

2135 Sheppard Avenue East, 325, Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court – Official Plan Amendment and Zoning By-law Amendment Applications– Decision Report – Approval

Date: November 17, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 17- Don Valley North

Planning Application Number: 24 245745 NNY 17 OZ

Related Planning Application Number: 20 21164194 NNY SA

SUMMARY

The proposed Official Plan Amendment and Zoning By-law Amendment applications seek to permit an increase in building height for Building A from the approved 35 storeys (105.5 metres) to 43 storeys (129.5 metres), along with a corresponding increase in overall density. The applications also propose to amend the percentage of dwelling unit types and an increase in the total number of dwelling units. These amendments would further amend the existing Official Plan Amendment No. 695 and Zoning By-law Amendment No. 405-2024. The subject property is municipally known as 15 Smooth Rose Court and is located within the Parkside Square lands

The proposal includes a total gross floor area "GFA" of 31,519.8 square metres containing 463 dwelling units, while maintaining the remaining elements of the approved building envelope, including tower floorplate and resulting mix of dwelling unit types and sizes. Vehicular access to the site is proposed via a private street known as Red Knot Heights on the north side of the subject site.

A total of 296 parking spaces are proposed for the overall development of Building A, including 250 residential and 46 visitor parking spaces and 354 bicycle parking spaces. A total of 12 accessible parking spaces, which satisfies the minimum accessible parking requirement.

The proposal will also result in a density increase across the entire Parkside Square lands from 5.0 to 5.3 Floor Space Index (FSI). The Official Plan Amendment and Zoning

By-law Amendment applications will also apply to the lands at 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, and 55 Smooth Rose Court.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend Zoning By-law 7625 for the lands municipally known as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court substantially in accordance with the draft Zoning By-law Amendment included 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 and Zoning By-law Amendments as may be required and to take any necessary steps to implement City Council's decision including execution of the Section 37 Agreement as referenced in Recommendation 4, and any other necessary agreement(s).
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an amending Agreement pursuant Section 37 of the Planning Act, as it read the day before the date section 1 of Schedule 17 of the COVID-19 Economic Recovery Act, 2020 came into force, to secure the following community benefits:
 - a. A cash contribution in the amount of \$ 350,000.00 dollars (Three Hundred Fifty Thousand) be provided towards community improvement of the Toronto Public Library within the vicinity of the land, to the satisfaction of the Executive Director, Development Review to be paid prior to the issuance of the first above grade building permit for Building "A" on the lands municipally known in 2022 as 15 Smooth Rose Court, and 55 Smooth Rose;
 - b. The cash contribution in Part 4.a. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential, as the case may be, Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01 or its successor, calculated from the date of the Agreement to the date of payment; and,
 - c. in the event the cash contribution referred to in Part 4.a. above has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another

purpose, at the discretion of the Executive Director, Development Review in consultation with the local Councillor, provided that the purpose(s) is identified in the Toronto Official Plan and will benefit the community in the vicinity of the land.

FINANCIAL IMPACT

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.

DECISION HISTORY

A Zoning By-law Amendment and Official Plan Amendment application were submitted December 2, 2024, and February 13, 2025, however, were deemed incomplete on December 30, 2025, and February 26, 2025, respectively. The current applications were submitted on March 27, 2025 and deemed complete on March 30, 2025, satisfying the City's minimum application requirements.

On April 3, 2014, Official Plan Amendment and Zoning By-law Amendment applications to permit a multi-building redevelopment of the Parkside Square lands was appealed to the Ontario Municipal Board ("OMB"), now the Ontario Land Tribunal ("OLT"), following Council's failure to make a decision on the application. The hearing commenced on September 25, 2014 and on October 28, 2014, the OMB issued a memorandum of oral decision indicating that a settlement had been reached between the applicant and the City. The settlement resulted in a decision approving the revised scheme and the redesignation of the site from *Employment Areas* to *Mixed Use Areas*, the order being withheld pending the provision of a Section 37 agreement and application for Draft Plan of Subdivision.

The settlement consisted of three residential buildings with heights of 26, 34 and 44 storeys (Buildings D, A and B, respectfully), in addition to a stand-alone retail building of 4 storeys (Building C). In 2024, Building C was approved by way of Zoning By-law Amendments; 405-2024, and 407-2024 and Official Plan Amendment Bylaw 406-2024, which amended By-law 1182-2016 to permit an increase in height from 4-storeys to a 11-storey (36 metres) mixed use building containing 279 residential dwelling units, approximately 1,858 square metres of retail space and 1,221.7 square metres of additional non-residential space. The decision document can be found here: <https://secure.toronto.ca/council/report.do?meeting=2024.CC17&type=minutes>

By-law 405-2024 also permitted maximum building heights of 35 storeys for Building A and 44 storeys for Building B. Building B, which forms part of Phase 2, has been approved and constructed. A Site Plan Approval application remains active for Phase 2, relating to the approved 35-storey Building "A", for which a Notice of Approval Conditions (NOAC) was issued in September 2025.

Official Plan Amendment (OPA) 804 was adopted by City Council on May 21, 2025. While it does not apply to the site in question it does apply to other lands designated for general employment within the ConsumerNext Secondary Plan. OPA 804 aligns the Official Plan with the Provincial Planning Statement (2024) employment area policies and the “area of employment” definition and provisions in the *Planning Act*; and redesignates certain *General Employment Areas* to *Regeneration Areas* and *Institutional Areas*. This supports the proposed integration of residential uses within the ConsumerNext area. The decision document can also be found here:
<https://secure.toronto.ca/nm/api/individual/notice/6327.do>

Building A was also subject to a Decision and Order by the Toronto Local Appeal Body, dated May 28, 2018, regarding Variances to sections of By-Law No 7625 related to the number of permitted residential units, the required parking spaces provided and the definition of a car-share parking space and car-share motor vehicle.

On April 17, 2024 City Council Approved Bylaw 405-2024 which authorizes an increase in Height from a 4 storey to an 11 storey mixed use building (Building C). This bylaw also amended performance standards relating to setback, Angular plane Etc. The decision document can also be found here:
<https://secure.toronto.ca/council/report.do?meeting=2024.CC17&type=minutes>

THE SITE AND SURROUNDING LANDS

Description

The subject site is a portion of the broader “Parkside Square Lands”, an under construction multi-phased development, located at the southwest corner of Sheppard Avenue East and Consumers Road extending southwest along Yorkland Boulevard and Smooth Rose Court.

The site is rectangular in shape with the municipal address of 15 Smooth Rose Court (“Building A”) within the Parkside Square Lands. It has an area of 0.45 acres (1,845 square metres). Frontages: 30.5 metres along Yorkland Boulevard and 60.5 metres along Smooth Rose Court. The site is the subject of a previous approval for an approved 35-storey residential building (Building A).

Vehicle access to the underground parking and loading area is proposed via two full-movement site access driveways situated off of Private Street Red Knot Heights on the northern side of the subject site. See Attachment 2 for the Location Map.

Surrounding Uses

North: To the North is Building D, a residential building with a height of (26) twenty-six storey followed by Sheppard Ave E and semi-detached dwellings and a commercial plaza.

South: To the southwest corner of Consumers Road and Yorkland Boulevard is a one-storey commercial building with surface parking on its south and west sides,

accessed via both Yorkland Boulevard and Consumers Road.

East: To the immediate east of the subject site within the Parkside Square lands is Building B, a nearing completion tall building with a height of 44-storeys. This building is proposed to be connected to Building A

West: To the immediate west of the development site, fronting on the north side of Yorkland Boulevard are several low-rise office/industrial buildings.

THE APPLICATIONS

Description

The proposed Official Plan and Zoning By-law Amendment seeks to permit an increase in height of Building A by 8-storeys from the approved 35 storeys (105.5 m) to 43 storeys (129.5 m). The proposal contains an increase in total gross floor area ("GFA") for Building A from 25,429.80 square metres to 31,519.8 square metres. The increased height and GFA for the proposal creates an additional 88 units, which increases the total number of dwelling units to 463, while maintaining the approved building envelope, including tower floorplate and resulting mix of dwelling unit types and sizes. The proposal will also increase the density of the Parkside Square lands from 5.0 to 5.3 Floor Space Index., along with a corresponding increase in overall density. The applications also propose a reduction in the minimum size and percentage of dwelling units types and an increase in the total number of dwelling units

Density

The proposal has a density of 5.3 times the area of the lot.

Residential Component

Dwelling Unit Mix – Proposed Proportion

The applicant proposes to add 88 residential units to Building A, consisting of 51 one-bedroom units (57.9%), 29 two-bedroom units (32.9%), and 8 three-bedroom units (10%). The existing 35-storey building includes 375 units currently at the Notice of Approval Conditions (NOAC) stage, comprising 237 one-bedroom units (63.2%), 128 two-bedroom units (34.1%), and 10 three-bedroom units (2.7%).

Dwelling Unit Mix – Combined Proposed and Conditional Approval Proportion

With the addition of the 88 units, Building A would contain a total of 463 units: 288 one-bedroom units (62.2%), 157 two-bedroom units (33.9%), and 18 three-bedroom units (3.7%). The applicant is therefore seeking an Official Plan Amendment, as the resulting 3.7% proportion of three-bedroom units does not meet the ConsumerNext Secondary Plan requirement that at least 20% of all units be three-bedroom.

While the combined three-bedroom proportion does not satisfy the Secondary Plan requirement, the proposed 88-unit addition meets the *Growing Up: Planning for Children*

in New Vertical Communities guidelines, which recommend that new development contain at least 15% two-bedroom units and 10% three-bedroom units. The proposal also exceeds the guideline for two-bedroom units, providing 157 two-bedroom units (33.7%) in total.

Planning Framework Context

The deficiency arises because Buildings A, B, and D were originally approved under Zoning By-law 1182-2016 (OMB), as amended by By-law 405-2024. These approvals pre-date the ConsumerNext Secondary Plan and the Growing Up Guidelines. By-law 405-2024 amendment only addressed changes related to total unit count, maximum gross floor area, and non-residential uses. As such, the applicable zoning permissions established through the earlier approvals did not contemplate the unit-mix standards of the ConsumerNext Secondary Plan and the Growing up Guidelines that are now in effect.

Accordingly, the amendment to the Official Plan is proposed to address the unit-mix policies of the ConsumerNext Secondary Plan in relation to Building A and also to the already approved and constructed Phases which include Building B and D. The previously approved policies for building C will be retained.

Staff Assessment

The proposed unit mix is generally aligned with what has been approved in comparable developments within the area. Although the combined three-bedroom proportion remains below the Secondary Plan requirement and does not meet the Growing Up Guidelines, the proposal has a greater percentage of two-bedroom units and also has several 3 bedroom units (6 in total that are a minimum of 106 square metres). Staff are therefore of the opinion that the overall unit mix and sizes continues to support the intent of the Secondary Plan to provide a diverse range of housing options for residents at various stages of life

Access, Parking and Loading

The proposal includes a total of 296 parking spaces are proposed for the overall development of Building A, including 250 residential and 46 visitor parking spaces and 354 bicycle parking spaces. A total of 12 accessible parking spaces are proposed for the subject site, which satisfies the minimum accessible parking requirement

Vehicle access to the underground parking and loading area is proposed via two full-movement site access driveways situated off from Private Street Red Knot Heights on the north side of the subject site.

Additional Information

See the attachments 1,2,7 and 8 to 9 of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D Massing Model 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/15SmoothRoseCt

Reasons for Application

An Official Plan Amendment application is required in order to permit an increased density from what is permitted in the ConsumersNext Secondary Plan, as well as an amendment to the minimum percentage of the proposed dwelling units type (specifically for phases of Parkland land square that were approved prior to the passing of the ConsumerNext Secondary Plan and the Growing Up Guidelines).

A Zoning By-law Amendment application is required in order to permit the proposed increase in height, density, gross floor area, number of dwelling units, and to establish revised development standards related to parking amongst other things.

The new site-specific standards will facilitate the proposed addition to Building A, but also update the standards that applied to the applicant's entire landholdings containing Buildings C, B, and D in its entirety.

It should be noted that performance standards relating to setbacks, Angular plane are not part of this application. These parameters were already addressed in Zoning By-law Amendments; 405-2024, and 407-2024 and Official Plan Amendment Bylaw 406-2024 in the review of Building C.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 17, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 27, 2025 and deemed complete on March 30, 2025 satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/15SmoothRoseCt

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 amendments.

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 Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Avenue and designates the site as Mixed Use. See Attachment 3 of this Report for the Land Use Map. 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.

Secondary Plan

The ConsumersNext Secondary Plan identifies the site as Mixed Use Areas as per Map 38-6. The site falls within the Sheppard and Consumers Node as per Map 38-5. Policy 2.5 states that each District and Node has its own identity, character, and policies to guide new development and/or public realm expansion and treatments. Policy 2.5.6. notes that the Sheppard and Consumers Node will be a place for new community uses within the base of new buildings that are consistent with the character of the Sheppard East Corridor.

Zoning

The subject site is zoned General Commercial Zone – Site Exception 142 (C1(142) A) under the former City North York By-law 7625. As amended by site-specific Zoning By-law 1182-2016(OMB), as amended by By-law 405-2024. The General Commercial Zone – Site Exception 142 (C1(142) A) zoning category permits a range of residential uses and non-residential uses in addition to several institutional uses. The entirety of the land (all phases) currently has a maximum gross floor area of 104,000 square metres. A maximum of 1,479 dwelling units is permitted. 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:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial

incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On Monday June 16, 2025 a virtual Community Consultation Meeting (“CCM”) took place. In accordance with the direction provided by the Ward Councillor and in accordance the planning Act requirements notification was sent to properties within the 120-meter radius from the subject site.

The CCM was attended by approximately 17 people, including the local ward councillor, staff, and the applicant team. Community Planning staff provided an overview of the site context, the in-effect policy framework, and a summary of the application review process. The applicant provided a presentation focused on the proposed development. Following the presentations, City staff led a question-and-answer session.

Comments, questions and concerns raised during the facilitated discussion were generally focused on the following:

- Questions regarding the incorporation of affordable housing within the proposed development’s additional storeys.
- Comments regarding the improvement of affordable housing.
- Questions regarding clarification of residential unit breakdown by unit type (1-bedroom, 2-bedroom, and 3-bedroom residential unit allotments).
- Questions regarding the estimated timeline for development of an approved commercial retail development located to the northeast of the subject site.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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 Planning 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 PPS (2024). Staff find the proposal consistent with the PPS (2024)

The proposal aligns with the intensification policies of the PPS, specifically Policy 2.4.1.2, which directs growth to strategic growth areas and locations with existing and planned transit, with a focus on higher-order transit where available. The subject site is well served by frequent existing transit along Sheppard Avenue and is planned to benefit from higher-order transit.

Chapter 1 of the PPS (2024) identifies that municipal Official Plans as the primary tool for implementing the PPS and achieving comprehensive, integrated, and long-term planning. The subject site is designated *Mixed Use Areas* in the Toronto Official Plan, where re-urbanization and growth are expected. This application has been evaluated against both the relevant policies of the Official Plan, as outlined in the Policy Considerations section of the report, and the Official Plan as a whole.

Further, as per Policy 2.4.1.3(b) of the PPS (2024), the proposed development appropriately identifies the type and scale of development suitable for a strategic growth area, while ensuring a compatible transition in built form to adjacent areas.

Official Plan Amendment 804, currently with the Ministry of Municipal Affairs and Housing for approval, redesignates adjacent lands to Regeneration Areas, establishing land uses compatible with the surrounding Mixed Use Area. This redesignation addresses PPS Policy 2.8.1.3 which requires that development within 300 metres of employment areas avoids or, where necessary, minimizes and mitigates potential impacts on the long-term viability of nearby employment uses. As such OPA 804 will enhance the capability of the proposed development of Building A within the area. Accordingly, staff have determined that the proposal is consistent with the *Provincial Planning Statement (2024)*

Official Plan Policies and Design Guidelines

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 this Report.

Land Use

The proposed residential use is in keeping with the land use permissions of the Official Plan and ConsumerNext Secondary Plan. In the Official Plan the site is designated *Mixed Use Areas* which achieved a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, etc. The proposal is supported by the ConsumerNext Secondary Plan Policy which permits both residential and non-residential uses.

The existing physical character of the area consists primarily of non-residential and high-rise apartments. The proposal is supported by a Provincial and City policy framework that seeks to direct growth and mixed-use development to the Consumers and Sheppard Node of the ConsumerNext Secondary Plan.

In support of residential growth, Policy 2.5.6 of the *ConsumersNext Secondary Plan* identifies the Sheppard and Consumers Node as an area that will accommodate new community uses within the base of new buildings, consistent with the character of the Sheppard East Corridor District. These community uses are intended to serve both residents and workers in the area and may include small-scale community facilities and local retail uses. Many of these uses are provided within Building C, which forms part of the overall Parkside Square lands development. The inclusion of these uses within Building C, fronting onto the major transit corridor along Sheppard Avenue East, aligns with the objectives of Policy 2.5.6 and reinforces the planned mixed-use, transit-supportive character of the Sheppard East Corridor District.

Staff is of the opinion that the proposed land use is appropriate subject to addressing the balance of the comments of this Report.

Housing

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. Section 7.2 of the ConsumerNext Secondary Plan, indicates minimum standard for the housing requirement of unit mix percentage the mentioned the residential component of the report a minimum of 20% of units as 3-bedroom units, with at least half of these units having a minimum gross floor area of 106 m².

The revision made during the review process resulted in a reduction in an overall unit count from 471 to 463 units and the consolidation of one- and two-bedroom units into a three-bedroom unit on each of the 8 additional floors to accommodate an increased proportion of three-bedroom units. A three-bedroom townhouse has also been provided at grade. As a result, the number of three-bedroom units has doubled to 18 units in the revised proposal. Moreover, the specific proportion of the 8 three-bedroom units relative to the net increase of 88 units results in a 10% ratio. Relief from Policy 7.2.2 of the ConsumerNext Secondary Plan is required for this reduced rate of three-bedroom units. However, the ratio is appropriate for the proposed apartment building and is consistent with the housing supply across the Parkside Square lands.

The proposed unit mix for the addition does meet the Growing Up Guidelines. Although the combined three-bedroom proportion remains below the ConsumerNext Secondary Plan requirement, the proposal exceeds the *Growing Up* Guidelines, particularly with respect to two-bedroom units and also has several units being provided that are 106 square metres in size. Staff are therefore of the opinion that the overall unit mix support the intent of the Secondary Plan to provide a diverse range of housing options for residents at various stages of life

Density, Height, Massing

With regards to density, the subject lands are in an area that permits a maximum density of 5.0-times the lot area (i.e. floor space index of 5.0) as per Map 38-4 of the Secondary Plan. While the proposed gross floor area of 31,519.8 square is 1.5 times the lot area of the approximately 20,963 square metres of the subject site, this would result in a density of 5.3 as applied to the applicant's entire land holdings across all development phases. This increased density exceeds the FSI density of original approved development for the applicant's entire land holdings as well as the 5.0 FSI permitted in the Secondary Plan.

Building A tower is set on top of a 5-storey podium which is setback 3.0 metres along Smooth Rose Court and 5.0 metres along Yorkland Boulevard which is consistent with Policy 5.3 (c) of the ConsumersNext Secondary Plan which speaks to the incorporation of a consistent building setbacks and built edges that will create a regular alignment for the streetwall to define the public realm and contribute to improving the civic and pedestrian experience in the Secondary Plan Area. (Please see Attachment # 7- the site plan for details).

In evaluating the proposal, City staff note that the requested increase in height and density is appropriate within the existing and planned context. The subject site is located adjacent to a 44-storey building, and the proposed addition of eight (8) storeys to the approved 35-storey Building A is consistent with the emerging built form character of the area. The proposal supports the City's objectives for residential intensification and efficient use of land and infrastructure, while remaining compatible with the surrounding context. Furthermore, the proposed building height of 129.5 metres is consistent with the ConsumersNext Secondary Plan, which establishes a maximum permitted height of 131 metres. Based on these considerations, City staff are of the opinion that the proposed amendment to the Official Plan to permit an increase in development density is appropriate and can be supported.

The proposal is consistent with the built form and massing policies of the Official Plan and the ConsumersNext Secondary Plan and is in keeping with the applicable City of Toronto Urban Design Guidelines. The tower element has been located and massed to appropriately mitigate shadow impacts on Neighbourhood-designated areas, adjacent streets, and pedestrian clearways. Collectively, the proposed form contributes positively to the evolving character of the area and the broader city skyline.

The PPS (2024) emphasizes the need to optimize lands that are near existing and Planned Transit Infrastructure. The site in question is located in Consumers and Sheppard Node is served by existing frequent transit service on Sheppard Avenue and planned higher order transit on Sheppard Avenue East.

Staff is satisfied that the proposed building height, massing, and setbacks provide a good transition between areas of different development intensity and scale, framing the

street with good proportion and creates a safe, comfortable, and attractive pedestrian environment.

Public Realm

As per chapter 3.1.1 of the official plan “The public realm is the fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life.” Policy 2.5.6 of the ConsumerNext emphasizes that public realm within this Sheppard and Consumer Node will mark the entrance to the business park and be used to create activity around a future higher-order transit stop.

The proposed development reinforces and enhances the public realm along Smooth Rose Court, Yorkland Boulevard, and Red Knot Heights. Building frontages have appropriate setbacks, are proportionally framed to define the street edge and to support a cohesive and pedestrian-oriented environment. The introduction of landscape features and street trees will further contribute to the quality and comfort of the public realm.

Shadow Impact

The Official Plan particularly Policy 4.5(2)(d) requires new buildings in Mixed Use Areas to be located and massed to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes. Policy 4.5(2)(e) specifies that buildings are to be located and massed to maintain sunlight for pedestrians on adjacent streets, parks and open spaces. Additionally Policy 3.1.4.10 (b) and (c) of the Official Plan states that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties and maximize access to sunlight and open views of the sky from the public realm. A Sun/Shadow Study was submitted as part of the application by the applicant consultant Turner Fleischer Architects Inc.

The study assesses the shadow impacts at the spring/fall equinoxes (March/ September 21st). The study establishes that in comparison to the shadows from the prior approval of 35 storeys for Building A, the additional 8 storeys does not cause significant net new shadow on adjoining lands designated *Neighbourhoods*, along Sheppard Avenue East, or on Parks within the Parkside Square Lands.

