

## **120- 128 Sheppard Ave West – Official Plan Amendment and Zoning Amendment Applications – Decision Report – Approval**

Date: November 15, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

**Planning Application Number:** 22 242920 NNY 18 OZ

### **SUMMARY**

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This application proposes to amend the Official Plan and Zoning By-law at 120 and 128 Sheppard Avenue West to permit the construction of a 7-storey, 21.75 metre tall (excluding mechanical) residential building consisting of 30 residential dwelling units. A total of 26 vehicular parking spaces are proposed within 2 storeys of underground parking and 24 bicycle parking spaces. The application proposes a gross floor area of 3,160.57 square metres resulting in a gross Floor Space Index of 2.97 times the lot area. Vehicular access to the subject site is proposed along Sheppard Avenue West via a 6 metre wide two-way driveway.

The Official Plan Amendment proposes to amend the Sheppard Lansing Secondary Plan to permit a density of 2.97 times the lots area and a height of 7 storeys. The Zoning By-law Amendment will bring the site into City of Toronto Zoning By-law 569-2013 to permit the proposed residential building and put in place appropriate development standards for the site.

The proposed development is consistent with the Provincial Planning Statement (2024). The proposed development also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposed development is in keeping with the objectives of the Sheppard Lansing Secondary Plan by framing and supporting Sheppard Avenue West with low- to mid-rise built form, providing appropriate transition to adjacent neighborhoods and animating the public realm with appropriately massed built form and an attractive streetscape with greening and pedestrian amenity.

## **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 120 and 128 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 120 and 128 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 Development Review 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**

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A pre-application consultation (PAC) meeting was held on August 26, 2021. The current application was submitted on December 28, 2022 and deemed complete on June 16, 2023. Staff conducted a Community Consultation Meeting for the application on April 3, 2023. Community consultation is summarized in the Comments section of this Report.

On July 19-22, 2022, City Council adopted four OPAs: OPAs 540, 544, 570 and 575, that include a total of 115 Major Transit Station Areas (MTSAs)/Protected Major Transit Station Areas (PMTSAs). The site is located within the Sheppard-Yonge PMTSA (SASP 725) as delineated within OPA 570. SASP 725 proposes a minimum target of 350 people and jobs per hectare for the Sheppard-Yonge PMTSA. The OPAs were forwarded to the Minister of Municipal Affairs and Housing for approval. As of the date of this Report, the Minister has not yet made a decision on OPA 570. A copy of the report and Council's decision can be found at the following link: [Agenda Item History - 2022.PH35.16 \(toronto.ca\)](#).

## THE SITE

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### Description

The subject site is comprised of two parcels of land on the north side of Sheppard Avenue West, 120 and 128 Sheppard Avenue West. The site is west of the Sheppard Avenue and Beecroft Road intersection, and approximately 500 metres west of Yonge Street. The site is rectangular in shape and has a gross lot area of approximately 1,064 square metres, a lot frontage of 30 metres along Sheppard Avenue West, and a lot depth of 31 metres.

There is a significant grade change between the rear of the subject site and the site's Sheppard Avenue West frontage, with the rear of the property at a higher grade. The grade changes 3 metres (equivalent to approximately 1 storey) between the rear and the front of the site along the western property limit and 2.67 metres between the rear and the front of the site along the eastern property limit.

### Existing Use

Both properties currently contain two-storey detached dwellings. The dwelling on 120 Sheppard Avenue West contains commercial uses. Each property has individual vehicular access and paved rear yards to accommodate additional parking.

### Surrounding Uses

The following uses surround the subject property:

North: Established low-rise residential neighbourhood, containing one and two-storey detached dwellings;

South: One and two-storey commercial buildings fronting Sheppard Avenue West;

East: Two-storey medical office building; and

West: Three-storey medical office building.

To view the subject site and the surrounding area, please refer to Attachment 2: Location Map.

## THE APPLICATION

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### Description

The application proposes to redevelop the site with a 7-storey residential mid-rise building, measuring 21.75 metres from established grade to the top of roof, plus an

additional 4.2 metres of height for the mechanical penthouse, with vehicular access via a new 6 metre wide private driveway from Sheppard Avenue. The two existing detached buildings would be demolished.

### **Density**

The proposal has a density of 2.97 times the area of the lot.

### **Dwelling Units**

The proposal includes 30 dwelling units comprised of 15 one-bedroom (50 percent), 12 two-bedroom (40 percent), and 3 three-bedroom units (10 percent).

### **Access, Bicycle Parking, Vehicle Parking and Loading**

The proposal includes a total of 26 parking spaces (25 residential spaces and 3 visitor parking spaces) in two levels of underground parking, a total of 24 bike parking spaces are provided on-site, including 21 long-term, and 3 short-term spaces. The long-term bicycle parking spaces are located within the two levels of underground parking and the short term spaces are located outside the building, adjacent to the building's front entrance on Sheppard Avenue West. Access to the 26 parking spaces and long-term bicycle parking spaces will be provided off Sheppard Avenue West via a two-way 6 metre driveway.

### **Additional Information**

See the attachments 1, 2, 7 and 8 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/120-128SheppardAveW](http://www.toronto.ca/120-128SheppardAveW)

### **Reasons for Application**

An amendment to the Sheppard Lansing Secondary Plan is required in order to permit the proposed height and density.

The subject lands are not currently zoned under City of Toronto Zoning By-law 569-2013. The Zoning By-law Amendment proposes to bring the site into the City-wide Zoning By-law 569-2013 and create site specific standards to permit the development.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- 3D Modelling

- Arborist Report
- Archaeological Assessment
- Architectural Plans
- Block Context Plan
- Civil and Utilities Plan
- Cover Letter
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Environmental Site Assessment
- Geotechnical Study
- Hydrogeological Report
- Landscape Lighting Plan
- Landscape Plans
- Planning Rationale
- Project Data Sheet
- Public Utilities Plan
- Servicing Report
- Site Grading and Drainage Plan
- Soil Volume Plan
- Stormwater Management Report
- Sun/Shadow Study
- Toronto Green Standard
- Traffic Operations Assessment
- Transportation Impact Statement
- Tree Preservation Plan

Detailed project information is found on the City's Application Information Centre at:  
<https://www.toronto.ca/city-government/planning-development/application-details/?id=5212408&pid=388438>

### **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.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

On October 20, 2024 the Provincial Planning Statement (2024) came into effect and combined the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority

that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

## **Official Plan**

Chapter 2, Shaping the City, states that future growth within Toronto will be steered to areas that are well served by transit, the existing road network, and which have a number of properties with redevelopment potential. These areas are identified on the Official Plan Urban Structure Map 2 as *Downtown and Central Waterfront*, the *Centres*, *Avenues*, and the *Employment Areas*.

Map 2 identifies the site as on an *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.

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, and Map 4 identifies Sheppard Avenue West between Yonge Street and Dufferin Street as a Transit Corridor Expansion Element.

Chapter 3, Building a Successful City, contains policy direction with respect to the public realm and built form. Sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users through coordinated tree planting and landscape improvements in setbacks, weather protection such as canopies, and safe, direct pedestrian routes accessible from the street.

Development is required to provide good transition in scale between areas of different building heights and new development will be massed to fit within the existing and planned context. New development will create appropriate transitions in scale to neighboring existing and/or planned buildings, provide adequate light and privacy, limit shadowing on streets, properties and open space.

Chapter 4, Land Use Designations, contains the Plan's land use policies. The land use designation for the site is *Mixed Use Areas* identified on Map 16. 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 can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Sheppard Lansing Secondary Plan**

The Sheppard Lansing Secondary Plan (OPA 367) designates the site as *Mixed Use Area B*, which permits buildings up to 6 storeys in height and a Floor Space Index of 2.5 times the area of the lot are permitted. The *Mixed Use Area B* permits financial institutions; institutional uses; office uses; retail and service commercial uses; residential uses in a townhouse or apartment form; and parks and open spaces.

Development within *the Mixed Use Areas* will include boulevard improvements to the public realm of Sheppard Avenue West consisting of wider pedestrian sidewalks, installation of street furniture, and tree planting. Landscaped setbacks on Sheppard Avenue West will be used to screen residential uses located at-grade from street activity. Development will be compatible with and provide appropriate transition and separation to the adjacent stable residential *Neighbourhoods* through the application of measures such as step-backs, a 45 degree rear angular plane, a 7.5 metre rear yard setback and opaque fencing with a 1.5 metres wide landscape strip with intensive landscaping along the rear property line.

The Built Form policies of the Secondary Plan encourage consolidation of lots along Sheppard Avenue West to have a minimum frontage of 30 metres to reduce curb cuts, provide active frontages, and support the public realm. Comprehensive assemblies are encouraged to prevent piecemeal development and to achieve the public realm objectives of the Secondary Plan.

The Secondary Plan requires a minimum 2.0 metre front yard setback where residential uses are provided at-grade to provide appropriate separation between residential uses and street activity. Mechanical equipment will be incorporated into the building massing and screened from view along Sheppard Avenue West, adjacent to public spaces, and neighbouring properties.

The Sheppard Lansing Secondary Plan can be found here: [Sheppard Lansing Secondary Plan](#)

## **Zoning**

The subject site is zoned Special Commercial Area Zone (C6) under former City of North York Zoning By-law No. 7625. The C6 zoning category permits business, professional and medical office uses, financial institutions, places of worship, and existing detached dwellings. The C6 zone permits a maximum height of 8 metres and requires a minimum 1.0 metre landscape strip along the rear property line. See Attachment 4 of this report for the existing Zoning By-law Map. The application proposes to bring the site into the City-wide [Zoning By-law 569-2013](#).

## **Design Guidelines**

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

- Mid-Rise Building Performance Standards
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- 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 is required to implement the development but has not yet been submitted.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation meeting was hosted by the Community Planning staff on April 3, 2023. Approximately 36 participants registered for the Community Consultation Meeting, which was attended by the Ward Councillor and the applicant's consultant team. City staff and the applicant's team gave presentations and answered questions from the participants. The following concerns were raised by the participants at the meeting:

- Density
- Traffic impacts
- Impact to low-rise neighbourhood north of Sheppard Avenue West
- Tree Preservation

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

### **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

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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 Planning Statement (2024). In the opinion of Staff, the proposal is consistent with the PPS (2024).

The site is located within the Council-adopted Sheppard-Yonge PMTSA, which has a minimum planned density of 350 jobs and residents combined per hectare. The site is proposed to be developed in a transit-supportive manner that maximizes the number of potential transit users. The proposal also adds to the range and mix of housing in the area, in accordance with Provincial policy.

### 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 this report as well as the policies of the Official Plan as a whole. 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 subject site is located within the Sheppard Lansing Secondary Plan and designated *Mixed Use Areas B* on Map 37-1 of the Secondary Plan.

Given the planned context of the redevelopment of Sheppard Avenue West contemplated in the Sheppard Lansing Secondary Plan, the proposed residential use is appropriate for the area by providing housing opportunities in a mid-rise built form.

### Streetscape Design & Public Realm

This application has been reviewed against the Official Plan and Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this report. The subject application responds appropriately to the public realm policies of the Official Plan and Sheppard Lansing Secondary Plan, and the assembly of both properties is supported by the Secondary Plan to prevent piecemeal development and achieve the public realm objectives of the Secondary Plan.

The application proposes to convey land to satisfy the Official Plan's requirement for a 36 metre wide right-of-way along this segment of Sheppard Avenue West. A 4.98 metre wide road widening along the 120 Sheppard Avenue West site frontage, and a 2.96 metre road widening along the 128 Sheppard Avenue West site frontage is required. The widenings will assist in improving the public realm and streetscape of Sheppard Avenue West in alignment with the Secondary Plan vision

The building is setback 1 metre from the new front property line for the lobby and 2 metres for the proposed residential units, which is consistent with the Secondary Plan's front yard setback requirement. The residential units at-grade are appropriately setback

to allow adequate space between the public realm and building face, providing appropriate separation between the residential units and street activity. Further, landscaping is provided within the setback to screen the residential uses at-grade.

The application proposes streetscape and boulevard improvements to improve the quality of the public realm and to enhance the pedestrian environment, including a wider pedestrian sidewalk that satisfies accessibility standards, increased areas of soft landscaping and planting of three new street trees on the Sheppard Avenue West boulevard. The Official Plan requires that sidewalks and boulevards be designed to provide safe, attractive, interesting, and comfortable spaces for pedestrians by providing well designed and coordinated tree planting and landscaping, pedestrian scale lighting, and quality street furnishings. The Secondary Plan requires pedestrian entrances for new development to be directly connected to the public sidewalk. The main pedestrian entrance is located within the center of the proposed building and is directly connected to the 2.1 metre wide public sidewalk that will be provided along Sheppard Avenue West. In addition, the owner must restore those sections of the municipal boulevard where existing driveways would be closed.

These improvements are consistent with the Public Realm policies of the Official Plan and Sheppard Lansing Secondary Plan. These streetscape improvements and final landscape plan will be secured through the site plan approval process.

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

This application has been reviewed against the Official Plan and Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this report.

City Planning staff find that the proposal is compatible with the surrounding context, conforms with the applicable Official Plan and Secondary Plan policies, and meets the intent of the Mid-Rise Building Performance Standards. Appropriate transition to the low-rise *Neighbourhoods* has been achieved through appropriate rear setbacks, rear landscape buffer, and the application of a 45 degree rear angular plane, which results in a massing that terraces down in height with proximity to the neighbourhoods at the rear of the site.

