

## **202 Sheppard Avenue West – Official Plan Amendment and Zoning By-law Amendment application – Decision Report – Approval**

Date: January 8, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

**Planning Application Number:** 18 127133 NNY 23 OZ

**Related Application:** 17 263267 NNY 23 SA

### **SUMMARY**

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This application proposes to permit a 6-storey mixed-use building containing medical offices and residential uses at a maximum building height of 19.6 metres at 202 Sheppard Avenue West. Seven surface parking spaces are proposed at the rear of the building directly accessed from Sheppard Avenue West. The total gross floor area is 1,350 square metres (FSI 2.86 times the lot area).

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.

### **RECOMMENDATIONS**

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The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan, for the lands at 202 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 202 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.

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

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On September 9, 2019 the appeals of the Official Plan Amendment No. 367 ("OPA 367"), also known as the Sheppard Lansing Secondary Plan, were dismissed by the Local Planning Appeal Tribunal (now referred to as the Ontario Land Tribunal) and OPA 367 came into full force and effect. The Sheppard Lansing Secondary Plan replaced the west leg of the Sheppard Avenue Commercial Area Secondary Plan.

On April 4, 2018, North York Community Council received staff's preliminary report and directed staff to hold a community consultation meeting for a 6-storey professional and medical office building at 202 Sheppard Avenue West. The preliminary report can be found here: [202 Sheppard Avenue West – Official Plan and Zoning By-law Amendment Application - Preliminary Report \(toronto.ca\)](#)

## **THE APPLICATION**

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**Proposal Description:** The application proposes to amend the Official Plan and Zoning By-law to permit a mixed use building at 202 Sheppard Avenue West.

**Height:** The proposed building is 6-storeys, 19.6 metres in height, plus 3.45 metres in height for the mechanical penthouse.

**Density:** The proposed floor space index ("FSI") would be 2.86 times the area of the lot with a total gross floor area of 1,350 square metres.

**Unit Count:** The proposed building contains 17, one-bedroom units (100%).

**Parking and Loading:** A total of 7 surface parking spaces, in which 2 parking spaces are for residential visitor parking and 5 parking spaces for non-residential uses. There no proposed loading spaces.

**Additional Information:** See Attachment 1 for the Application Data Sheet, Attachment 2 for the Location Map, Attachment 3 for the Land Use Map, Official Plan, 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 Official Plan amendment is required as the proposal does not conform with the Secondary Plan minimum lot frontage and maximum density permissions. An amendment to the City of Toronto's Zoning By-law 569-2013 is required as the proposal does not meet the performance standards in the by-law such as the maximum gross floor area, maximum building height, lot coverage, minimum front yard setback, minimum parking spaces and minimum driveway width.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

The following reports/studies were submitted in support of the application, and is also available on the [Application Information Centre](#):

- Arborist Report
- Planning Rationale
- Functional Service Report
- Geotechnical Report
- Parking and Loading Study
- Toronto Green Standard checklist
- Tree Preservation
- Site Servicing and Grading Plan
- Stormwater Management Report

### **Agency Circulation Outcomes**

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

### **Statutory Public Meeting Comments**

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

### **Community Consultation**

City Planning hosted a community consultation meeting on May 21, 2018, and approximately 15 people attended the meeting including the local ward Councillor at the time, City staff and the applicant's team. City Planning staff presented the planning policy framework and application review process, and the applicant presented the development proposal. Comments raised at the meeting included:

- Concerns regarding privacy and overlook from residents living north of the proposal
- Limited parking on-site
- Overdevelopment for a small lot
- Concerns regarding traffic congestion on Sheppard Avenue West

## **POLICY & REGULATION CONSIDERATIONS**

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### **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 (2020), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as *Avenue*. The Official Plan Policy 2.2.3. directs growth on *Avenues* to include both new housing and job opportunities while improving the pedestrian environment.

The land use designation for the site is *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* are to provide a broad range of commercial, residential, institutional and open space uses to reduce automobile dependency and meet the needs of the local community.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Secondary Plan**

The Sheppard Lansing Secondary Plan identifies the site as *Mixed Use Areas "B"*. See Attachment 3 of this report for the Land Use Map, which specifies that a mix of uses be provided along Sheppard Avenue West with animation of the public realm and providing housing opportunities, local retail and services in walking distances of surrounding neighbourhoods and Sheppard Avenue West.

The Sheppard Lansing Secondary Plan can be found here: [Sheppard Lansing Secondary Plan as adopted in By-law 123-2017](#)

## **Zoning**

The site is subject to site-specific Zoning By-law No. 31176. The site was rezoned from Residential (R4) to General Commercial (C1) by site-specific Zoning By-law 31176, enacted in 1990 under the former City of North York Zoning By-law 7625. The C1 zoning category permits restaurants, retail stores, business and professional office uses and day nurseries with a maximum lot coverage of 50% of the lot area and a maximum building height of 8.0 metres. A minimum rear yard setback of 7.5 metres is also required, in addition to a minimum front yard setback of 3 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

The land is excluded from the City of Toronto Zoning By-law 569-2013, however, the land will be brought into the City of Toronto Zoning By-law 569-2013.

## **Toronto Green Standard**

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

## **Site Plan Control**

The proposal is subject to Site Plan Control and an application has been submitted (File No. 17 263267 NNY 23 SA) and is being reviewed concurrently with this application.

## **COMMENTS**

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

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). The proposal is consistent with the PPS and conforms with the Growth Plan as the proposal provides for an appropriate urban form that makes efficient use of existing infrastructure along a transit corridor.

### **Land Use**

This application has been reviewed against the official plan policies and secondary plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole.

The subject site is located with Sheppard Lansing Secondary Plan, *Mixed Use Areas "B"* identified on Map 37-1 Land Use Areas. The proposed mix of residential and medical office uses are appropriate uses for lands designated *Mixed Use Areas* as it provides housing as well as job and service opportunities to meet the needs of the local community within walking distance.

The Sheppard Lansing Secondary Plan promotes comprehensive development to prevent piecemeal development and to achieve the public realm objectives of the Secondary Plan such as active frontages and reduced curb cuts along the *Avenue*. The proposed building lacks the Secondary Plan's vision to animate Sheppard Avenue West, however, further lot consolidation cannot be achieved and staff accept the shared lobby space at the street level to support the proposed mix of uses located on the above floors. The proposed building that interfaces with the public realm provides glazing, higher quality material and design elements including weather protection at a minimum canopy depth of 1.5 metres. These design elements will be secured through the Site Plan Control process.