Wind Impact

The Official Plan particularly 4.5.2(e) states that new buildings should be located and massed to maintain comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. A Pedestrian Level Wind Study was provided to assess wind conditions for the proposed development.

The study concludes that most grade-level pedestrian wind-sensitive areas on and around the site are acceptable for the intended uses. However, for the sidewalk at the southwest corner of the building and west edge of Level 7 outdoor amenity terrace it has been identified that these areas are expected to experience marginally uncomfortable wind conditions during the winter season and marginally exceed the

annual safety criterion, requiring substantial mitigation measures to ensure user safety and comfort respectively.

Staff will ensure appropriate mitigation measures are incorporated into the building design and landscaping to address these wind conditions through the Site Plan Control Process. The recommended mitigation measures include additional interventions in the adjacent outdoor amenity area that will aid to deflect wind toward the street level, additional canopies or pavilion structures and additional trees or landscaping.

Recommended mitigation measures for west edge of Level 7 outdoor amenity terrace includes providing a dense row of evergreen shrubs or small trees along the western edge, and relocate seating areas eastward, away from the wind-exposed portion of the terrace. Alternatively, design measures through the Site Plan Control Process could include incorporating a partially enclosed vestibule or pavilion to provide sheltered outdoor space. These recommendations should be integrated with all mitigation measures identified in the submitted wind study, including high windscreens and solid perimeter guards.

A revised wind study will be required at the Site Plan stage to assess the effectiveness of the proposed measures and ensure it continues to satisfy the recommended wind comfort and safety criteria.

Servicing

The applicant has provided site servicing plans, Building A Functional Servicing, and Stormwater Management Report. Engineering and Construction Services staff have reviewed the submitted materials and have deemed the submitted reports satisfactory.

Traffic Impact

In support of the application a Transportation Consideration report was prepared by the engineering consultant BA Group dated July 24, 2025, has been submitted. The report estimates that the proposed development will generate approximately 140 and 140 new two-way vehicle trips during the weekday morning and afternoon peak hour periods, respectively. The consultant has concluded that the proposed development's site-generated auto traffic will have minimal impact on the surrounding road network.

In the previous approval of Building C, a set back 1.2 metres from Sheppard Avenue East was secured as well as a 6.5 metre road conveyance to protect for infrastructure for higher order transit.

In this regard, the City's Transportation Review staff has reviewed the Transportation Consideration report and is generally in agreement with its findings. However, staff will review and secure any mitigation measures including the implementation of a detailed operational management plan for the area through the Site Plan Control Process.

Transportation Demand Management strategies have been proposed including the provision of bike-share (funding contribution and Space On-site), and provision of pre-loaded PRESTO cards.

Access, Vehicular and Bicycle Parking and Loading

Access

Vehicle access to the underground parking and loading area is proposed via two full-movement site access driveways situated off from Private Street Red Knot Heights on the north side of the subject site. A total of 314 parking spaces are proposed for the development (Building A), including 267 residential and 47 visitor parking spaces. A total of 35 of the proposed 267 residential parking spaces will be located within Building D's parking garage, as the parking garage for Building A is proposed to be connected to Building D at the P2 level.

Bicycle Parking

A total of 354 bicycle parking spaces is proposed, consisting of 34 short-term spaces and 320 long-term spaces. This requirement has been satisfied.

Loading

Loading spaces are proposed on the Ground floor a total 1 Type 'G' and 1 Type 'C' are proposed for the subject site. This has been reviewed by transportation Review and who are satisfied that the minimum loading space requirement has been addressed.

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.

In the approval of Building C additional on-site parkland dedication of 457 square metres was provided along the southern limit of the site, which will be integrated with the existing park block. The proposed on-site parkland dedication was deemed acceptable to the Parks Development Section. As such for the increase in height of and density of Building A the owner is now required to satisfy the parkland dedication requirement through cash-in-lieu.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The proposed base of the building is setback 3.0 metres along Smooth Rose Court and 5.0 metres along Yorkland Boulevard to ensure adequate sidewalk zones are provided which will accommodate landscaping elements and new trees along Smooth Rose Court. Urban Forestry staff has reviewed the subject applications and are satisfied that issues relating to landscaping and soil volume can be secured through the Site Plan application process.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

Community Services and Facilities

The Parkside Square application, including this development was subject to a By-law with a Section 37 schedule. The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act.

This application is subjected to Zoning By-law 1182-2016(OMB) which was further amendment by By-law 407-2024, that contains provisions implementing Section 37 of the Planning Act and is a by-law described in the repealed subsection 37(1) as defined by the transition provisions contained in section 37.1 of the Planning Act. This section provides that the existing section 37 provisions continue to apply with respect to the by-law and the lands that are the subject of the by-law to secure additional benefits in exchange for additional height and density pursuant to the repealed subsection 37(1) of the Planning Act. The community benefit recommended to be secured in the Section 37 Agreement is identified in the recommendations in this report and would be in addition to the community benefits previously secured in 2016, as amended and further amended through bylaw 407-2024.

The development already secured a contribution of \$1,350,000 dollars (One Million Three Hundred Fifty Thousand) towards community and recreational facility improvements, including the Toronto Public Library. This will be secured in a Section 37 Agreement and registered on title of the subject lands.

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act.

This current application amends Zoning By-law 1182-2016(OMB), which is a by-law that contains provisions implementing Section 37 of the Planning Act and is a by-law described in the repealed subsection 37(1) as defined by the transition provisions contained in section 37.1 of the Planning Act. This section provides that the existing section 37 provisions continue to apply with respect to the by-law and the lands that are the subject of the by-law to secure additional benefits in exchange for additional height and density pursuant to the repealed subsection 37(1) of the Planning Act. The community benefit recommended to be secured in the Section 37 Agreement is identified in the recommendations in this report and would be in addition to the community benefits previously secured in 2016, as amended.

For the proposed additional height and density to Building A the applicant has proposed an additional contribution of \$350,000.00 dollars (Three hundred and fifty thousand)

towards the improvements of the Toronto Public Library which result in an overall total contribution of \$1,700,000 (One Million Seven Hundred Thousand). This contribution will be secured in a Section 37 Agreement and registered on title of the subject lands.

CONTACT

Richard Martin, Planner, Community Planner, Tel. No. 416-396-7221, E-mail: richard.martin@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Information/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 10: Map of all Development Phases

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 15 , 55 Smooth Rose Court
Date Received: December 2, 2024
Application Number: 24 245745 NNY 17 OZ
Application Type: OPA / Rezoning, OPA & Rezoning
Project Description: OPA & Rezoning proposes a new residential tower (Building "A") with a height of 43-storeys. The proposal contemplates a total gross floor area of 31,519.8 square metres and a density of 5.24 Floor Space Index across the gross site area of the Parkside Square lands. The proposal includes a total of 463 residential units.