Although 6-storeys are permitted by the Secondary Plan, Staff recommend the approval of 7-storeys because of characteristics that are specific to the subject site. As this report previously identifies, there is a significant grade change within the subject site with a lower established grade along Sheppard Avenue than the rear of the site. The majority of this additional storey is below the average grading of the rear of the property, which fits below the required rear angular plane, and ensures that the additional height is not perceived from the neighbourhood lots to the rear. The building is massed so that it respects a rear 45-degree angular plane measured 7.5 metres from the rear property line and 10.5 metres up from this point, with an exception of the opaque privacy screens related to the outdoor terraces and the roof access stairwell and mechanical penthouse. This encroachment is considered minimal by staff.

At the rear of the property abutting the low-rise residential neighbourhood, the building maintains a 7.5 metre setback, as identified in the Mid-Rise Building Performance Standards, from the rear building face to the rear property line from floors 2 to 4. Additional building step backs occur at the 4th (1.85 metres), 5th (1.85 metres), 6th (2.56 metres) and 7th storeys (2.71 metres). The 7th storey and mechanical penthouse have a 16.47 metre setback at the from the rear property line.

A 6 storey streetwall is provided along the Sheppard Avenue West frontage, with a 4.4 metre step back between the 6th and 7th storey, providing a pedestrian scale of development along the street. The step backs conform with the Secondary Plan's Massing policies which requires new development to provide step backs to create a consistent street wall, integrate new buildings into the existing context and create a comfortable scale for pedestrians. The building proposes 0 metre side yard setbacks from both the east and west property lines for the first 6 storeys and setbacks the 7th storey by 3.0 metres.

The mechanical penthouse extends 4.25 metres above the height of the 21.75 metre building and is incorporated into the massing of the building to limit the visibility of the structure from the street and neighbouring properties, as required by the Secondary Plan.

A 3 metre rear treed landscape strip is proposed, which exceeds the minimum 1.5 metres landscape strip required by the Secondary Plan. The landscape strip will contain four new trees and a 1.8 metre tall fence to buffer the proposed mid-rise building from existing low-scale residential to the rear.

The proposed building has a height and massing that is appropriate on the subject site and respects the existing and planned context of Sheppard Avenue West. The building massing appropriately integrates into the existing and planned context and appropriately transitions to the adjacent *Neighbourhoods* to the north of the subject site. The density, is consistent with the PPS (2024) and the Official Plan, and represents an appropriate level of intensification along this segment of the Sheppard Avenue West corridor, in line with the vision of the Sheppard Lansing Secondary Plan.

Given the existing and planned context for the subject site and the surrounding area in the context of the Sheppard Lansing Secondary Plan vision and policies, the proposed typology, height, and massing of the proposed development is appropriate. The proposal conforms with the Official Plan and is in keeping with the Mid-Rise Performance Standards with respect to built form massing and transition.

## **Sun, Shadow, Wind**

This application has been reviewed against the Official Plan policies and Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations section of this report. 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 proposal conforms with the policy

direction by ensuring that the development would limit shadow impacts on low-rise *Neighbourhoods*.

Built Form policies in Section 3.1.2 of the Official Plan require new development to fit harmoniously into the existing and/or planned context by, among other things, providing adequate light and privacy and limiting any resulting shadowing on neighbouring streets, properties, and open space.

The proposed rear setbacks and stepbacks assist in limiting the shadow impacts on neighbouring properties.

The applicant's architect conducted a shadow analysis of the proposed 7-storey building. This analysis illustrated the shadow impact during sunlight hours for the months of March and September. There is minimal shadow impact to the existing residential neighbourhood to the north of the subject property between 12:18pm and 6:18 p.m. for the months of March and September. The proposal will shadow one three storey commercial building on the west side of the subject lands, which is also designated *Mixed Use Areas*, between the hours of 9:18am and 12:18pm. Several low-rise dwellings also designated *Mixed Use Areas* on the east side of the proposal will be affected by shadowing extending eastward between the hours of 2:18pm and 6:18 pm.

There are also no new shadows on the Sheppard Avenue West public realm proposed during the March and September shadow studies resulting from the proposed development.

### **Access, Bicycle Parking, Vehicle Parking and Loading**

The proposal includes a total of 26 parking spaces (23 residential spaces, 3 visitor spaces) contained within two levels of underground parking, a total of 21 long-term bike parking spaces, 3 short-term spaces, and one pick-up/drop-off space. The long-term spaces would be located within the underground parking structure and the short-term spaces would be located outside of the main entrance. Vehicular access to the subject site is proposed via Sheppard Avenue West by way of a 6-metre-wide driveway running perpendicular to the street at the west side of the property that connects to the underground parking access ramp.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 36 metres right-of-way for this segment of Sheppard Avenue West, a 4.98 metres road widening along the 120 Sheppard Avenue West site frontage, and a 2.96 metres road widening along the 128 Sheppard Avenue West site frontage is required.

### **Servicing**

Solid Waste Management will provide curbside collection services on Sheppard Avenue West with shared bins for all residents to this development for garbage, recycling and organics, provided that the development is built in accordance with the "City of Toronto

Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Redevelopments” and Chapter 844, Solid Waste of the Municipal Code.

The City has reviewed and accepted a Functional Servicing and Stormwater Management Report in conjunction with the re-zoning application demonstrating that the City requirements can be met and sufficient capacity exists within the municipal services to accommodate the proposed development.

## **Housing Issues**

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 a residential building to be of condominium ownership. A total of 30 units are proposed, including 15 one-bedroom (50%), 12 two-bedroom (40%), and 3 three-bedroom units (10%). The proposed unit mix meets the policy direction of the Official Plan to provide a full range of housing and achieves the unit mix objectives of the Growing Up Guidelines to provide a minimum of 15% two bedroom units and a minimum of 10% three bedroom units in new developments. The proposed sixth and seventh storeys are comprised of two-storey family-sized units that each contain three bedrooms and help to diversify unit mix in a mid-rise form along Sheppard Avenue. The Zoning By-law Amendment will include an appropriate provision to capture the unit mix. Community Planning staff will continue to work with the applicant through the Site Plan Control process to ensure applicable provisions of the Growing Up Guidelines are met.

## **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.

Given the current rise in dog-owning populations, the Owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building premises to accommodate future residents' needs. This will also help alleviate pressure on public parkland. Comments in reference to Toronto's Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings will be provided by Urban Design as part of the Site Plan Control process.

## **Archaeological Assessment**

The subject site is identified as having archaeological resource potential. A Stage 1 and 2 Archaeological Assessment were submitted with the application. The report determined that there are no further archaeological concerns regarding the subject property.

## **Tree Preservation**

An Arborist Report, Tree Preservation Plan, and Landscape Plan were submitted by the applicant and reviewed by Urban Forestry, Tree Protection and Plan Review.