### **Density, Height, Massing**

This application has been reviewed against the official plan policies and the Sheppard Lansing Secondary Plan policies described in the Policy and Regulation Considerations Section of the Report.

The Sheppard Lansing Secondary Plan permits a maximum building height of 6 storeys in *Mixed Use Areas "B"* and a maximum FSI of 2.5 when buildings can appropriately frame and support Sheppard Avenue West while protecting and limiting impacts on the adjacent *Neighbourhoods*. In addition, The proposed mid-rise built form transitions down toward the abutting *Neighbourhoods* to ensure natural light, views and privacy through the application of a 45-degree angular plane measured at a height of 10.5 metres at the minimum required rear yard setback. As the proposed building meets the building height and the transition policies of the Secondary Plan, the proposed density is acceptable to staff.

The proposed building will have a minimum front yard setback of 1.4 metres, a minimum rear yard setback of 7.5 metres and 0 metre side yard setbacks where there are no window openings on the east and west elevation. In addition, a 1.5-metre deep landscape strip is provided along the shared (north) property line that includes the planting of two high-branching deciduous trees to maximize privacy, overlook and screen commercial uses that immediately abut the residential properties to the north of the subject site. The proposed building meets Section 3.6.3 of the Secondary Plan transition policies to the *Neighbourhoods*.

### **Access and Parking**

The applicant submitted a Parking and Loading Study dated September 22, 2022. Transportation Service staff have reviewed the Parking and Loading Study and accepted the application of By-law 89-2022 which amended the parking rates for Zoning By-law 569-2013 as adopted by City Council in April 2013. The proposed development requires two residential visitor parking spaces and five parking spaces for medical office use. The proposal provides for a total of seven parking spaces. In accordance with By-law 89-2022, the attached draft zoning by-law provides the required two residential visitor parking spaces and the remaining five parking spaces are dedicated to the medical office use including one accessible parking space. Furthermore, the attached draft zoning by-law provides the required 19 bicycle parking spaces on-site.

The proposed two-way 6-metre driveway that tapers to a one-way 3-metre drive aisle through the building frontage leading to the rear parking lot is acceptable to Transportation Service staff. Through the Site Plan Control process, staff will secure appropriate convex mirrors and traffic signals at the termination of the drive aisle that leads to the parking spaces.

### **Road Widening**

On July 4, 2013, a land conveyance of 4.89 metres was assumed by the City for the widening of Sheppard Avenue West. Therefore, no land conveyances for road widening purposes are required with this development application.

### **Servicing**

The applicant has provided site servicing plans and Functional Servicing and Stormwater Management, and Hydrogeological Investigation reports which conclude that there are no servicing issues with respect to the proposed development.

In order to secure the installation of maintenance access holes and sampling ports located within the front yard setback for both the storm and sanitary service connections in accordance with the Sewers By-law Chapter 681.10, the attached draft Zoning By-law Amendment ensures a front yard setback at a minimum of 1.4 metres and a minimum height clearance of 2.0 metres within the front yard setback.

### **Parkland**

The Official Plan contain policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 12 -28 square metres of parkland per person, which is below the City-wide average provision 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 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-grade building permit.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant submitted an Arborist Report and Tree Protection Plan to ensure the planting and survival of two new private trees. Urban Forestry staff will secure the proposed two private trees (large growing shade trees) with adequate soil volume within the landscape strip through the Site Plan Control process.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. 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.

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 2040 or sooner.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan and the Sheppard Lansing Secondary Plan. 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 Official Plan, particularly as it provides a mix of uses appropriate for an *Avenue* that provides job and service opportunities within walking distance of the surrounding residential neighbourhood. Staff recommend that Council support approval of the application.

## **CONTACT**

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

## **SIGNATURE**

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David Sit, MCIP, RPP Director  
Community Planning, North York District

## **ATTACHMENTS**

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

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law 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

### APPLICATION DATA SHEET

Municipal Address: 202 SHEPPARD AVE W Date Received: March 9, 2018

Application Number: 18 127133 NNY 23 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan and Zoning Bylaw Amendment applications to permit a 6 storey building with office on the second floor and 17, 1-bedroom units above. The revised GFA is 1,350 sq m (FSI is 2.86 times). 7 parking space and 19 bicycle parking spaces.

Applicant	Agent	Architect	Owner
DALES CONSULTING	NIKALI HOLDING CORP	Raw Design	NIKALI HOLDING CORPORATION

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Y

Zoning: C1 Heritage Designation: N

Height Limit (m): 8 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 472 Frontage (m): 15 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	88		95	95
Residential GFA (sq m):			1,039	1,039
Non-Residential GFA (sq m):	88		310	310
Total GFA (sq m):	88		1,350	1,350
Height - Storeys:	1		6	6
Height - Metres:			20	20

Lot Coverage Ratio (%): 67 Floor Space Index: 2.86

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,039	

Retail GFA:  
 Office GFA: 310  
 Industrial GFA:  
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			17	17
Other:				
Total Units:			17	17

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			17		
Total Units:			17		

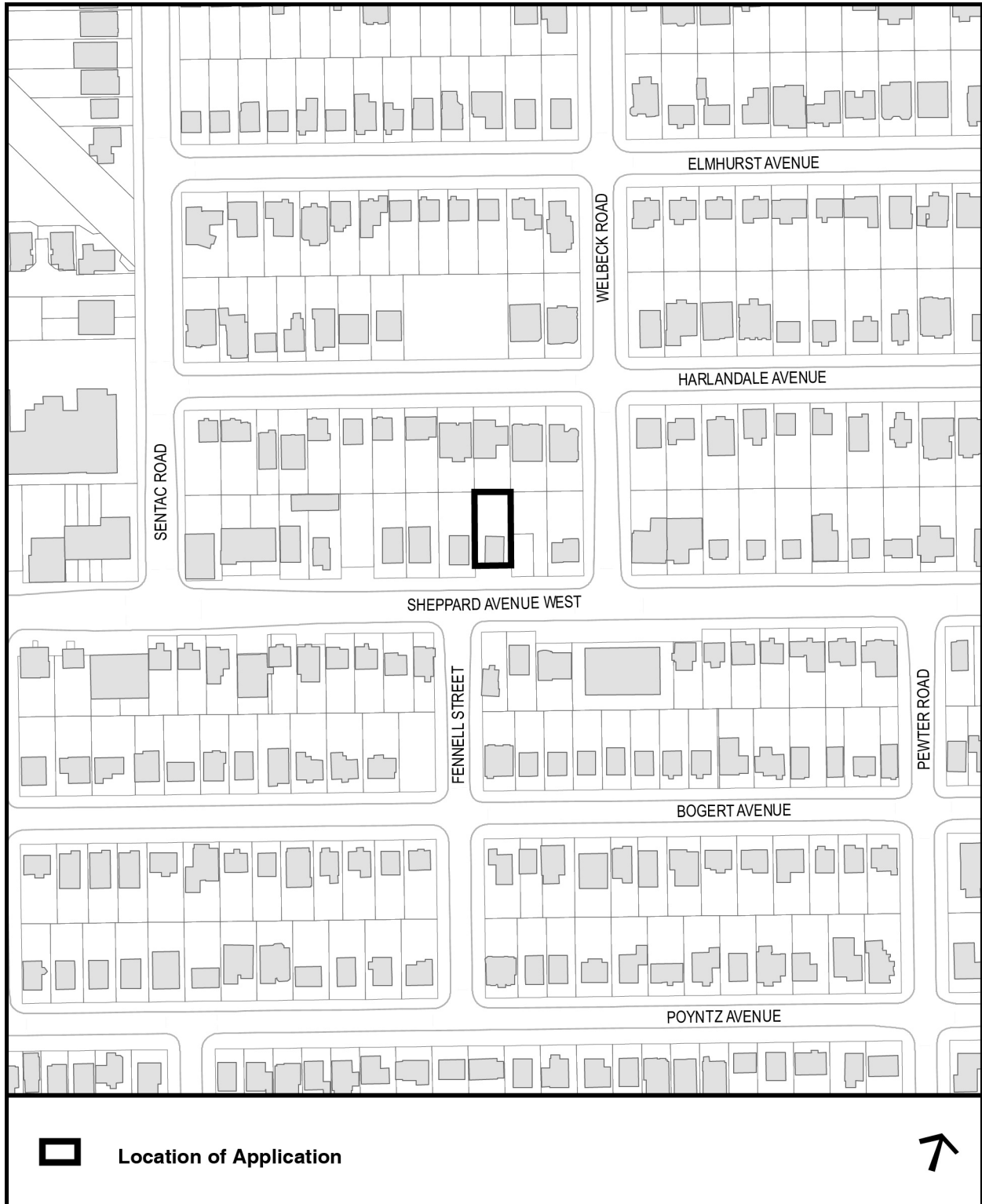
Parking and Loading

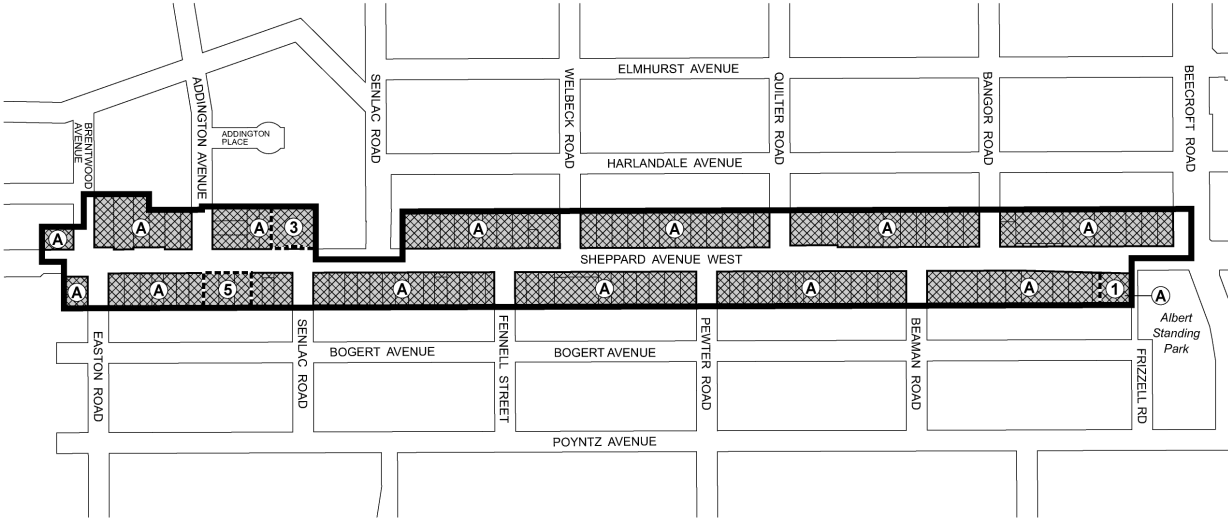
Parking Spaces:	7	Bicycle Parking Spaces:	19	Loading Docks:	0
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CONTACT:

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 Jenny.Choi@toronto.ca

Attachment 2: Location Map








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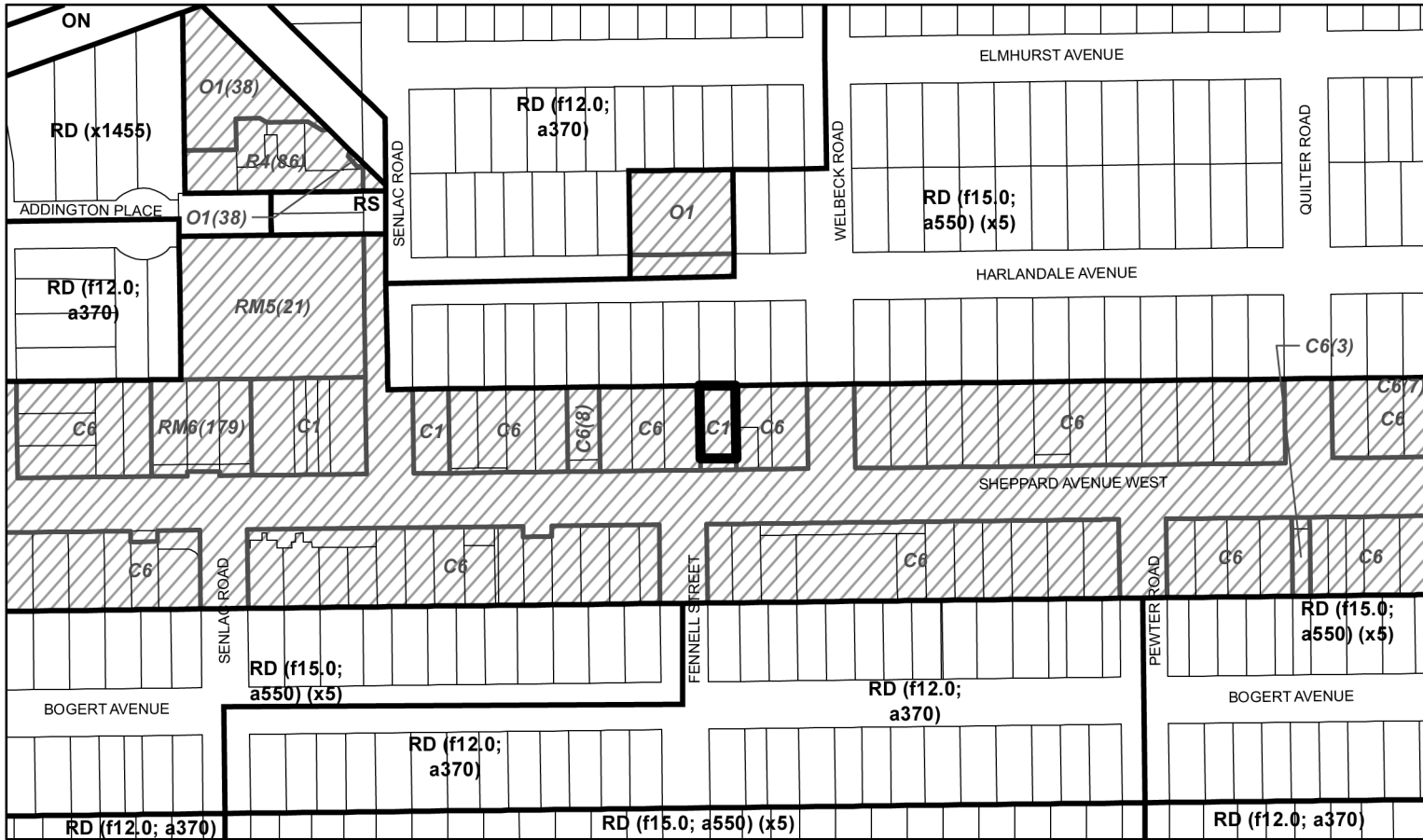


Sheppard Avenue Commercial Area Secondary Plan

MAP 29-1 Land Use Areas

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

December 2010



Zoning By-Law No. 569-2013

202 Sheppard Ave. West

File # 17 263264 NNY 23 0Z

Location of Application

**RD** Residential Detached    **RS** Residential Semi-Detached  
**ON** Open Space Natural

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

**R4** One-Family Detached Dwelling Fourth Density Zone  
**RM5** Multiple-Family Dwellings Fifth Density Zone  
**RM6** Multiple-Family Dwellings Sixth Density Zone  
**C1** General Commercial Zone  
**C6** Special Commercial Area Zone  
**O1** Open Space Zone



Not to Scale  
 Extracted: 11/29/2017

Attachment 5: Draft Official Plan Amendment

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

CITY OF TORONTO  
BY-LAW No. ~ -20~

To adopt Official Plan Amendment 701 to the Official Plan for the City of Toronto respecting the land municipally known in the year 2024 as 202 Sheppard Avenue West

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.701 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on xxx, 20 ~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

AMENDMENT NO. 701 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 202 SHEPPARD AVENUE WEST

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

1. Chapter 6, Key Map 37, Sheppard Lansing Secondary Plan, as amended, by adding the following subsection to Section 8, Site and Area Specific Policies:

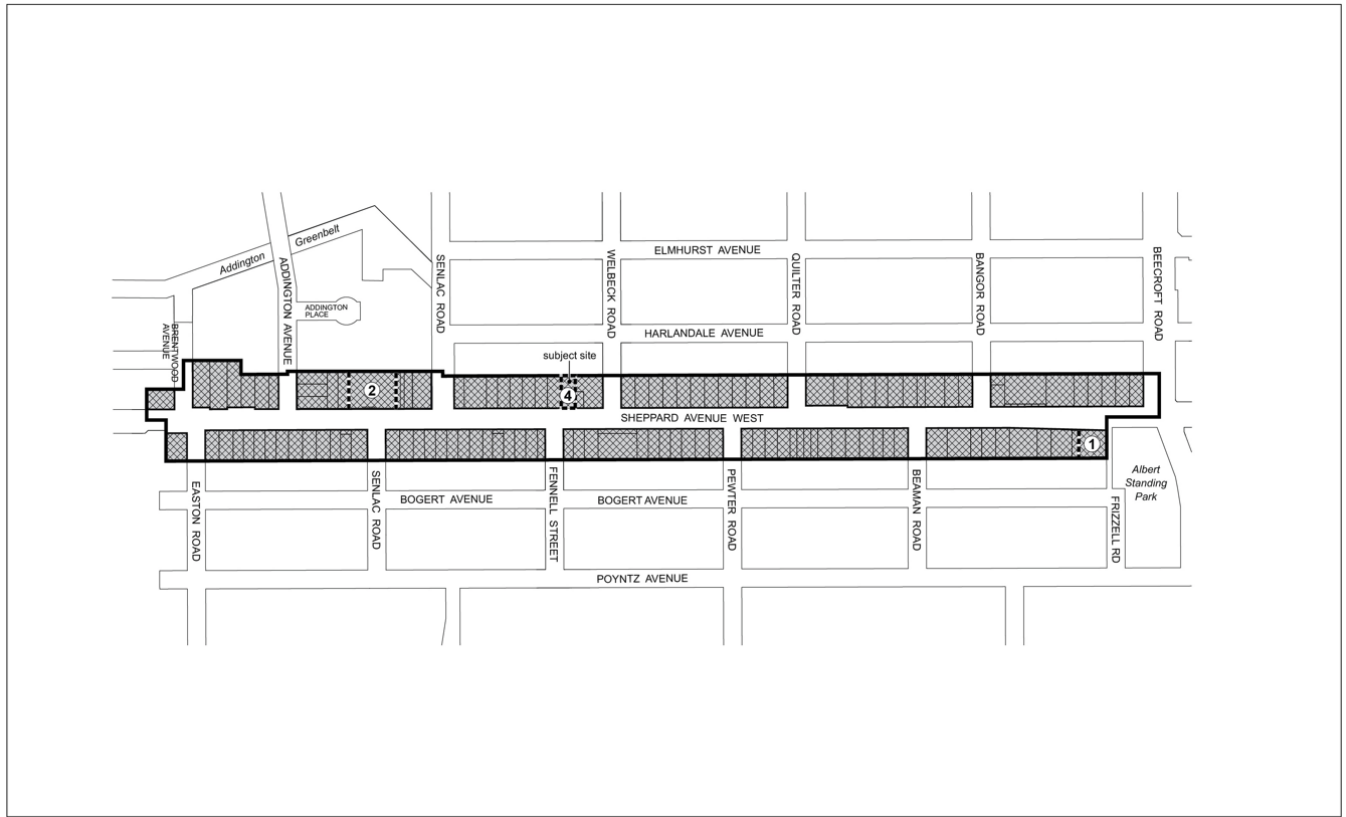
4. Lands located on the north side of Sheppard Avenue West, municipally known as 202 Sheppard Avenue West:

i) A maximum density of 2.86 times the lot area. The policies of Section 2.2 do not apply.

ii) A lot frontage of less than 30 metres. The policies of Section 3.2 do not apply.