Applicant	Agent	Architect	Owner
TRIBUTE COMMUNITIES			HILTIN HILLS DEVELOPMENT INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C1(142)A	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	1,865	Frontage (m):	Depth (m):
-------------------	-------	---------------	------------

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	931		1,246	1,246
Residential GFA (sq m):			31,383	31,383
Non-Residential GFA (sq m):	931			
Total GFA (sq m):	931		31,383	31,383
Height - Storeys:	1		43	43
Height - Metres:			130	130
Lot Coverage Ratio (%):	66.83	Floor Space Index:	5.24	

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

Residential GFA: 31,383

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			463	463
Freehold:				
Condominium:				
Other:				
Total Units:			463	463

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			288	157	18
Total Units:			288	157	18

Parking and Loading

Parking Spaces: 296 Bicycle Parking Spaces: 354 Loading Docks:

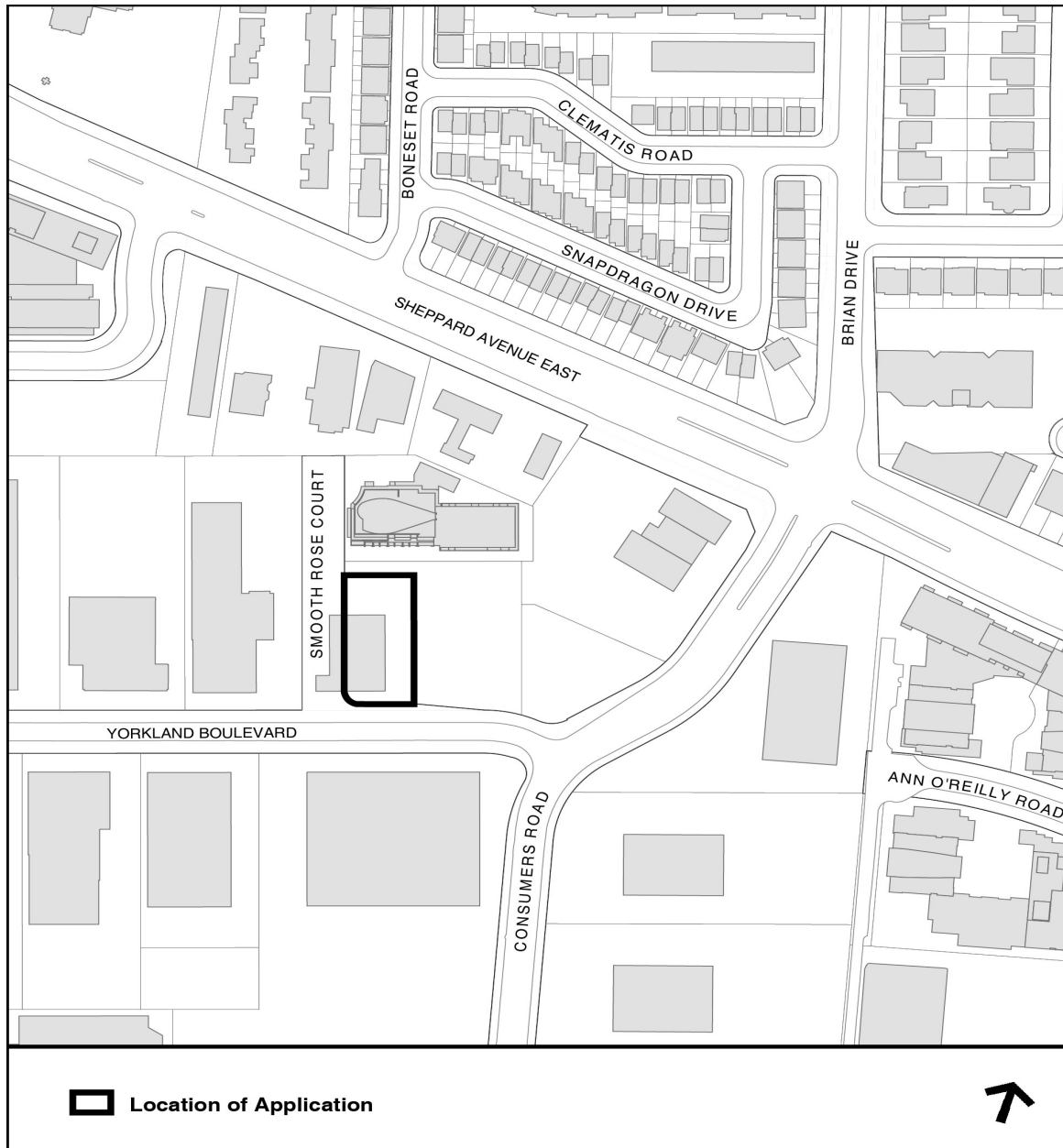
CONTACT:

Richard Martin, Planner, community Planner

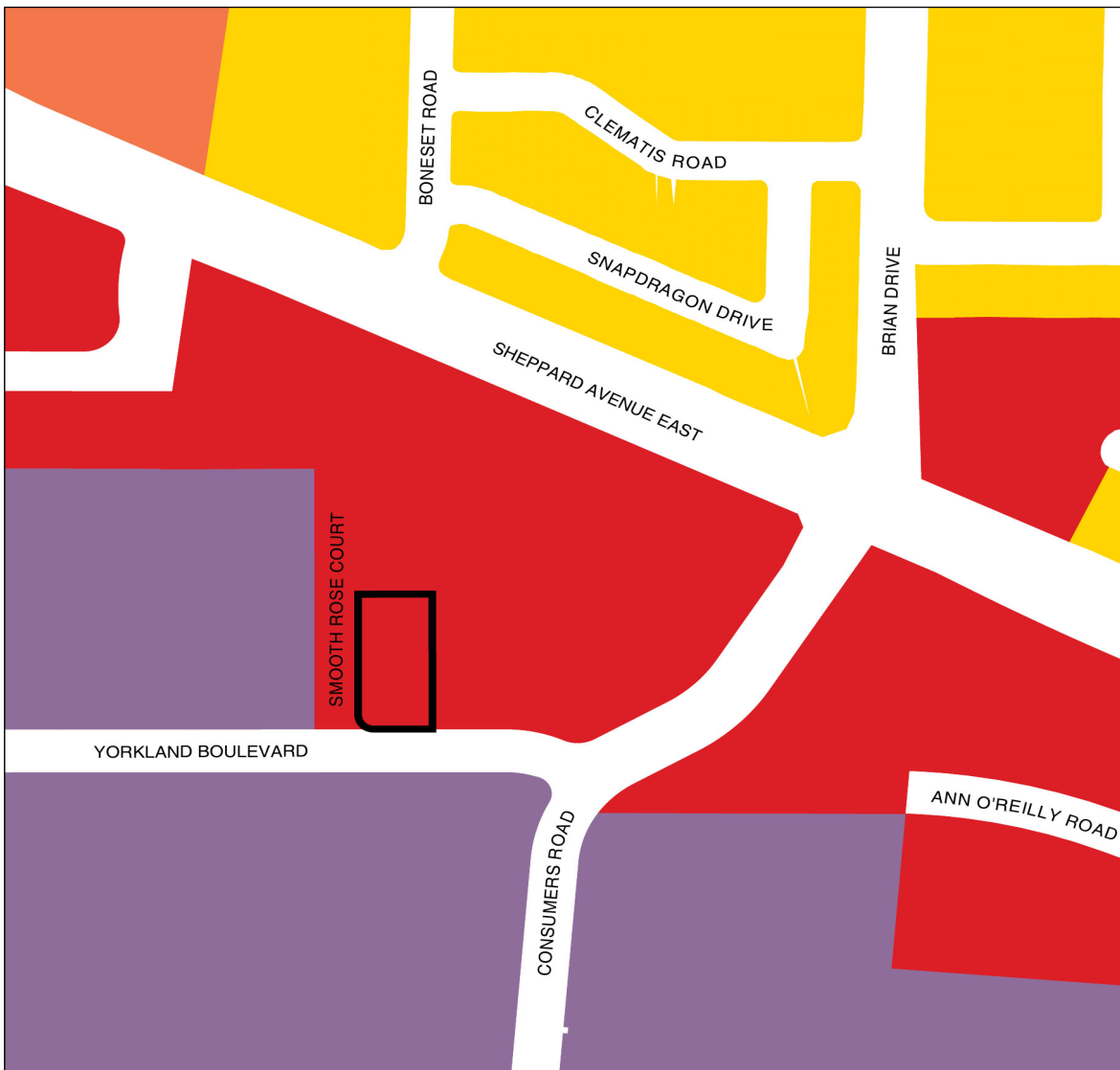
416-396-7221

richard.martin@toronto.ca

Attachment 2: Location Map

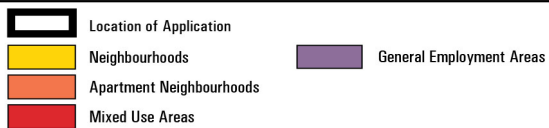


Attachment 3: Official Plan Land Use Map



15, 55 Smooth Rose Court & 2135 Sheppard Avenue East
Official Plan Land Use Map #19