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 has proposed to remove five by-law protected private trees that exist on the site. The applicant has proposed to plant three street trees along the City road allowance and four 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.

## **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 Provincial Planning Statement (2024) and the Official Plan and Sheppard Lansing Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). Furthermore, the proposal conforms to the Official Plan and Secondary Plan, particularly as it relates to policies that support new housing supply through intensification on *Avenues* and on lands designated *Mixed Use Areas*. The application proposes improvements to the streetscape and will enhance the quality of the public realm on Sheppard Avenue West. Staff worked with the applicant to address and resolve key concerns with respect to tree plantings and soil volume requirements and the transition to the lower scale residential neighbourhood to the north. Staff recommend that Council support approval of the application.

## **CONTACT**

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Diana Steinberg, Planner, Community Planning  
Tel. No. 416 338 3455  
E-mail: [Diana.Steinberg@toronto.ca](mailto:Diana.Steinberg@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 9: 3D Massing Model

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 120-128 Sheppard Avenue West      Date Received: February 26, 2024

Application Number: 22 242920 NNY 18 OZ

Application Type: Rezoning & OPA

Project Description: A Zoning By-law Amendment and Official Plan Amendment to allow for the construction of a 7-storey residential building containing a total of 30 residential dwelling units. A total of 26 parking spaces are proposed, including 3 visitor parking spaces, in a two-storey underground parking structure.

Applicant	Agent	Architect	Owner
The Biglieri Group			1994262 ONTARIO INC

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use      Site Specific Provision: N

Zoning: C6      Heritage Designation: N

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

### PROJECT INFORMATION

Site Area (sq m): 1, 064.24      Frontage (m): 30.48      Depth (m): 33.95

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			470.83	470.83
Residential GFA (sq m):			3,159.38	3,159.38
Non-Residential GFA (sq m):				
Total GFA (sq m):			3,159.38	3,159.38
Height - Storeys:			7	7
Height - Metres:			26	26



Lot Coverage Ratio (%) 60% Floor Space Index: 2.97

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 3,159.38

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			30	30
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Other:

Total Units:			30	30
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Parking and Loading

Parking Spaces:	26	Bicycle Parking Spaces:	24	Loading Docks:	0
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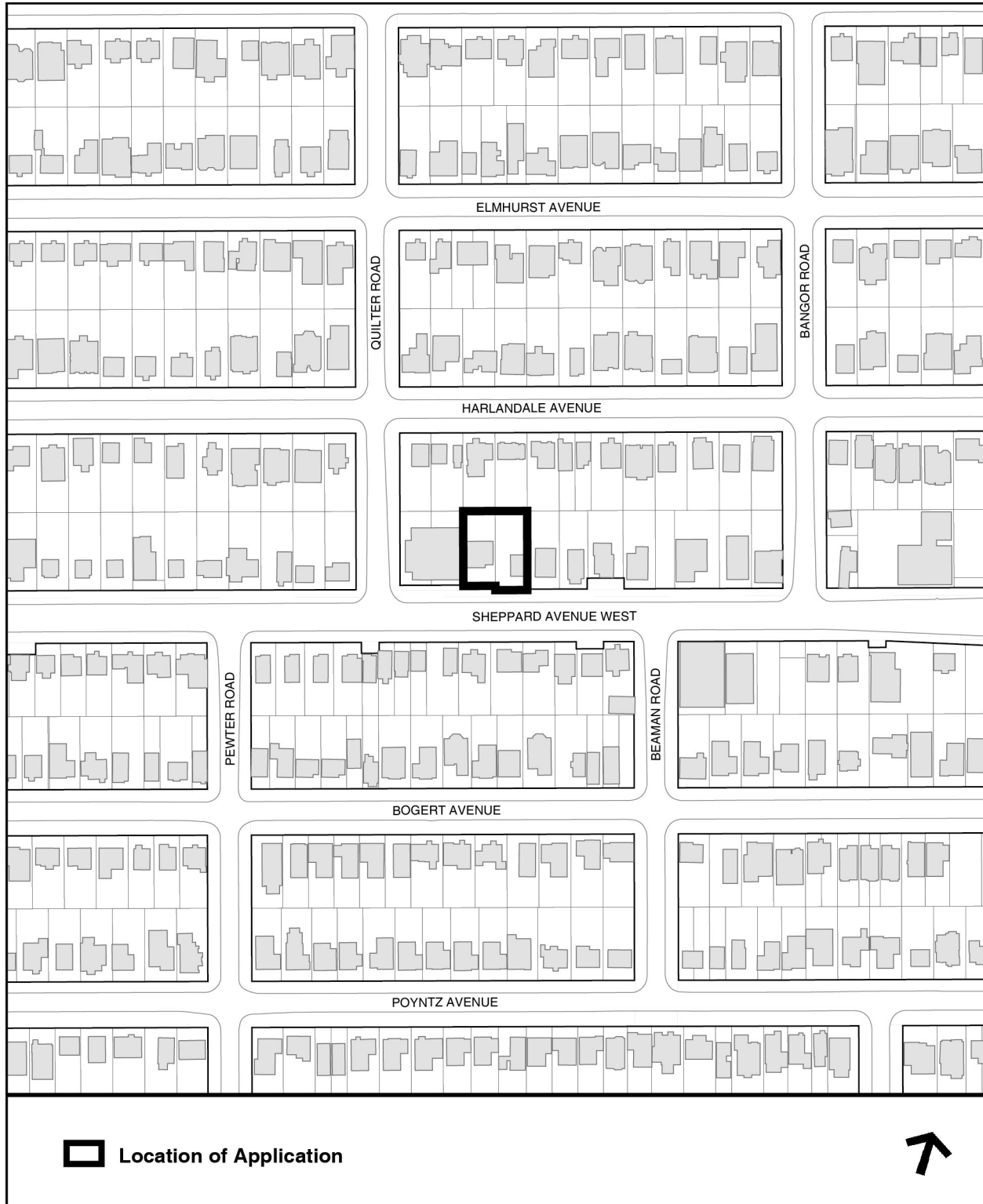
CONTACT:

Diana Steinberg, Planner, Community Planning

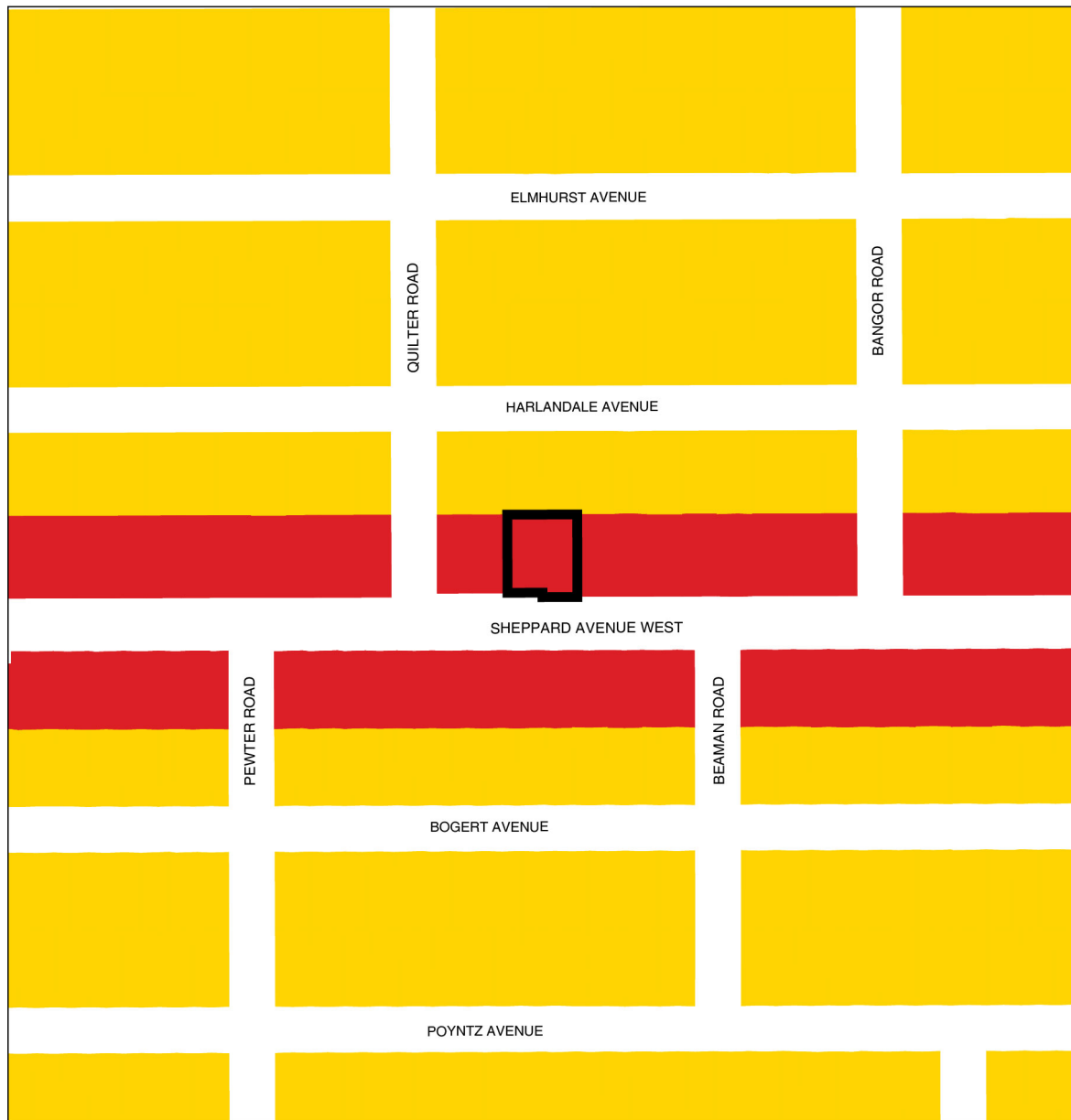
416 338 3455

Diana.Steinberg@toronto.ca

## Attachment 2: Location Map



## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

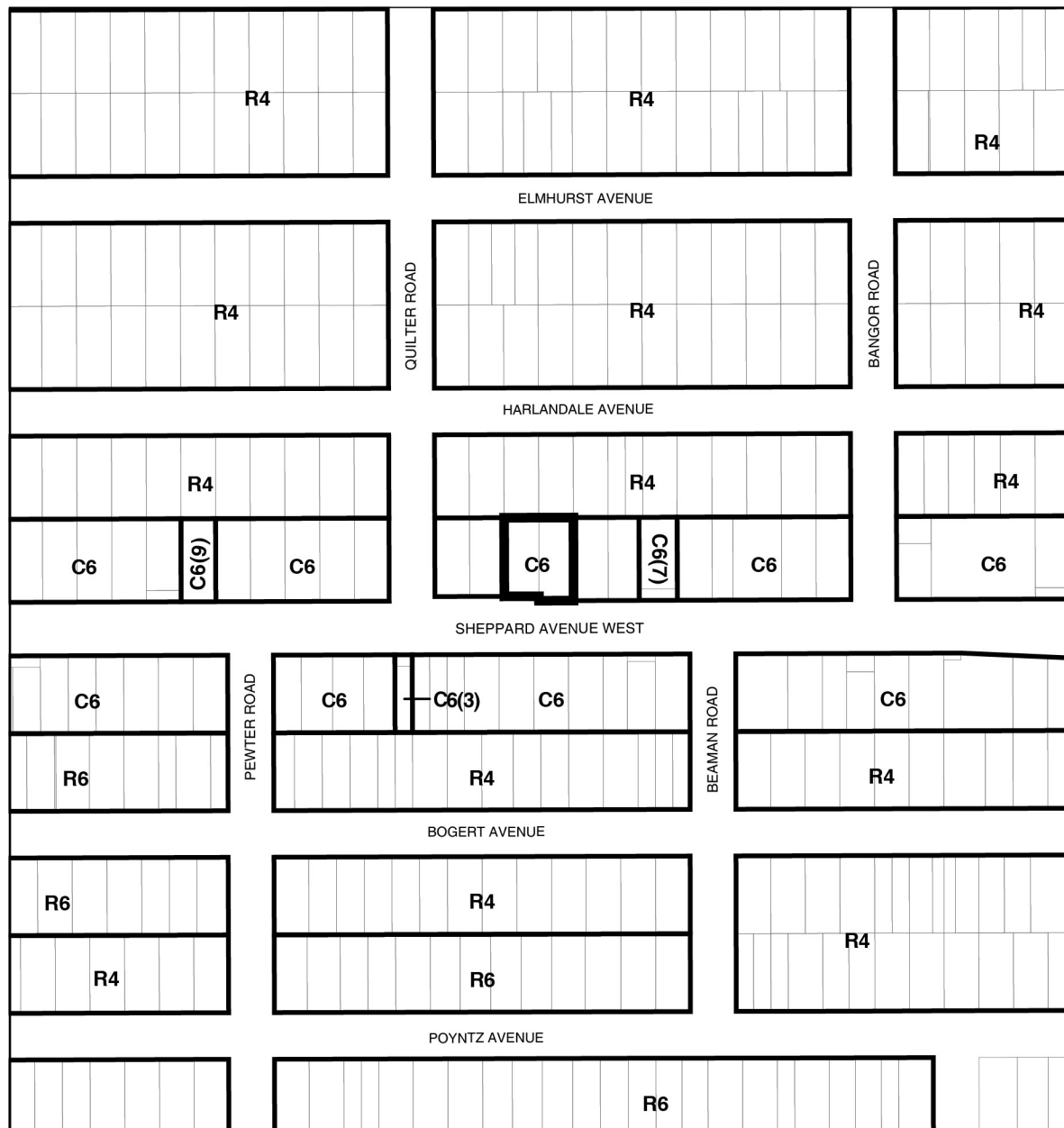
120,128 Sheppard Avenue West

File # 22 242920 NNY 18 02



Not to Scale  
Extracted: 01/03/2023

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

120,128 Sheppard Avenue West

File # 22 242920 NNY 18 02



Location of Application

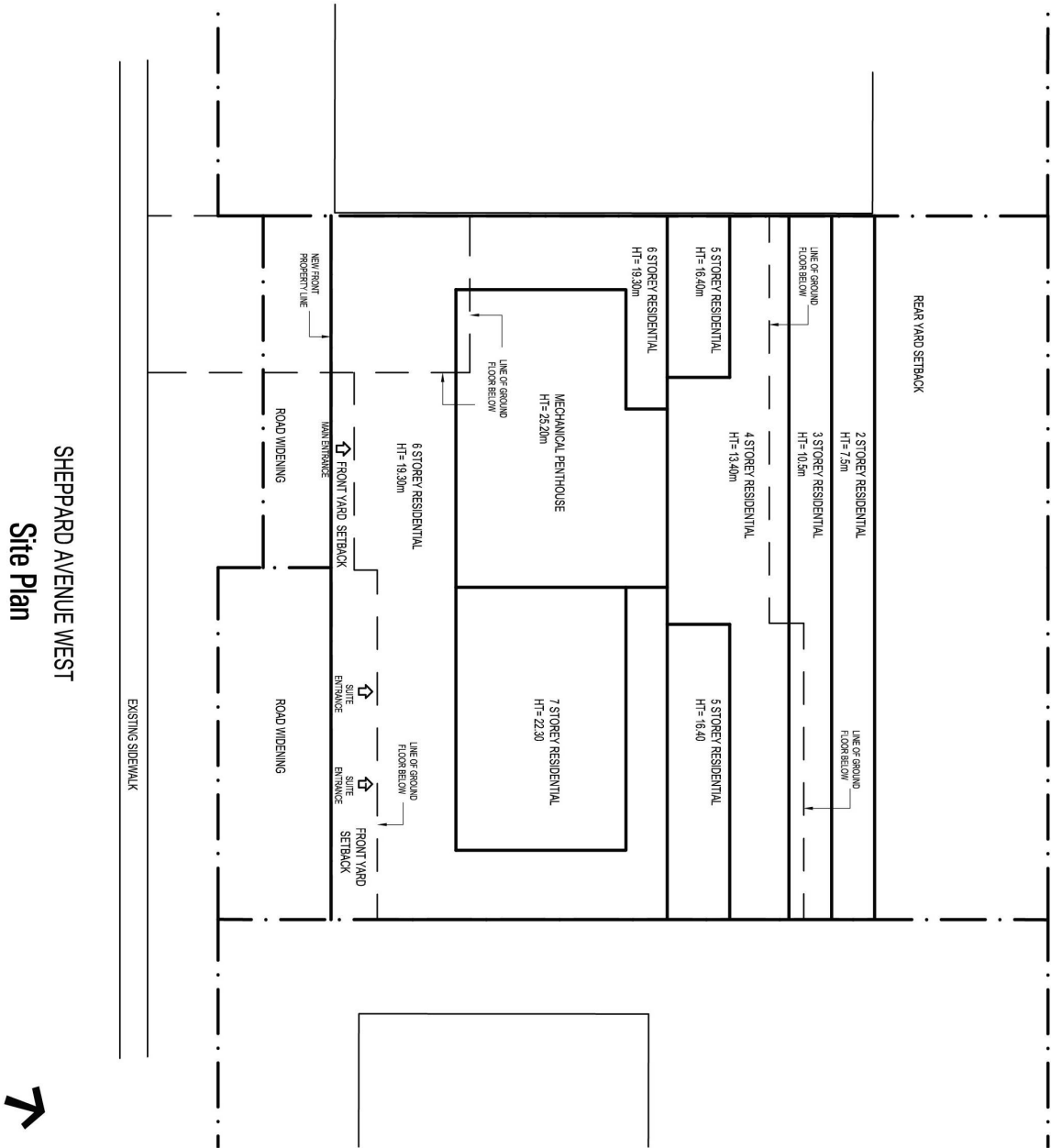
R4 One-Family Detached Dwelling Fourth Density Zone  
R6 One-Family Detached Dwelling Sixth Density Zone  
C6 Special Commercial Area Zone



