

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

Date: November 19, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 – Willowdale

Planning Application Number: 24 248503 NNY 18 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a four tower mixed use development at 45-47 Sheppard Avenue East consisting of heights of 30, 49, 53 and 59 storeys. The application proposes 2,377 residential units and 1,723 square metres of retail space at-grade. Four levels of underground parking with 689 parking spaces are proposed, as well as an on-site parkland dedication with a size of 1,162 square metres.

The application proposes 1,858 square metres of community space for City use, including the establishment of an Association of Community Centre (“AOCC”) governance board. The community space will address identified service gaps and advance equity-focused community development outcomes in the Avondale neighbourhood – providing inclusive spaces that strengthen civic engagement, building local leadership capacity, and improving overall community wellbeing. Corporate Real Estate Management will provide additional information on the details of the City’s acquisition of the community space.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the *Planning Act*.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 45-47 Sheppard Avenue East substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.

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 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/or draft Zoning By-law Amendment as may be required.
4. City Council allow the Owner of 45-47 Sheppard Avenue East (the “Site”) to design and construct a community space of at least 1,858 square metres on a combination of the ground, second, third or mezzanine levels of Building D of the proposed development (the “Community Space”) of which a minimum of 762 square metres shall be conveyed to the City for nominal consideration to the satisfaction of the Executive Director, Development Review, Executive Director, Social Development, Executive Director, Corporate Real Estate Management, and the City Solicitor, as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act* to facilitate the City establishing space for an AOCC in accordance with the following terms:
 - a. the Owner shall convey to the City for nominal consideration a minimum of 762 square metres of the Community Space;
 - b. the Owner shall enter into an Agreement of Purchase and Sale to sell the balance of the Community Space to the City in accordance with the terms agreed upon by the Owner and the City;
 - c. the Community Space shall be delivered to the City in accordance with the City's AOCC [Expansion Framework](#) and [Implementation Strategy](#). The Community Space will be finished to Base Building Condition with the terms and specifications outlined in Attachment 10, and is to be secured through the In-Kind Contribution Agreement described in Recommendation 6 below, and other agreements as deemed appropriate by the City Solicitor;
 - d. concurrent with, or prior to, the conveyance of the Community Space to the City, the Owner and the City shall enter into, and register on title to the appropriate lands, an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Space; and
 - e. the City may elect to require the Owner to fulfill their Community Benefit Charges obligation as a payment, in lieu of providing the Community Space, in accordance with the Community Benefits Charge By-law 1139-2022, with the Owner to be notified of such election within 90 days of submission of a complete site plan control application for the second phase of the Development all at the discretion of the Executive Director, Corporate Real Estate Management, the

Executive Director, Social Development, and the Executive Director, Development Review, in consultation with the City Solicitor and the Ward Councillor.

5. City Council attribute a value to the in-kind contribution set out in Recommendation 4 above, equal to 100 percent of the 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined on the day before the first building permit is issued in respect of the development.

6. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the *Planning Act* (the "In-Kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 4 above to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

7. City Council approve the acceptance of an on-site parkland dedication, in accordance with Section 42 of the *Planning Act*, being a minimum of 1,159 square metres in size, in a rectangular configuration generally located in the central eastern portion of the property with frontage on the proposed Tradewind Avenue/Doris Avenue extension (the "New Public Park"), being conveyed to the City in a phased manner described as follows:

a. City Council approve that prior to the first above-grade permit for the first building in the development (Building A), the Owner shall register two Section 118 Restrictions, the first for the 567 square metre portion and the second for the 595 square metre portion of the New Public Park, pursuant to the *Land Titles Act*, against title to the New Public Park to be conveyed to the City, that prohibits the transfer or charge of the parkland without the written consent of the General Manager, Parks and Recreation, to the satisfaction of the City Solicitor.

b. City Council approve that prior to the issuance of the first above-grade building permit for the second building in the proposed development (Building B), the Owner shall convey to the City an on-site parkland dedication having a minimum size of 567 square metres of the New Public Park, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

b1. City Council direct that the 567 square metres of the New Public Park be permitted to be used for the stockpiling of any soils or materials, or as an interim construction staging area for the development and construction access, for nominal consideration, and for no longer than 3 years following the conveyance of the 567 square metres of the New Public Park, subject to agreements with the City outlining the insurance requirements, extent of area and use permitted, tree removal and replacement (if any), duration, restoration plan and costs, to the satisfaction of the General Manager, Parks and Recreation.

c. City Council approve that prior to the issuance of the first above-grade building permit for the fourth building in the proposed development (Building D), the Owner shall convey to the City an on-site parkland dedication having a minimum size of 595 square metres of the New Public Park, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

c1. City Council direct that the 595 square metres of the New Public Park be permitted to be used for the stockpiling of any soils or materials, or as an interim construction staging area for the development and construction access, for nominal consideration, and for no longer than 3 years following the conveyance of the 595 square metres of the New Public Park, subject to agreements with the City outlining the insurance requirements, extent of area and use permitted, tree removal and replacement (if any), duration, restoration plan and costs, to the satisfaction of the General Manager, Parks and Recreation.

8. City Council approve the acceptance of all on-site parkland dedications, subject to the Owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition. The Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks and Recreation and the Executive Director, Corporate Real Estate Management.

9. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges, for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit allocation shall be in an amount of a minimum of 40% of the total amount of the Development Charges as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

10. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges, to offset the cost of the City's purchase of the outstanding 1,096 square metres of the Community Space, to the satisfaction of the General Manager, Parks and Recreation in consultation with the Executive Director, Corporate Real Estate Management and Executive Director, Social Development. The development charge credit allocation may be in an amount of up to 60% of the total amount of the Development Charges as approved by the General Manager, Parks and Recreation, in consultation with the Executive Director, Corporate Real Estate Management and Executive Director, Social Development, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

11. Prior to the issuance of the first above grade building permit for each building of the development, the Owner shall provide financial security in amounts equal to the Parks and Recreation component of the Development Charges and the Community Benefits Contribution for that building, to the satisfaction of the General Manager, Parks and Recreation, the Executive Director, Development Review and the City Solicitor.

12. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement pursuant to subsection 35.2(2) of the *Planning Act* and the City's Inclusionary Zoning By-law on terms satisfactory to the Chief Planner and Executive Director, City Planning and, in a form, acceptable to the City Solicitor.

FINANCIAL IMPACT

There are no immediate financial impacts resulting from the adoption of recommendations contained within this report. Any associated costs with the Community Space will be brought forward through the City's annual budget process, and prioritized against other Citywide capital projects and operating impacts, as well as the City's financial and resource capacity to deliver additional infrastructure works.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

Community Benefits Charge

This Report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of the design and construction of a Community Space of at least 1,858 square metres, including the conveyance of a minimum of 762 square metres of the Community Space for nominal consideration as an in-kind contribution, in accordance with the City's standard terms, which shall be set out in an In-kind Contribution Agreement. The estimated value of the proposed CBC in-kind contribution is 100 percent of the 4 percent value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

DECISION HISTORY

On December 16, 17 and 18, 2020, City Council authorized the General Manager, Transportation Services to issue a Notice of Completion and to file the Environmental Study Report Addendum for the North York Centre South Service Road Environmental Assessment (EA) Addendum Study in the public record. The EA Addendum assessed options for connecting Doris Avenue and Tradewind Avenue across Sheppard Avenue East, with the objective of improving traffic flow to better accommodate growth in North York Centre. The EA Addendum recommended a two phased approach which were presented to Council and the public. Phase 1 (Interim Condition) would result in an offset intersection at the Tradewind Avenue/Sheppard Avenue East and Doris Avenue/Sheppard Avenue East intersections. Phase 2 (Future Condition) would result in a single four-legged intersection, with a skew on the northeast quadrant. The timing and implementation of Phase 2 would be subject to property acquisition and completion of detailed design to minimize impacts. A copy of the report and Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.IE18.2>

At its meeting on January 19, 2021, Planning and Housing Committee received the City Planning Division - Study Work Program Update and requested that the Chief Planner and Executive Director, City Planning initiate the focused review of the North York Secondary Plan and provide recommendations on maximum densities that may be included in the Secondary Plan. The Planning and Housing Committee direction can be found here: <https://secure.toronto.ca/council/agendaitem.do?item=2021.PH20.2>

At its meeting on July 19, 2022, City Council adopted Official Plan Amendment 570 to delineate 57 Protected Major Transit Station Areas (“PMTSAs”). The subject site is located within Site and Area Specific Policy 725, the Sheppard-Yonge PMTSA which is planned for a minimum population and employment target of 350 residents and jobs combined per hectare. A copy of the report and Council’s decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

On July 24 and 25, 2024, City Council adopted the Association of Community Centres (AOCCs) Expansion Framework. The AOCCs Expansion Framework is a policy framework to facilitate the expansion of the AOCCs model, which will help the City develop City-owned, community operated social service spaces. A copy of the report and Council’s decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EC14.7>

On March 26 and 27, 2025 City Council adopted Member Motion 28.41, directing Social Development and Corporate Real Estate Management, in collaboration with Parks and Recreation, City Planning, Development Review, and Economic Development and Culture, to explore the feasibility of establishing an Intercultural Hub or AOCC through this development application at 45-47 Sheppard Avenue East. The Member Motion and Council’s decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.MM28.41>

On August 15, 2025, the Ministry of Municipal Affairs and Housing Minister issued approval of OPAs 540 and 570, bringing them into force and effect. The Minister's decision means that sites within PMTSAs are now subject to Inclusionary Zoning with certain exemptions that apply. OPA 540 was approved with modifications to provide overarching policies for all transit station areas across the City of Toronto, including policies that increase densities around transit stations. These policies are captured in Chapter 8 of the Official Plan. The decisions can be found here: <https://www.toronto.ca/wp-content/uploads/2025/08/9528-city-planning-official-plan-review-mtsa-decision-opa-570.pdf> and <https://www.toronto.ca/wp-content/uploads/2025/08/950a-city-planning-official-plan-review-mtsa-decision-opa-540.pdf>

On November 12, 13 and 14, 2025, City Council adopted the Association of Community Centre (AOCC) Expansion Implementation Strategy. The Strategy introduces AOCCs as a viable community development option. It includes place-based assessment guidelines, scalable facility models, and a multi-year Facilities and Operations Plan. These measures will modernize existing AOCCs and integrate new ones into development projects, co-located with municipal services to promote equity,

sustainability, and complete communities. A copy of the report and Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.EC24.2>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Sheppard Avenue East, approximately 200 metres east of Yonge Street, and is currently occupied by two office buildings (7 and 9-storeys) with a one-level underground parking garage and surface parking. The site is generally rectangular in shape with a lot area of approximately 11,945 square metres. See Attachment 2 for the Location Map.

Surrounding Uses

North: Immediately north of the site is Sheppard Avenue East. On the north side of Sheppard Avenue East is the Toronto Catholic District School Board Catholic Education Centre (80 Sheppard Avenue East), a 4-storey building that serves as the Catholic School Board headquarters.

South: Immediately south of the site are seven properties located on Anndale Drive. Three of these properties are vacant and currently owned by City of Toronto (2, 4 and 12 Anndale Drive). The remaining four properties are currently occupied by one detached dwelling each. Further to the south is a mixed use neighbourhood comprising a range of high-, mid- and low-rise residential uses.

East: The lands to the east of the site are currently vacant land owned by City of Toronto to be utilized for the future extension of Tradewind Avenue to connect to Doris Avenue ("Doris Avenue Extension"). Further to the east, on the east side of Bonnington Place, are low-rise residential dwellings.

West: To the west of the site is a two-tower high rise development at 23-33 Sheppard Avenue East with townhouses and retail uses at grade. Further to the west is the Hullmark Centre, which includes two mixed use buildings with heights of 35 and 45 storeys. Access to the Sheppard-Yonge Subway station is also located to the west of the site, near the Yonge Street and Sheppard Avenue intersection.

THE APPLICATION

Description

The application proposes a four-tower mixed use development, comprising one residential building of 49-storeys, and three mixed-use buildings of 30, 53 and 59-storeys, with a total of 3,581 square metres of non-residential gross floor area and 147,864 square metres of residential gross floor area. The proposal would be a phased development, with Buildings A and B, connected by a share podium, to be developed in Phase 1 and Buildings C and D, connected by a shared podium, to be developed in Phase 2. The proposed buildings and phasing are described in the below table.