File # 24 245745 NNY 17 02




 Not to Scale
 Extracted: 12/09/2024

Attachment 4: Existing Zoning By-law Map



15, 55 Smooth Rose Court & 2135 Sheppard Avenue East

Zoning By-law 7625

File # 24 245745 NNY 17 0Z



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
C2 Local Shopping Centre Zone

MO Industrial-Office Business Park Zone
O1 Open Space Zone

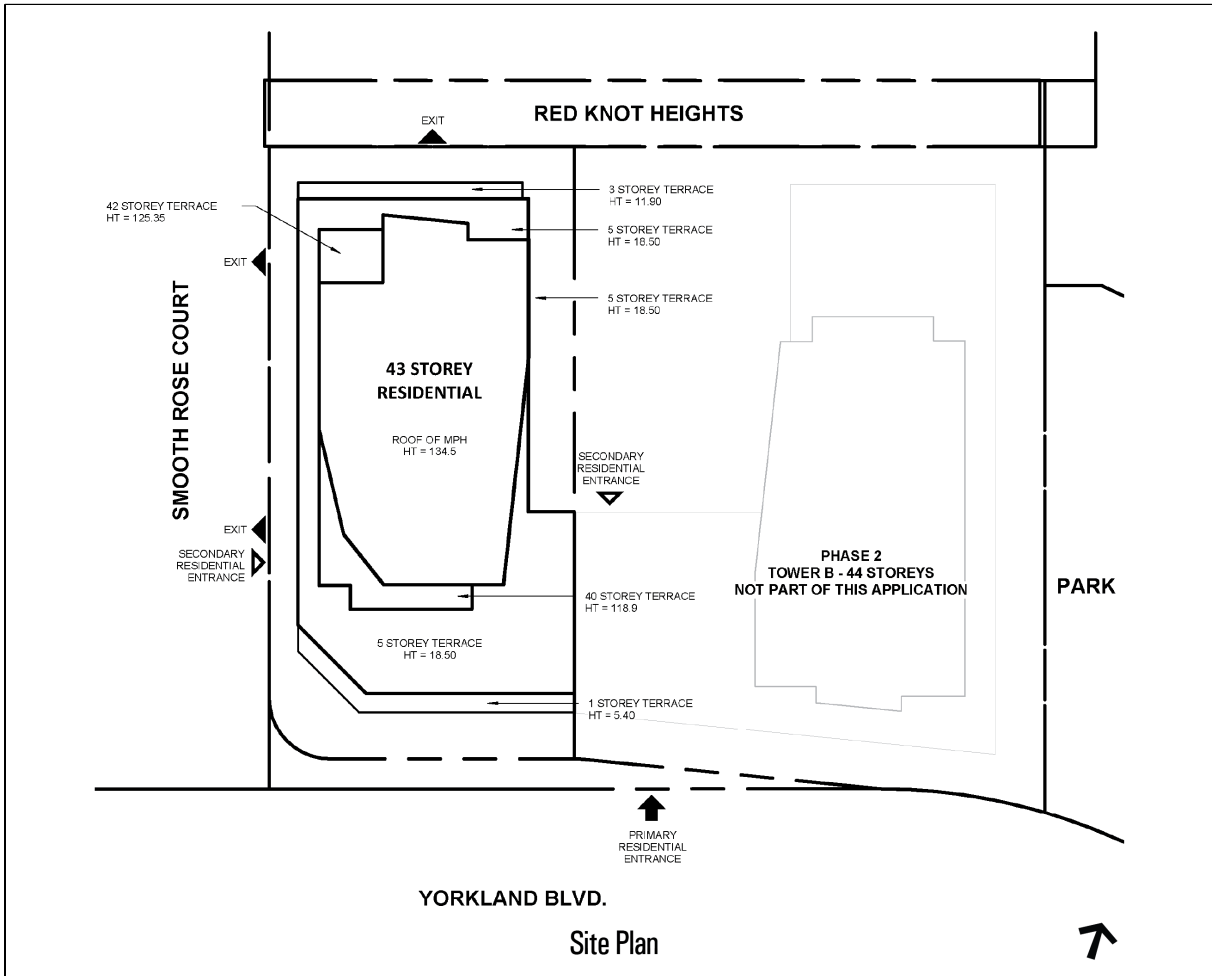


Not to Scale
 Extracted: 12/09/2024

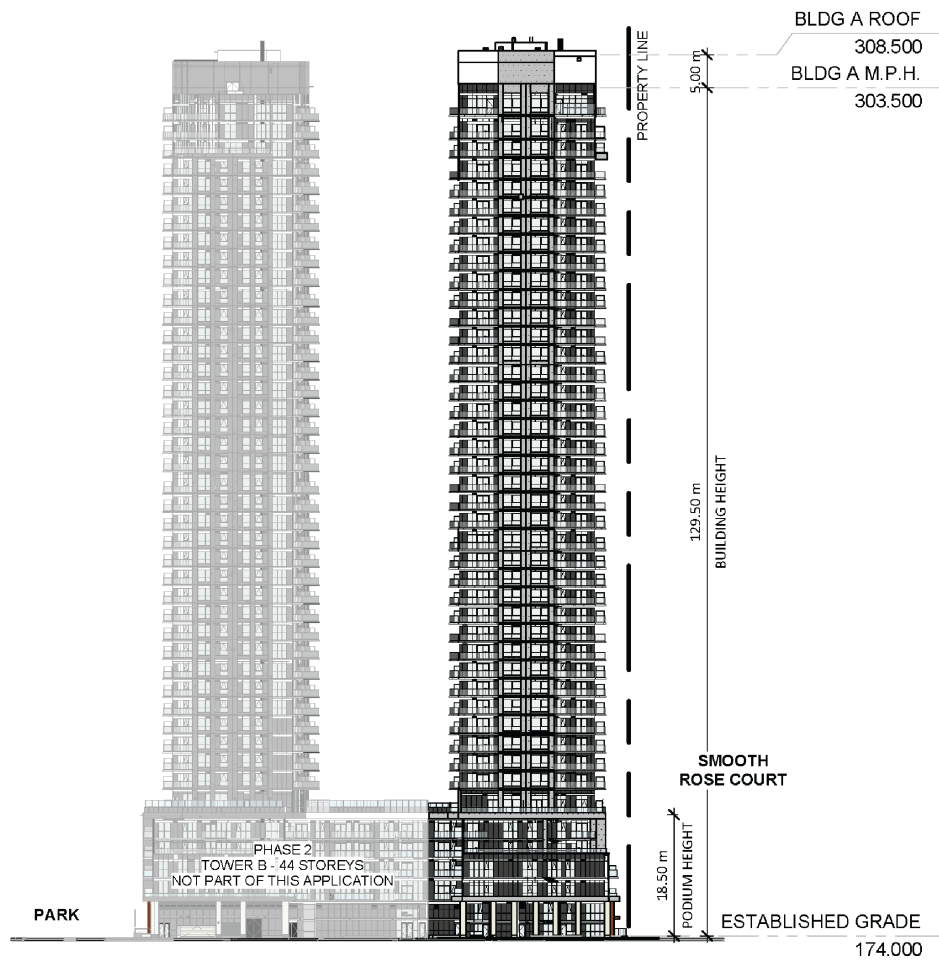
Attachment 5: Draft Official Plan Amendment
(under separate cover)

