

665, 667, 669 and 671 Sheppard Avenue West – Official Plan and Zoning Amendment Applications – Decision Report – Approval

Date: Jun 20, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 6 - York Centre

Planning Application Number: 23 227998 NNY 06 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law 569-2013 to permit an 11-storey mixed-use building (37.5 metres excluding a 5.0 metre mechanical penthouse) with 256 dwelling units and 209 underground parking spaces on three levels at 665, 667, 669 and 671 Sheppard Avenue West. The application proposes a total gross floor area of 16,980 square metres, including 154 square metres of retail GFA, resulting in a density of 6.0 times the lot area.

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

The proposed development is consistent with the Provincial Policy Statement (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 with a Holding (H) provision on the lands to ensure servicing infrastructure matters are adequately addressed. The proposed building is an appropriate scale for the site, will provide an appropriate transition to the abutting lower density neighbourhood to the south, and improves the Sheppard Avenue West streetscape.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan, for the lands at 665, 667, 669 and 671 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 665, 667, 669 and 667 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 Official Plan Amendment and draft Zoning By-law Amendment 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. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on June 7, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available [here](#). The subject application was received on November 30, 2023 and deemed incomplete with notice to the applicant sent on December 20, 2023. Additional application materials were received, and the application was deemed complete as of April 15, 2024. A Preliminary Summary of the application is available [here](#). Staff conducted a Community Consultation Meeting for this application on May 21, 2024. Community consultation is summarized in the Comments section of this Report.

The subject lands were previously subject to Zoning By-law Amendment application (City File 16 219896 NNY 10 OZ) to permit a five-storey apartment condominium building, and two three-storey townhouse buildings for a total of 65 residential dwelling units and 50 underground parking spaces, with a gross floor area of 5,043 square metres and a density of 1.78 times the area of the lot. On October 2, 2020, City Council enacted By-laws 828-2020 and 829-2020 which included holding provisions ("H") due to outstanding sanitary sewer capacity issues. An application proposing to lift the Holding (H) symbol for the lands was received on March 22, 2021 (21 130388 NNY 06 OZ). A related Site Plan application for the above proposal was received on June 20, 2017 (17 184024 NNY 10 SA) and both the lifting of the hold and site plan control applications are currently inactive.

THE SITE

Description

The site is located on the south side of Sheppard Avenue West and the east side of Yeomans Road. The site currently consists of four consecutive properties, rectangular in shape, with a frontage of approximately 64 metres on Sheppard Avenue West, a frontage of approximately 44 metres on Yeomans Road, and an area of 2,816 square metres. The land is relatively flat. The assembly of these four properties creates a corner parcel at Sheppard Avenue West and Yeomans Road.

Existing Use

Existing on the subject lands are four detached dwellings, one to two storeys in height, with driveways fronting onto Sheppard Avenue West. The existing dwellings are vacant.

Surrounding Land Uses

North: A two-storey commercial plaza with residential units, on the north side of Sheppard Avenue West

South: One to two-storey single detached dwellings on Yeomans Road and Alexis Boulevard.

East: A mix of one to two-storey single detached dwellings and commercial uses along Sheppard Avenue West, immediately to the east.

West: Yeomans Road and an 8-storey (202-unit), mixed-use building on the west side of Yeomans Road.

THE APPLICATION

Description

The original application proposed to redevelop the site with an 11-storey mixed-use, mid-rise building, measuring 37 metres in height, excluding the mechanical penthouse. The total gross floor area was approximately 17,438 square metres with 259 residential units and a Floor Space Index of 6.16.

Through the review of the development proposal, the application has been revised to a total gross floor area of 16,980 square metres and a Floor Space Index of 6.0, reduction of units to 256 units, and includes retail gross floor area of 154 square metres. The revision by the applicant addresses staff comments that requested increased setbacks on the north, east and west sides of the property and increased building stepbacks to conform with the draft Mid-Rise Performance Standards on the north, south, east and west sides of the building. Further, the height has been revised to 37.5 metres in height excluding the 5.0 metre-tall mechanical penthouse to accommodate an adjustment at

the garage entry to address Engineering and Construction Services concerns regarding an overland flow route. Please refer to Attachment 7 for the site plan and Attachments 8-11 for the elevations.

Density

The proposal has a density of 6.0 times the area of the lot.

Dwelling Units

The proposal includes 256 dwelling units, including 136 one-bedroom (53.12%) 9 of which are designated live/work type units fronting Sheppard Avenue West, 94 two-bedroom (36.72%), and 26 three-bedroom units (10.16%).

Non-Residential Component

The proposal includes non-residential gross floor area of 154 square metres, which consists of retail uses at the corner of Sheppard Avenue West and Yeomans Road.

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 209 parking spaces (185 residential spaces, 16 visitor spaces, and 8 accessible spaces) contained within three levels of underground parking, a total of 203 bike parking spaces, one Type "G" loading space, and two pick-up/drop-off spaces. Vehicular access to the subject site is proposed via Yeomans Road by way of a 6-metre wide driveway running perpendicular to the street at the south of the property that connects to the underground parking access ramp and servicing areas located within the ground floor.

A 2.76-metre road widening would be required for Sheppard Avenue West, along the entire frontage of the site.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/665SheppardAveW

Reasons for Application

An amendment to the Sheppard West/Dublin Secondary Plan is required to permit an increase to the maximum height and density for the subject site. Amendments to Zoning By-law 569-2013 are required to permit the proposed building form, height, density, building setbacks and other site specific development standards.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report
- Architectural Plans

- Block Context Plan
- Civil and Utility Plans
- Concept Site and Landscape Study
- Energy Strategy Report
- Geotechnical Study
- Green Standard Statistics
- Hydrogeological Report
- Pedestrian Level Wind Study
- Planning rationale
- Public Consultation Strategy Report
- Public Utilities Plan
- Sanitary Analysis Report
- Servicing Report
- Site Grading and Drainage Plan
- Soil Volume Plan
- Stormwater Management Report
- Sun/Shadow Study
- Transportation Impact Study
- Tree Preservation Plan

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 the appropriate Official Plan amendments and Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

Official Plan

The land use designation for the site is *Mixed Use Areas* in accordance with Map 16 of the Official Plan. See Attachment 3 of this report for the Land Use Map. *Mixed Use Areas* are intended to accommodate most of the increase in jobs and population anticipated by the Official Plan's growth strategy over the coming decades. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan also contains policies regarding appropriate transition between *Mixed Use Areas* and adjacent *Neighbourhoods*. Development within *Mixed Use Areas* will be

located and massed in such a way as to provide a transition between areas of different development intensity and scale. 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 Urban Structure Map 2 identifies the site as *Avenues*. *Avenues* are corridors along major streets intended for incremental re-urbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents. The Plan states that *Avenues* will be transformed incrementally by changing building-by-building over a number of years. The growth and redevelopment of the *Avenues* should be supported by high quality transit services, including priority measures for buses and streetcars, combined with urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

Map 3 of the Official Plan, Right-of-Way-Widths Associated with Existing Major Streets, identifies an ultimate right-of-way width for Sheppard Avenue West as 36 metres.

In addition, Map 4 of the Official Plan identifies Sheppard Avenue, west of Yonge Street to Dufferin Street, as a transit corridor expansion element. The integration of transportation and land use planning is critical in achieving the overall aim of increasing accessibility throughout the City.

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

Secondary Plan

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

The *Mixed Use Area 'A'* designation of the Secondary Plan applies to the primary commercial areas, including the subject lands. The primary commercial areas for the Secondary Plan Area are to be located at the Bathurst/Sheppard, Wilson Heights/Sheppard and Allen/Sheppard intersections on lands designated *Mixed Use Area A*. The maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot, provided that the commercial uses do not exceed 1.0 times the area of the lot. Additional policies include that the height of any new building will not exceed the horizontal distance separating the building from lands designated *Neighbourhoods*, and the horizontal distance separating any building from lands designated *Neighbourhoods* will not be less than 9.5 metres.

In addition to the policy requirements of the overall Official Plan, the Secondary Plan contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are designated *Neighbourhoods*. These measures include the provision and maintenance of suitable fencing and a 1.5-metre wide landscape strip along the property lines between new developments and *Neighbourhoods*.

The Secondary Plan can be found here: [Sheppard West/Dublin Secondary Plan](#)

Zoning

The subject site is zoned Residential Multiple Dwelling Zone RM (f64.0; a2600) (x80) under Zoning By-law 569-2013, as amended by By-law 828-2020. The RM zoning category permits dwelling units within permitted building types including apartment houses and townhouses, and home occupations including artist studio, office, custom workshop making articles or products to be sold at retail on the premises, service shop and personal service shop within units on the ground floor. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

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

Toronto Green Standard

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

Site Plan Control

An application for Site Plan Control was submitted on June 20, 2017 (17 184024 NNY 10 SA) to implement the previous approval permitted by By-law 828-2020. Notwithstanding this, a new site plan application will be required.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting ("CCM") was held by City Planning staff on May 21, 2024. The CCM was attended by approximately 10 people, in addition to the local ward councillor's representative, staff, and the applicant team. City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- Traffic and parking on Alexis Road and Yeomans Road
- Concerns about traffic impacts on Sheppard Avenue West and the anticipated difficulty to turn left onto Sheppard Avenue West
- Privacy and overlook
- Increase in height and density
- Transition of built form to adjacent neighbourhoods immediately to the south

The issues raised through community consultation have been considered through the review of the application and the recommendation of this report.

