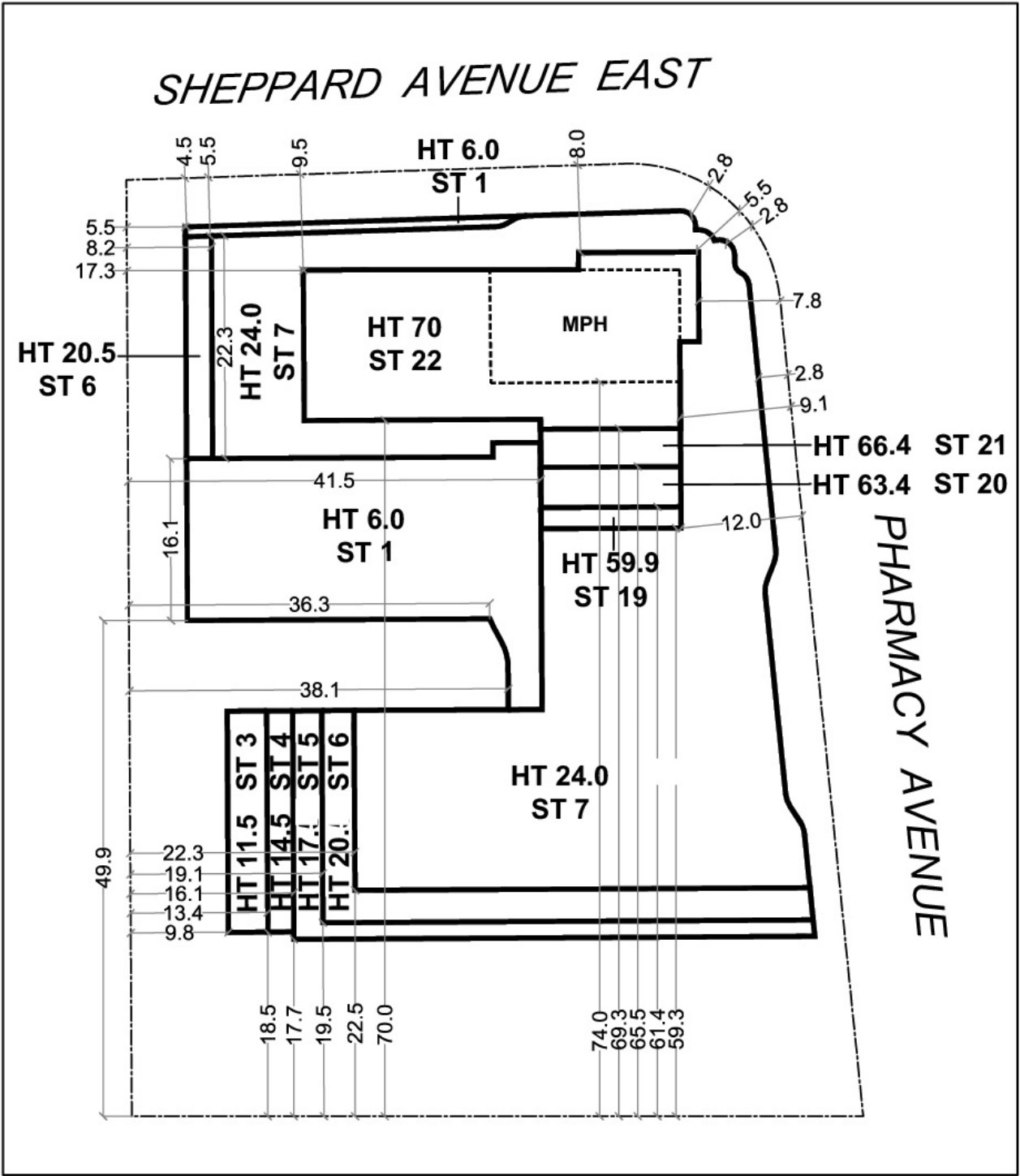


 **TORONTO**
Diagram 4

**2993-3011 Sheppard Avenue East
and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 02


 City of Toronto By-law 569-2013
 Not to Scale
 02/08/2023



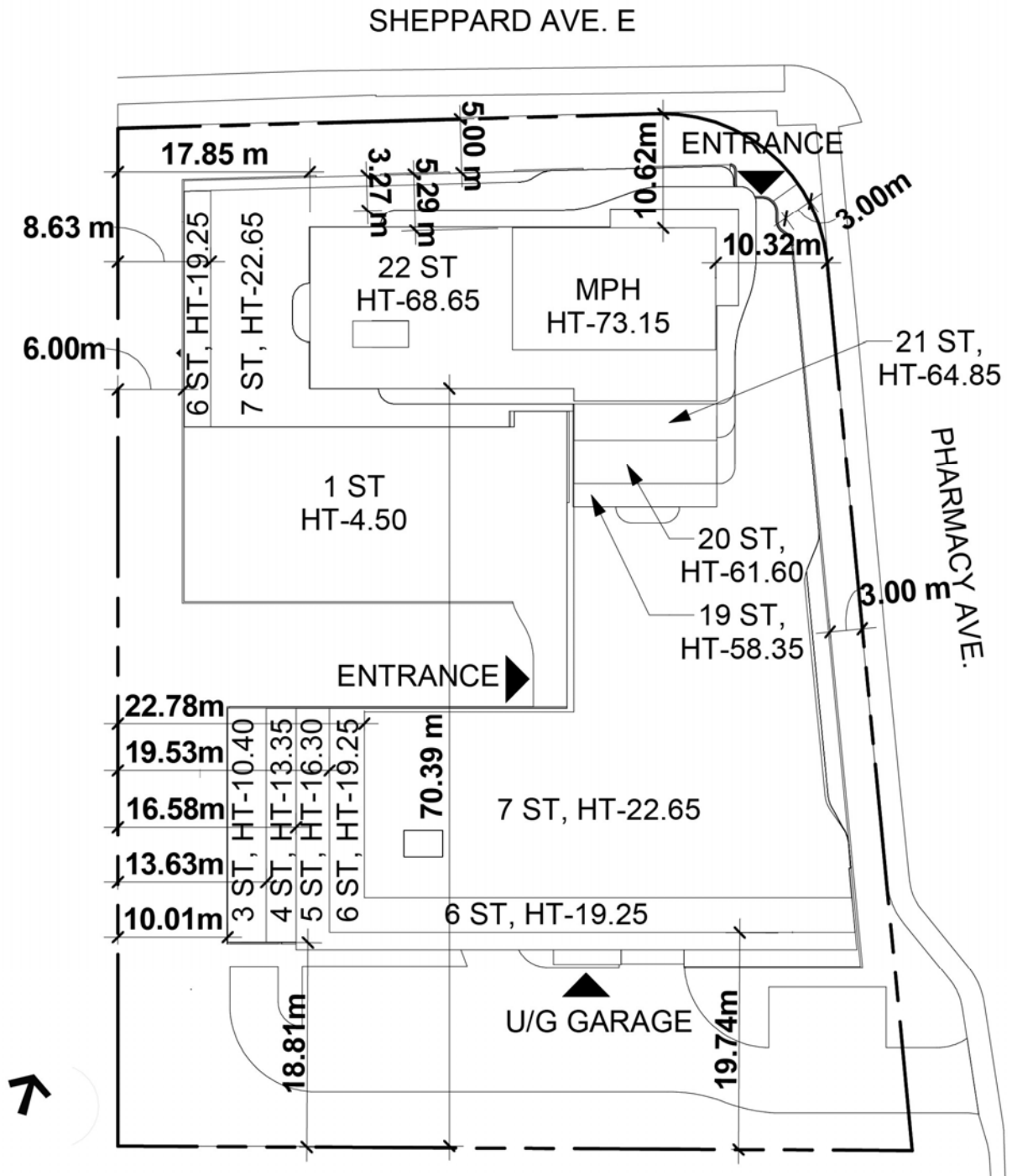
TORONTO
Diagram 5

**2993-3011 Sheppard Avenue East
 and 1800-1814 Pharmacy Avenue**

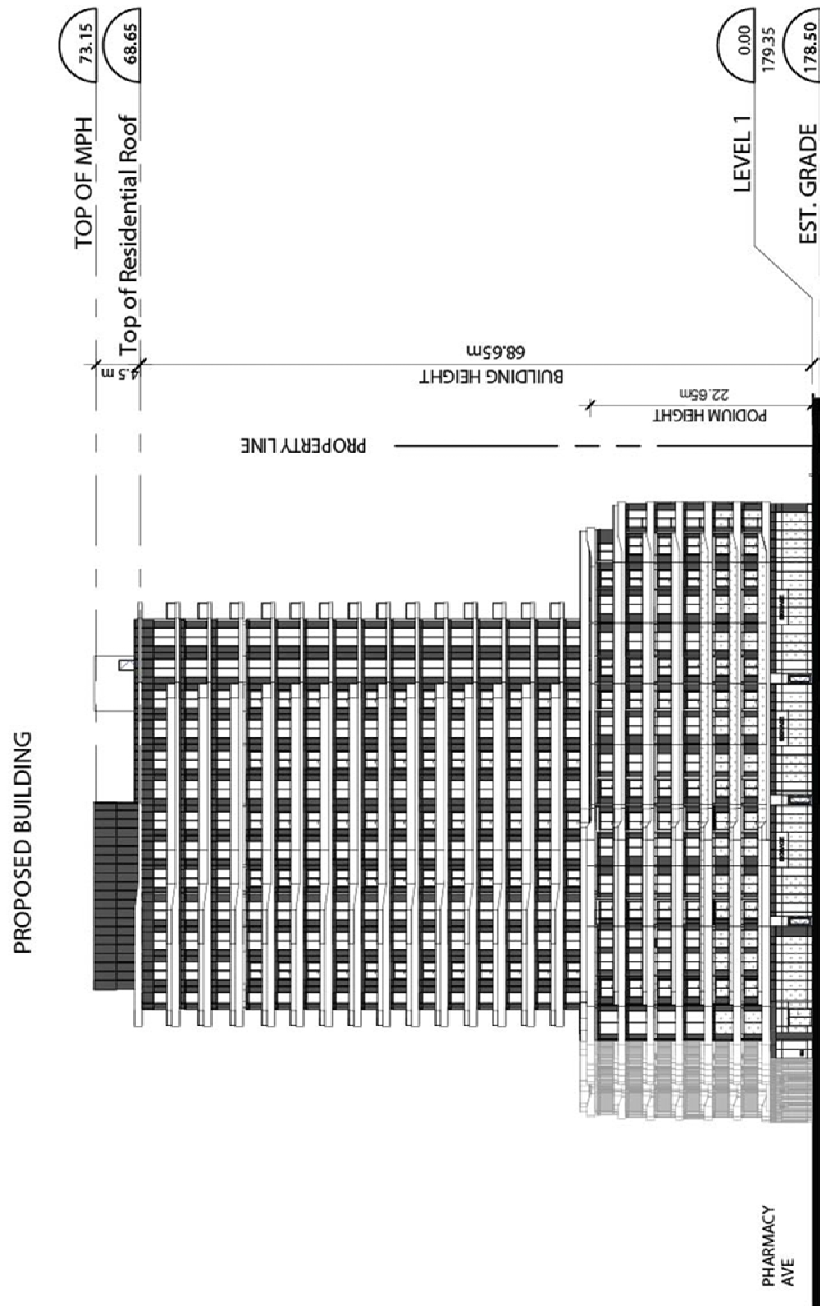
File # 19 220917 ESC 22 0Z

City of Toronto By-law 569-2013
 Not to Scale
 02/08/2023

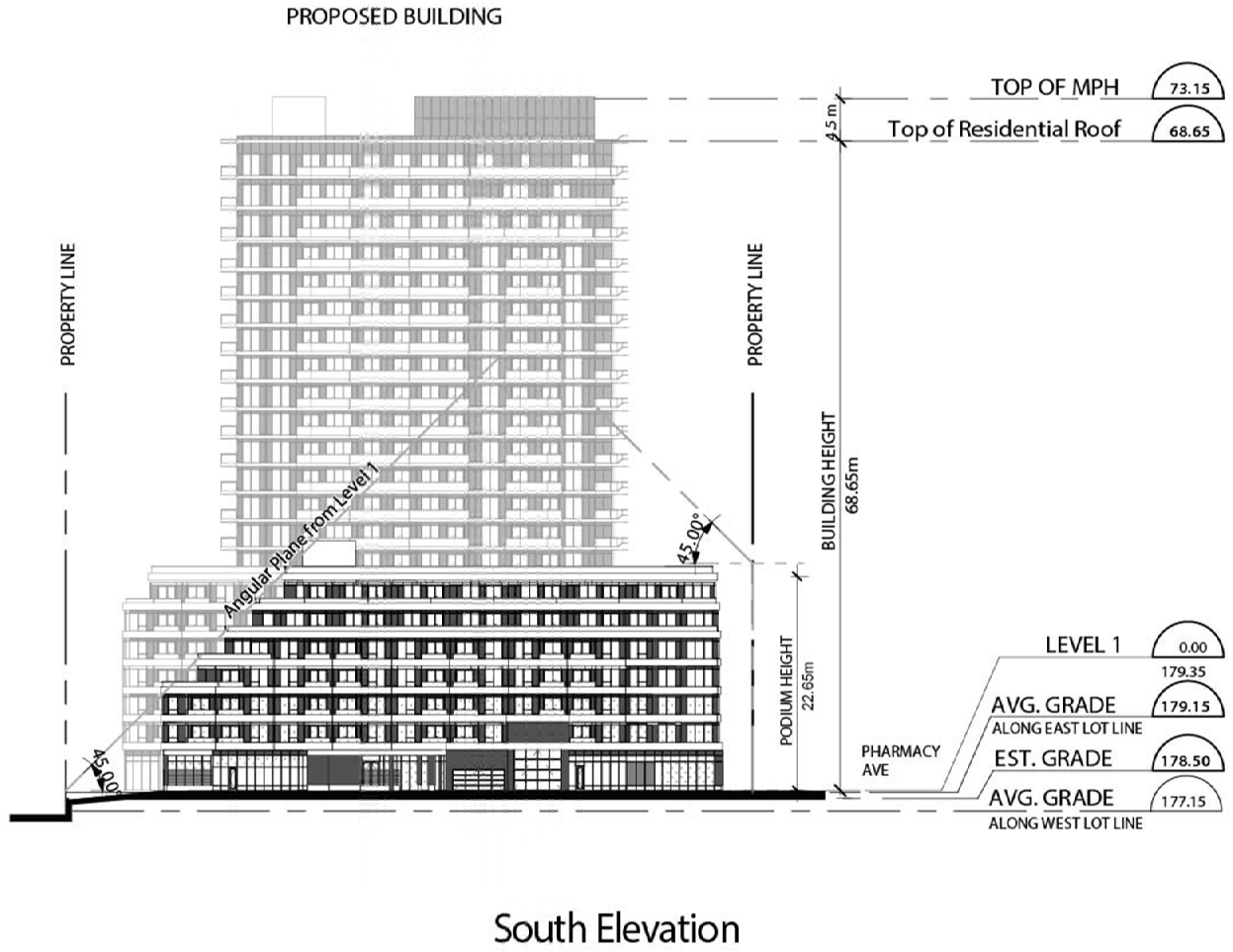
Attachment 8: Site Plan



Attachment 9: North Elevation

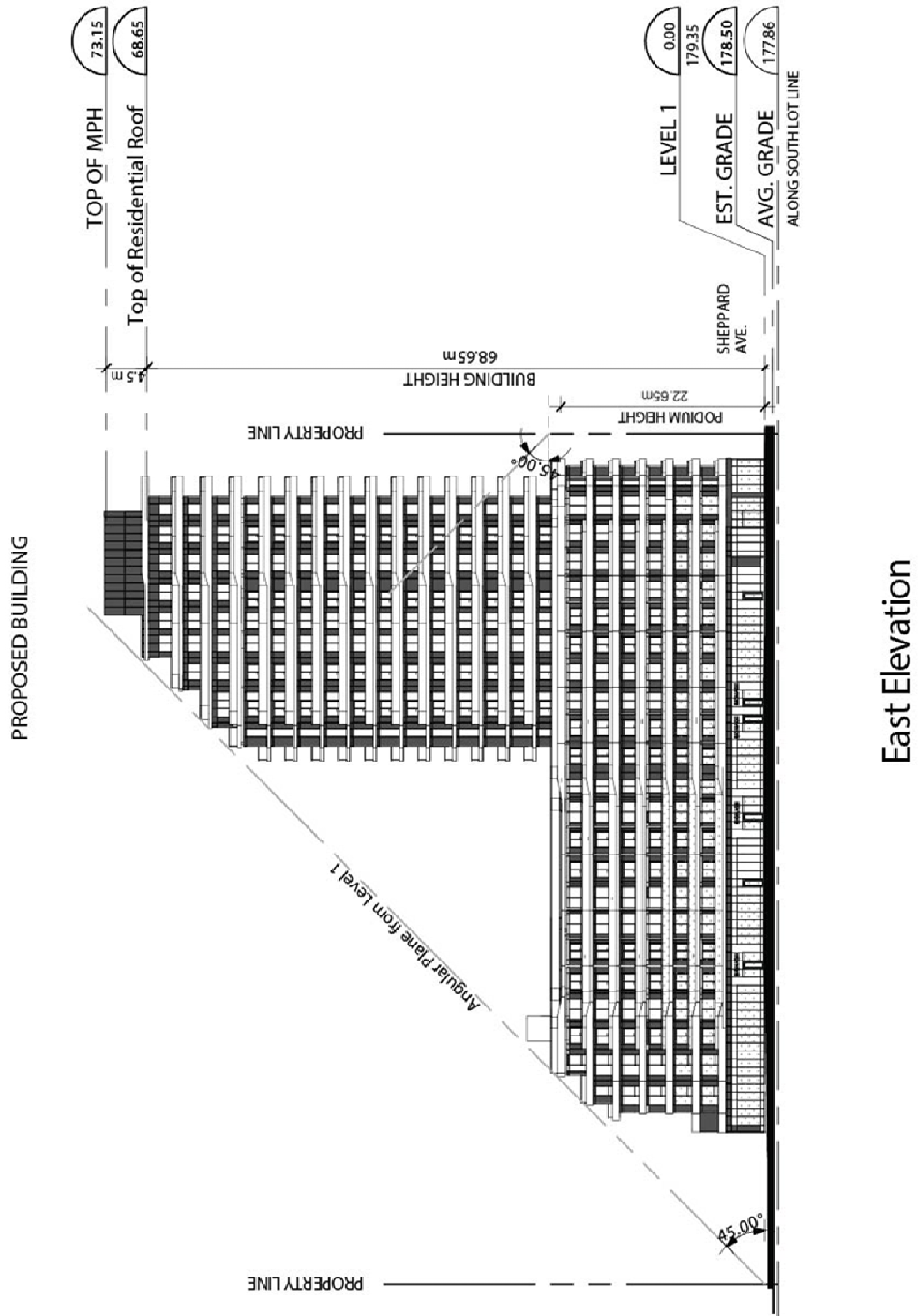


North Elevation



South Elevation

Attachment 11: East Elevation



Attachment 12: West Elevation