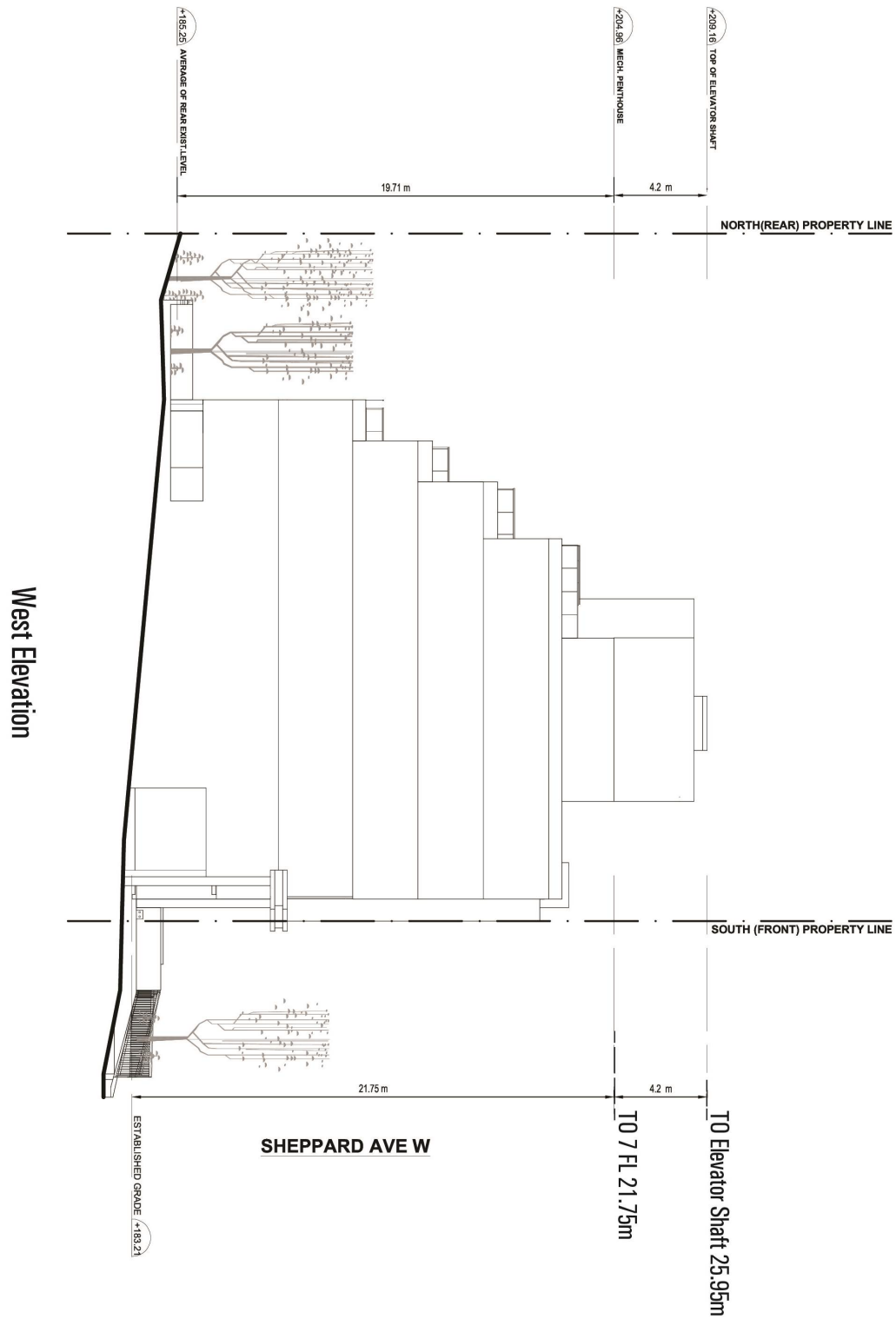
Not to Scale  
Extracted: 01/03/2023

Attachment 5: Draft Official Plan Amendment  
(under separate cover)

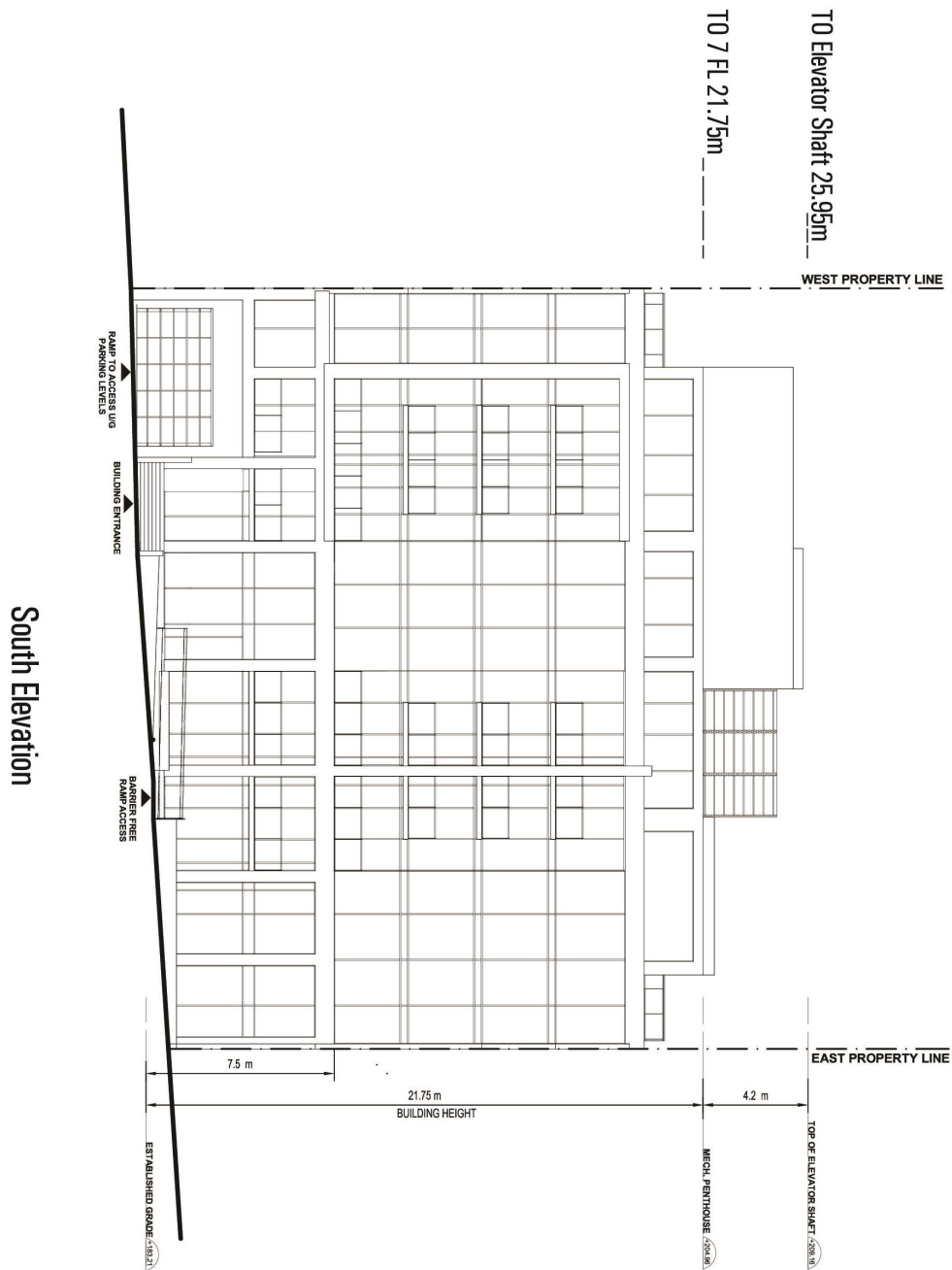
Attachment 6: Draft Zoning By-law Amendment  
(under separate cover)