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.

COMMENTS

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 PPS and the Growth Plan encourage intensification and redevelopment in urban areas and direct planning authorities to identify appropriate locations for growth. The PPS directs planning authorities to promote opportunities for transit-supportive development that contribute to the range and mix of available housing. Policy 2.2.1(2)(c) of the Growth Plan directs that growth be focused in "delineated built-up areas." Staff have determined the proposal conforms to the Growth Plan (2020) and is consistent with the PPS as it provides for new housing options and optimizes available infrastructure. A holding provision is being put in place to address servicing for the property. Section 1.6.6.6 of the PPS will be satisfied through the removal of the holding provision. Policy 4.6 of the PPS recognizes that the Official Plan is the most important vehicle for implementation of the PPS.

The site is located in a *Mixed Use Areas* designation in the Official Plan and along an *Avenue* where re-urbanization and growth are anticipated. The proposal for a mixed use development is an appropriate location for intensification and is consistent with the PPS. The proposal also adds to the range and mix of housing options in the area in accordance with Provincial policy. In the opinion of Staff, the proposal, with the related holding symbol, is consistent with the PPS and conforms with the Growth Plan.

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 proposed mixed of uses is in keeping with the land use permission of the Official Plan and Secondary Plan. The site is designated Mixed Use Areas which supports a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces, and as proposed, conforms to the Official Plan.

Streetscape Design & Public Realm

This application has been reviewed against the official plan policies, secondary plan policies, and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The building is sited along Sheppard Avenue West with minimal setbacks to provide a well-defined street edge. The development provides adequate space for soft landscaping and new street trees, as well as, pedestrian walkways 2.1 metres in width along Sheppard Avenue West and Yeomans Road. The retail and live/work units at grade are all accessible from Sheppard Avenue West sidewalk which will encourage pedestrian activity.

New street trees with appropriate soil volumes are proposed to be planted along the Sheppard Avenue West and Yeomans Road frontage and would accompany existing street tree(s) to be retained. The owner must restore those sections of the municipal boulevard where existing driveways would be closed. These streetscape improvements and final landscape plan will be secured through the site plan approval process.

City staff are satisfied the modified proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that new development will provide amenity for adjacent streets to make these areas comfortable, attractive and vibrant, and accessible and safe for pedestrians.

Built Form, Height, Massing

This application has been reviewed against the official plan policies, including related secondary plan policies, and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The proposal of 11-storeys is appropriate for the site as the height is keeping with the existing and proposed heights along Sheppard Avenue West. The revised building generally is consistent with the Avenues and Mid-Rise Buildings Study, specifically the updated draft Performance Standards for Mid-rise Buildings Rear Transitions, which specify transitions between mid-rise buildings and low-rise areas. Transitions can be achieved through building height, horizontal separation, such as setbacks and/or step-backs of upper floors, landscaping, and well-scaled façade articulation.

The building is massed so that it respects a front 45-degree angular plane measured from Sheppard Avenue West and Yeomans Road, with an exception of a small portion of the tenth-storey balconies and roof and the eleventh-storey roof step-back. This encroachment is considered minimal by staff. A 430 square metre green roof is proposed along with 414 square metres of rooftop outdoor amenity space.

Building step-backs occur at the 7th and 11th floors (3 metres and 2.5 metres respectively) along the Sheppard Avenue West streetscape, while at the rear of the property facing low-rise residential, the building maintains a 7.5 metre setback, as prescribed in the Performance Standards, from the building face to rear property line from floors 2 to 6. Floors 7 to 9 step back an additional 2.5 metres, and floors 10 and 11 step back an additional 2.5 metres, culminating in a 12.5 metre setback at the uppermost floors from the rear property line.

Further, along the Sheppard Avenue West and Yeomans Road streetscape, the building is setback one metre from the front and west side property line, with the mass of the pedestrian scale street-wall at 7-storeys before stepping back at the 8th and 11th storeys.

Between the detached dwelling to the east which is designated Mixed Use Areas, the east side yard setback is 2.84 metres with the building maintaining a 7-storey mass before stepping back at the 8th and 11th storeys. This setback is consistent with the 2020 site specific by-law. Staff will address the appropriate design interface through the Site Plan Control application.

A 2.5 metre treed landscape strip is proposed across the rear property line, which exceeds the minimum 1.5 metre landscape strip required by the Secondary Plan. However, there would be a 12.0 metre driveway notch in the landscape strip to accommodate the vehicle maneuvering diagram for the loading space. The landscape strip will contain trees and a 1.8 metre tall fence to buffer the proposed midrise building from existing low-scale residential.

The proposed building enhances the pedestrian environment and improves the area through the development of a high-quality mixed use building with active street frontage and live/work and retail uses at grade on an underutilized site along Sheppard Avenue West.

Given the existing and planned context for the subject site and the surrounding area, the proposed built form, including height and massing, the proposed application is appropriate. The proposal conforms with the Official Plan and is in keeping with the draft Mid-Rise Performance Standards with respect to rear transition, built form and massing.

Sun, Shadow, Wind

This application has been reviewed against the official plan policies, secondary plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. The proposal conforms with the policy direction by ensuring that the development would limit shadow impacts on low-rise *Neighbourhoods*. The Policy requires buildings in *Mixed Use Areas* to be located and massed to limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.

The Sun/Shadow Study demonstrates that on the spring and fall equinox of March 21 and September 21, the proposal will not result in any shadowing on the lands designated *Neighbourhoods* to the south. The proposal will shadow one low-rise dwelling on the east side of the subject lands, which is also designated *Mixed Use*. These shadows will extend further eastward affecting several low-rise dwellings on the east side of the proposal.

In accordance with Official Plan policies, shadowing would be adequately limited as all properties will have access to sunlight for a minimum of six hours on March/September 21, with shadowing on individual residential properties (in designated *Mixed Use Areas*) lasting no longer than approximately four consecutive hours in the afternoon. The shadow study submitted demonstrates that the proposal has no shadow impact on *Neighbourhoods* lands, public parks and acceptable impacts on the public realm similar to other redevelopment on the south side Sheppard Avenue West.

A Pedestrian Wind Assessment was submitted in support of the application. The study indicates that the wind conditions on sidewalks, and other public areas on and around the proposed building are expected to be comfortable for standing or strolling in the summer and fall, and for strolling or walking in the winter and spring, which is appropriate for active pedestrian uses. The Pedestrian Wind Assessment provides recommendations for wind screens, landscaping, canopies and fencing to further mitigate wind impacts on the green roof amenity area, which can be addressed through the Site Plan Control process.

Access, Parking, Loading

The proposed vehicular access to the site is provided from Yeomans Road. Transportation Services Staff have reviewed the Traffic Impact Study and are satisfied with its conclusions.

The proposed vehicle parking rate of 185 resident parking spaces, 16 visitor parking spaces, and 8 accessible parking spaces meet the minimum and maximum parking requirements for the site in accordance with By-law 89-2022. City's Transportation Services staff calculated parking maximums at a rate of 0.8 spaces per unit for 1 bedroom units, 0.9 spaces per unit for 2 bedroom units and 1.1 spaces per unit for 3 bedroom units. Further, visitor parking is being required at a minimum rate of 2.0 + 0.05 spaces per unit and a maximum rate of 1 for each of the first 5 units and 0.1 spaces per unit thereafter. Non-residential Use parking calculations maximums are calculated at a rate of 1.0 space per 100 square metres.

One Type "G" loading space is proposed within the building, adjacent to the underground parking garage ramp and accessed from the 6.0 metre-wide driveway at the rear of the property. As exhibited in the truck maneuvering diagrams, access to the loading space will require a 12.0-metre wide driveway notch in the rear 2.5 metre landscape strip, which will be addressed in the Secondary Plan and site specific Zoning By-law.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Sheppard Avenue West a 2.76 metre road widening dedication along the Sheppard Avenue West frontage of the subject site is required and is proposed to be conveyed to the City. A 6.0 metre corner rounding has been provided at the northwest corner of the site. The road widening and corner rounding will be secured during the Site Plan Approval Process.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal is for mixed-use residential condominium housing with a unit mix that meets the Growing Up Guidelines. The proposed unit mix meets the policy direction of the Official Plan to provide a full range of housing and achieves unit mix objectives of the Growing Up Guidelines to provide a minimum of 20 percent two-bedroom units and 10 percent three-bedroom units within new developments. The application proposes to provide 94 (38.06%) two-bedroom units and 26 (10.52%) three-bedroom units, which will be secured in the site-specific Zoning By-law.

Amenity Space

The Built Form policies of the Official Plan state that new indoor and outdoor amenity spaces are to be provided as part of multi-unit residential developments and are to consider the needs or residents of all ages and abilities over time and throughout the year.

The application proposes 524 square metres of indoor amenity space (2.04 square metres per unit) and 515 metres of outdoor amenity space (2.01 square metres per unit), which includes the roof terrace, for a total blended rate of 4.05 square metres of amenity space per unit. The indoor and outdoor amenity space ratios will be secured in the site-specific Zoning By-law.

Parkland

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application. 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). Three by-law protected City street trees exist fronting the site and five by-law protected private trees exist on the site. The applicant has proposed to retain two City street trees and remove the remainder to accommodate the development. The applicant has proposed to plant eight trees along the City road allowance and seven trees on site. Urban Forestry staff do not object to the Official Plan Amendment and Zoning By-law Amendment application. Outstanding comments from Urban Forestry will be addressed through the Site Plan Control process, including requirements to submit tree planting deposits to ensure the planting and survival of new City trees.

Servicing

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management and Hydrogeological reports. Engineering and Construction Services staff have reviewed the submitted materials and have identified outstanding items for review. Staff are recommending that the Zoning By-law be subject to a holding provision pending the revision, review and acceptance of the Functional Servicing, Hydrogeological and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The City has received, reviewed and accepted an engineering submission (comprised of a Servicing Report, Stormwater Management Report and Hydrogeological Report and supporting documents/drawings) demonstrating that the City requirements can be met and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director Engineering and Construction Services; and,
- Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

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 2040 or sooner. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Official Plan and the Sheppard West/Dublin Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) provided that the items that are subject to the hold can be satisfactorily addressed. Furthermore, the proposal, as amended, conforms to the Official Plan, particularly as it relates to policies that support new housing supply through intensification with the *Avenues* and *Mixed Use Areas* designation. Staff worked with the applicant to make appropriate modifications around building setbacks and step-

backs and to improve the quality of the public realm along Sheppard Avenue West and Yeomans Road and transitions to the lower scale residential to the south. The additional proposed amendments will address concerns around building massing and transition on the surrounding neighbourhood. Staff recommend that Council support approval of the application as amended.

CONTACT

Kayla Sintz, Planner
Tel. No. 416-394-8238
E-mail: Kayla.Sintz@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1:	Application Data Sheet
Attachment 2:	Location Map
Attachment 3:	Official Plan Land Use Map
Attachment 4:	Existing Zoning By-law Map
Attachment 5:	Draft Official Plan Amendment
Attachment 6:	Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7:	Site Plan
Attachment 8-11:	Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 665 SHEPPARD AVE W Date Received: November 20, 2023
Application Number: 23 227998 NNY 06 OZ
Application Type: OPA / Rezoning, OPA & Rezoning
Project Description: The application proposes to amend the Official Plan and Zoning By-law to permit an 11-storey mixed-use building with 256 residential dwelling units and 209 parking spaces.

Applicant	Agent	Architect	Owner
THE BIGLIERI GROUP			2869773 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	RM (f64.0; a2600) (x80)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	2,831	Frontage (m):	64	Depth (m):	44
-------------------	-------	---------------	----	------------	----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,867	1,867
Residential GFA (sq m):	410		16,826	16,826
Non-Residential GFA (sq m):			155	155
Total GFA (sq m):	410		16,980	16,980
Height - Storeys:	2		11	11
Height - Metres:			37	37

Lot Coverage Ratio (%)	65.95	Floor Space Index:	6
------------------------	-------	--------------------	---

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	16,826	
Retail GFA:	155	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			247	247
Other:			9	9
Total Units:			256	256

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			136	94	26
Total Units:			136	94	26

Parking and Loading

Parking Spaces:	209	Bicycle Parking Spaces:	203	Loading Docks:	1
-----------------	-----	-------------------------	-----	----------------	---

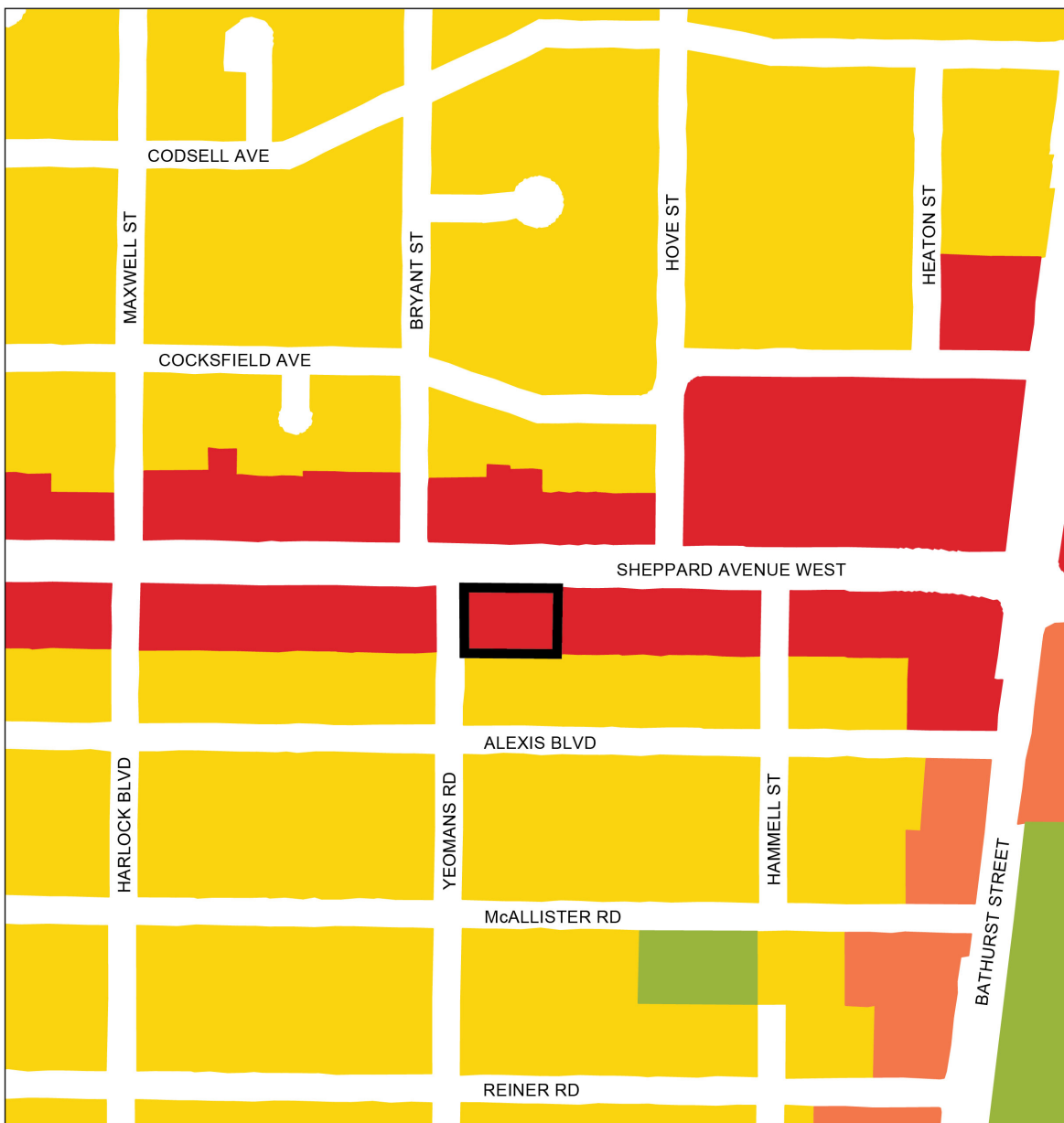
CONTACT:

Kayla Sintz, Planner, Community Planning
(416) 394-8238
Kayla.Sintz@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



665, 667, 669 and 671 Sheppard Avenue West

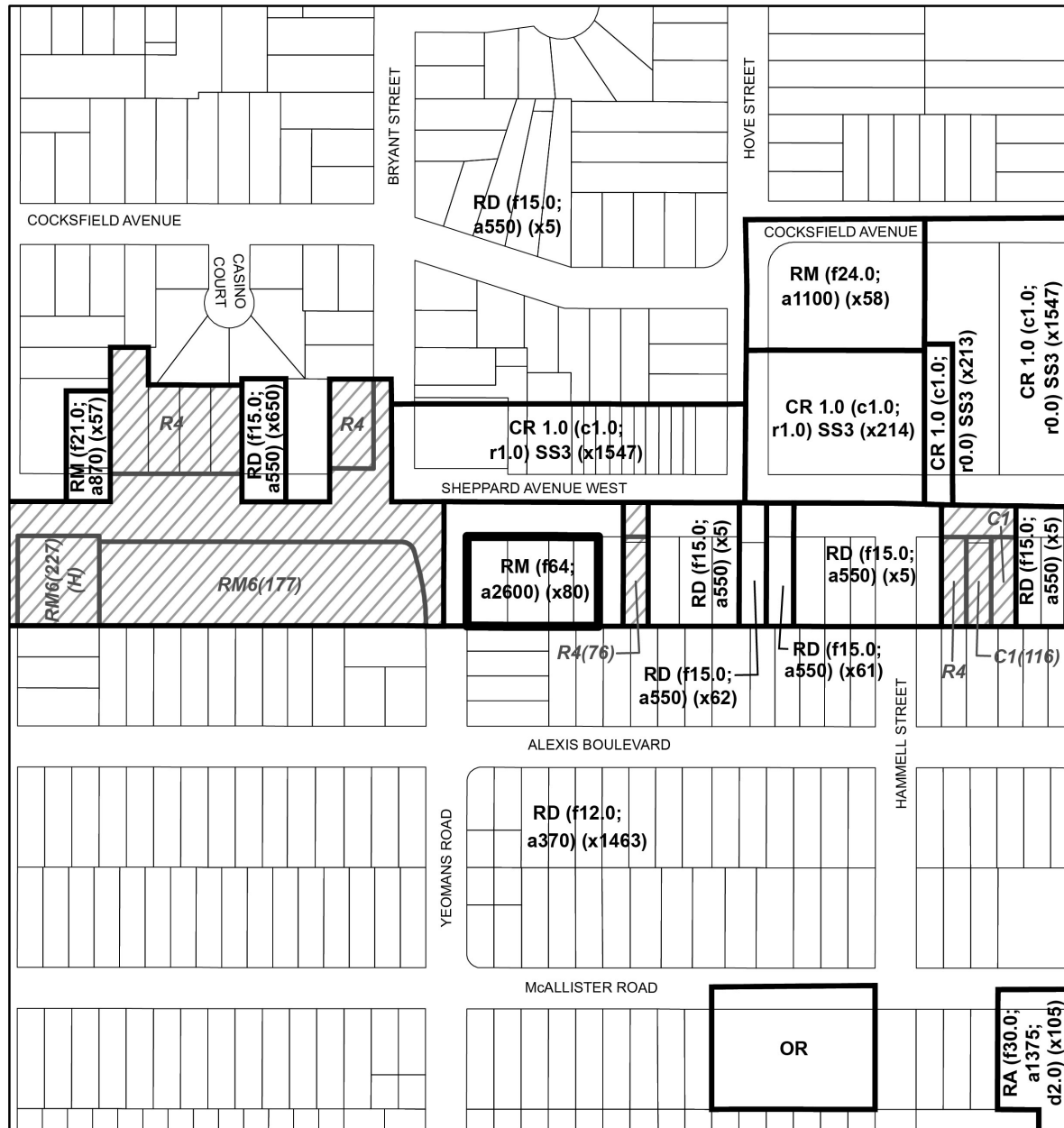
Official Plan Land Use Map #16

File # 23 227998 NNY 06 02



↑
Not to Scale
06/13/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

665, 667, 669 and 671 Sheppard Avenue West

File # 23 227998 NNY 06 02



Location of Application

RD Residential Detached
RM Residential Multiple

RA Residential Apartment
CR Commercial Residential
OR Open Space Recreation



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

R4 One-Family Detached Dwelling Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone



Not to Scale
Extracted: 06/13/2024

Attachment 5: Draft Official Plan Amendment

Authority: North York 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 2023, as
665, 667, 669 and 671 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;

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. 750 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

ULLI S. WATKISS,
City Clerk

(Seal of the City)

AMENDMENT NO. 750 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
665, 667, 669 AND 671 SHEPPARD AVENUE WEST**

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

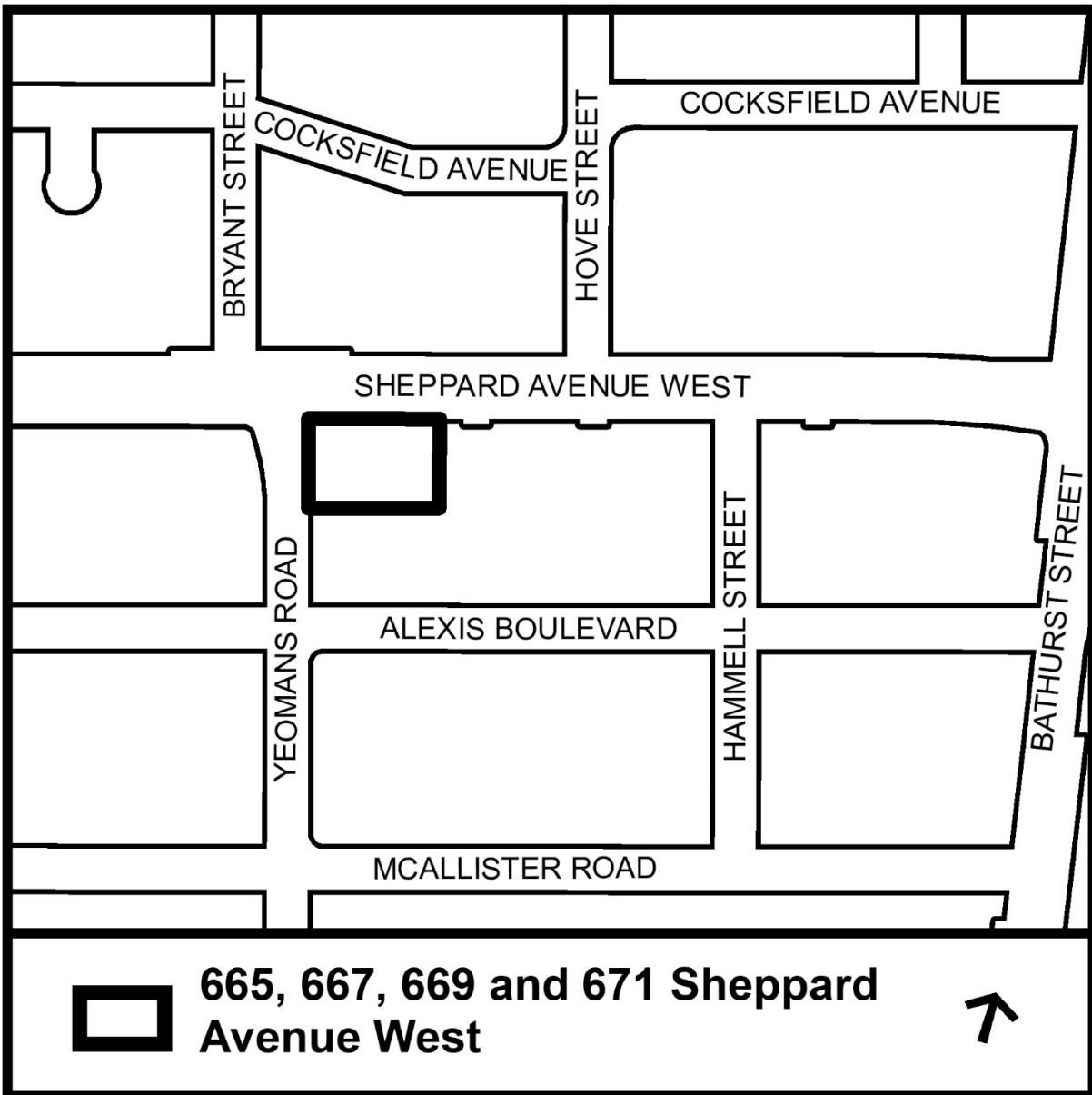
1. Chapter 6, Section 23, Sheppard West / Dublin Secondary Plan, is amended by adding Site Specific Policy 24 for the lands known municipally in 2023 as 665, 671, 669 and 671 Sheppard Avenue West and shown on Schedule 1, as follows:

‘4.24 665, 667, 669 and 671 Sheppard Avenue West (24 on Map 23-1)

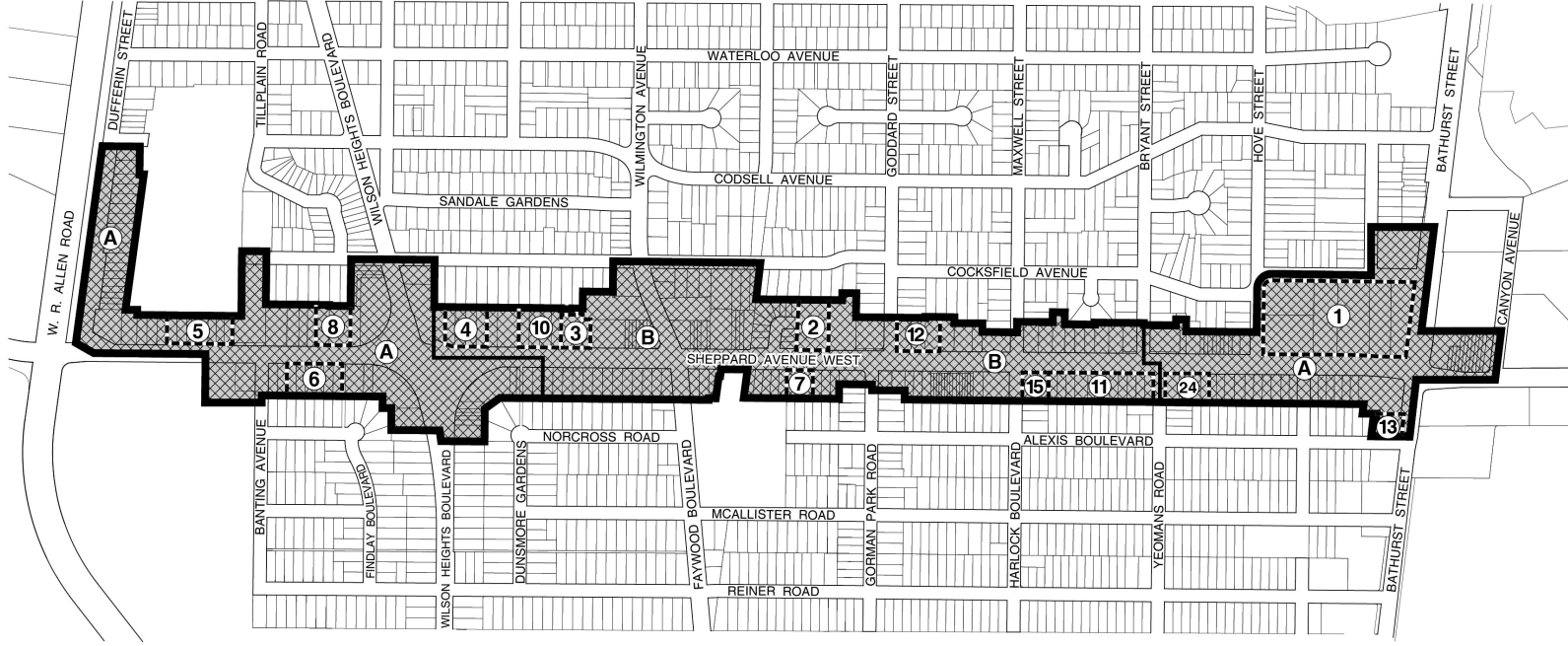
A mixed-use building with grade related non-residential uses, having a maximum density of 6.0 times the lot area with a maximum height of 11 storeys and 42.5 metres (including mechanical penthouse), is permitted. The horizontal distance separating a building or portion of a building from lands designated *Neighbourhoods* will not be less than 7.5 metres. A continuous minimum 2.5 metre landscape strip is required for 75% of the rear property line.’

2. Map 23-1, Sheppard West / Dublin Secondary Plan, Land Use Areas, is amended to show the lands known municipally in 2023 as 665, 667, 669 and 671 Sheppard Avenue West as Site and Area Specific Policy Area Number 24, as shown on the attached Schedule 2.

Schedule 1






Schedule 2



Official Plan Amendment #750

Sheppard West / Dublin Secondary Plan

Map 23-1 Consolidated Land Use Map

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

Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on ~, 2024

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 665, 667, 669 and 671 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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 meaning provided in Zoning By-law 569-2013, as amended, 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 outlined by heavy black lines from a zone label of RM (f64.0; a2600) (x80) to a zone label of CR 6 (C1.0 R6.0) SS3 (x1018) (H) 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 HT10, ST 2, to a height and storey label of HT 37.5, ST 11, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article

900.11.10 Exception Number 1018 so that it reads:

(1018) Exception CR 1018

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 665, 667, 669 and 671 Sheppard Avenue West if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.73 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.20.20(1)(B) and 150 .5.20.1, a **home occupation** located in the first **storey** and “mezzanine” of a **dwelling unit** facing Sheppard Avenue West with direct pedestrian access to a public sidewalk:
 - (i) Is not subject to Regulation 150.5.20.1(1)(A) -(D), (2) and (6);
 - (ii) Is not subject to Regulation 150.5.40.40(1);
 - (iii) Loading spaces shall not be required for a **home occupation** use;
- (D) Despite regulation 40.10.30.40(1)(A), the maximum permitted **lot coverage**, as a percentage of the **lot area**, is 71 percent. The **lot area** for purposes of calculating Floor Space Index shall be 2,830.85 square metres.
- (E) Despite regulations 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**.
- (F) Despite regulation 40.10.40.1(6), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, or is separated from a **lot** in the Residential Zone category or Residential Apartment Zone category by a **lane** or a **street** may not be within 2.84 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category other than:
 - (i) a service entrance;

- (ii) an entrance to a residential use; or
 - (iii) an entrance or exit required by Federal or Provincial regulations;
- (G) Despite regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert By-law number]
- (H) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters “ST” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (i) for the purpose of this exception, a “mezzanine” and a mechanical penthouse do not constitute a **storey**
- (I) Despite regulations 40.5.40.10(3), (4), (5) and (6) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5 metres;
 - (ii) **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 5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.8 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.8 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.8 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.8 metres;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 16,981 square metres, of which;
 - (i) The permitted maximum **gross floor area** for residential uses is 16,831 square metres;
 - (ii) The required minimum **gross floor area** for non-residential uses is 150 square metres

- (K) Despite regulation 40.10.40.50(1)(A) and (C), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 metres of outdoor **amenity space** for each dwelling unit of which 75 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
- (L) Despite regulation 40.10.40.70 (3), the required minimum **building setbacks** are shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (M) Despite Clause 40.10.40.60 and (L) above, a **building** or **structure** is permitted to penetrate the required 45-degree **angular plane**, as measured from the finished floor elevation;
- (N) Despite regulation 40.10.50.10 (3), the following **soft landscaping** requirements must be provided along the part of the **lot line** abutting the lot in the Residential Zone category or Residential Apartment Zone category:
- (i) a minimum 2.5-metre-wide strip of **soft landscaping** for 75% of the length and 1.2-metre-wide strip for remaining 25% of the length along the rear (south) **lot line**;
 - (ii) a minimum 1.5-metre-wide strip of **soft landscaping** for 70% of the length and 1.2-metre-wide strip for remaining 30% of the length along the side (east) **lot line**; and
 - (iii) mechanical and electrical equipment may be permitted within the required **soft landscaping** strip;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the lot in accordance with the following:
- (i) a minimum of zero (0) residential occupant **parking spaces** for each **dwelling unit**; but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a midrise **building** in Parking Zone B;
 - (ii) a minimum of 2 residential visitor **parking spaces**
 - (iii) in addition to (ii) above, a minimum of 0.05 residential visitor **parking spaces** for each **dwelling unit**
 - (iv) a minimum of zero (0) **parking spaces** for **gross floor area** devoted to non-residential uses including **home occupations**, but

not exceeding the permitted maximum in Table 200.5.10.1 for Tier 4 for retail uses in Parking Zone B;

- (P) Despite regulations 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;
 - (iii) vertical clearance of 2.1 metres;
 - (iv) adjacent to a 1.5 metre-wide accessible barrier free aisle or path
- (Q) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 20 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite Regulation 200.15.10.5 (1) and (2) Table 200.15.10.5, a minimum of eight (8) **parking spaces** of the required **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (S) Despite Regulations 220.5.10.1(2), (3), (4) and (5), and 40.10.90.10(1)(C), one Type “G” **loading space** must be provided on the lands and may be located in a **rear yard** located a minimum of 7.5 metres from a lot in the Residential Zone category or Residential Apartment Zone category;
- (T) Despite Regulations 230.5.1.10(9)(A) and 230.5.1.10(1), “long-term” and “short-term” **bicycle parking spaces** may be located:
 - (i) in a **stacked bicycle parking space**, a secured room, enclosure, or bicycle locker; and
 - (ii) **bicycle parking spaces** may be provided on any level below ground;
- (U) Despite regulation 230.5.1.10(7), shower and change facilities do not have to be provided for any **building** on the lands;
- (V) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii)

above are not included in the provision required by (i) above; and

- (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (W) For the purposes of this exception, the front **lot line** is the **lot line** abutting Sheppard Avenue West;
- (X) For the purpose of this exception, “mezzanine” means the floor area immediately above the first **storey**, with areas open to the first **storey** below, and within the first 6.5 metres of building height.

Prevailing By-laws and Prevailing Sections: “None Apply”

6. 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.

7. Holding Symbol Provisions

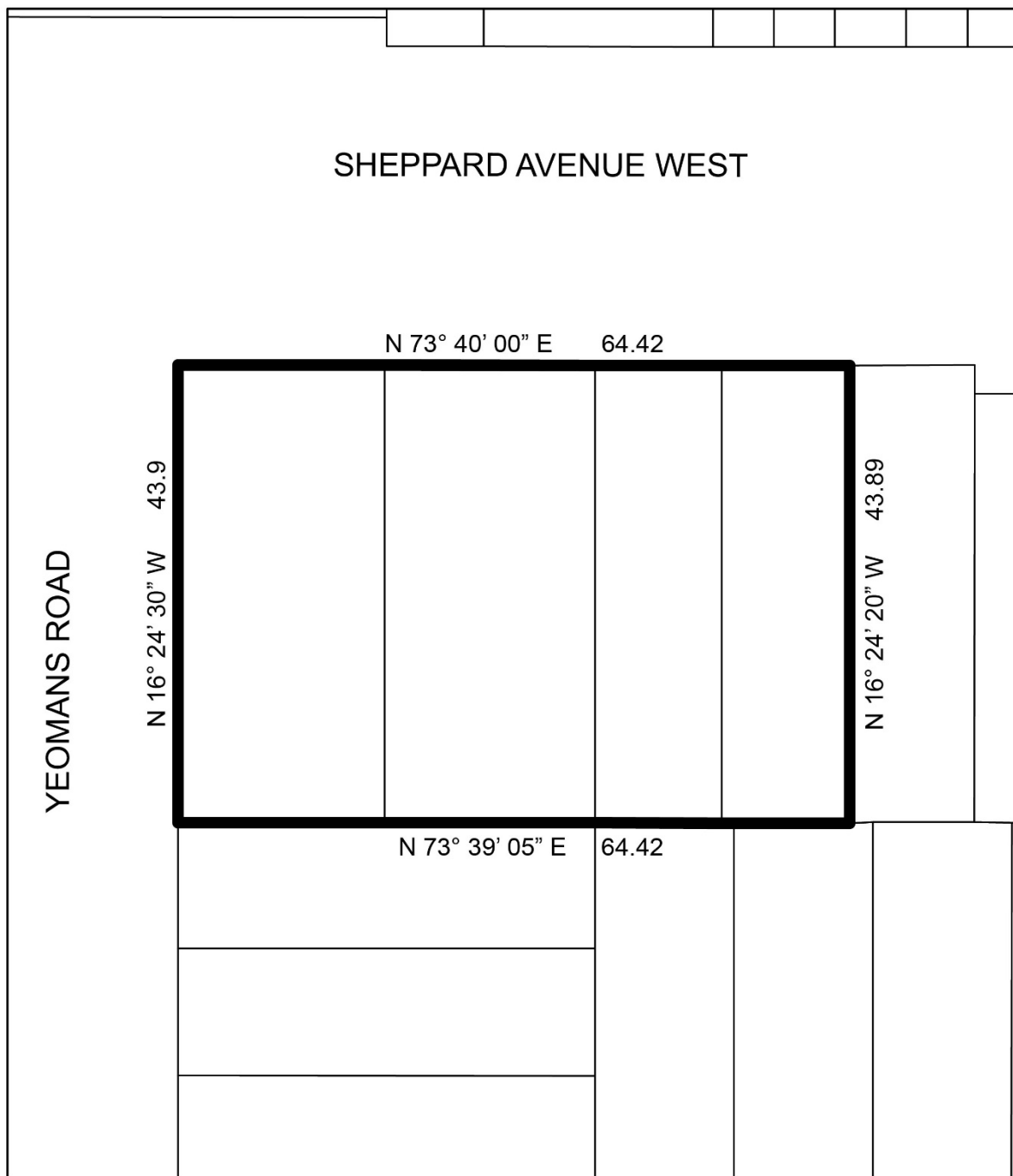
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, as well as, temporary sales office, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The city has received, reviewed and accepted an engineering submission (comprised of a Servicing Report, Stormwater Management Report and Hydrogeological Report and supporting documents/drawings) demonstrating that the City requirements can be met and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (ii) Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financial secured, and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