2. Map 37-5, Sheppard Lansing Secondary Plan, Site and Area Specific Policies is amended to add the land municipally known in 2024 as 202 Sheppard Avenue West as Site and Area Specific Policy Area Number 4, as shown on the attached Schedule 1

Schedule 1



Official Plan Amendment #701

202 Sheppard Avenue West

File # 18 127133 NNY 23 0Z

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

Map 37-5, Sheppard Avenue Commercial Area Secondary Plan - Site & Area Specific Policies and Area Specific Policy Area No. 4 is added to apply to the lands at 202 Sheppard Avenue West

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Not to Scale  
12/01/2023

**CITY OF TORONTO**  
**BY-LAW No. XXXX-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2024 as 202 Sheppard Avenue West**

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*, as amended; and

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 same meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 3.0 (c0.8; r2.2) SS2 as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands, and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 10.5, ST 3, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage label to these lands: 67, as shown on Diagram 3 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.1 Exception Number (x) so that it reads: (x) Exception CR (x)

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 lands municipally known as 202 Sheppard Avenue West, if the requirements of this By-law [Clerk to insert by-law #] are complied with, a building or structure may be constructed, used or enlarged in compliance with regulations (B) to (R) below;

(B) The maximum number of dwelling units permitted on the lot is 17;

(C) Despite clause 40.10.30.40, the permitted maximum lot coverage, as a percentage of the lot area, is 67 percent;

(D) Despite regulations 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 5 of By-law [Clerks to insert By-law number];

(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 5 of By-law [Clerks to insert By-law number];

(F) Despite regulations 40.5.40.10 (3) to (8), and (E) above, the following equipment and structures may project beyond the permitted maximum height shown on Diagram 5 of By-law [Clerk to insert by-law #] as follows:

(i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, by a maximum of 3.5 metres, if the element is no closer than 2.7 metres from the interior face of any main wall;

(ii) enclosed stairwells, roof access, trellises and pergolas, maintenance equipment storage, elevator shafts, chimneys, vents, and structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 3.5 metres, if the element or structure is no closer than 4.5 metres from the interior face of any main wall; and

(iii) railings, landscaping elements, and structures associated with a green roof, by a maximum of 1.8 metres, if the structures are no closer than 4.5 metres from the interior face of any main wall.

(G) Despite regulation 40.10.40.70 (2)(E), building may not penetrate a 45-degree angular plane projected at a height of 10.5 metres above the average elevation of the ground along the rear lot line and measured 7.5 metres from the rear lot line;

(H) Despite regulation 40.10.40.60(9) and (G) above, the following elements may encroach into the required angular plane by 0.5 metres:

- (i) balcony railings, shade structure on top of the roof; and
- (ii) screens and parapets.

(I) Despite regulation 40.10.40.40(1), the permitted maximum gross floor area of all buildings and structures is 1,350 square metres, of which:

- (i) the required maximum gross floor area for residential uses is 1,039 square metres;

- (ii) the required minimum gross floor area for non-residential uses is 310 square metres, which must be located on the second storey of the building;

(J) Despite regulation 40.10.40.70(2), the required minimum building setbacks are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];

(K) Despite regulations 40.5.40.60(2), and (J) above, the following elements may encroach into the required minimum building setbacks:

- (i) canopies up to 2.0 metres.

(L) Despite regulation 40.10.50.10(1), a minimum of 76 square metres of landscaping must be provided on the lot;

(M) Despite regulation 40.10.50.10 (2), a 1.8 metre privacy fence will be erected along the rear lot line and side lot lines;

(N) 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 minimum of 2 residential visitor parking spaces; and
- (ii) a minimum of 5 parking spaces for the non-residential uses;

(O) Despite regulations 200.15.1 (1) and (3), accessible parking spaces must comply with the following provisions:

- (i) an accessible parking space must have the following minimum dimensions:
  - (a) length of 5.6 metres;
  - (b) width of 3.4 metres; and
  - (c) vertical clearance of 2.1 metres.
- (ii) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking space, and such aisle or path may be shared by 2 accessible parking spaces;

(P) Accessible parking spaces must be the parking spaces closest to a barrier free:

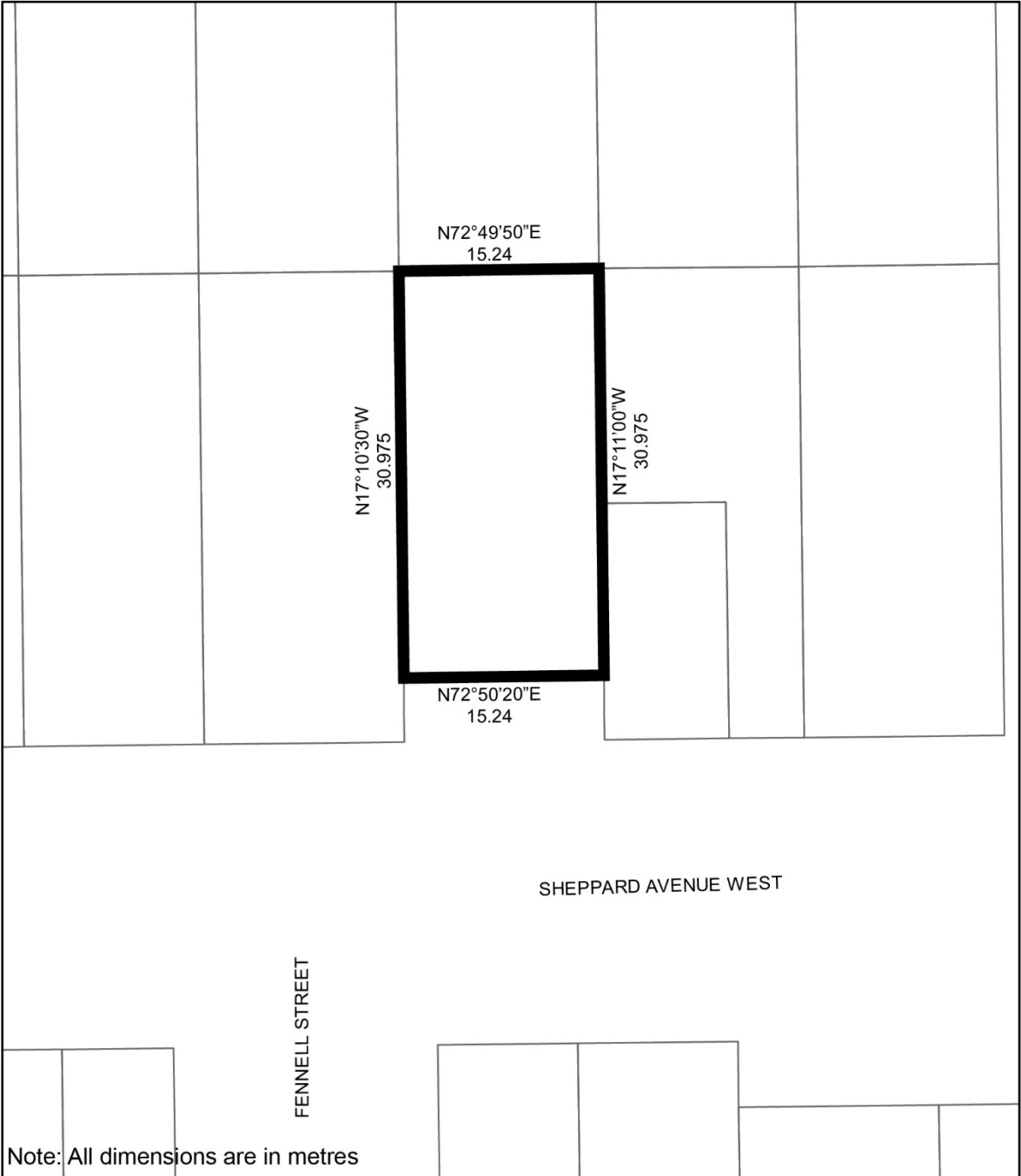
- (i) an entrance to a building;
- (ii) passenger elevator that provides access to the first storey of the building; and
- (iii) the shortest route from the required entrances in (i) and (ii);

(Q) Despite regulation 200.5.1(3), the minimum width for a two-way driveway shall be 3 metres for the portion of the driveway from the building frontage to the rear parking area which includes a traffic warning signal posted at the rear of the building;

(R) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), bicycle parking spaces must be provided in accordance with the following minimums:

- (i) 12 “long-term” bicycle parking spaces for residential uses;
- (ii) 2 “short-term” bicycle parking spaces for residential uses;
- (iii) 4 “long-term” bicycle parking spaces for non-residential uses; and
- (iv) 1 “short-term” bicycle parking spaces for non-residential uses.

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



Note: All dimensions are in metres

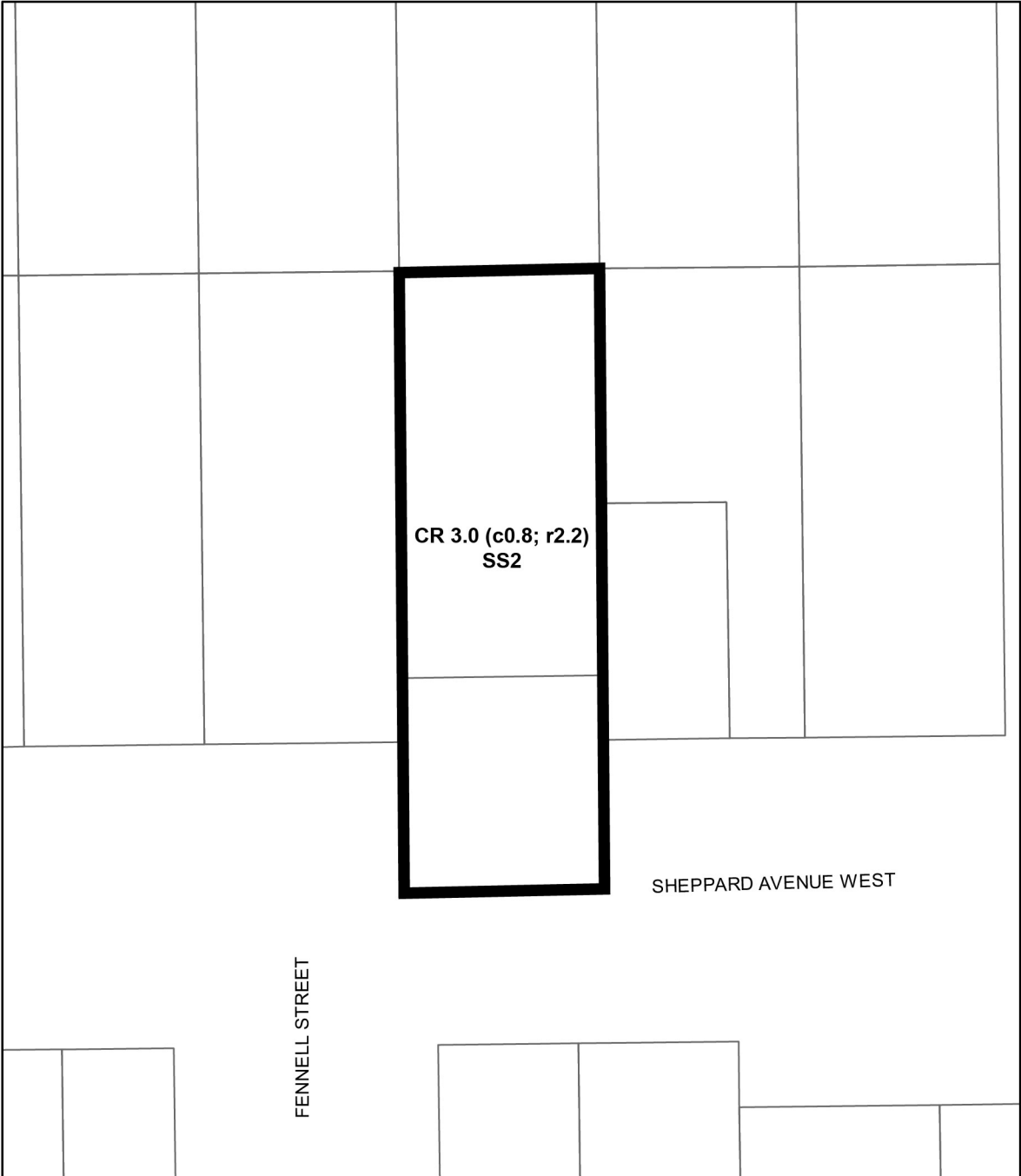


202 Sheppard Avenue West

File # 18 127133 NNY 23 0Z

City of Toronto By-law 569-2013  
 Not to Scale  
 12/01/2023





CR 3.0 (c0.8; r2.2)  
SS2


SHEPPARD AVENUE WEST

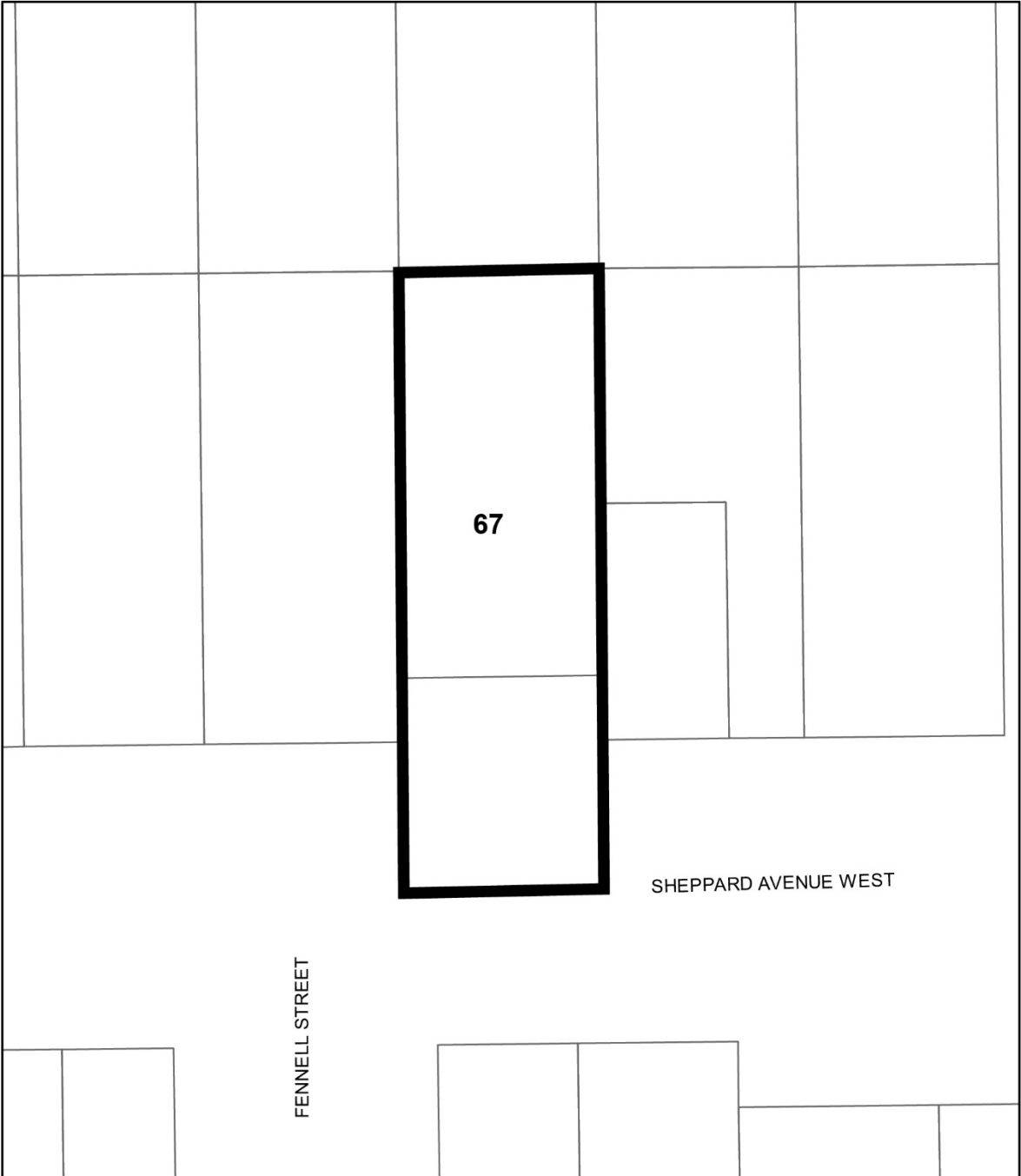
FENNELL STREET

 **TORONTO**  
Diagram 2

202 Sheppard Avenue West

File # 18 127133 NNY 23 OZ


City of Toronto By-law 569-2013  
Not to Scale  
12/01/2023 



 **TORONTO**  
Diagram 3

**202 Sheppard Avenue West**

File # 18 127133 NNY 23 0Z


City of Toronto By-law 569-2013  
Not to Scale  
12/01/2023 

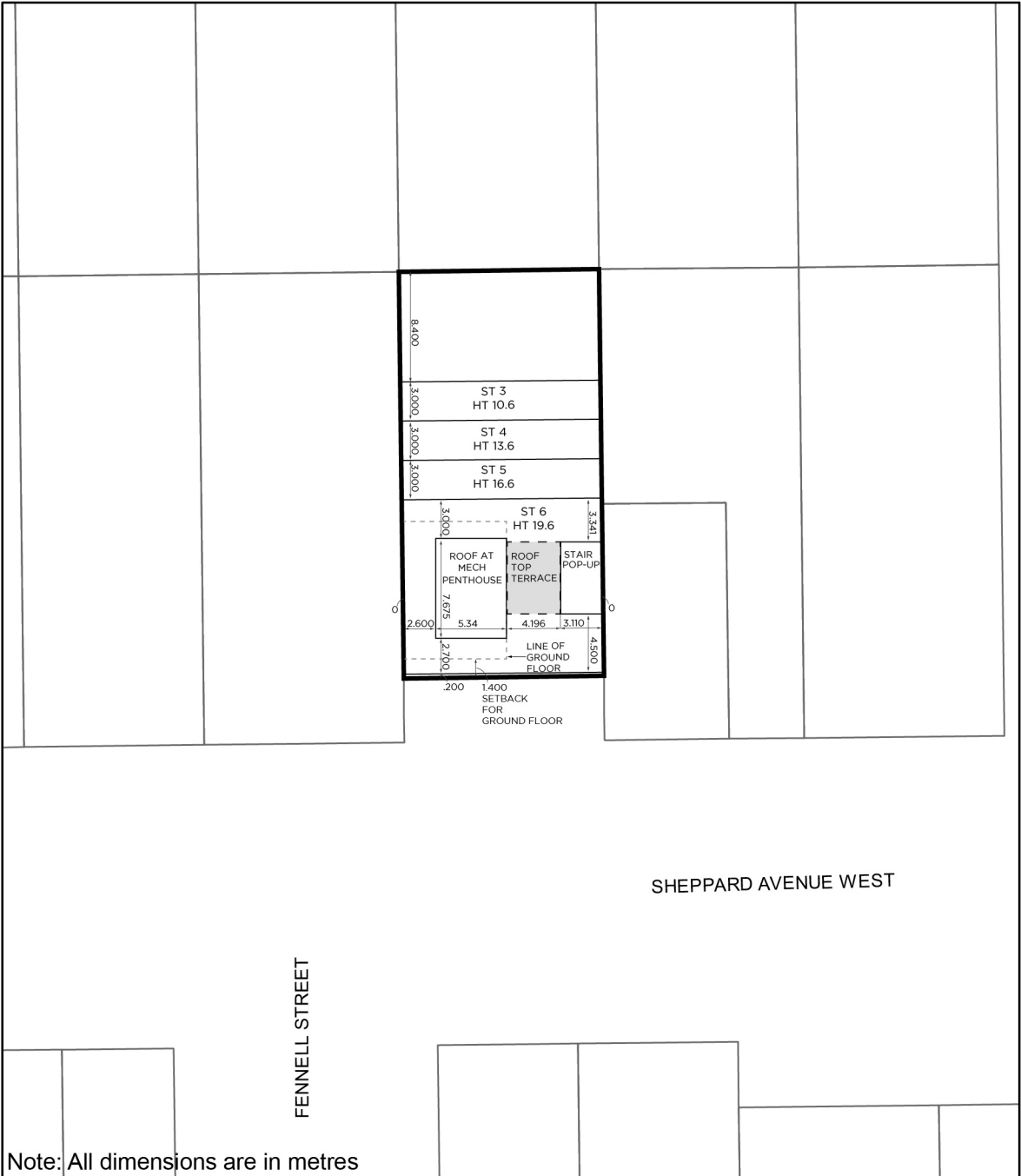


 **TORONTO**  
Diagram 4

202 Sheppard Avenue West

File # 18 127133 NNY 23 0Z

City of Toronto By-law 569-2013  
Not to Scale  
12/01/2023 



Note: All dimensions are in metres



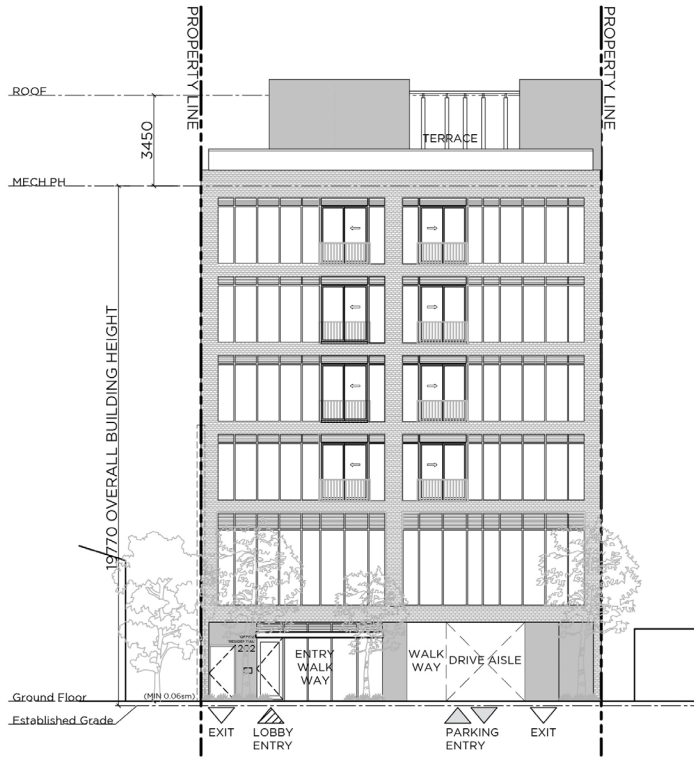
**202 Sheppard Avenue West**

File # 18 127133 NNY 23 0Z

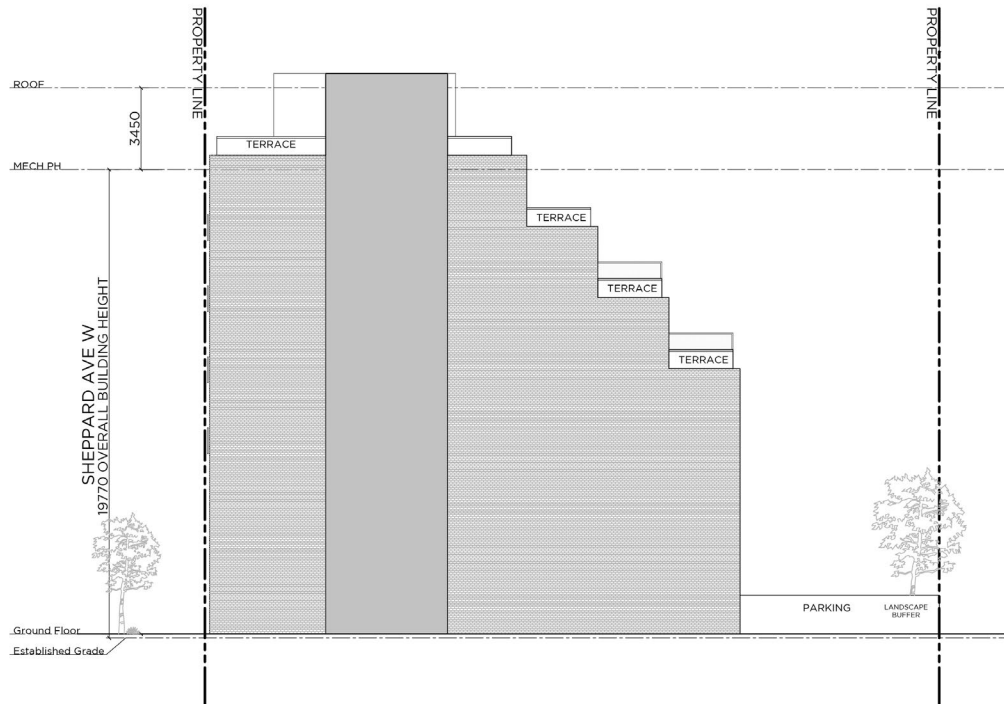
City of Toronto By-law 569-2013  
Not to Scale  
12/01/2023



# Attachment 8: Elevations



South Elevation



West Elevation