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

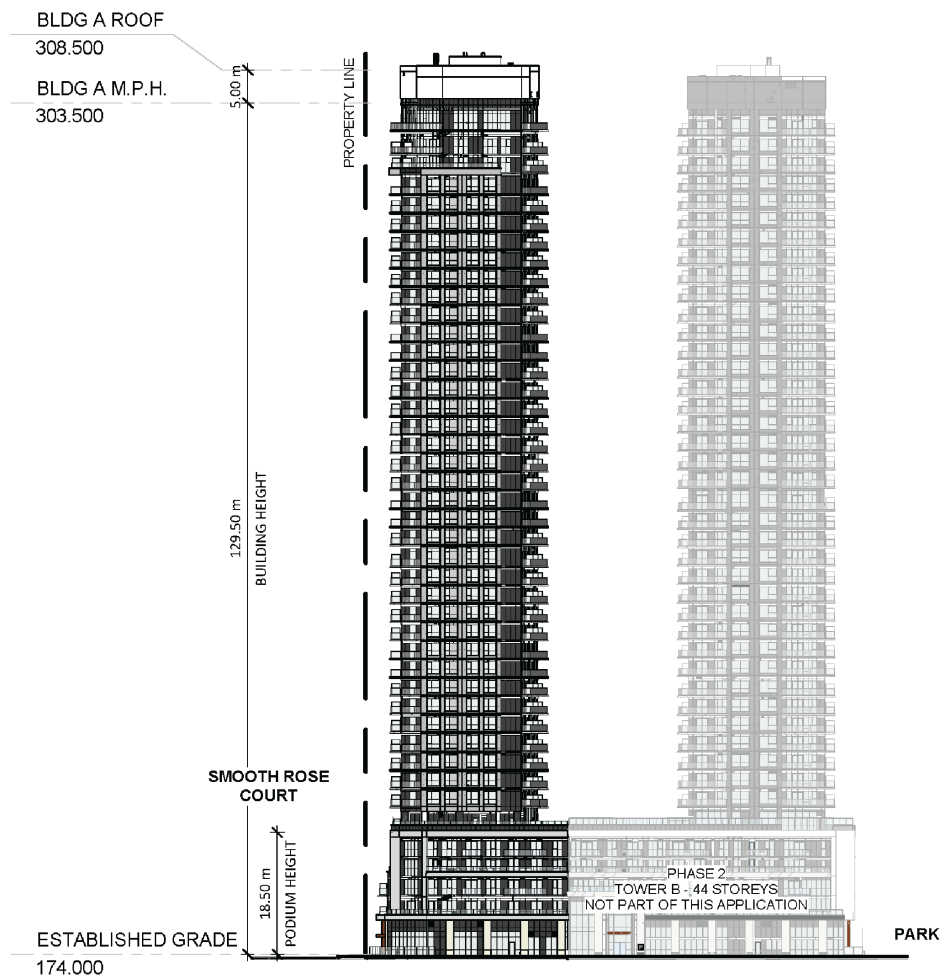
Attachment 7: Site Plan



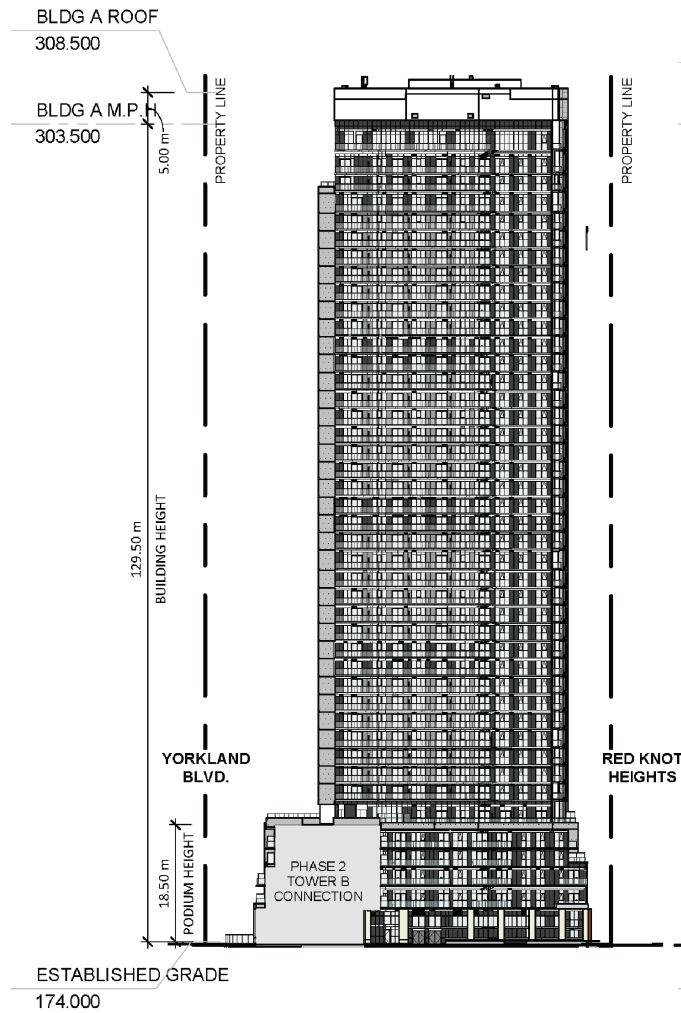
Attachment 8: Elevations



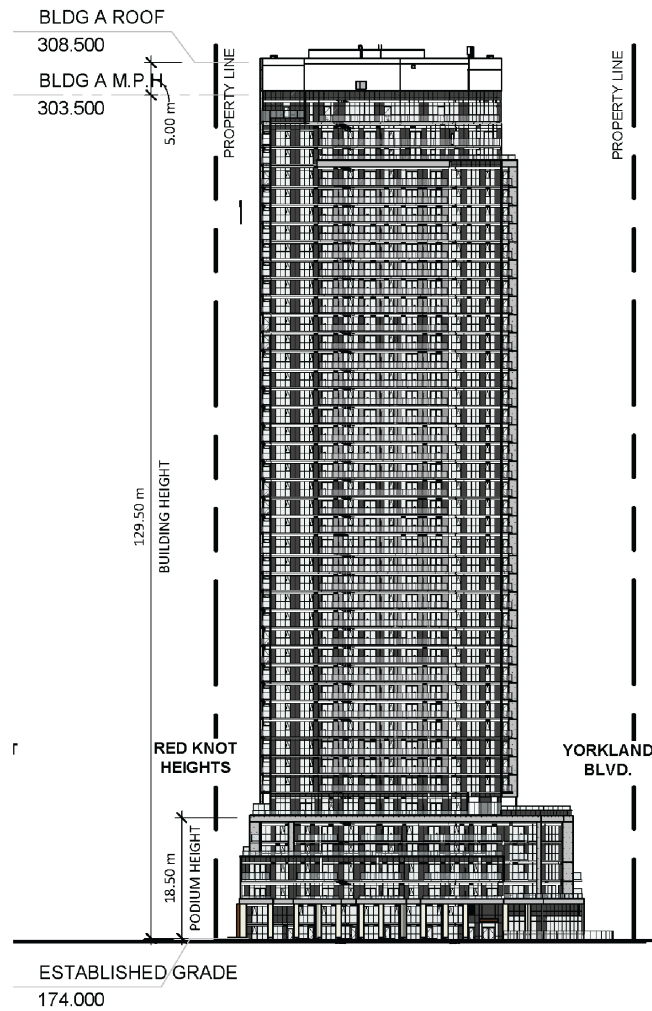
North Elevation



South Elevation

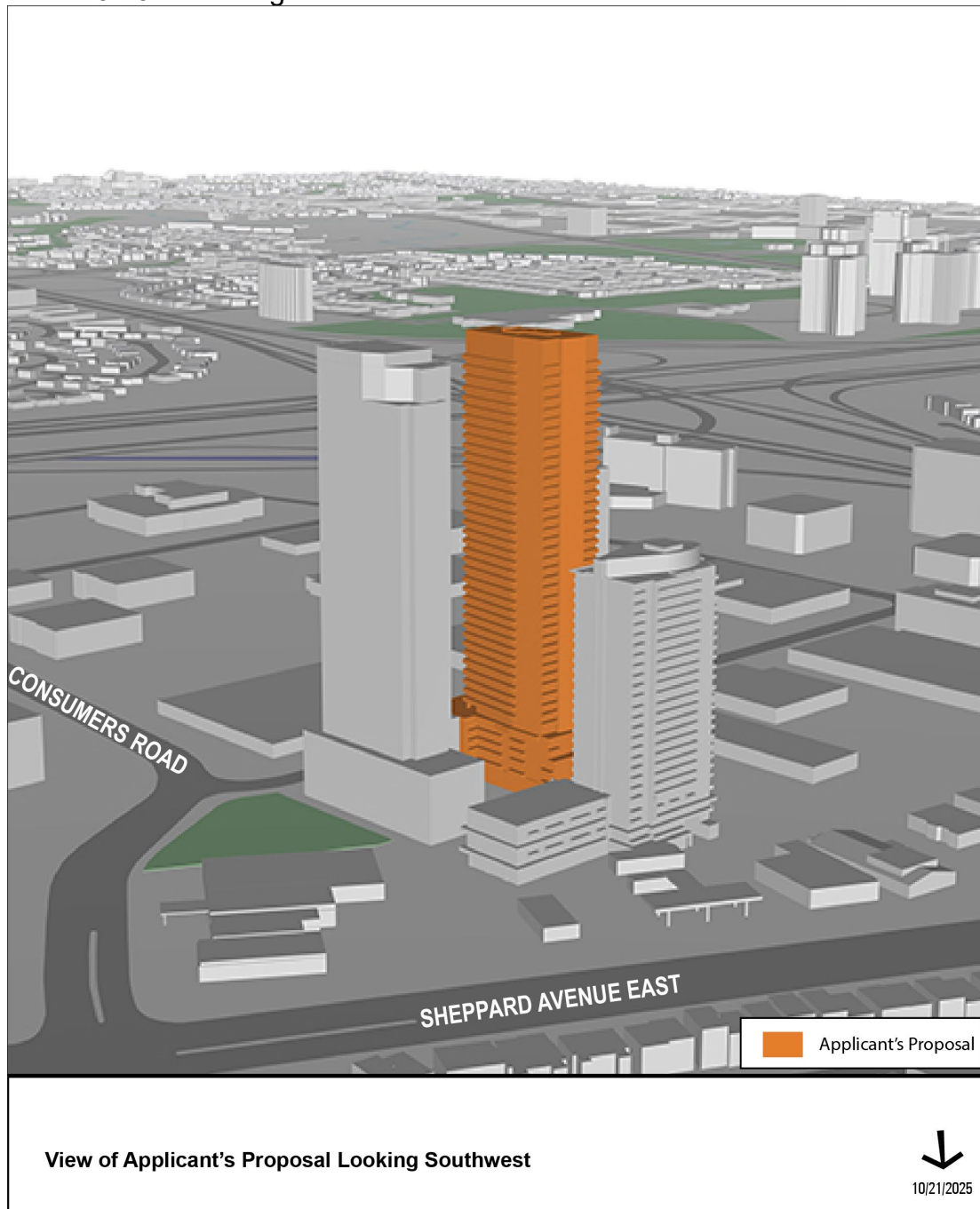


East Elevation



West Elevation

Attachment 9 : 3D Massing Model



Attachment 10: Map of all Development Phases

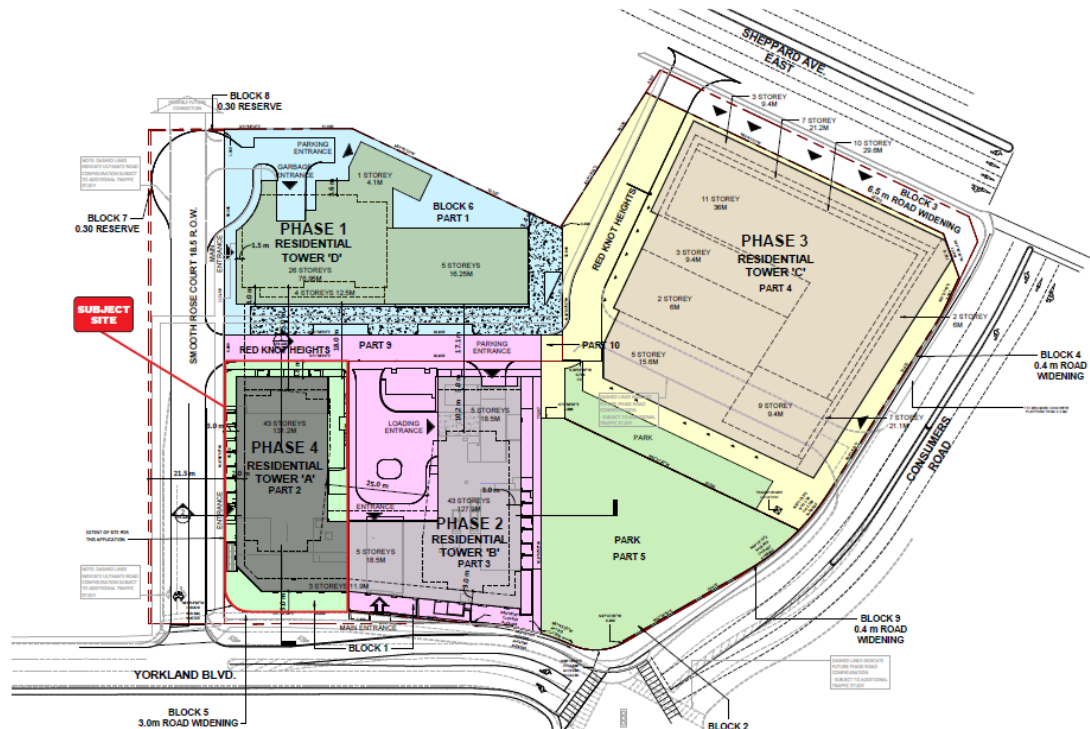


Figure 7 - Site Plan

Prepared by Turner Fleischer

24 Planning & Urban Design Rationale
Boufford Inc.