Enacted and passed on **[Clerks to insert date]**.

Francis Nunziata,
Speaker

(Seal of the City)


John D. Elvidge,
City Clerk

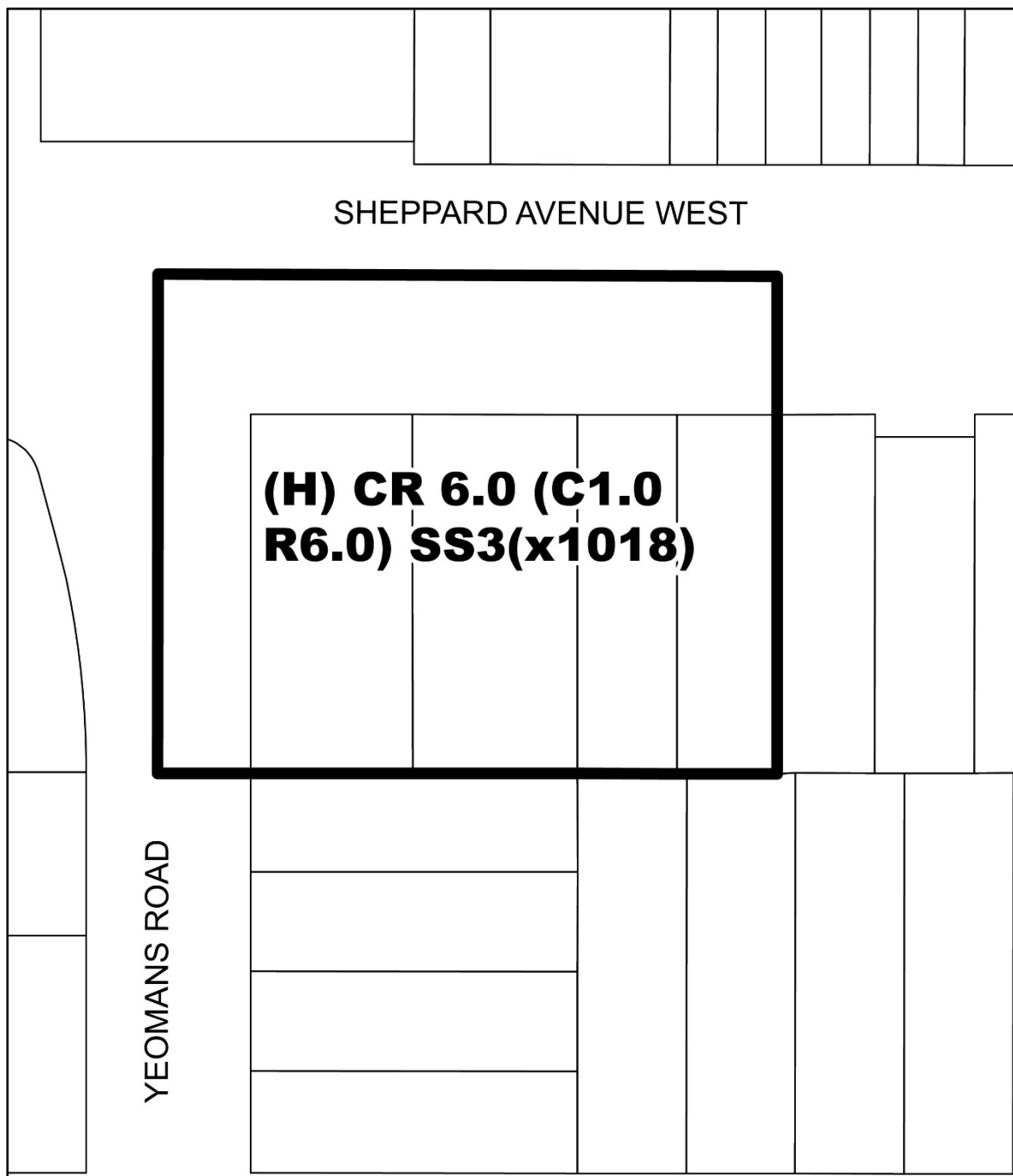


 **Toronto**
Diagram 1

665, 667, 669 and 671 Sheppard Avenue West

File # 23 227998 NNY 06 0Z


City of Toronto By-law 569-2013
Not to Scale
06/13/2024

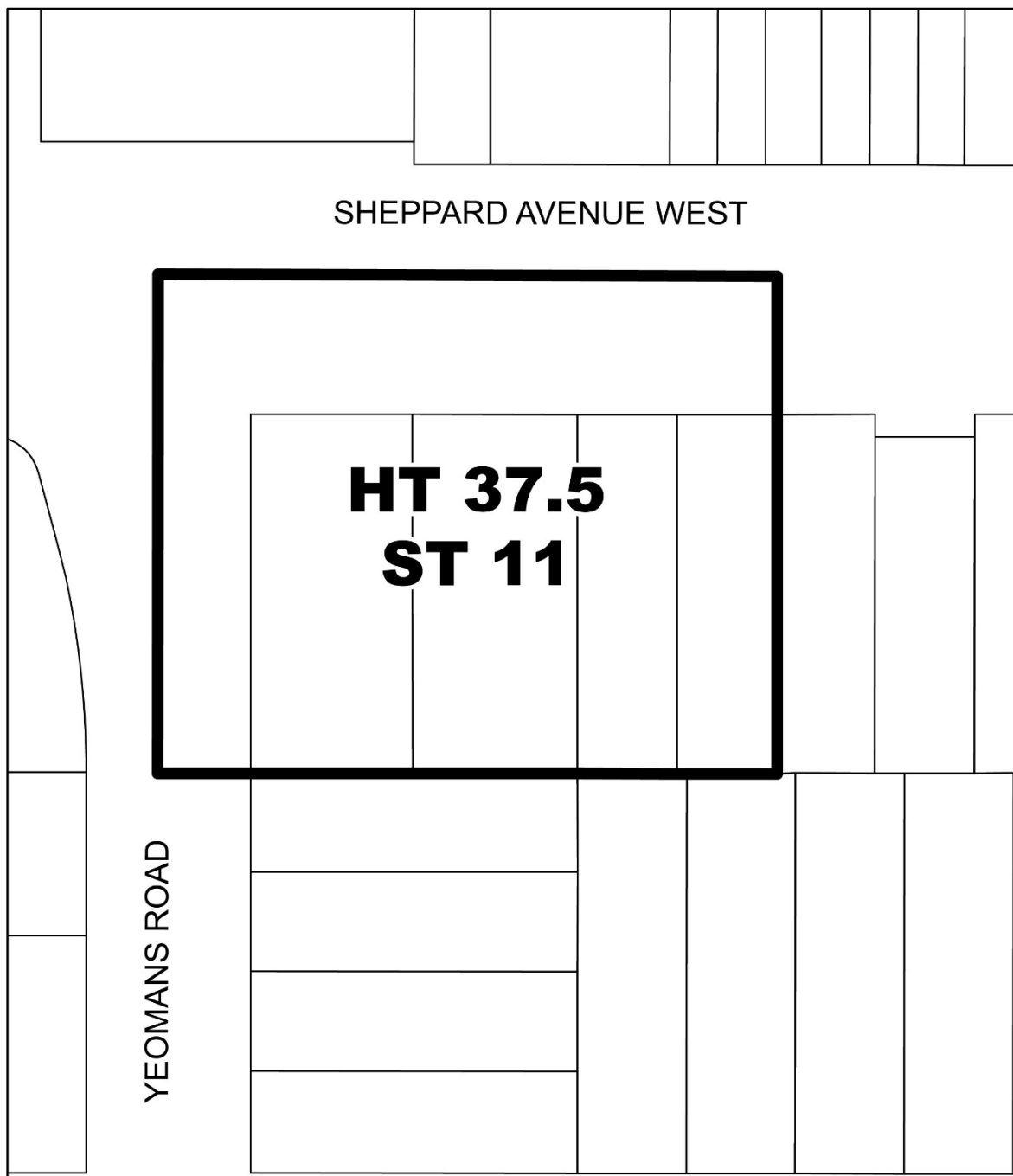


 **TORONTO**
Diagram 2

665, 667, 669 and 671 Sheppard Avenue West

File # 23 227998 NNY 06 02


City of Toronto By-law 569-2013
Not to Scale
06/20/2024



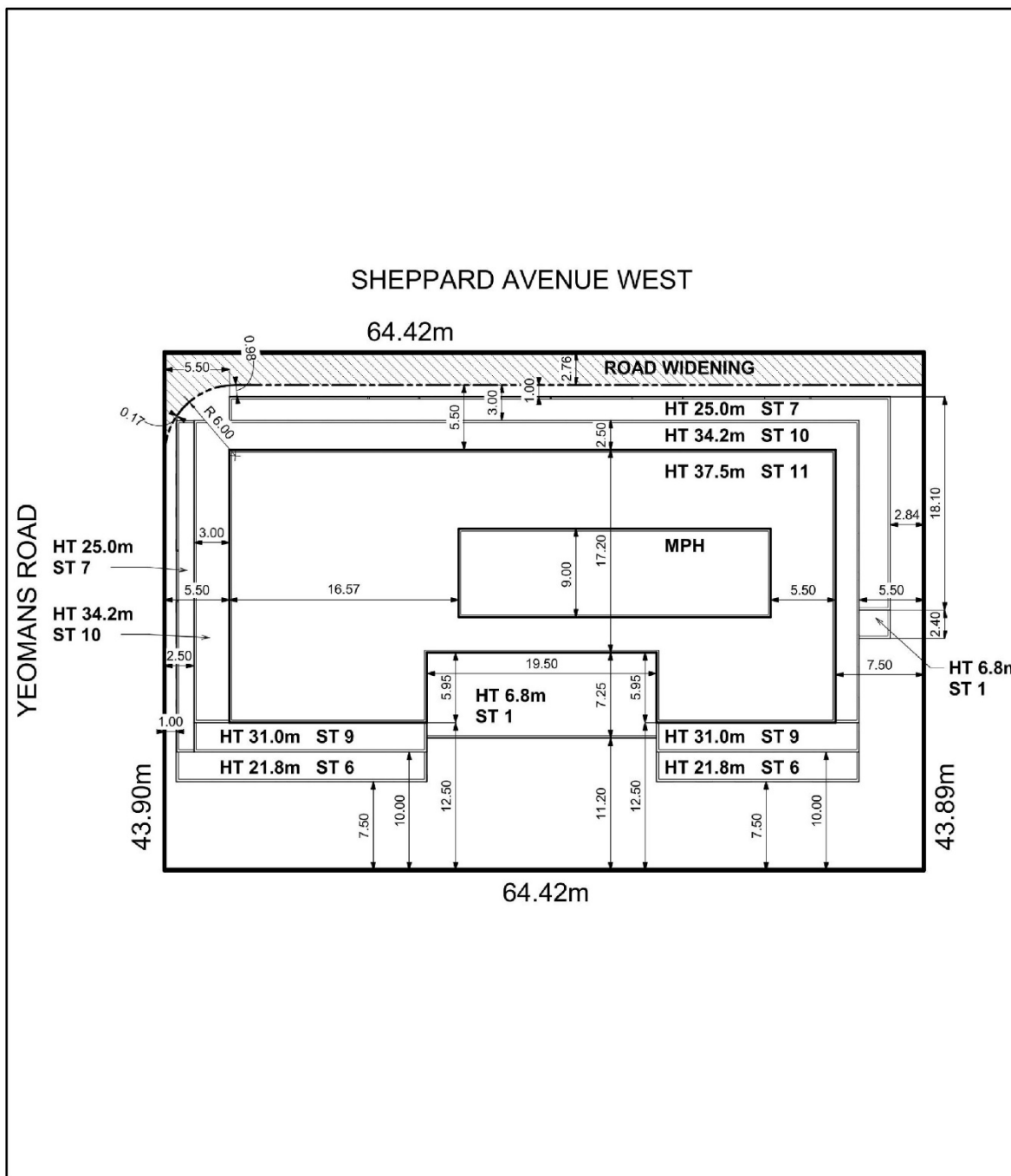
Toronto
Diagram 3

665, 667, 669 and 671 Sheppard Avenue West

File # 23 227998 NNY 06 02



City of Toronto By-law 569-2013
Not to Scale
06/13/2024



Toronto
Diagram 4

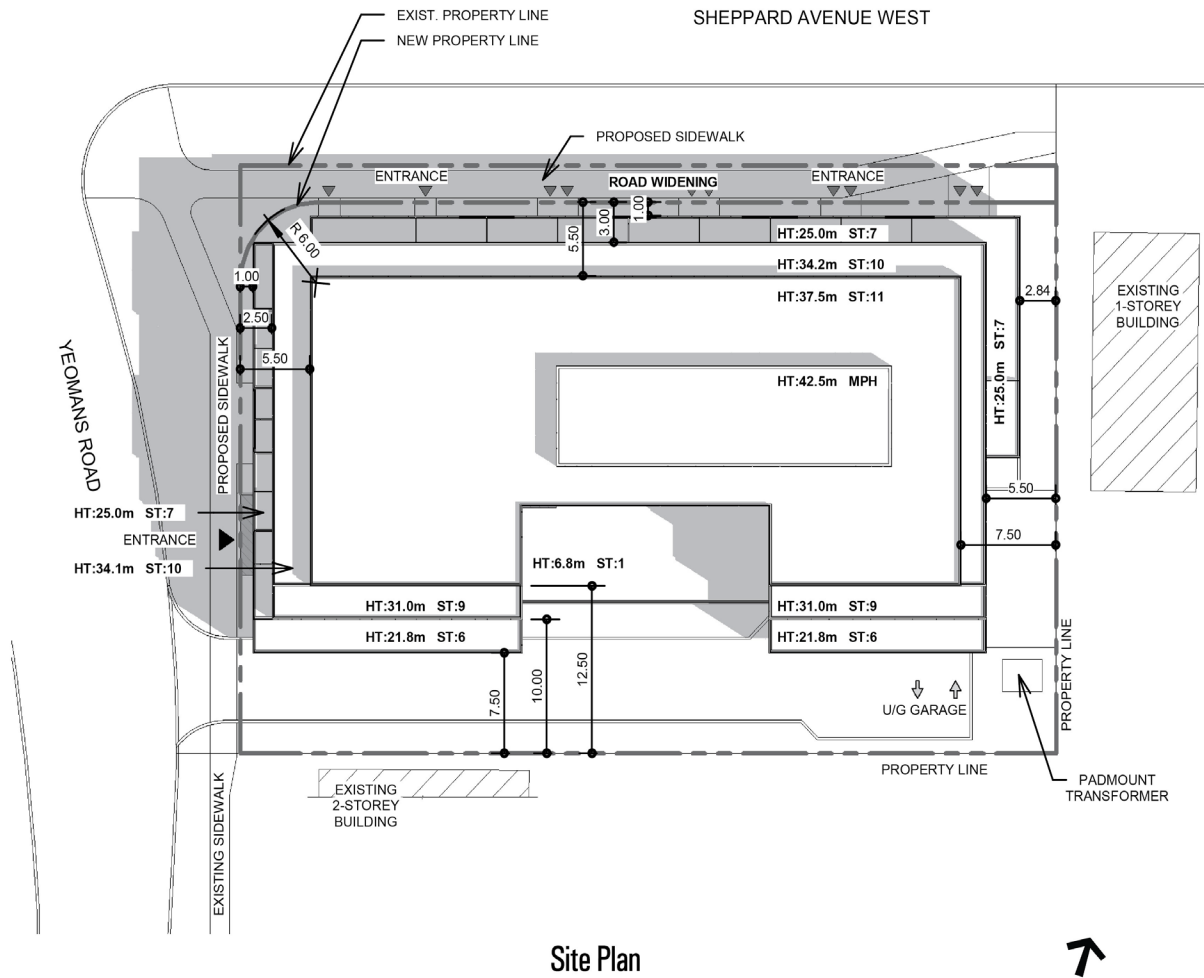
665, 667, 669 and 671 Sheppard Avenue West

File # 23 227998 NNY 06 02



City of Toronto By-law 569-2013
Not to Scale
06/20/2024

Attachment 7: Site Plan

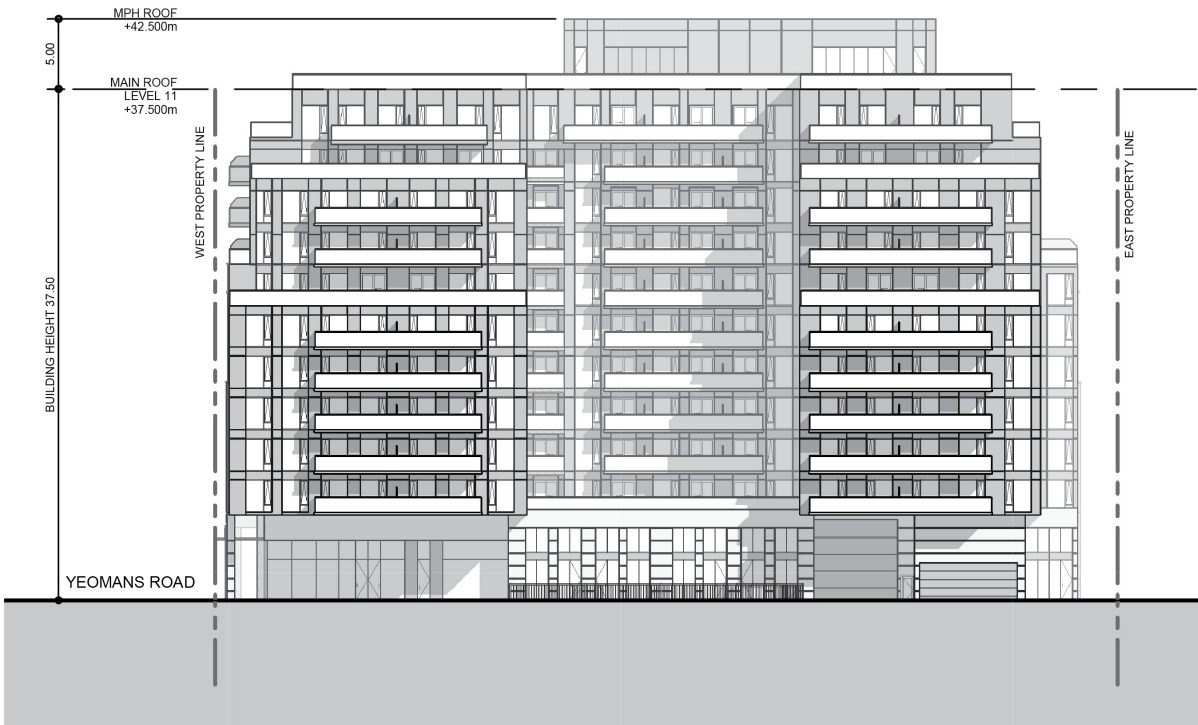


Attachment 8: Elevations



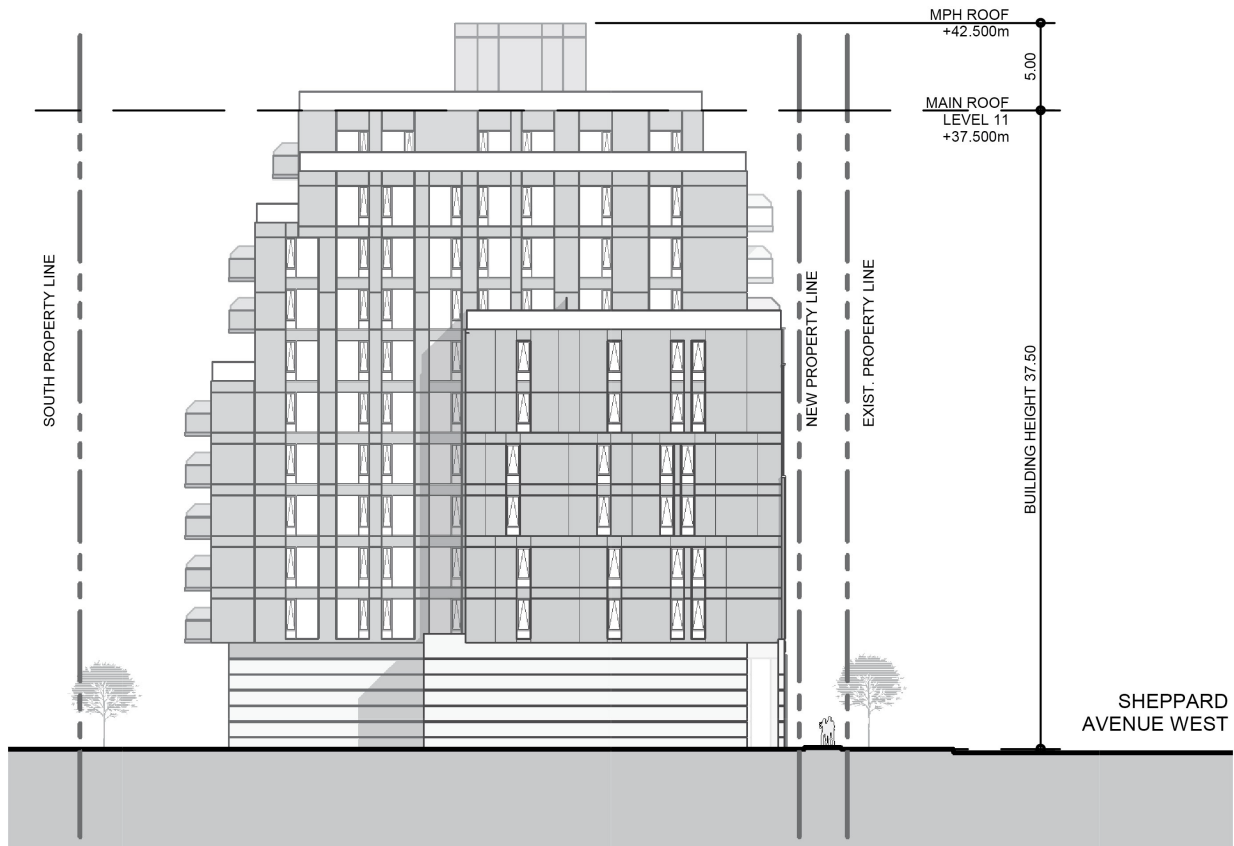
North Elevation

Attachment 9: Elevations



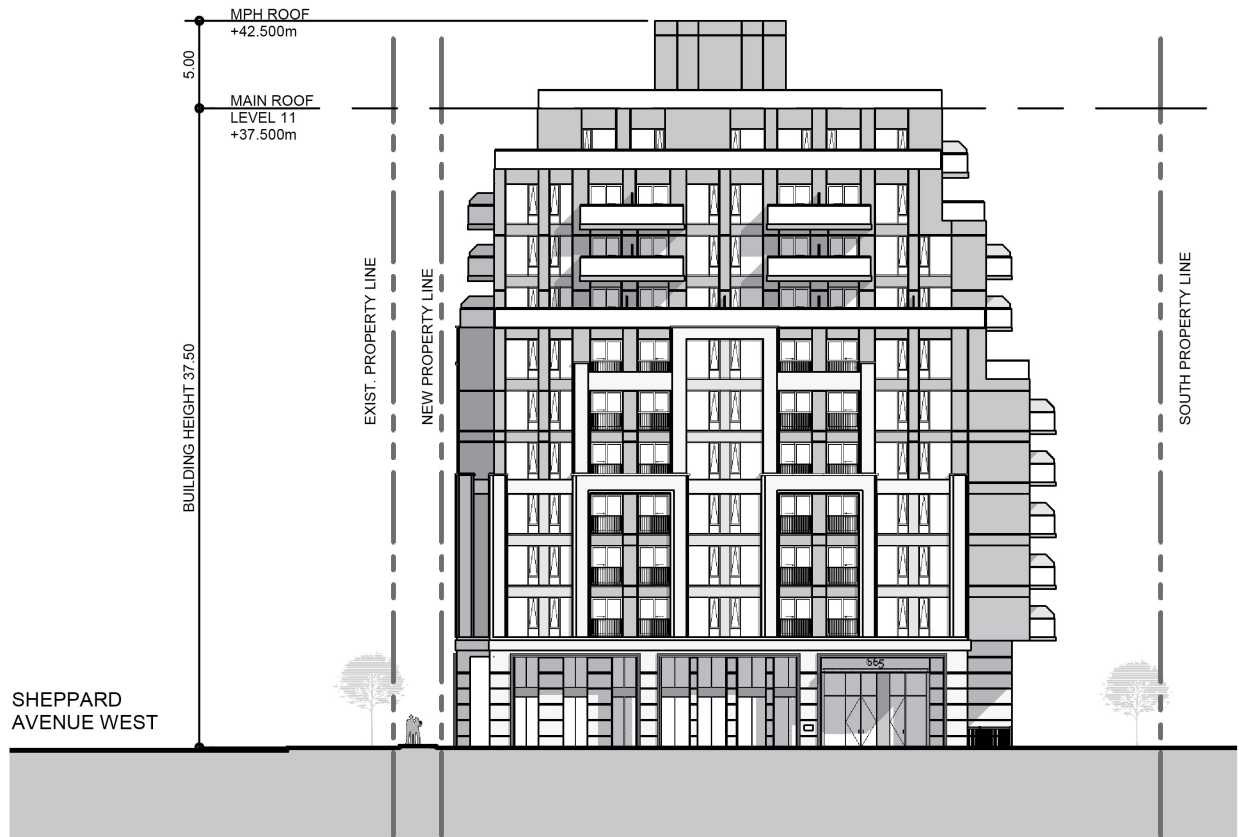
South Elevation

Attachment 10: Elevations



East Elevation

Attachment 11: Elevations



West Elevation