Table 1: Proposed Buildings and Phasing

Building	Height	Uses
Phase 1		
A	59 storeys (194 metres + MPH)	Residential & retail
B	53 storeys (172 metres + MPH)	Residential & retail
Phase 2		
C	49 storeys (159 metres + MPH)	Residential
D	30 storeys (105 metres + MPH)	Residential & Community Space

Density

The proposal has a density of 12.7 times the area of the lot.

Residential Component

The proposal includes a total of 2,377 dwelling units, comprised of 329 studio (14%), 1,083 one-bedroom (46%), 720 two-bedroom (30%), and 245 three-bedroom units (10%).

Non-Residential Component

The proposal includes 1,723 square metres of grade-level retail space in Buildings A and B, with frontage along Sheppard Avenue East and the future Doris Avenue Extension. A covered mid-block pedestrian connection into the site and the future public park is proposed between Buildings A and B, with additional retail units fronting the pedestrian connection and the future park.

There is also a Community Space that will include a minimum of 1,858 square metres of useable gross floor area on a combination of the ground, second, third or mezzanine levels of the proposed development in Building D. The Community Space is proposed to be managed by an AOCC board created by the City.

In total there are 3,581 square metres of non-residential space proposed including the retail and Community Space.

Access, Parking and Loading

The application proposes a driveway access to the subject site through the properties at 2 and 4 Anndale Drive, which are City-owned properties that will form part of the Anndale Drive right-of-way. A secondary access is proposed from the future Doris Avenue Extension. There will be no vehicle access from Sheppard Avenue East.

The application proposes a total of 689 vehicular parking spaces in a four-level underground parking garage, comprised of 595 resident spaces, 51 visitor spaces and 43 commercial spaces. There are also six pick-up drop-off spaces proposed at-grade on-site, in addition to two pick-up drop-off spaces proposed on the future Doris Avenue extension adjacent to Building D, intended to serve the Community Space.

The proposal includes a total of 1,815 bike parking spaces including 177 short-term residential spaces, 1,618 long-term residential spaces, 15 short-term retail/commercial spaces and 5 long-term retail/commercial spaces.

The proposed development includes one Type “B”, two combined Type “B”/Type “G”, and four Type “C” loading spaces located at-grade and in the P1 underground level.

Parkland

The application proposes an on-site parkland dedication of 1,162 square metres. The proposed park would generally be located between Buildings B and D, adjacent to the retail units in Building B and with public frontage along the future Doris Avenue Extension. The parkland will be conveyed to the City in two separate phases as the site develops.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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/45SheppardAveE.

Reasons for Application

The proposed development requires an amendment to the Official Plan, particularly the North York Centre Secondary Plan, and an amendment to North York Zoning By-law 7625. The proposed amendment to the Official Plan is required to permit the proposed height, density, and mix of uses. The current *Mixed Use Area B* land use designation permits a maximum of 50 percent of the uses on the site to be residential. The proposed Official Plan Amendment would change the land use designation to *Mixed Use Area C*, which does not limit the percentage of residential uses. The proposed Zoning By-law Amendment establishes site-specific development standards related to permitted uses, height, setbacks, and gross floor area, among other things.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 5, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was deemed complete on January 22, 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 at www.toronto.ca/45SheppardAveE.

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, including associated conditions of approval.

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.

Official Plan

The site is currently designated *Mixed Use Areas* in the City of Toronto Official Plan. The Official Plan directs that *Mixed Use Areas* combine a broad range of uses, allowing Torontonians to live, work and shop in the same area. *Mixed Use Areas* are intended to absorb most of the anticipated increase in retail, office and service uses in the coming decades as well as much of the new housing. The site is also located within one of four *Centres* on Map 2 of the Official Plan. *Centres* are key locations on the rapid transit system where housing, jobs and services will be concentrated.

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

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is entirely within the 500-metre buffer area in the Sheppard-Yonge PMTSA as delineated in SASP 725 in Chapter 8 of the Official Plan. The site is subject to a minimum density of 2.0 times the area of the lot ("FSI") in accordance with the minimum density requirements shown on Map 2 of SASP 725. Given that the site is located within a PMTSA, it is subject to Inclusionary Zoning. More information on the City's Inclusionary Zoning Policy can be found here: [Inclusionary Zoning Policy – City of Toronto](#)

Secondary Plan

The North York Centre Secondary Plan identifies the site as *Mixed Use Area B*, which permits commercial, institutional, residential, public parks and recreational uses, and transit terminals. The total of all residential uses on a site in *Mixed Use Area B* will not exceed 50 percent of the maximum permitted gross floor area on the site. The Secondary Plan currently permits a maximum height of 65 metres and a maximum density of 2.0 FSI on the site. It is noted that with respect to density, the Official Plan policies of Chapter 8 referenced above will prevail.

Map 8-10 of the Secondary Plan shows the North York Centre South Service Road, which will be comprised of both existing road rights-of-way and new road segments. The North York Centre South Service Road presently exists in its full width and correct alignment on Beecroft Road between Sheppard Avenue West and Park Home Avenue and on Doris Avenue between Sheppard Avenue East and Norton Avenue. The extension of the South Service Road south of Sheppard Avenue East connecting to Tradewind Avenue, as shown on Map 8-10, extends directly adjacent to the

development site. The Secondary Plan states that the specific alignment will be subject to technical adjustments as may be required by the final approved Environmental Study Report. The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

The Secondary Plan is currently undergoing a comprehensive review, known as North York at the Centre. More information on North York at the Centre can be found here: [North York at the Centre – City of Toronto](#)

Zoning

The subject site is zoned General Commercial Zone (C1) under North York Zoning By-law 7625. The C1 zoning category permits residential uses in the form of detached dwellings, multiple attached dwellings, duplex dwellings and apartment dwellings, as well as a range of commercial uses including restaurants, retail stores, offices, service shops, recreation uses, among others. See Attachment 4 of this Report for the existing Zoning By-law Map.

The site is not subject to City-wide Zoning By-law 569-2013.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual

Toronto Green Standard

The 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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On March 31, 2025, a virtual community consultation meeting was hosted by City staff with the applicant and local Ward Councillor in attendance. Approximately 66 members of the community attended the meeting. Following presentations by City staff and the applicant, the following comments and questions were raised by the attendees that participated in the meeting:

- Questions about what will be happening to the services in the existing buildings;
- Concerns about the proposed building heights and associated impacts such as shadowing and wind;
- Questions about the timing of construction and disruptions to the local community;
- Questions about the timing and design of the Doris Avenue Extension;
- Concerns about privacy and shadow impacts on surrounding buildings given the proximity of the proposed building to existing buildings;
- Concerns about increased traffic in the area;
- Question about the implications on the adjacent residential properties on Anndale Drive;
- Concerns about the location of the proposed on-site park;
- Concerns about whether there is sufficient school capacity to accommodate the proposed density; and
- Questions about the proposed tenure of the buildings and whether affordable housing will be incorporated.

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.

In addition to the community consultation meeting hosted by staff, the applicant hosted two additional meetings to present their proposal, answer questions and receive feedback from the community. These applicant-led meetings were also attended by the local Councillor. The first in-person community meeting hosted by the applicant occurred on February 24, 2025 with approximately 18 community members in attendance. On October 16, 2025, the applicant and local Councillor attended a meeting at Minto Gardens (23-33 Sheppard Avenue East), specifically to consult with residents of the Minto Gardens complex.

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 Provincial Policy Statement ("PPS") (2024). Staff find the proposal consistent with the PPS (2024).

The PPS supports the creation of complete communities with an appropriate range and mix of housing by introducing new housing options and densities within existing developed areas. Housing Policy 2.2.1 supports development which results in a net increase in residential units and optimizes proximity to existing public services,

infrastructure and transit networks. The site is located within walking distance of many public services, including two Subway lines, multiple bus routes, public parks and schools.

Section 2.4 of the PPS directs that planning authorities are encouraged to identify and focus growth and development in strategic growth areas. Policy 2.4.3 of the PPS states that planning authorities shall plan for intensification on lands that are adjacent to existing and planned frequent transit corridors where appropriate, and Policy 2.2.1d) directs planning authorities to require transit supportive development and prioritize intensification in proximity to transit, including corridors and stations.

The proposed development is consistent with these policies as it provides additional housing opportunities of different types and sizes, supports intensification and transit-oriented development in a strategic growth area (Protected Major Transit Station Area) and optimizes existing infrastructure and public services.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this report. Staff are satisfied that the proposal is aligned with the objectives of the Official Plan and has appropriate regard for relevant design guidelines.

Land Use

The site is designated *Mixed Use Areas* in the Official Plan, which supports a broad range of commercial, residential, and institutional uses in single-use or mixed-use buildings, as well as parks, open spaces, and essential utilities. The proposed development includes new residential units, retail/commercial space, a public park, and a new Community Space, all of which are consistent with the uses envisioned for *Mixed Use Areas*.

The application proposes the demolition of two existing office buildings. The application does not propose new office space but includes a total of 3,581 square metres of non-residential space, including the proposed Community Space and retail/commercial space. This represents a non-residential replacement rate of approximately 16 percent of the existing office space, and approximately 25 percent of the existing occupied office space given the current vacancies. There are currently no applicable office replacement policies in the Official Plan or North York Centre Secondary Plan. Staff are satisfied that the inclusion of residential units, an on-site Community Space, a public park and a retail promenade contributes to supporting a complete community as directed by the Official Plan.

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. This proposal would introduce 2,377 new residential units, with a unit mix that meets the Growing Up Guidelines. The minimum percentage of 2- and 3-bedroom units are included in the recommended by-law amendment.

This site is within a PMTSA and subject to Inclusionary Zoning. Should the development proceed as a condominium, affordable housing requirements of 5 percent of the residential gross floor area as affordable rental or ownership housing for a 25-year period apply. If the project proceeds as purpose-built rental housing, no affordable housing requirements would apply. An Inclusionary Zoning agreement under Section 35.2(2) of the *Planning Act* will be required accounting for:

- no minimum affordable housing requirement if the tenure of the buildings are secured as purpose-built rental housing; and
- affordable housing requirements if the buildings are developed as a condominium, including number of affordable units, tenure, unit mix, unit sizes, location, an affordable housing access plan, monitoring, and reporting requirements.

Density, Height, Massing

The site is located in the North York Centre, the Sheppard-Yonge PMTSA and within 500 metres of the Sheppard-Yonge Subway Station. There is an existing and evolving context of tall buildings in the surrounding area, with numerous existing and proposed tall buildings in proximity to the site ranging from 20 to 55 storeys in height. Permitted building heights in the North York Centre are currently under review as part of North York at the Centre, the review of the North York Centre Secondary Plan.

The proposed development exceeds the minimum density of 2.0 for the Sheppard-Yonge PMTSA, established in SASP 725 in Chapter 8 of the Official Plan, by providing a 12.7 FSI through the proposed Official Plan and Zoning By-law Amendments. Chapter 8 of the Official Plan also establishes that where lands are located within 200-500 metres of a transit station, the City shall initiate a Zoning By-law Amendment which will permit a density of 6.0 FSI or more.

The Built Form policies of the Official Plan direct that development will be located and organized to fit within its existing and planned context. Development will be massed to define and frame the edges of the public realm, ensure access to sunlight, reduce building footprints above the streetwall height, and provide good transition in scale between areas of different building heights and intensities.

The proposed building heights are generally consistent with existing and approved buildings in the North York Centre, with the proposed 59-storey tower being a few storeys taller than the tallest approved building in the area. Given the site context in proximity to the Sheppard-Yonge Subway station, the frontage on Sheppard Avenue East, the proposed setbacks and tower separation distances, and the nature of the incremental shadow impacts, staff find the proposed building heights to be appropriate.

The proposed development is organized to locate the tallest towers (Buildings A and B) at the Sheppard Avenue East frontage, with the lower towers (Buildings C and D) located at the south end of the site, to provide for transition in scale to the mixed use neighbourhood to the south. The proposed development has been designed to frame

both Sheppard Avenue East and the future Doris Avenue Extension, with appropriately scaled base building heights between 3 and 6 storeys. Multiple levels of stepping and additional setbacks of the base building along Sheppard Avenue East reduces the visual impact of the buildings, allows the base building to be the primary defining element from the public realm and respects the scale and proportion of the adjacent streets and neighbouring buildings.

The proposed tower separation distances between all buildings range from 27 to 46 metres on-site, exceeding the minimum of 25 metres recommended by the Tall Building Design Guidelines. The proposal also includes tower setbacks of 12.5 metres from the west and south property lines to provide adequate separation between existing and/or future buildings on adjacent lands. The proposed base buildings are set back a minimum of 5 metres from the proposed park, a minimum of 7.5 metres from the adjacent properties to the south, and a minimum of 9.5 metres to the west for Buildings A and C. The proposed tower floor plate size is 800 square metres to accommodate additional servicing and structural requirements for very tall buildings and allow for the appropriate layout of the non-residential uses. Staff are satisfied that the proposed greater building separation distances and setbacks as well as the design attention to the shape and articulation of the buildings facilitate adequate transition, light, sky view and privacy between buildings and mitigate resultant wind and shadow impacts on surrounding public realm and properties.

Public Realm

The Official Plan directs that development in areas designated *Mixed Use Areas* should frame streets and parks with appropriately massed buildings while maintaining sunlight and comfortable wind conditions for pedestrians. Section 3.1.1 of the Official Plan discusses how development will enhance the quality, safety, and comfort of the public realm, ensuring that streets, sidewalks, and entrances provide safe and attractive pedestrian spaces, particularly around transit stations.

A 4.5 metre building setback at the Sheppard Avenue East frontage helps to facilitate a pedestrian-friendly retail promenade, with space to accommodate active uses such as patios and soft landscaping. The proposed development locates retail space along the entire building frontage facing Sheppard Avenue East and wraps around to also face the future Doris Avenue Extension in Buildings A and B, activating the streetscape along the public street frontages. A covered pedestrian walkway at-grade between Buildings A and B forms a publicly accessible pedestrian plaza and provides a connection from Sheppard Avenue East to the proposed public park. The retail space also wraps around the entire base of Building B to allow for retail frontage onto the proposed public park and the publicly accessible pedestrian walkway. The active ground floor uses contribute to a safe and animated public realm at the street frontages and the public park, and the pedestrian walkway at-grade allows for seamless pedestrian flow through the site, connecting public and private spaces.

The public realm adjacent to Building D is activated by the Community Space, which would occupy the ground and mezzanine floor areas with a 1.5 metre building setback to allow for soft landscaping fronting onto the Doris Avenue Extension and a visible and accessible entry and lobby. The future Doris Avenue Extension is anticipated to include

a wide public boulevard to accommodate a safe and comfortable pedestrian experience with sidewalks, tree plantings and soft landscaping.

Shadow Impact

The applicant submitted a shadow study to illustrate the incremental shadows arising from the proposed development. The submitted shadow study demonstrates that the incremental shadows resulting from the proposed development move quickly through the landscape and have limited impact on lands designated *Neighbourhoods*, parks and open spaces.

The proposed development has minimal shadow impact on lands designated *Neighbourhoods* given the site's location within a high-density area where most surrounding lands are designated *Mixed Use Areas*. There are minor incremental shadows cast on lands designated *Neighbourhoods* to the east of the site between 3:18pm and 6:18pm during the Spring and Fall Equinoxes (March and September), and more limited during the Summer Solstice (June). There are limited incremental shadows on the Sheppard East Park in the evenings at 6:18pm during the Spring and Fall Equinoxes.

There are fast moving shadows cast on the proposed on-site parkland dedication at varying times of day during the Spring and Fall Equinoxes, and more limited during the Summer Solstice. Given the concentration of tall buildings in the surrounding area, the site is also shadowed by existing surrounding buildings, meaning an on-site park positioned at any location across the site would experience shadowing at certain times during the day.

The shape and articulation of the buildings, the setbacks and separation distances help to minimize shadow impact on the public realm. Staff find the proposed development's shadow impacts on the adjacent *Neighbourhoods*, parks and open spaces to be acceptable.

Wind Impact

The applicant submitted a Pedestrian Level Wind Tunnel Study, prepared by Windtech Consultants, which concluded that most outdoor areas within and around the development will have wind conditions suitable for their intended uses. It is also anticipated that wind conditions will improve once architectural detailing, landscaping, and other wind treatments are accounted for.

During all seasons, the majority of areas are suitable for their intended comfort criteria with the exception of certain areas which exhibit uncomfortable wind conditions during Spring, Fall and Winter, including the covered pedestrian walkway at-grade within the podium of Buildings A and B and select private outdoor amenity space to the south of Buildings C and D. While most areas of the site are comfortable for standing and walking, during the Spring and Winter seasons, areas located near building corners may be uncomfortable for standing due to winds accelerating and funnelling at these areas. All the areas at-grade meet the annual safety criterion without treatment applied.

Most outdoor amenity spaces on the roof top of the development will have conditions comfortable for either walking or standing, with the exception of communal spaces between Buildings A and B and between Buildings C and D due the funnelling of winds between the towers as well as the locations near building corners during Spring and Winter.

With the future inclusion of soft landscaping and architectural treatments, it is expected that wind conditions for all outdoor trafficable areas within and around the development will be suitable for their intended uses. Examples of treatments include the use of impermeable 2-3-metre-high screening, dense foliating evergreen trees capable of growing up to 3-5 metres in height, and impermeable awnings in affected areas. These treatments will be incorporated into the final design during the Site Plan application process.

Servicing

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management, and Hydrogeological reports. Engineering Review staff have reviewed the submitted materials and are satisfied that there is sufficient capacity to service the proposed development. The submitted materials will be further reviewed, and agreements will be entered into as part of Site Plan Control, as necessary.

There is an existing municipal easement for sanitary and storm sewers along Sheppard Avenue East. The existing easement does not meet the standard easement width as per the City's Design Criteria for Sewers and Watermains (Table 2: Easement Widths), and Toronto Water has requested that the easement be extended to provide additional clearance to the foundation wall. A technical feasibility analysis prepared for the application is currently under review by staff to determine if an easement with a less than standard width can be accepted. A Holding Provision has been applied to the proposed Zoning By-law Amendment to prevent redevelopment of the site until such time that the issues regarding the existing municipal easement have been resolved.

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 condition to be met prior to the removal of the proposed holding provision in the proposed By-law is as follows:

- The Owner or applicant, at their sole cost and expense submits all applicable drawings and reports illustrating an easement with a width sufficient to allow the City to lay down, construct, renew, repair, inspect, replace and maintain the existing 1,200 mm storm sewer and 675 mm sanitary sewer, south of the northern property boundary, free and clear of all encumbrances to the satisfaction of Executive Director, Development Review and General Manager, Toronto Water, and pays all costs associated with the City retaining a

third-party peer reviewer for review of the proposed easement, to the satisfaction of General Manager of Toronto Water.

The Executive Director, Development Review 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.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Sheppard Avenue East, a 2.76 metre (perpendicular width on the east limit) road widening dedication along the Sheppard Avenue East frontage of the site is required and is proposed to be conveyed to the City. A 6.0 metre corner rounding will also be conveyed to the City at the northeast corner of the site.

Anndale Drive Access

The site does not currently have direct frontage on Anndale Drive, as a row of properties on Anndale Drive separates the site from the street. In order to facilitate driveway access from the site to Anndale Drive, the City-owned properties of 2 and 4 Anndale Drive are planned to be dedicated as public highway, thereby making those lands part of the Anndale Drive right-of-way. This will allow the site to have driveway access directly onto Anndale Drive. Access to Anndale Drive will be provided prior to completion of Buildings A and B.

Transportation staff do not support an access at Sheppard Avenue East given the traffic implications and because it would conflict with the Doris Avenue Extension alignment. Further, the Doris Avenue Extension does not currently exist, and the timeline for completion of the Extension in comparison to the construction of the proposed development is not known for certain. The only way for the site to have vehicle access to an existing public street is to allow a driveway access from Anndale Drive to the site.

Access, Vehicular and Bicycle Parking and Loading

The application proposes two vehicular accesses to the site, including one from the future Doris Avenue Extension, and one from Anndale Drive. There would be no vehicle access from Sheppard Avenue East. Transportation Review staff find the proposed vehicle access locations acceptable.

The application proposes a total of 1,815 bicycle parking spaces and seven loading spaces throughout the site. The proposed number of bicycle parking spaces and loading spaces are acceptable and will be secured in the site-specific Zoning By-law Amendment. The application also proposes 689 vehicle parking spaces, including 51 visitor spaces and 43 commercial spaces, in addition to six pick-up drop-off spaces.

Given the site's location within a PMTSA and in accordance with subsections 16 (22) to (24) and 34 (1.1) to (1.3) of the *Planning Act*, vehicle parking cannot be required by an Official Plan or by-law and will therefore not be secured in the site-specific Official Plan and Zoning By-law Amendments.

Doris Avenue Extension Project

The future Doris Avenue Extension will be located directly east of the site. The Environmental Assessment (EA) Addendum completed for the Doris Avenue Extension project did not recommend property takings from 45-47 Sheppard Avenue East to facilitate the ultimate alignment of the extension. While property acquisition from the site would likely help the City to be able to construct the ultimate condition of the realigned intersection, the lands cannot be expropriated without a new EA Addendum. The timeline for an EA study would cause significant delays to the Doris Avenue Extension project timelines and does not align with timelines for the current development application.

City staff have engaged in several discussions with the Owner to try to secure land from the northeast corner of the site in order to assist with the alignment of the extension, but could not reach a resolution. An offset intersection, identified as the interim solution in the EA Addendum, is a suitable interim condition and the only feasible option at this time.

The application proposes access onto the future Doris Avenue Extension. Based on the projected timing of the Doris Avenue Extension works, at this time it is expected that the project will be completed before the redevelopment of 45-47 Sheppard Avenue East is complete. The acceptance of the Community Space as part of Building D in Phase 2 of the proposed development and the location of the public parkland dedication is dependent on the completion of the Doris Avenue Extension, as the Community Space and parkland must have access and visibility from a public street.

Traffic Impact

The applicant submitted a Transportation Impact Study (TIS) prepared by HDR Inc. in support of the development application. The traffic analysis has taken into consideration the findings and recommendations from the Doris Avenue Extension EA. The TIS estimates that the proposed development will generate up to 431 net two-way vehicle trips during the AM peak hour and 250 net two-way vehicle trips during the PM peak hour. The analysis finds that the proposed development can be accommodated within the planned transportation network incorporating the interim design for Tradewind Avenue, and can also be accommodated with the ultimate Tradewind Avenue alignment.

The TIS also includes Transportation Demand Management (TDM) solutions to help reduce single-occupant vehicle trips. TDM measures proposed include the offering of one pre-loaded transit pass, car-share membership or bike-share membership per unit for the first year of occupancy. Other measures include four car-share parking spaces provided in the underground parking garage, bicycle maintenance/repair facilities, and the unbundling of parking spaces from units. TDM measures will be further coordinated and secured through the Site Plan Control application.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities support healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our

neighbourhoods and are foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

A Community-Led Solution to Address Local Service Needs

Staff assessed social and community service needs in the Avondale neighbourhood, a high-density area within the North York Centre Secondary Plan, and identified significant equity needs and service gaps for immigrants, seniors, and low-income residents. The AOCC model was recognized as the ideal operating model for the local context, given its ability to foster community cohesion, reduce social isolation, provide culturally responsive programming, and support grassroots organizations not eligible under traditional hub-tenancy models. This approach aligns with the Council-adopted AOCC [Expansion Framework](#) and [Implementation Strategy](#).

A standalone Neighbourhood AOCC Facility was deemed operationally and financially feasible. This model is well-suited for communities with growing service demand and is appropriate for integration into mixed-use developments to support a sustained presence as a neighbourhood anchor. Designed through a community-led process, the facility will deliver a full range of programs and services tailored to community needs within a flexible, multi-use layout. Facility components may include:

- Public-facing spaces: reception area, meeting rooms, event venues, auditorium, and co-working spaces;
- Programmatic areas: multi-purpose rooms, training spaces, computer labs, and physical activity rooms; and
- Administrative areas: offices, storage, and building support spaces.

The proposed location for the Community Space to be governed by an AOCC board is Building D, at the southeast corner of the site, accessible from the future Doris Avenue Extension. The Community Space is expected to be constructed within the second phase of the proposed development. A dedicated at-grade lobby at the northeast corner of the building will ensure visibility and accessibility. The Community Space will occupy a minimum of 1,858 square metres of usable gross floor area across a combination of the ground, second, third or mezzanine levels. The space will be constructed and conveyed as a “turnkey” facility to the City, subject to the terms and Base Building Conditions set out in the Association of Community Centres Term Sheet, ensuring long-term public ownership and stewardship of this needed community asset. See Attachment 10 for the principal Base Building Conditions, which are to be detailed further in the In-kind Contribution Agreement.

Advancing Community-Led Design and Delivery

Consistent with the guiding principles and processes outlined in the City Council-adopted AOCC [Expansion Framework](#) and [Implementation Strategy](#), the establishment of a new AOCC-governed facility at 45-47 Sheppard Avenue East will proceed through a structured, community-led process. Central to this process is the formation of a Program Advisory Body (PAB), which will engage local residents, service providers, and

equity-deserving groups in the co-design of programs, services, and operational planning. The PAB will ensure that the facility reflects local priorities, supports culturally responsive service delivery, and advances the City's equity and inclusion objectives. Social Development will convene the PAB following confirmation of the site plan control application for the second phase of the development, and will include an iterative, community-led design and program planning. Following finalization of the site plan application for phase two of the development, inclusive of the AOCC-governed Community Space, staff will bring forward a report to City Council outlining the proposed AOCC Board governance, recommendations arising from the community-led process, timelines for operational launch, and any required authorities or funding to support implementation.

The Community Space governed by an AOCC board will play a critical role in advancing City policies to support equity-deserving communities and strengthen the Avondale neighbourhood. It will address identified social and community service gaps and deliver tangible community development outcomes—providing inclusive spaces to enhance civic engagement, fostering local leadership, and improving community wellbeing.

Parkland

Parkland Dedication Requirement

In accordance with [Section 42\(3\) of the Planning Act](#), the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site, as the site is less than five (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 1,159 square metres. This includes the exemption of the proposed City-owned and operated Community Space, as per Chapter 415 Article III Section 415-30(A)(9)(C) of the Toronto Municipal Code.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be 1,159 square metres and comply with Policy 3.2.3.8 of the Toronto Official Plan.

The Owner has proposed an unencumbered on-site parkland dedication of 1,162 square metres, located in the central portion of the site, on the eastern side with frontage on the proposed Doris Avenue Extension, which is acceptable. The application demonstrates a setback distance of a minimum of 5 metres between the park boundary and Buildings B and D, which is acceptable.

Of the proposed 1,162 square metre parkland dedication, a minimum of 567 square metres is to be conveyed prior to the issuance of the first above-grade building permit for the second building in the proposed development (Building B), and a minimum of 595 square metres is to be conveyed prior to the issuance of the first above-grade building permit for the fourth building in the proposed development (Building D).

Funding for Parkland Above Base Park Improvements and Community Space

This Report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvements and to accommodate a gap in funding required to offset the cost of the City's purchase of the outstanding 1,096 square metres of the Community Space, to be provided by the Owner upon agreement with the City.

To secure the gap in funding for the Above Base Park Improvements and Community Space and ensure completion of the works, the Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and provide letters of credit in amounts equal to the Parks and Recreation component of the Development Charges for each phase.

The development charge credit allocation for the construction by the Owner of the Above Base Park Improvements will be in an amount of a minimum of 40% of the total amount of the Development Charges as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

The development charge credit against the Parks and Recreation component of the Development Charges, to offset the cost of the City's purchase of the outstanding 1,096 square metres of the Community Space, may be in an amount of up to 60% of the total amount of the Development Charges as approved by the General Manager, P&R, in consultation with the Executive Director, Corporate Real Estate Management and Executive Director, Social Development, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant submitted an Arborist Report and Tree Protection Plan which assessed 142 trees for protection, injury or removal. The application proposes 26 trees to be preserved without injury, 41 trees to likely be injured, and 75 trees to be removed. To compensate for the removal of these trees, 119 trees are required to be replanted. A combination of replanting on site and cash-in-lieu fees can be proposed as there is insufficient space for all trees to be replanted on site. Urban Forestry staff will secure the new trees through the Site Plan Control process.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version 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.

CONTACT

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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

In-Kind Contribution Terms

Attachment 10: City Community Space – Principal Base Building Conditions – Key Terms

Attachment 1: Application Data Sheet

Municipal Address: 45-47 SHEPPARD AVE E **Date Received:** December 9, 2024

Application Number: 24 248503 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: OPA & Rezoning that seeks to facilitate a new mixed-use development on the site, consisting of four (4) residential towers on two mixed-use podiums and and 4 levels of underground parking. The proposed height for each tower is 59-, 53-, 49-, and 30-storeys. The buildings are located generally at the four corners of the site, connected by a central retail/pedestrian promenade and landscaped open space. A 1,162m² parkland dedication is also proposed on site. The overall development will feature 2,377 residential units and 1,723m² of retail gross floor area, and a 1,394m² community hub, for a total gross floor area of 150,156m². 689 vehicular parking spaces are provided in the underground parking garage, including 49 visitor parking spaces and 43 commercial parking spaces.

Applicant	Agent	Architect	Owner
LEV LIVING			LEV NYC INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	Former City of North York By-Law No.7625	Heritage Designation:	N/A
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	11,945	Frontage (m):	91	Depth (m):	133
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,872		5,711	5,711
Residential GFA (sq m):	0		147,864	147,864
Non-Residential GFA (sq m):	22,978		3,581	3,581
Total GFA (sq m):	22,978		151,445	151,445
Height - Storeys:	9		59	59
Height - Metres:			194	194

Lot Coverage Ratio (%): 47.81

Floor Space Index: 12.68

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

Residential GFA:	147,864
Retail GFA:	1,723
Office GFA:	0
Industrial GFA:	0
Institutional/Other GFA:	1,858

**Residential Units
by Tenure**

	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	2,377	2,377
Other:	0	0	0	0
Total Units:			2,377	2,377

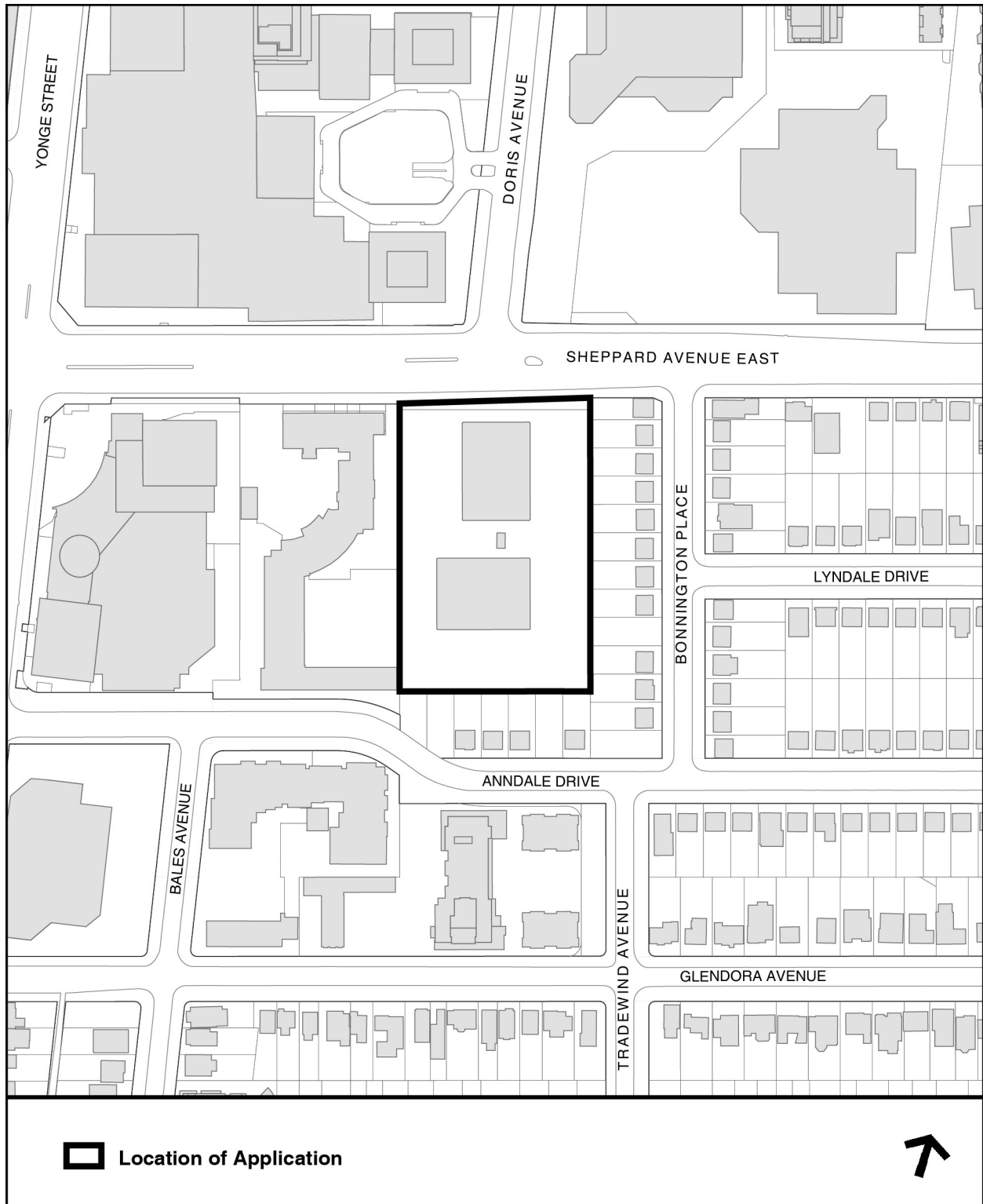
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		329	1,083	720	245
Total Units:		329	1,083	720	245

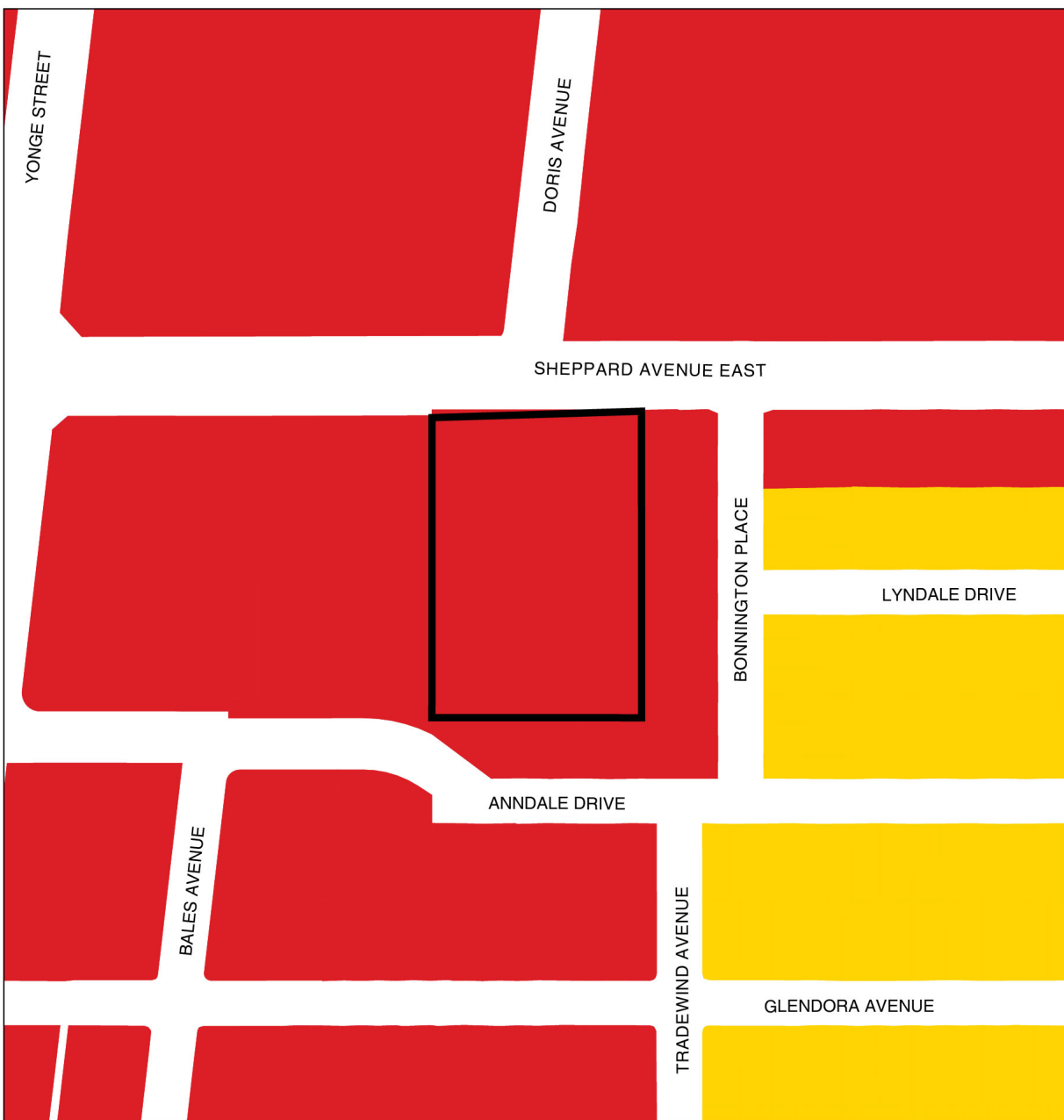
Parking and Loading

Parking Spaces: 689	Bicycle Parking Spaces: 1,815	Loading Docks: 9
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z



Not to Scale
Extracted: 12/16/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

45-47 Sheppard Avenue East

File # 24 248503 NNY 18 0Z



Location of Application

- R4** One-Family Detached Dwelling Fourth Density Zone
- R6** One-Family Detached Dwelling Sixth Density Zone
- R7** One-Family Detached Dwelling Seventh Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone
- C7** Mixed Use Commercial Zone



Not to Scale
Extracted: 12/16/2024

Attachment 5: Draft Official Plan Amendment

(Attachment under separate cover)

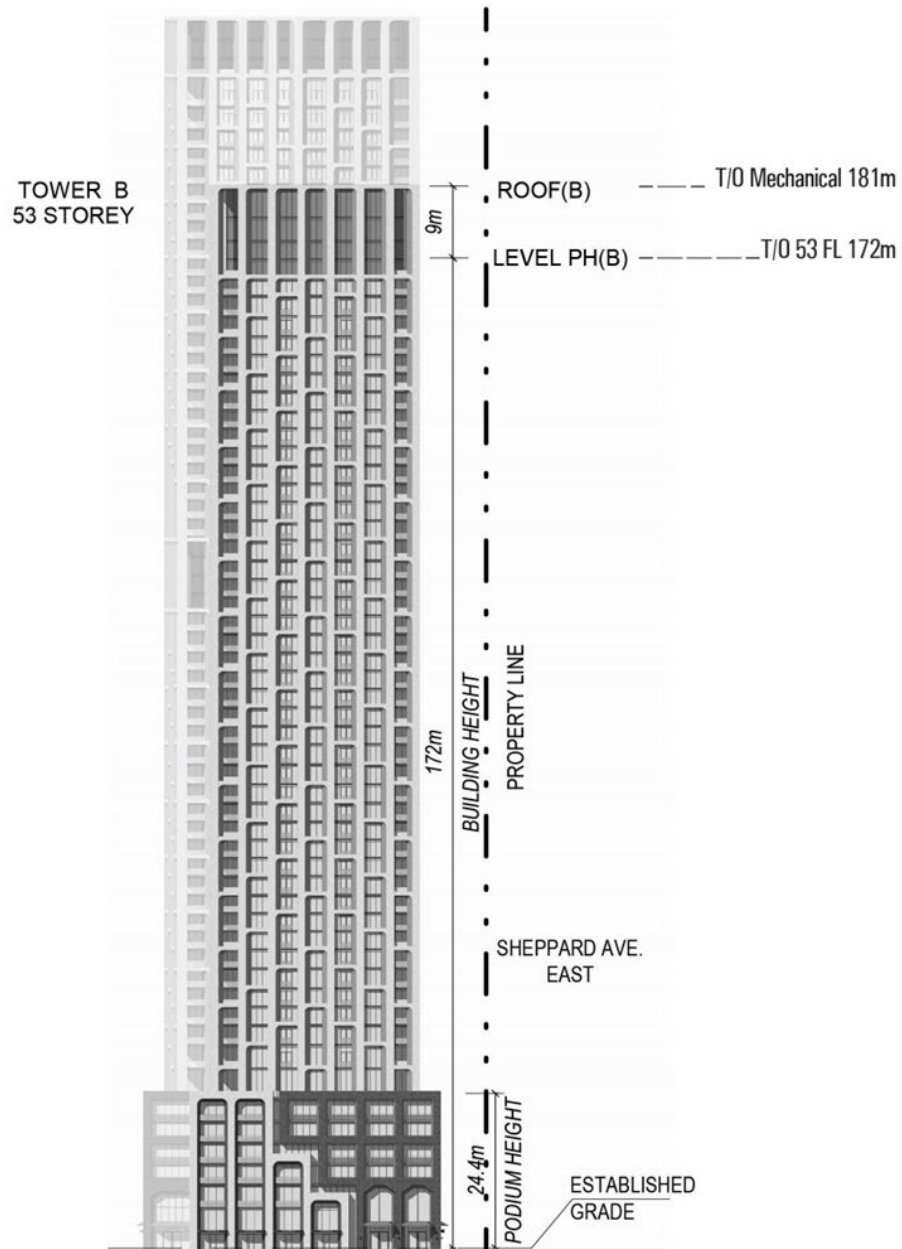
Attachment 6: Draft Zoning By-law Amendment

(Attachment under separate cover)

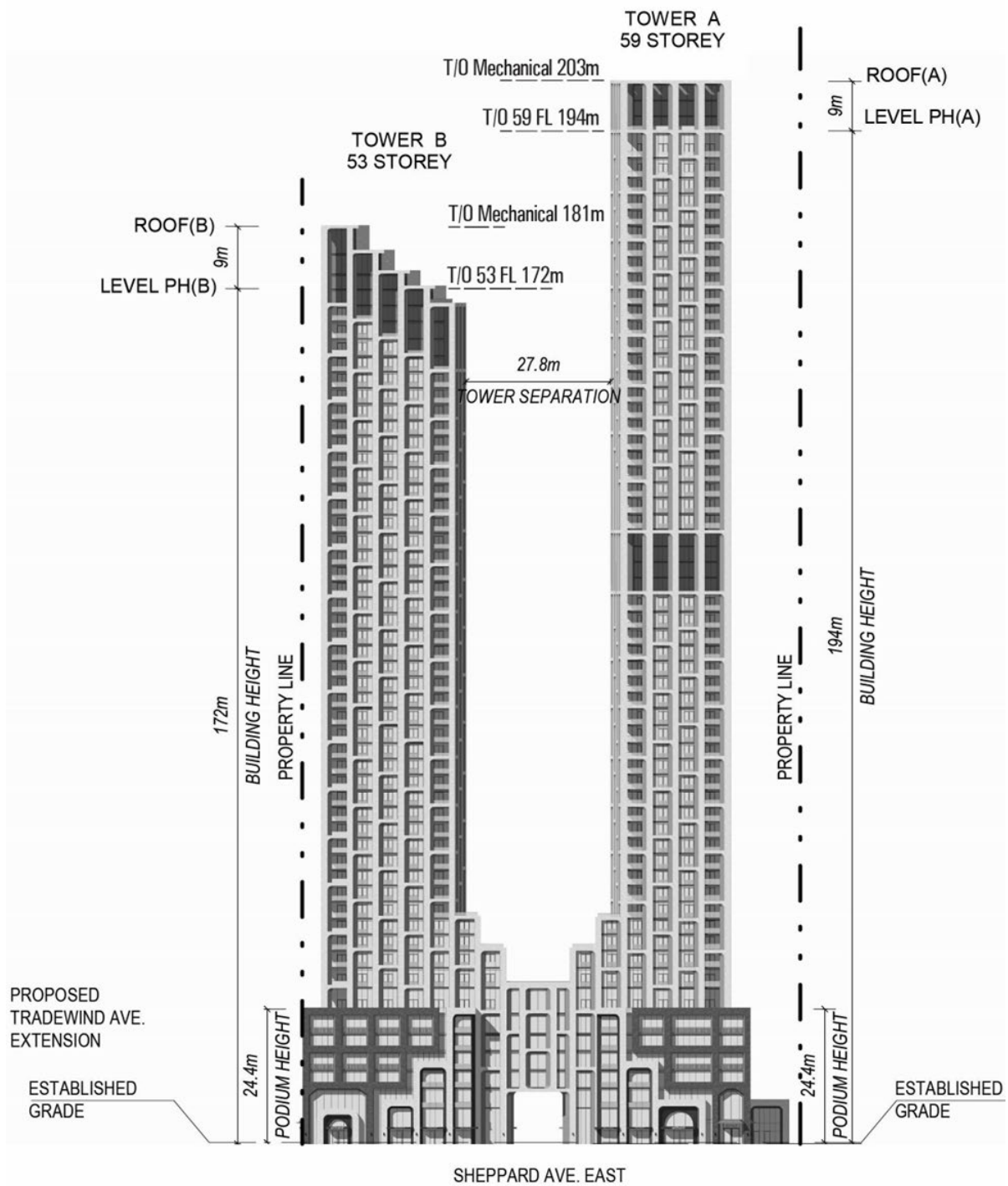
SHEPPARD AVENUE EAST



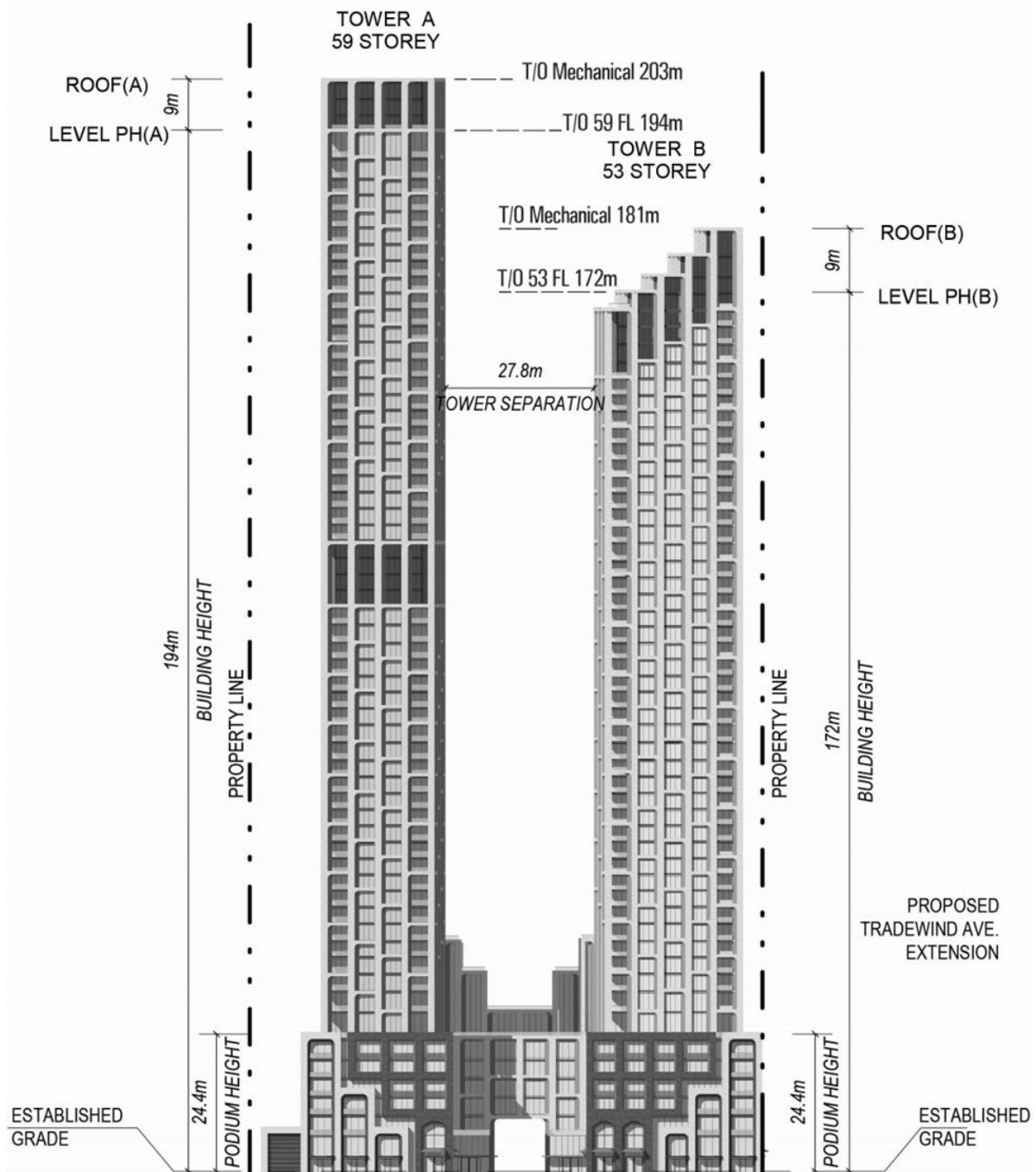
Attachment 8: Elevations



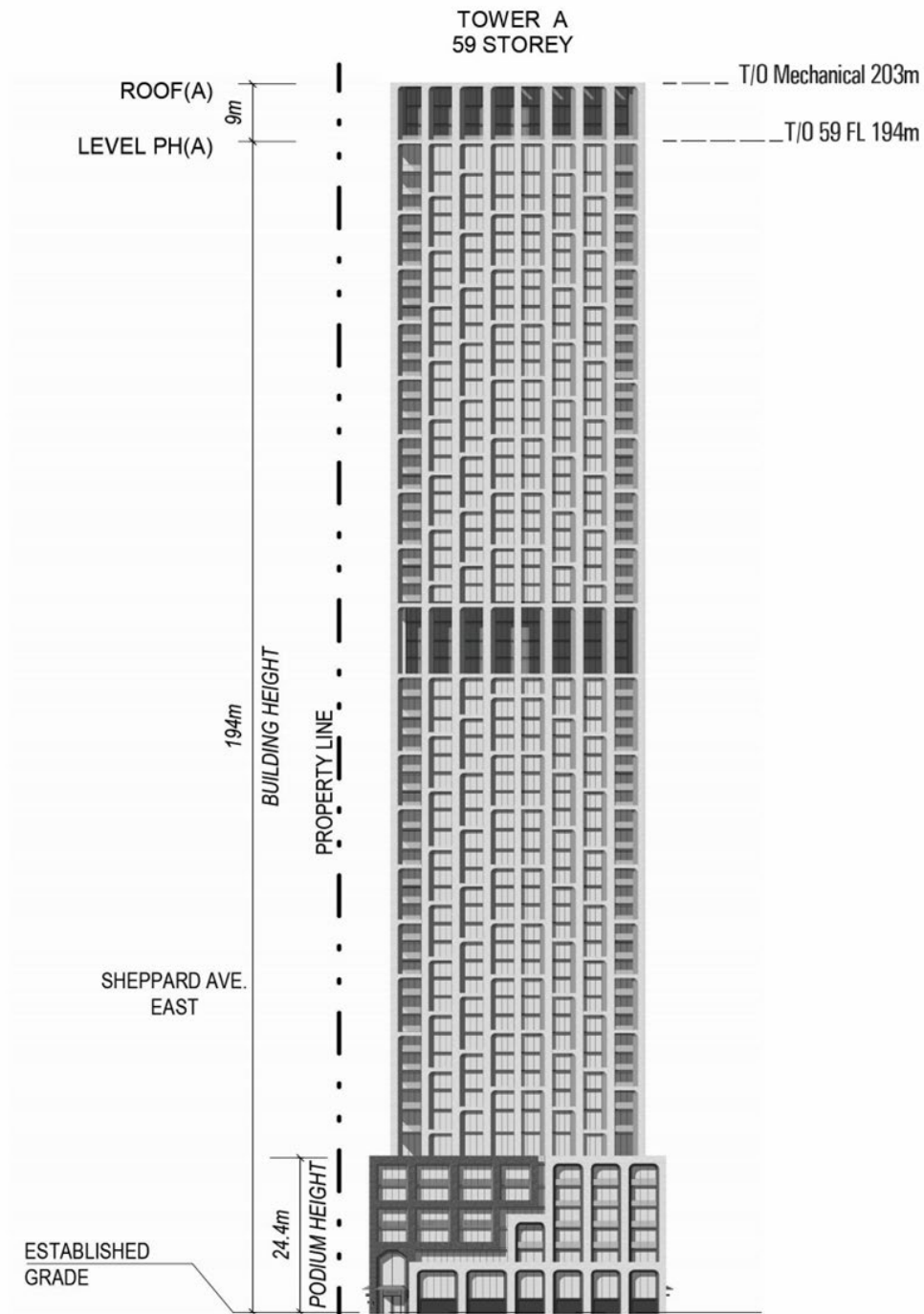
East Elevation - Phase 1



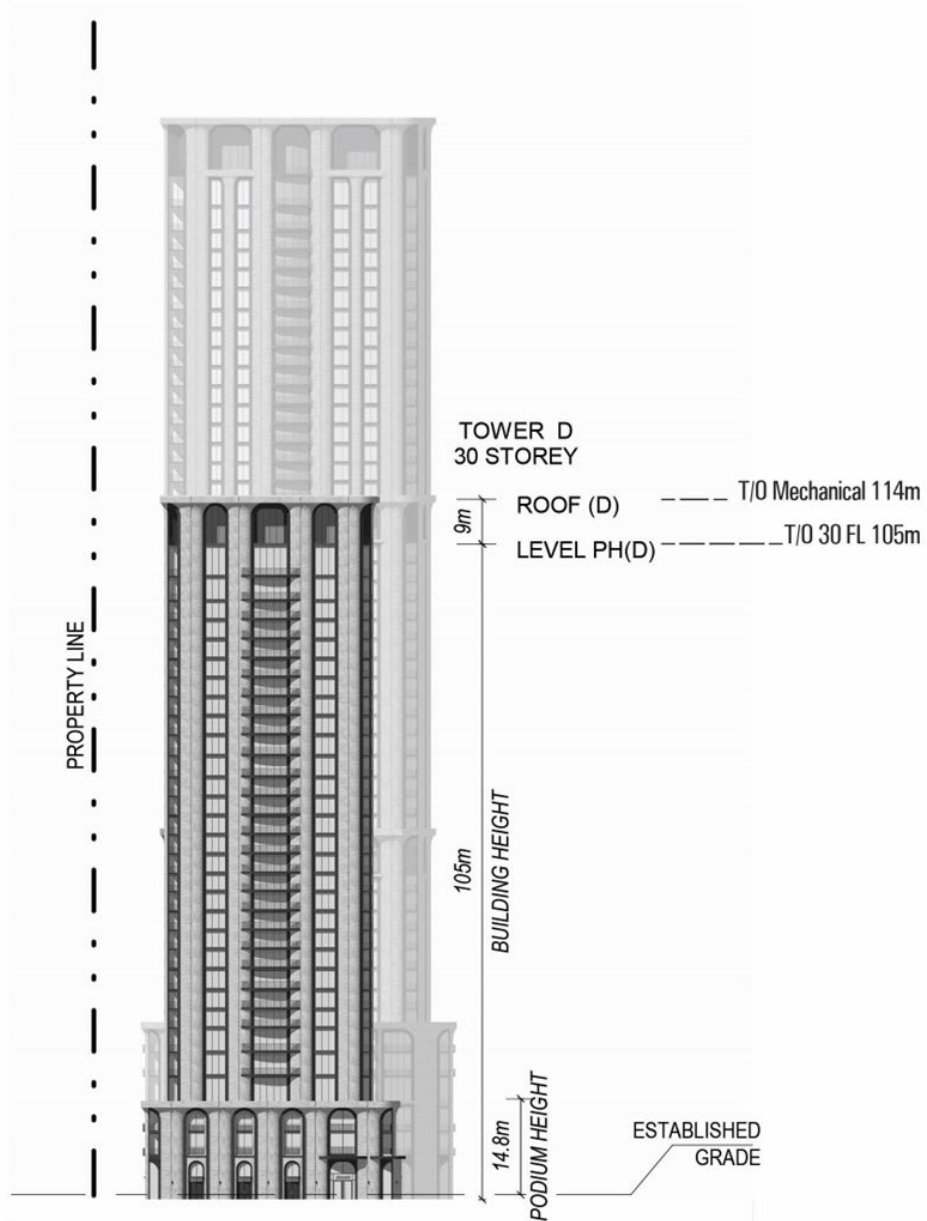
North Elevation - Phase 1



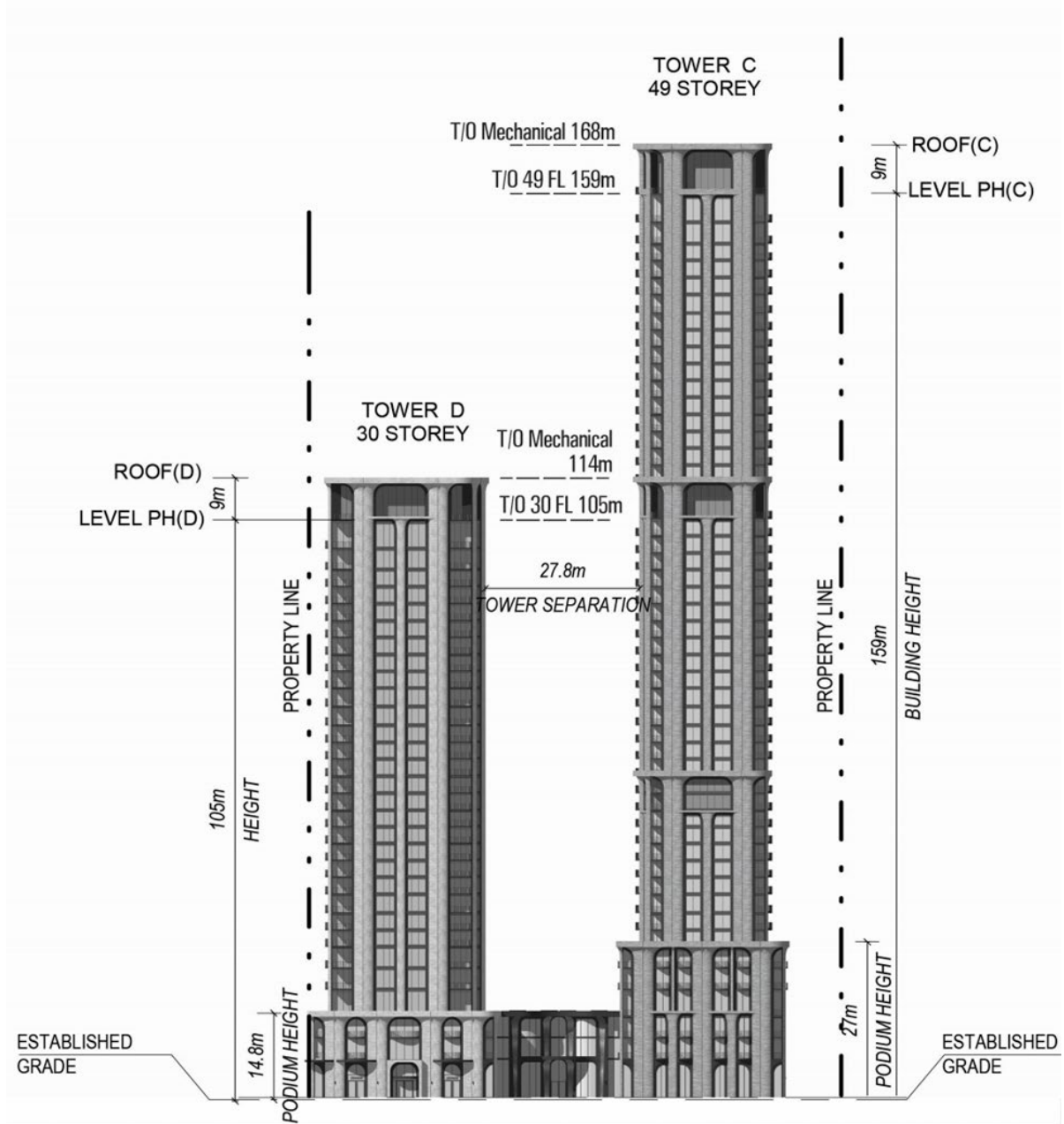
South Elevation - Phase 1



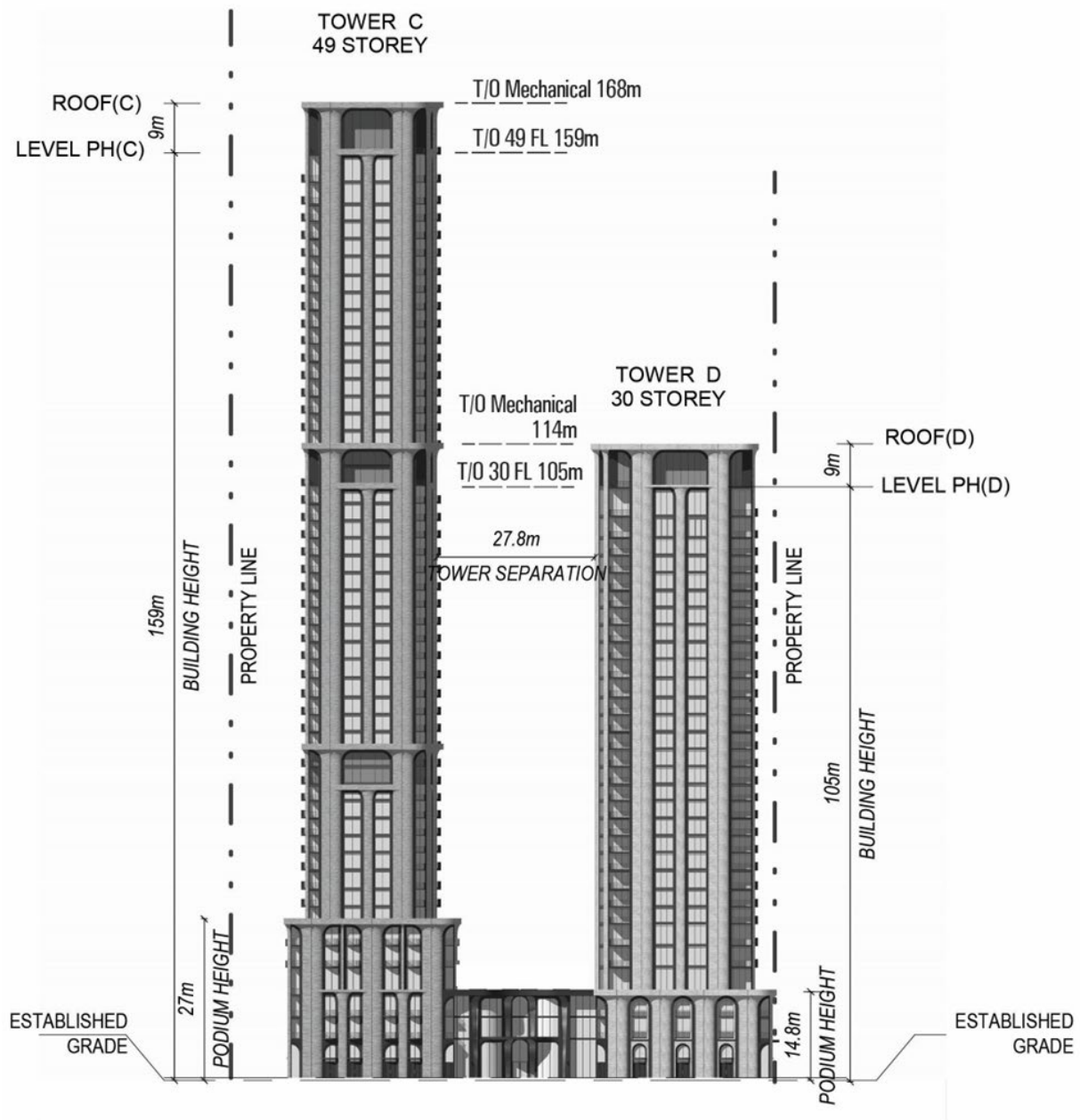
West Elevation - Phase 1



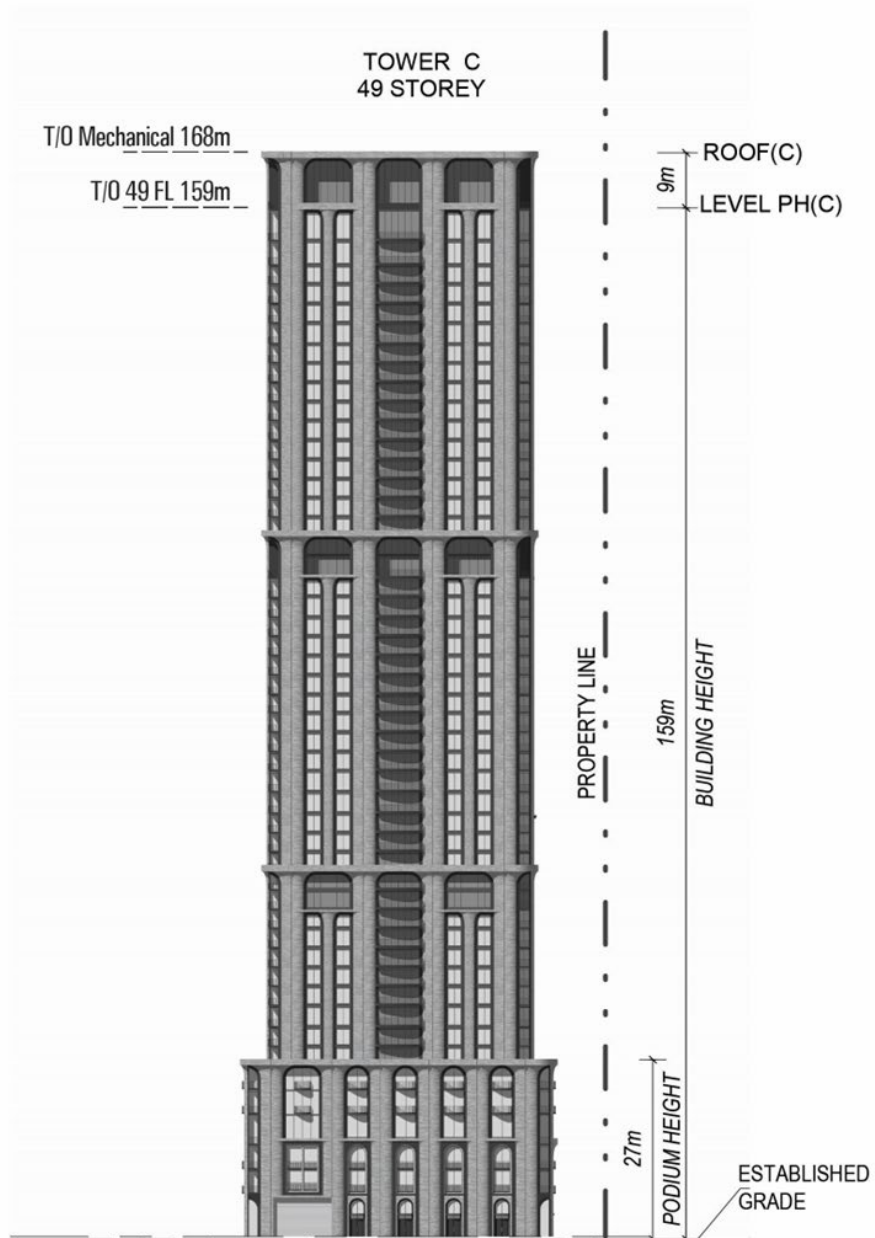
East Elevation - Phase 2



North Elevation - Phase 2

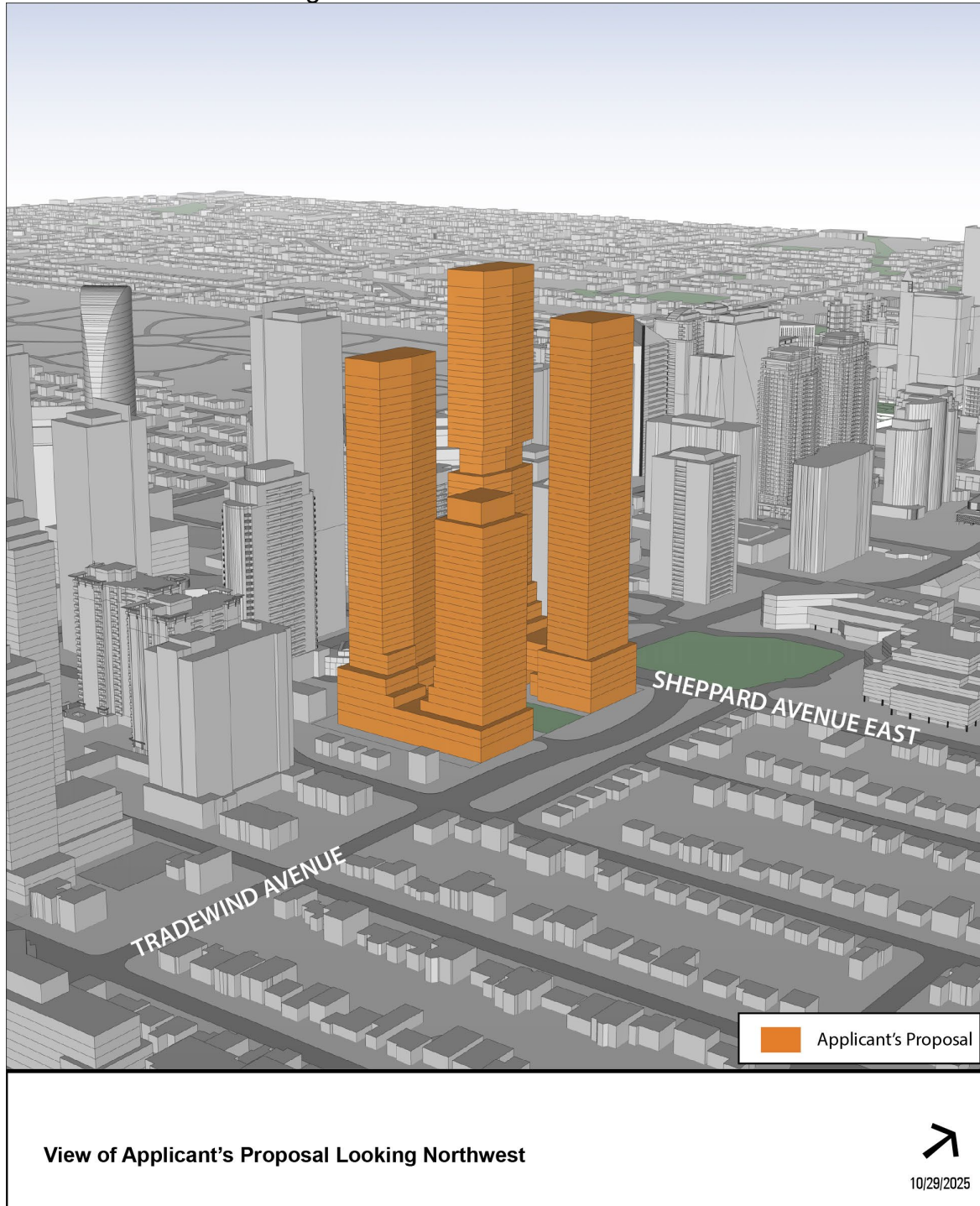


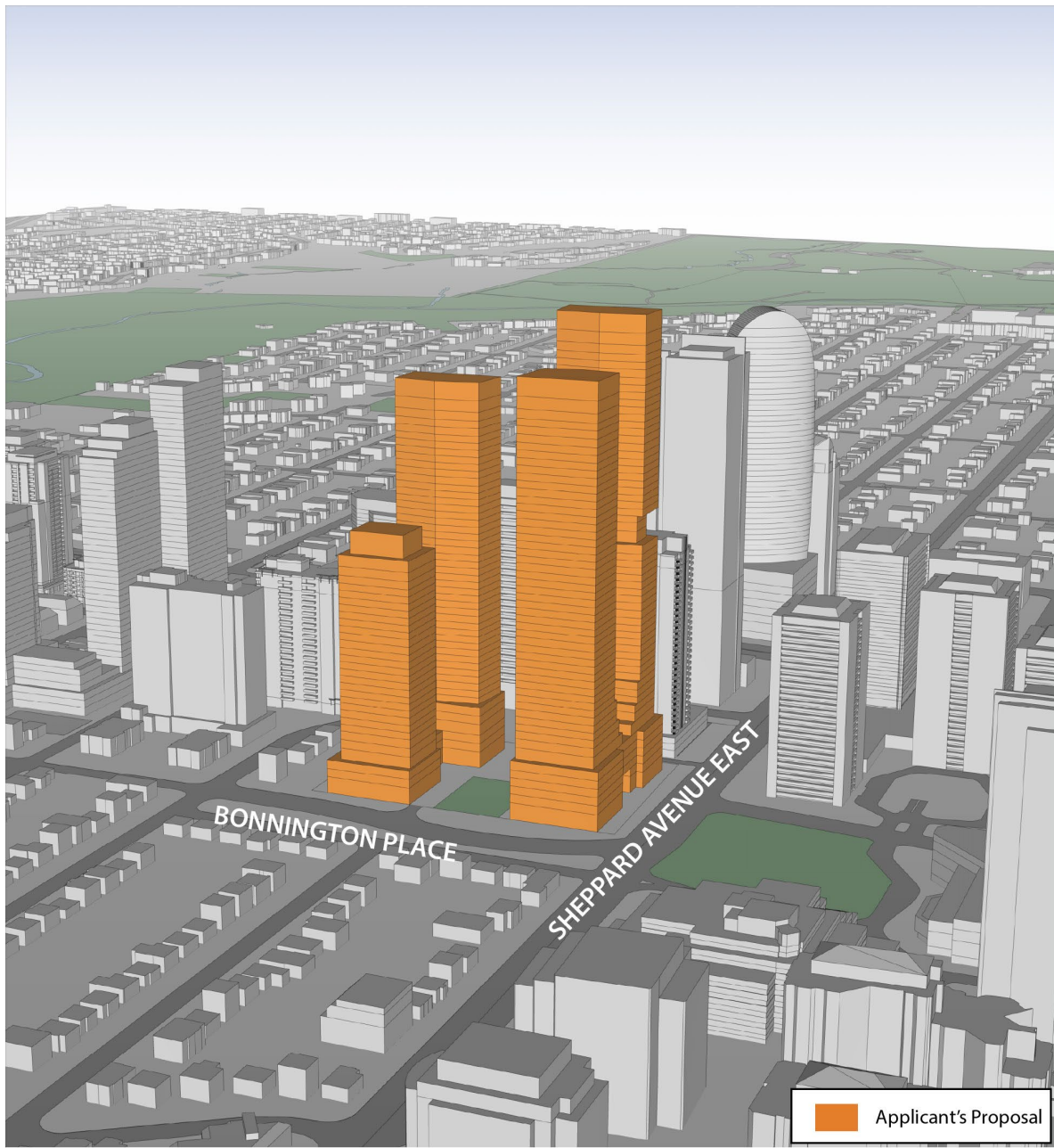
South Elevation - Phase 2



West Elevation - Phase 2

Attachment 9: 3D Massing Model





View of Applicant's Proposal Looking Southwest



10/29/2025

Attachment 10: City Community Space – Principal Base Building Conditions – Key Terms

The following are key terms of the Base Building Conditions. Building requirements stemming from the Association of Community Centres (AOCC) Term Sheet will be detailed further in the In-Kind Contribution Agreement, including, but not limited to, definitions, additional design details and requirements, among other items.

SECTION 1: GENERAL OBLIGATIONS AND PROVISIONS

- 1.1 The Owner shall design, construct, and convey to the City, for a nominal consideration and at no cost to the City, a minimum of 1,858 square meters (20,000 square feet) of Useable Gross Floor Area, demised and constructed to a fully finished condition to the satisfaction of the Executive Director, Corporate Real Estate Management, and the Executive Director, Social Development.
- 1.2 Useable Gross Floor Area means the gross floor area available for exclusive use of the City (including by an AOCC board created by the City) measured from the exterior walls and the centerline of demising walls separating the City community space (or “City space” in this attachment) from other occupants of the Building.
- 1.3 The City space shall be located on a combination of the ground, second, third or mezzanine level (if provided).
- 1.4 No alterations to the Base Building Conditions will be permitted without written consent from the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development.
- 1.5 The Owner agrees that the City space shall be used for community services, to be operated by the City (including an AOCC board created by the City in accordance with the City of Toronto AOCC Expansion Framework and Implementation Strategy).
- 1.6 The final location of the City space shall be to the satisfaction of the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development during the Site Plan Application Process.
- 1.7 The Owner agrees to provide the City with a dedicated and exclusive ground floor entrance, vestibule, elevator and stairways to the location of the City space.
- 1.8 The City space may include, but is not limited to; appropriate space for an accessible reception area; waiting area; lounge; circulation; administration lobby; public and private washrooms; co-working spaces; hot desks; enclosed offices; computer or multimedia lab; kitchenettes; kitchens; community kitchen; food storage; storage areas; archival storage room; flexible multi-purpose spaces of varying sizes; rooms for physical activity; meeting rooms of varying sizes with appropriate audio visual equipment; client consultation rooms; clinical spaces; artist studios with appropriate plumbing, sinks and ventilation, performance areas; display areas; janitor closets, laundry room; barrier-free washroom with integrated

shower and training rooms if required. For clarity, a commercial kitchen, gymnasium or pool will not be included.

- 1.9 The programming of the City space will be determined by the City (including by an AOCC board created by the City).
- 1.10 The Owner shall layout and demise the City space per the programming determined by the City. The interior layout will be to the satisfaction of the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development during the Site Plan Application Process.
- 1.11 The Owner and their consultant design team shall consult with the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development throughout the design process of the City space, particularly at 30%, 60% and 90% design completion stages. For clarity, the design process for the City space will occur concurrently with the Site Plan Application process for the building that the City space is located in.
- 1.12 All materials, products, finishes, devices, appliances and systems shall be designed and specified with regard to the demands of an intensively used public building. The Owner will provide sample boards or catalogue sheets of products, finishes, devices, appliances and systems that are proposed to fit out the facility. The City has the right to accept and or reject any or all as proposed by the Owner.
- 1.13 Prior to issuance of the first Above-Grade Building Permit for the building that the City space is located on the Development on the Lands, the Owner shall provide to the City Financial Security that is one hundred and twenty (120%) percent of the value of the required Community Benefits Charge
- 1.14 For clarity, the Owner shall obtain all necessary permits and approvals to construct the City space, in accordance with plans approved by the Executive Director, Development Review, in consultation with the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development.
- 1.15 The Owner shall ensure that all construction work is certified to substantial performance in accordance with the Construction Act, and the Owner shall provide a copy of all documentation for substantial performance to the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development.
- 1.16 The Owner agrees that the construction of the City space shall be completed to the satisfaction of and with written approval by the Executive Director of Corporate Real Estate Management and the Executive Director of Social Development prior to receiving an occupancy permit for any residential uses in the building that the City space is located in.
- 1.17 The Owner shall be responsible for all costs relating to the preparation, execution and registration of the Easement and Shared Facilities Agreements.
- 1.18 The Owner shall convey the City space to the City.

- 1.19 The Owner agrees that it shall be responsible for all costs related to the registration of the transfer of the City space, free and clear of any encumbrances, provide appropriate documentation and enter into all agreements required to convey the facility to the City.

SECTION 2: BASE BUILDING CONDITIONS OF THE CITY COMMUNITY SPACE

- 2.1 The Owner shall design, construct and complete the City space in accordance with the following Base Building Conditions, with all required systems verified, fully functional and in good repair to the satisfaction of the Executive Director, Corporate Real Estate Management and the Executive Director, Social Development:
- a. Compliance with the City of Toronto's Accessibility Design Guidelines and the Accessibility for Ontarians with Disabilities Act.
 - b. Provide a dedicated and exclusive entrance vestibule located at-grade in the City space, with appropriate weather protection, automatic doors, heating, exterior lighting, signage, access systems and security cameras as required.
 - c. Access to the pick-up/drop-off areas and parking facilities, if provided on-site.
 - d. Floor, Ceiling and Walls
 - i. Troweled, polished and sealed concrete floors, with final finish to be decided in consultation with the Executive Director, Corporate Real Estate Management. For wet areas, porcelain tiles are needed for ease of maintenance.
 - ii. All walls finished with drywall walls taped, sanded, primed and painted together with trim, mouldings, and detailing.
 - iii. Dropped ceilings with acoustic tiles or exposed ceilings, to be determined in consultation with the Executive Director, Corporate Real Estate Management.
 - iv. The Owner shall construct demising walls to fully enclose the City space in accordance with the Ontario Building Code, Fire Code, and all other applicable laws.
 - v. Demising walls shall provide appropriate acoustic insulation.
 - vi. Walls shall be constructed to a base building finish and designed to support future fit-out and programming needs.
 - e. Exterior
 - i. Cladding, roofing, weather proofing, finishes and protective coatings completed, along with any exterior development and/or building envelope, including doors and windows.
 - f. Life Safety Systems:
 - i. Life Safety Systems infrastructure required for the safe occupancy of the Premises, including but not limited to all Building Code and Fire Code requirements.

- g. Mechanical and Electrical Systems
 - i. Required and related mechanical and electrical systems, including heating, air conditioning, plumbing, lighting, intercom, public address, security, elevating devices, fire detection and suppression, automated door openers, computer cables, telephone, internet, and wiring.
 - ii. Appropriately sized and located mechanical rooms, electrical rooms and IT rooms as required.
- h. Mechanical Systems
 - i. Utility, water and service connections, all sized and located within, servicing, leading up to, through, from and under the building, as appropriate for the intended function of the facility.
- i. Lighting
 - i. Base building lighting as mandated by the Ontario Building Code. Appropriate lux levels relative to the interior layout are to be determined in consultation with the Executive Director, Corporate Real Estate Management.
- j. Signage
 - i. In accordance with the design policies of the Owner or registered condominium board, the Owner shall provide appropriately sized exterior signage and wayfinding for the City space, wherever appropriate, directing the public to and identifying the exclusive, at-grade entrance to the City space. For clarity, the Owner shall obtain any permits required for external signage.
- k. Waste
 - i. The Owner shall provide appropriate access to the building's loading and service area to the City/operators in the City space.
 - ii. The Owner shall provide waste diversion systems in the mixed-use building and make them available and accessible to the City space. The Owner shall provide at its cost the required system to meet the City's waste diversion program.
- l. Washrooms
 - i. The Owner shall provide the minimum number of fully functional washrooms required by the Ontario Building Code for the exclusive use of the City space. Each washroom shall include all fixtures (toilets, sinks, and additional accessories outlined in the full Base Building Conditions). The washrooms shall be complete and operational upon conveyance. The Owner shall also construct demising walls and provide all necessary sanitary and water connections to ensure the washrooms are ready for immediate use. The Owner shall provide the minimum required universal washrooms for exclusive use in the City space.

- m. Janitorial Closet
 - i. The Owner shall provide appropriately sized janitorial closets for exclusive use in the City space.
 - ii. Janitorial closets will be provided on each respective floor that the City operates.
- n. Kitchen
 - i. The Owner shall provide a kitchen for exclusive use in the City space. The kitchen shall be in compliance with the Ontario Building Code and all other applicable standards, including the required plumbing and appliances. The kitchen shall include a suitable exhaust system and include a sink, faucet, counter tops, millwork cabinets, and appliances (range, rangehood, fridge, microwave and dishwasher). For clarity, this will not include a commercial kitchen.
- o. Meeting Rooms and Multi-purpose Rooms
 - i. Meeting rooms, multi-purpose rooms, and office spaces will be AV-ready and include infrastructure for power and data.
- p. Reception Areas
 - i. Reception desks must comply with OBC, AODA, and TADG, including a height-adjustable surface.
- q. Security
 - i. The Owner shall provide a complete security infrastructure for the City space, including exterior and interior CCTV surveillance and an access control system.
- r. Conveying Systems
 - i. The Owner shall provide the minimum number of required and appropriately sized passenger elevators and/or limited use / limited application accessible elevators, designed in compliance with the City's Accessibility Design Guidelines.
 - ii. The Owner shall provide AODA-compliant passenger elevators and, where required, escalators to service the City space.

SECTION 3: ADDITIONAL FACILITY-RELATED PROVISIONS

- 3.1 The Owner shall offer to the City, at the time of negotiation of the Purchase and Sale Agreement, between one and three storage lockers. These lockers shall be offered to the AOCC on a right of first refusal basis. Terms and conditions, including cost, duration, location, and exclusivity of use, shall be negotiated separately from the In-kind Contribution Agreement.