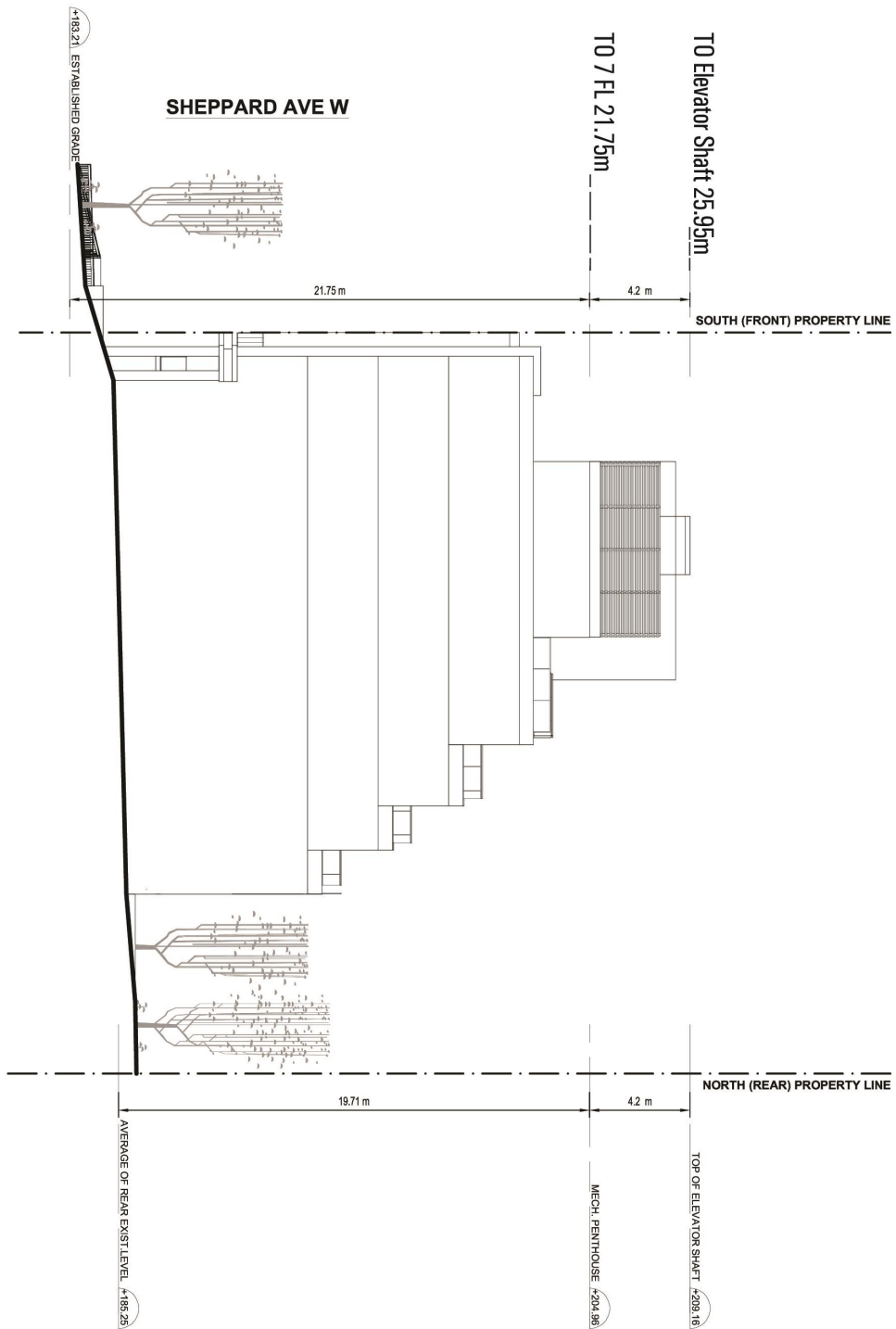
## Attachment 8: Elevations



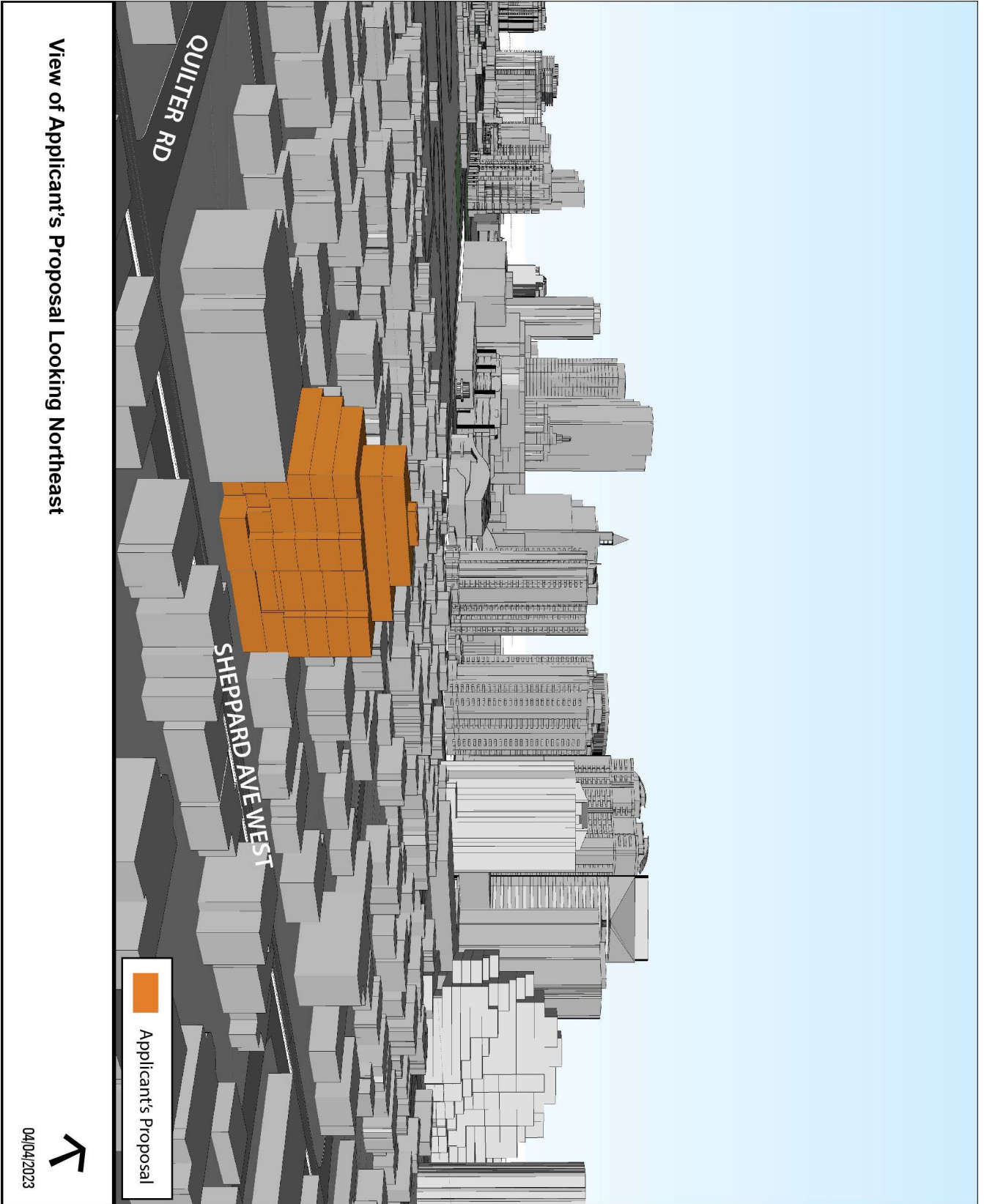




# East Elevation







View of Applicant's Proposal Looking Northeast