

45 to 47 Sheppard Avenue East – Official Plan and Zoning By-law Amendment Application – Supplementary Report

Date: December 15, 2025

To: City Council

From: Executive Director, Development Review

Ward: 18 – Willowdale

Planning Application Number: 24 248503 NNY 18 OZ

SUMMARY

On January 22, 2025, the City received an Official Plan and Zoning By-law Amendment application to permit a four tower mixed use development at 45-47 Sheppard Avenue East consisting of heights of 30, 49, 53 and 59 storeys.

Staff submitted a report (November 19, 2025) from the Director, Community Planning, North York District (the “Report”) to North York Community Council titled 45 to 47 Sheppard Avenue East – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval to recommend approval of the application to amend the Official Plan and Zoning By-law.

The draft Zoning By-law Amendment attached as Attachment 6 to the Report includes a holding provision (“H”) to restrict the proposed use of the lands until the conditions to lifting the holding provision are satisfied. Based on updated reports and drawings submitted by the applicant, staff are satisfied that the conditions have been fulfilled and recommend that the Zoning By-law Amendment proceed without a holding provision.

This Supplementary Report recommends that the draft Zoning By-law Amendment attached as Attachment 6 to the Report is amended to remove the holding provision in accordance with Attachment 1 to this report (December 15, 2025).

RECOMMENDATIONS

The Executive Director, Development Review recommends that:

1. City Council delete NYCC recommendation 2 and adopt instead the following new recommendation:

2. City Council amend North York Zoning By-law 7625 for the lands municipally known as 45-47 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment included as 1 to this report.

2. City Council determine that pursuant to Section 34(17) of the Planning Act, no further public notice is required in respect of the proposed Zoning By-law Amendment.

COMMENTS

The subject property has an existing municipal sanitary and storm sewer easement which varies in width from 2.94 metres to 5.41 metres along the entirety of the north property line. During the review of the Zoning By-Law Amendment application, Staff noted that the existing easement was deficient in width. Although the current Zoning By-Law Amendment application has not adequately shown the additional easement width required to meet City Standards, it has been determined through extensive consultation with Engineering Review and Toronto Water that the current proposal's above and below ground building setbacks from the north property limit allows sufficient space for a proposed easement expansion to adequately protect the existing sanitary and storm sewer located on private property. The additional required easement will be secured through the Site Plan Control application process.

CONTACT

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SIGNATURE

Valesa Faria
Executive Director
Development Review

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment