

2912 to 2926 Sheppard Avenue East – Official Plan Amendment and Zoning By-law Amendment Applications – Appeal Report

Date: December 17, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 25 147607 ESC 22 OZ

SUMMARY

On June 23, 2025, Official Plan and Zoning By-law Amendment applications were submitted to the City for a 50 storey mixed-use building at 2912 to 2926 Sheppard Avenue East. The proposed building would have a total gross floor area (GFA) of approximately 43,370 square metres, consisting of 590 residential dwelling units and 280 square metres of non-residential space.

On October 23, 2025, the applicant appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Land Tribunal (OLT) due to City Council's failure to make a decision within the time frame provided by the *Planning Act*.

This Report recommends that the City Solicitor, along with the appropriate City Staff, attend the OLT hearing to oppose the applications in their current form, and to continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend at the Ontario Land Tribunal in opposition to the Official Plan and Zoning By-law Amendment applications, in their current form, for the lands municipally known as 2912 to 2926 Sheppard Avenue East.
2. City Council direct the City Solicitor and appropriate City Staff to continue discussions with the applicant in an attempt to resolve outstanding issues.
3. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that

would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

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

ConsumersNext Secondary Plan (OPA 393)

On March 26, 2018, City Council adopted OPA 393, which amended Chapter 6 of the Official Plan to bring forward the ConsumersNext Secondary Plan. This Plan applies to lands between Highway 401, Highway 404, Sheppard Avenue East and Victoria Park Avenue, including lands north of Sheppard Avenue East and east of Victoria Park Avenue. It serves as a blueprint for future growth and establishes a planning framework for potential redevelopment of the lands.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PG27.2>

The ConsumersNext Secondary Plan was appealed to the Ontario Land Tribunal (OLT), formerly known as the Local Planning Appeal Tribunal (LPAT) under Case No. PL180544. On April 26, 2021, the OLT scoped appeals to a site-specific basis and confirmed that all other portions of OPA 393 came into effect on March 9, 2021. OPA 393 is in effect for the subject lands.

New Avenues Policies (OPA 778)

On February 5, 2025, City Council adopted OPA 778, which added 283 kilometres of *Avenues*, removed the Avenue Segment Review requirement, and strengthened the alignment of growth and transit to support complete communities.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

OPA 778 was appealed to the OLT (OLT-25-000221). On July 24, 2025, the OLT scoped appeals to site-specific issues and confirmed that all other portions of OPA 778 came into effect on March 14, 2025. OPA 778 is in effect for the subject lands, as this segment of Sheppard Avenue East is identified as an *Avenue*.

THE SITE AND SURROUNDING LANDS

Description

The subject lands are rectangular in shape and located on the north side of Sheppard Avenue East, between Victoria Park Avenue and Chichester Place. The site is approximately 3,600 square metres in area, has an approximate 50 metre frontage on

Sheppard Avenue East, and has a site depth of approximately 72 metres. A two storey non-residential building currently occupies the subject lands. See Attachment 2 for the Location Map.

Surrounding Uses

North: Apartment buildings ranging from 13 to 15 storeys. Further north are low-rise residential buildings.

South: Across Sheppard Avenue East is a three storey non-residential building that contains retail, office and medical office uses, with low-rise residential and additional non-residential buildings further south.

East: Two apartment buildings with a height of 16 and 20 storeys. Chichester Place and low and mid-rise buildings are located further east.

West: A one storey non-residential building containing a restaurant and a financial institution. Further west, across Victoria Park Avenue, is the Victoria Park Square Shopping Centre, low-rise residential buildings, and Hickorynut Parkette. Southwest of the subject lands is Lansing Square, where redevelopment applications have been submitted proposing a mix of residential and non-residential uses deployed within tall and mid-rise buildings with a maximum approved height of 43 storeys. Other large-scale employment uses are located further southwest.

THE APPLICATION

Description

On June 23, 2025, Official Plan and Zoning By-law Amendment applications were submitted to the City for a 50 storey mixed-use building at 2912 to 2926 Sheppard Avenue East (herein referred to as 'the subject lands'). The proposed building would contain 590 residential dwelling units and 280 square metres of non-residential space.

Height

The proposal would result in a height of 157.0 metres, exclusive of a 7.0 metre mechanical penthouse.

Density

The proposal would result in a density of 12.0 times the area of the lot.

Residential Component

The proposal includes 590 dwelling units, consisting of:

- 67 studio units (11.4%);
- 231 one-bedroom units (39.2%);

- 196 two-bedroom units (33.2%); and
- 96 three-bedroom units (16.2%).

Non-Residential Component

The proposal includes 280 square metres of non-residential GFA, located on the ground floor, fronting onto Sheppard Avenue East.

Access, Parking and Loading

The proposal includes 357 vehicular parking spaces, of which 62 spaces would be dedicated to non-residential use, and the remainder for residential use. The parking spaces would be located on four levels of underground parking, accessed by a parking ramp at the northeast portion of the building. One Type 'C' and one Type 'G' loading space would be provided within the ground floor of the building. Additionally, four pick-up and drop-off spaces are proposed on the ground floor, abutting the east property line. Both vehicular and loading access would be provided from Sheppard Avenue East.

A total of 548 bicycle parking spaces are proposed, with 478 spaces dedicated for residential use and 70 spaces dedicated for visitor and non-residential use. Residential bike parking would be located on the first level of underground parking and the mezzanine levels, while the non-residential spaces are proposed on the ground floor and mezzanine levels.

Additional Information

See the attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), Site Plan (Attachment 6), Elevations (Attachments 8-11), and 3D Massing Views (Attachments 12-13) 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/2914SheppardAveE

Reasons for Application

The Official Plan Amendment application is required because the proposal does not conform to the ConsumersNext Secondary Plan policies related to height, angular plane, density, dwelling unit mix, setbacks, and non-residential GFA replacement.

The Zoning By-law Amendment application is required to facilitate site-specific permissions related to the proposed development, including density, building height, setbacks, and other performance standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The subject lands are designated *Mixed Use Areas* on Map 19 of the City of Toronto Official Plan, as shown on Attachment 3 of this Report. The portion of Sheppard Avenue East abutting the subject lands is identified as an *Avenue*, as shown on Map 2 - Urban Structure of the Official Plan. 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 (CNSP) identifies the subject lands as *Mixed Use Areas*, which are to be redeveloped to include new residential uses, and provide for an increase in the non-residential GFA.

This Secondary Plan should be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making. The policies of the Official Plan apply to the CNSP Area, except in the event of a conflict where the policies of the Secondary Plan will prevail.

Zoning

The subject lands are zoned CR 0.4 (c0.4; r0.0) SS3 (x546) under Zoning By-law 569-2013. The Commercial Residential (CR) zoning category permits a range of commercial, residential and institutional uses in standalone and mixed-use buildings. These buildings are permitted a maximum height of 11 metres and a maximum lot coverage of 33%. See Attachment 5 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
- Percent for Public Art Program
- Retail Design Manual
- Toronto Accessibility Design Guidelines

The City of Toronto's design guidelines are available online here:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

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 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.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted as of the date of this Report.

PUBLIC ENGAGEMENT

Community Consultation

On September 10, 2025, a virtual community consultation meeting was held. Approximately 28 people attended, including the Ward 17 and 22 Councillors and City Staff. Additional comments and concerns were received via telephone and email throughout the development review process. The following comments and issues were raised:

- Concerns regarding the overall building height and adequate transition to the surrounding sites.
- Concerns that the building height and mass may create shadow impacts on neighbouring buildings, including private amenity areas.
- Concerns about potential wind impacts on the surrounding area resulting from the proposed development.
- Concerns that the proposal may preclude redevelopment on neighbouring sites.
- Concerns regarding traffic impacts, and comments suggesting that higher-order transit infrastructure should precede this level of density.
- Comments that the proposal is over-intensifying the site.
- Comments that the proposal will lead to a loss of existing businesses that serve the community.
- Comments that there is a need for community centres or small-scale shopping malls in the area.
- Questions on the timing of the approval process and the expected construction completion date.

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

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of these applications has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS) (2024).

The PPS directs that growth and development will be focused in strategic growth areas and also indicates that the Official Plan is the most important vehicle for implementation of the PPS. The subject lands are within a strategic growth area, and as such, a level of development is anticipated. However, the proposed development should be informed by the policy directions of the Official Plan in addressing the appropriate density and form within the strategic growth area.

The proposal has not adequately demonstrated how the type and scale of development appropriately transitions the built form to adjacent areas, as required by PPS Policy 2.4.1.3(b). Further commentary on this matter is discussed in the Density, Height and Massing section of the Report.

Additional information is also required to determine if the proposal promotes the efficient use and optimization of existing municipal sewage service, and integrates servicing through the planning process, as indicated in Policy 3.6.1 of the PPS. The application has not yet demonstrated that there is adequate capacity to support the proposed development.

While the development proposes intensification to achieve the objectives of the PPS (2024), the proposal has not demonstrated how it meets the above-noted policies. As such, consistency with the PPS has not been demonstrated at this time.

Land Use

The subject lands are designated *Mixed Use Areas* in the Official Plan and the CNSP, which provides for a broad range of commercial, residential, and institutional uses in single-use or mixed-use buildings. The CNSP directs that residential development on sites designated *Mixed Use Areas* should result in an increase of the existing non-residential GFA, including the replacement of any non-profit community services.

The application currently proposes a total non-residential GFA of 280 square metres, resulting in a net-loss of non-residential GFA on the subject lands. Although the uses proposed conform with the Official Plan, the limited amount (280 square metres) of non-residential space proposed does not conform with the CNSP policies. Additionally, it is not clear if the proposal satisfies the GFA replacement policy for existing non-profit community services and facilities.

It is the opinion of staff that the mixture of land uses is generally appropriate for the site, but the proportion of the uses does not conform to the land use policies of the CNSP. This is an issue that staff could continue to work with the applicant to explore opportunities for additional non-residential GFA on the subject lands.

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. Policy 7.2 of the CNSP states that a development proposing more than 50 residential units shall provide the following:

- a minimum of 20% of the units as 3-bedroom units, where half of the required units will have a minimum of 106 square metres of GFA; and
- a minimum of 30% of the units as 2-bedroom units, where half of the required units will have a minimum of 90 square metres of GFA.

The draft Official Plan Amendment submitted in support of this application seeks to reduce the minimum percentage of 3-bedroom units to 16%, of which 45% of the units would be required to have a minimum of 100 square metres of GFA. The amendment would maintain the minimum 30% requirement for 2-bedroom units but would seek to reduce the minimum percentage of 2-bedroom units (to 29%) with a minimum GFA of 78.3 square metres per unit.

The proposal has not justified the rationale for reducing the mixture and size of residential units in the CNSP as part of the proposal. This is an issue that staff could continue to work with the applicant to ensure an adequate size and number of larger units are provided.

Policy 7.4 of the CNSP states that where development sites containing more than 150 residential units are proposed, the City will actively pursue the development of new affordable housing units as follows:

- 5 percent of the total residential GFA as Affordable Rental Housing; or
- 10 percent of the total residential GFA as Affordable Ownership Housing; or
- a combination of the above.

The proposal currently does not provide any affordable dwelling units. This is an issue that staff could continue to work with the applicant to explore opportunities to secure on-site affordable housing units as part of the Community Benefits Contribution (CBC) framework, should the proposal be approved in some form.

Density, Height, Massing

The subject lands are located within the 'Sheppard and Victoria Park Node' and are designated *Mixed Use Areas* in the CNSP. The node is described in the CNSP as a prominent intersection and transit interchange where the most intense levels of development can be expected. As a result, the CNSP permits a maximum building height of 78 metres and a maximum density of 3.5 on the subject lands, if built form

parameters related to street walls and angular plane are met. Policy 5.4 of the CNSP directs a streetwall height of up to six storeys will be developed. Policy 5.16.6(a) directs the site to have building heights that fall below the 45 degree angular plane projected from lands designated *Neighbourhoods* south of the site.

The CNSP envisions that the greatest heights and densities are established in the Sheppard and Victoria Park Node, while also balancing the need for transition in scale to lower scale uses on lands designated *Neighbourhoods*. The policies within the CNSP also set out that the maximum density and height should only be applied in instances where the applicable development standards related to streetwall and angular plane transitions are met. The proposal would result in a tall building with a height of 157.0 metres (exclusive of a 7.0 metre mechanical penthouse), a density of 12.0, and proposes to protrude into the angular plane requirement from the *Neighbourhoods* to the south. Additionally, the proposed floor plate (850 square metres) is beyond the 750 square metre floor plate set out by the City's Tall Buildings Design Guidelines as a way to ensure Official Plan policies related to this building type are met.

In the application's current form, the proposed building height protrudes into the angular plane from the *Neighbourhoods* to the south and proposed a floor plate size that exceeds the City's design guidelines. The current application materials have not adequately reconciled the rationale for the built form articulated, as it relates to the direction provided within the CNSP, as well as the Tall Buildings Design Guidelines. This is an issue staff could continue to work with the applicant to revise the height and massing of the proposal to address transition and built form issues.

Public Realm

The CNSP sets out the long-term character in the area and priorities for development, by providing direction on the creation of a comfortable and attractive public realm, framed and supported by appropriately scaled buildings. To help achieve this goal, the CNSP directs that a minimum setback of 5 metres is required along Sheppard Avenue East.

The draft Zoning By-law Amendment submitted in support of this application seeks to reduce the minimum front yard setback to 1.3 metres, which limits the opportunity to program the space and integrate with the public street. Currently, the area within the front yard setback has been programmed to act as the entrance to the retail unit. Along the boulevard, the application proposes a sidewalk and an area for streetscape planting. Further refinement of the front yard setback is required to create a more comfortable and attractive public realm in line with the site's location within a prominent node as described in the Secondary Plan. This is an issue staff could continue to work with the applicant to improve.

Shadow Impact

The Official Plan directs that tall buildings within *Mixed Use Areas* be massed and sited to adequately limit shadow impacts on spaces such as parks, public realm areas and surrounding properties, including lands designated *Neighbourhoods*. The CNSP and

Tall Building Design Guideline provides direction to limit shadow impacts, which are discussed in the Density, Massing and Height section above.

A Sun and Shadow Study was prepared by Bousfields Inc. and submitted to support the applications. The Study demonstrates that shadows will be cast on various properties designated *Neighbourhoods* throughout the day and in various seasons. Of particular note, during the spring and fall equinox, new shadows are expected on the low-rise residential dwellings located northwest, with longer shadows cast on the dwellings to the northeast and east of the subject lands.

Although no new shadows would be cast on any neighbouring public parks, shadows would be seen on private outdoor amenity spaces for the apartment buildings to the north throughout the year. Lastly, the proposed buildings would cast new shadows on public streets, including Victoria Park Avenue, Sheppard Avenue East, Pharmacy Avenue and several local streets at various times in the year.

Staff are of the opinion that there is an opportunity to further limit shadows on the surrounding area, in line with the Official Plan, the CNSP and the Tall Building Design Guidelines. This is an issue that staff could continue to work with the applicant to revise the building massing to adequately limit shadows on the surrounding area.

Wind Impact

A Pedestrian Level Wind Study was prepared by Gradient Wind and submitted in support of the applications. The report identified various locations on the subject lands and within the surrounding area that would have uncomfortable wind conditions and recommends mitigation measures to improve wind conditions in some of the areas. Staff note that additional mitigation measures are required to address all uncomfortable wind conditions identified in the study. This is an issue that staff could continue to work with the applicant to address the pedestrian wind impacts should the proposal be approved in some form.

Compatibility/Mitigation Study

A Compatibility/Mitigation Study was prepared by Gradient Wind and submitted in support of the application due to the site's proximity to the *Employment Area* located southwest of the subject lands. As part of the findings, the report identified Victoria Park Avenue and Sheppard Avenue East as the dominant traffic-related air pollution and source for transportation-related noise and proposes several mechanical and design recommendations to address traffic-related air pollution impacts. Overall, the submitted study does not identify any significant compatibility issues between the employment uses and the proposed mixed-use building.

To ensure the redevelopment appropriately responds to all potential compatibility concerns, staff recommend that the OLT's Final Order, should the proposal be approved in some form, be withheld until the compatibility/mitigation study has undergone a peer review, at the owner's sole expense, to the satisfaction of the Executive Director, Development Review.

Noise and Vibration Impact Study

A Noise and Vibration Impact Study was prepared by LEA Consulting Ltd and submitted in support of the application. The study assessed the noise, and vibration impacts on the proposed development and the surrounding area and found no adverse vibration impacts. With respect to noise, the study identified noise prompted by surrounding traffic and concludes that noise abatement measures are required.

To ensure the redevelopment appropriately incorporates mitigation measures in response to noise impacts, staff recommend that the OLT's Final Order, should the proposal be approved in some form, be withheld until the owner submits a revised Noise and Vibration Impact Study for peer review, at the owner's sole expense, to the satisfaction of the Executive Director, Development Review.

Servicing

Engineering Review Staff have reviewed the submitted materials, which include Civil Plans and the Functional Servicing and Stormwater Management Report (FSR). Staff require revisions to the submission which include, but are not limited to, completing a downstream sanitary sewer capacity analysis to confirm that the downstream municipal sewer system can accommodate the increased flow resulting from the proposed development. Among other matters, the applications must also address matters related to servicing and grading, as outlined in the memorandum from Engineering Review dated July 21, 2025.

In the event the proposal is approved in principle by the OLT, the applicant would be required to demonstrate to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, that there is sufficient capacity for the proposal to be adequately serviced, and would be responsible for any related upgrades required to support the development.

Traffic Impact, Access, Parking and Loading

The proposed development includes an overall vehicular parking supply of 357 spaces, consisting of 295 spaces for residential use and 62 spaces for non-residential use. Included within this parking supply are 12 accessible parking spaces. One Type 'C' and one Type 'G' loading space are proposed to be internalized within the ground floor of the building. Both vehicular and loading access will be provided from Sheppard Avenue East.

A total of 548 bicycle parking spaces are provided, including 478 spaces dedicated for residential use and 70 spaces dedicated for visitor and non-residential use.

Transportation Review Staff have reviewed the submitted materials, which include the Transportation Impact Study. Staff require revisions as outlined in the memorandum from Engineering and Construction Services dated July 21, 2025. This includes, but is not limited to, a transportation addendum report that addresses matters related to parking rate analysis, truck movement and transportation demand management (TDM) measures. In principle, Transportation Review Staff have no issues with the proposal if the comments in the memorandum can be addressed.

In the event the proposal is approved in principle by the OLT, the applicant would be required to demonstrate to the satisfaction of the General Manager, Transportation Services, that there is sufficient capacity for the proposal to be adequately serviced, and would be responsible for any related upgrades required to support the development.

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, should this proposal be approved in some form.

Community Services and Facilities

The Official Plan establishes and recognizes the provision of and investment in community services and facilities to support healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. The CNSP further adds that the Sheppard and Victoria Park Node will provide the greatest opportunity for the delivery of key city building outcomes and that new community services and facilities will be focused in the Node to capitalize on access to public transit.

New developments, such as this proposal, present an opportunity for the provision of and investment in community services and facilities to support the surrounding community. Policy 7.8 of the CNSP directs that community services and facilities will prioritize child care, flexible multi-purpose community agency spaces and above-base park improvements. Staff further note that the Children's Services' Neighbourhood Priority Mapping (June 2025) identifies a need for child care in this area.

Currently, the application proposes a total of 280 square metres of non-residential GFA, which is fully allocated to retail use. As mentioned in the land use section above, staff could continue to work with the applicant to explore opportunities for additional non-residential GFA on the subject lands. As part of these discussions, staff will seek the delivery of key community benefits and facilities should the proposal be approved in some form.

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.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the OLT allow the appeal, in whole or in part, the following is a preliminary list of conditions that should be required prior to the issuance of the Final Order on the Official Plan Amendment and Zoning By-law Amendment:

The final form and content of the draft Official Plan Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;

1. The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;

2. The owner has at its sole expense:

a. Addressed all outstanding issues raised in the Engineering Review Memorandum dated July 21, 2025, as they may be amended, to the satisfaction of the General Manager, Transportation Services and of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water.

b. Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

c. Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.

d. Addressed outstanding issues raised in the Development Review and City Planning comments dated August 13, 2025, to the satisfaction of the Executive Director, Development Review.

- e. Submitted a revised Noise and Vibration Study, and completed a peer review by a third-party consultant, to the satisfaction of the Executive Director, Development Review.
- f. Completed a peer review of the Compatibility/Mitigation Study by a third-party consultant, to the satisfaction of the Executive Director, Development Review.
- g. Made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Executive Director, Development Review.
- h. Any other conditions as may be deemed necessary and in the interest of the City.

Conclusion

The Official Plan and Zoning By-law Amendment applications have been reviewed against the policies of the Provincial Planning Statement (2024), the Official Plan, and applicable City guidelines intended to implement Official Plan policies.

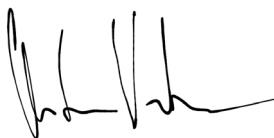
Currently, staff are unable to confirm if the application is consistent with the PPS 2024, as additional information is required, but have identified areas of concern related to transition. In its current form, the proposed development does not conform to built form, public realm, and housing policies within the Official Plan and ConsumersNext Secondary Plan.

As such, this Report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the applications, in their current forms, and to continue discussions with the Applicant to attempt to resolve outstanding issues.

CONTACT

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SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: ConsumersNext Secondary Plan Land Use Map

Attachment 5: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Ground Floor Plan

Attachment 8: East Elevation

Attachment 9: North Elevation

Attachment 10: South Elevation

Attachment 11: West Elevation

Attachment 12: 3D Massing Model – Looking Northwest

Attachment 13: 3D Massing Model – Looking Southeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2914 SHEPPARD AVE E **Date Received:** April 22, 2025

Application Number: 25 147607 ESC 22 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: The proposed development consists of a 50 storey mixed-use building (157.0 metres, excluding a 7.0 metre mechanical penthouse). A total gross floor area (GFA) of approximately 43,369 square metres, including 280 square metres of non-residential GFA and 43,089 square metres of residential uses GFA. A total of 590 new residential units and 357 vehicular parking spaces are proposed.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC.			HOF 2914 SHEPPARD AVE INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	ConsumerNext Secondary Plan
Zoning:	CR	Heritage Designation:	
Height Limit (m):	11 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,602 Frontage (m): 50 Depth (m): 72

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,128	1,128
Residential GFA (sq m):			43,089	43,089
Non-Residential GFA (sq m):			280	280
Total GFA (sq m):			43,369	43,369
Height - Storeys:			50	50
Height - Metres:			157	157
Lot Coverage Ratio (%):	50.52			
		Floor Space Index:	12.04	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,089	
Retail GFA:	280	
Office GFA:	N/A	
Industrial GFA:	N/A	
Institutional/Other GFA:	N/A	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			590	590
Other:				
Total Units:			590	590

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		67	231	196	96
Total Units:		67	231	196	96

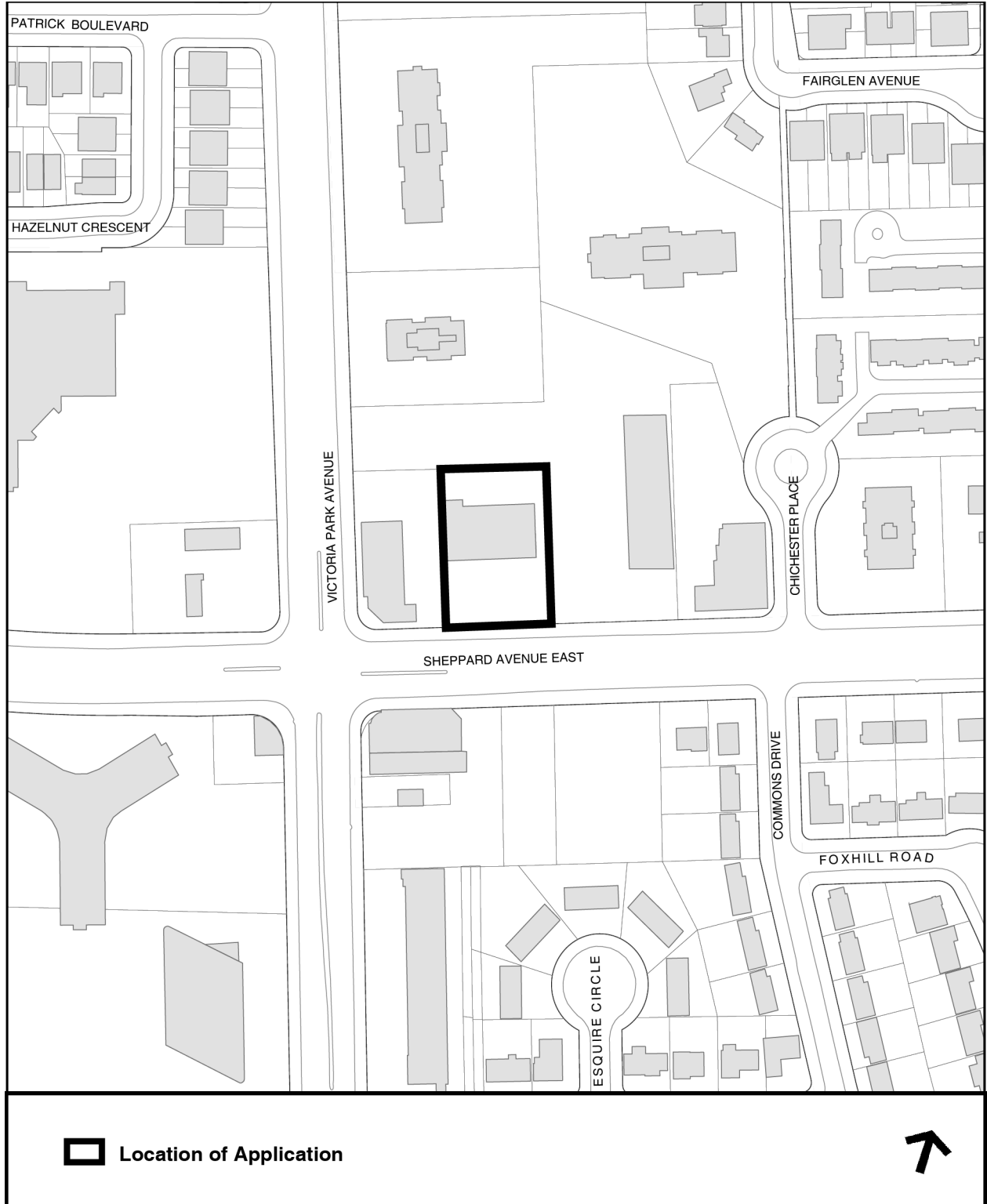
Parking and Loading

Parking Spaces: 357 Bicycle Parking Spaces: 478 Loading Docks: 2

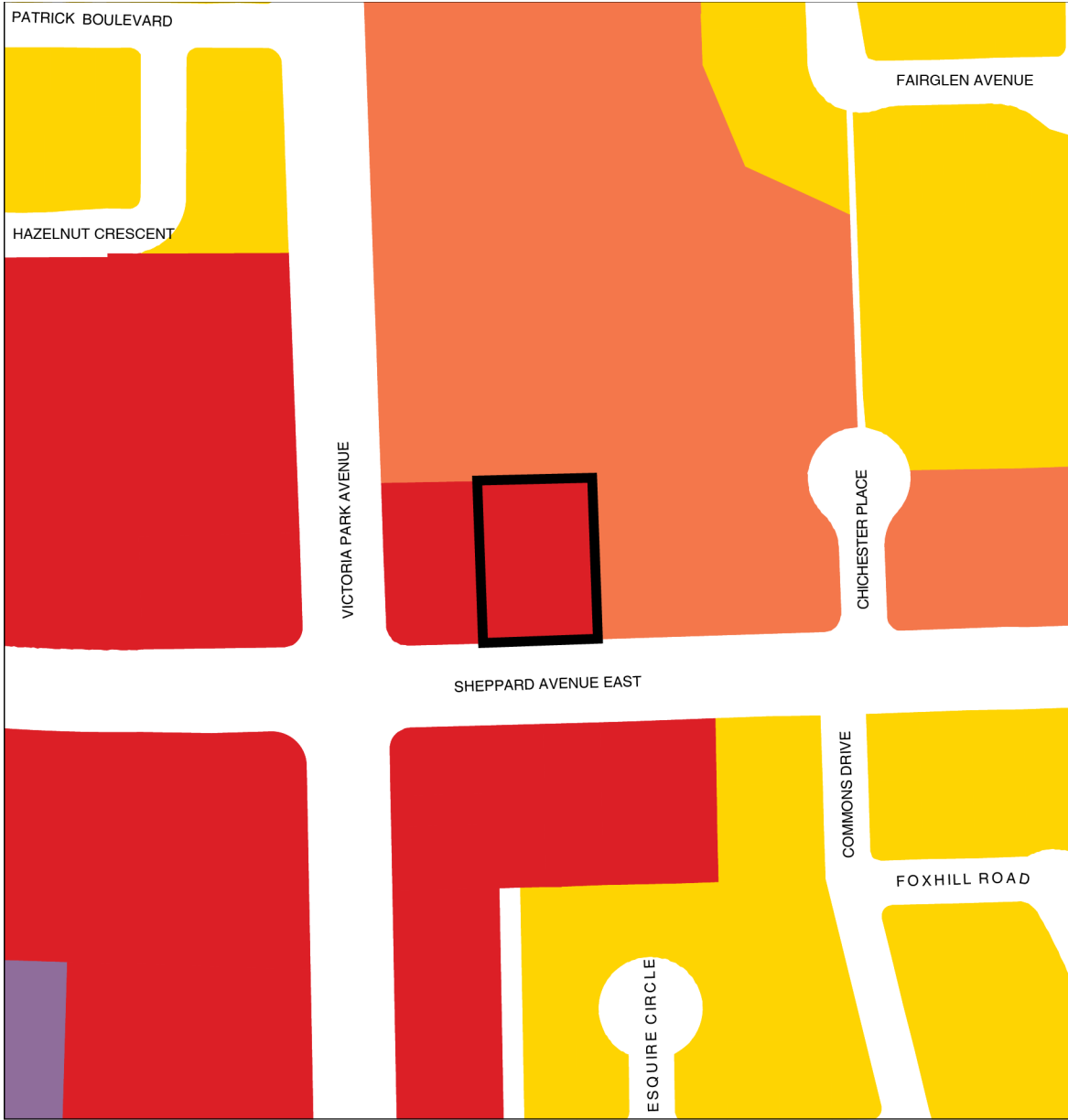
CONTACT:

Asif Patel, Planner
416-392-7572
Asif.Patel@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 19

2912-2926 Sheppard Avenue East

File # 25 147607 ESC 22 02

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- General Employment Areas

Not to Scale
 Extracted: 04/28/2025

Attachment 4: ConsumersNext Secondary Plan Land Use Map











Not to Scale 



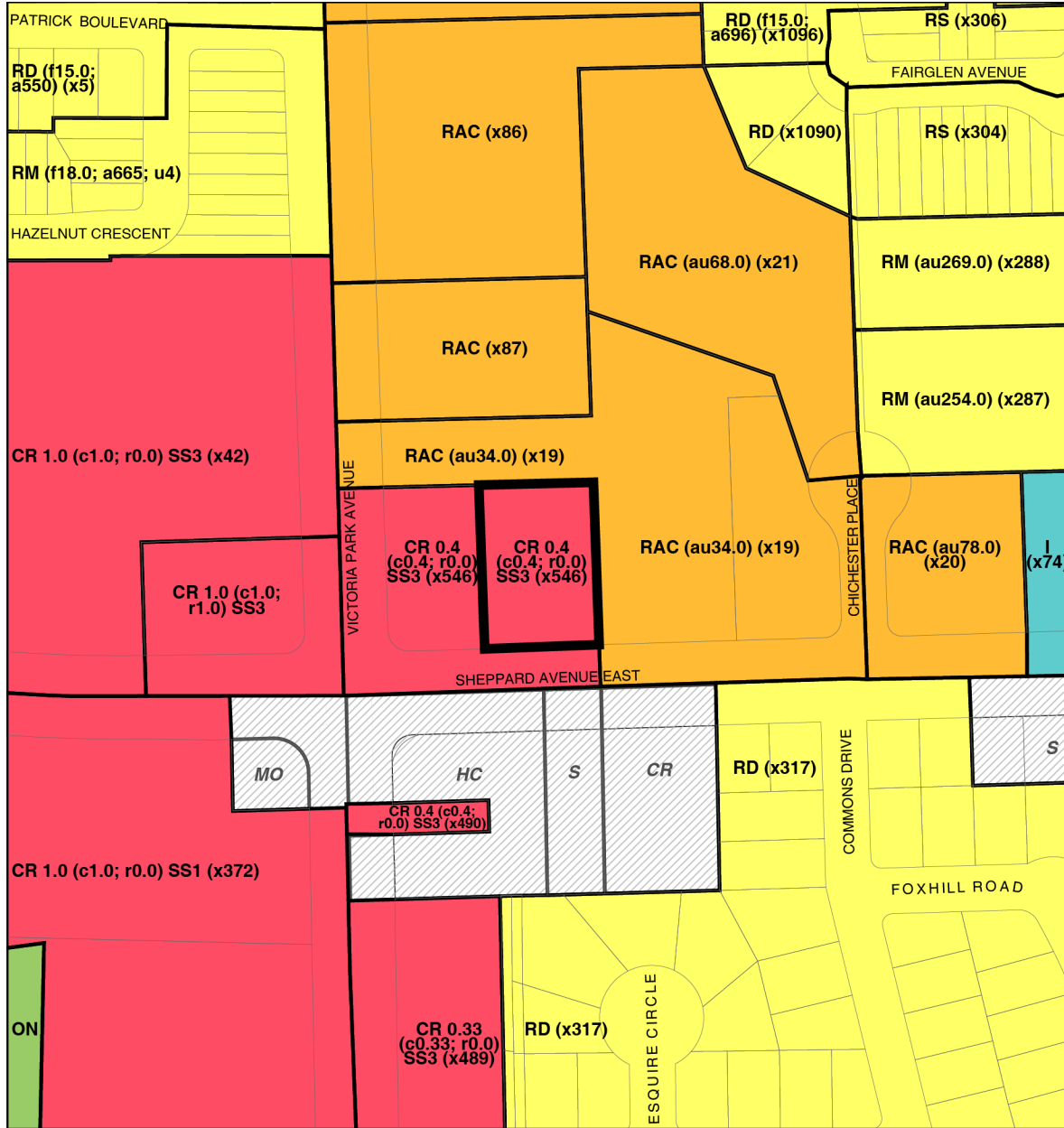
ConsumersNext Secondary Plan

MAP 38-6 Land Uses

- | | | |
|--|--|--|
|  Secondary Plan Boundary |  Parks & Open Space Areas |  General Employment Areas |
|  Neighbourhoods |  Parks |  Location of Application |
|  Apartment Neighbourhoods | | |
|  Mixed Use Areas | | |

November 2017















Attachment 5: Existing Zoning By-law Map



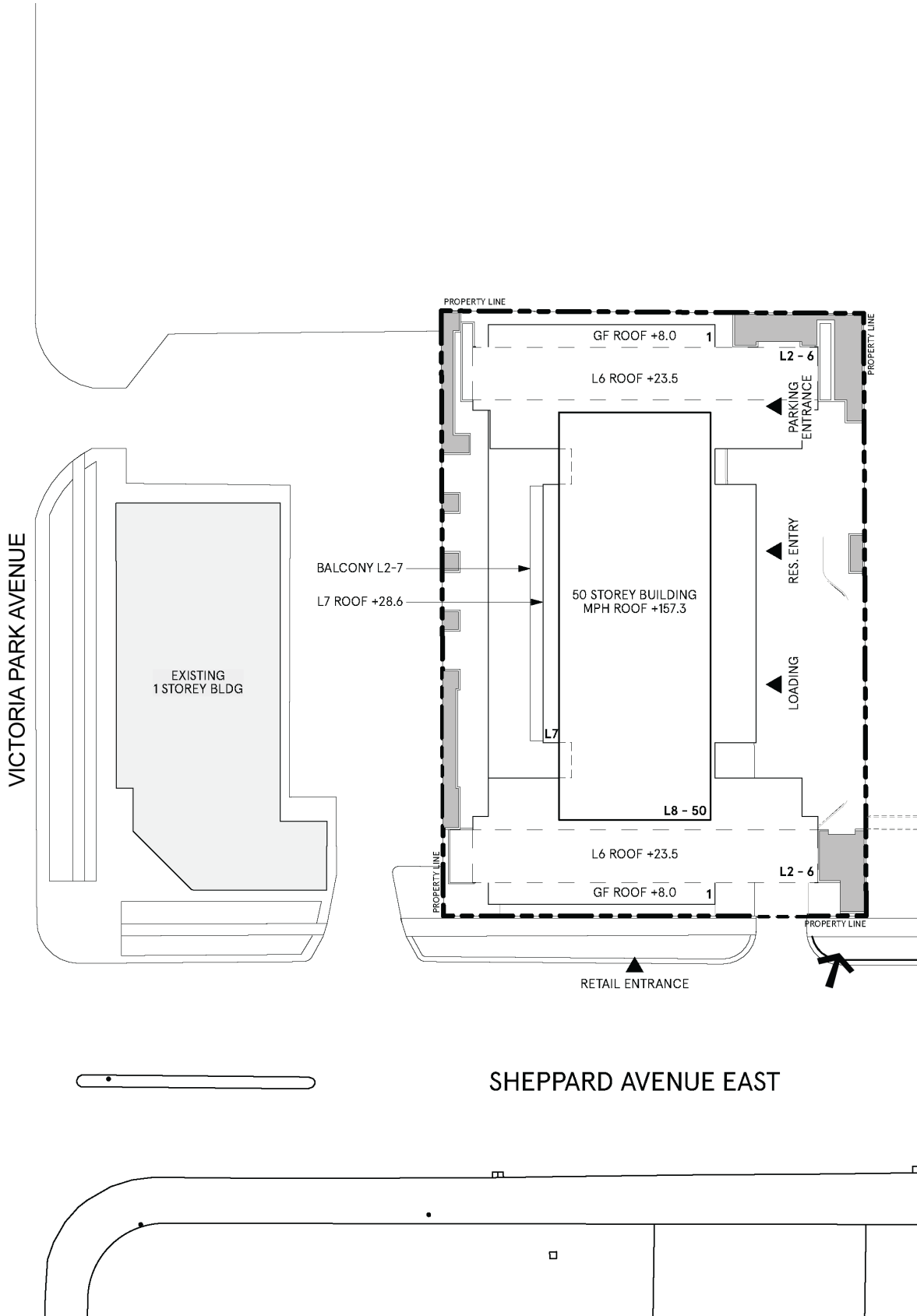
Zoning By-law 569-2013

2912-2926 Sheppard Avenue East

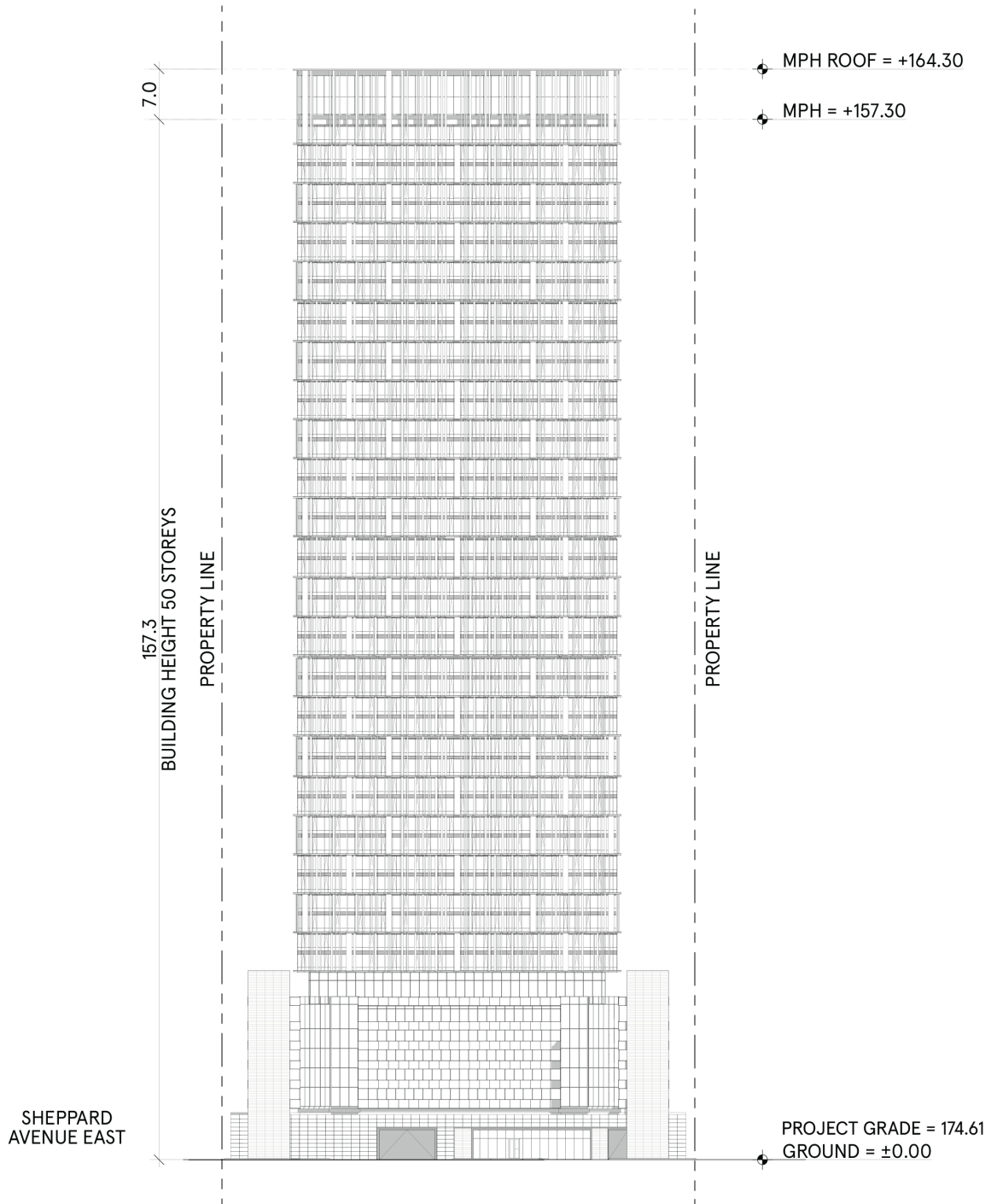
File # 25 147607 ESC 22 0Z

	Location of Application		See Former City of Scarborough Sullivan Community By-law No. 10717 and North York By-law No. 7625
	RD Residential Detached		MO Industrial-Office Business Park Zone
	RS Residential Semi-Detached		S Single-Family Residential
	RM Residential Multiple		CR Commercial-Residential
	RAC Residential Apartment Commercial		HC Highway Commercial
	CR Commercial Residential		Not to Scale
	I Institutional		Extracted: 04/28/2025
	ON Open Space Natural		

Attachment 6: Site Plan



Attachment 8: East Elevation



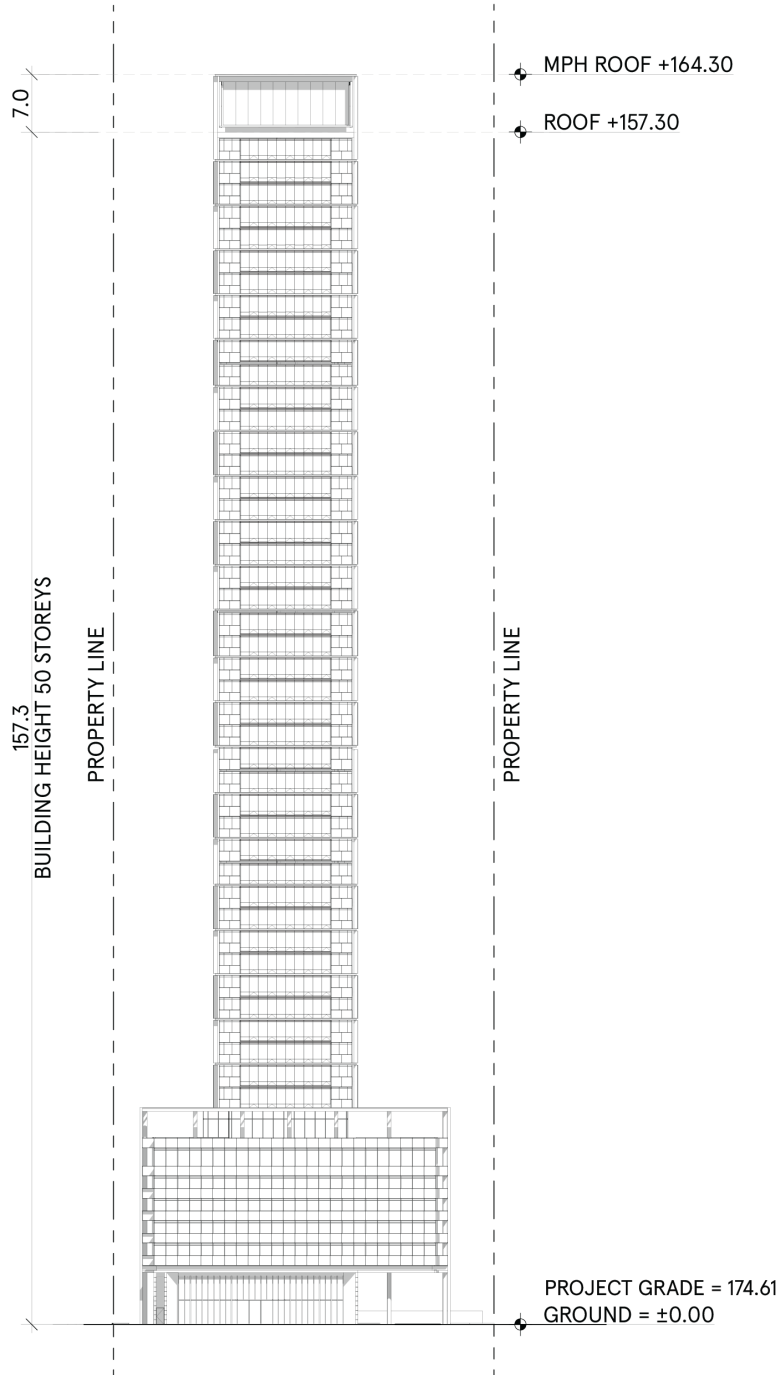
East Elevation

Attachment 9: North Elevation



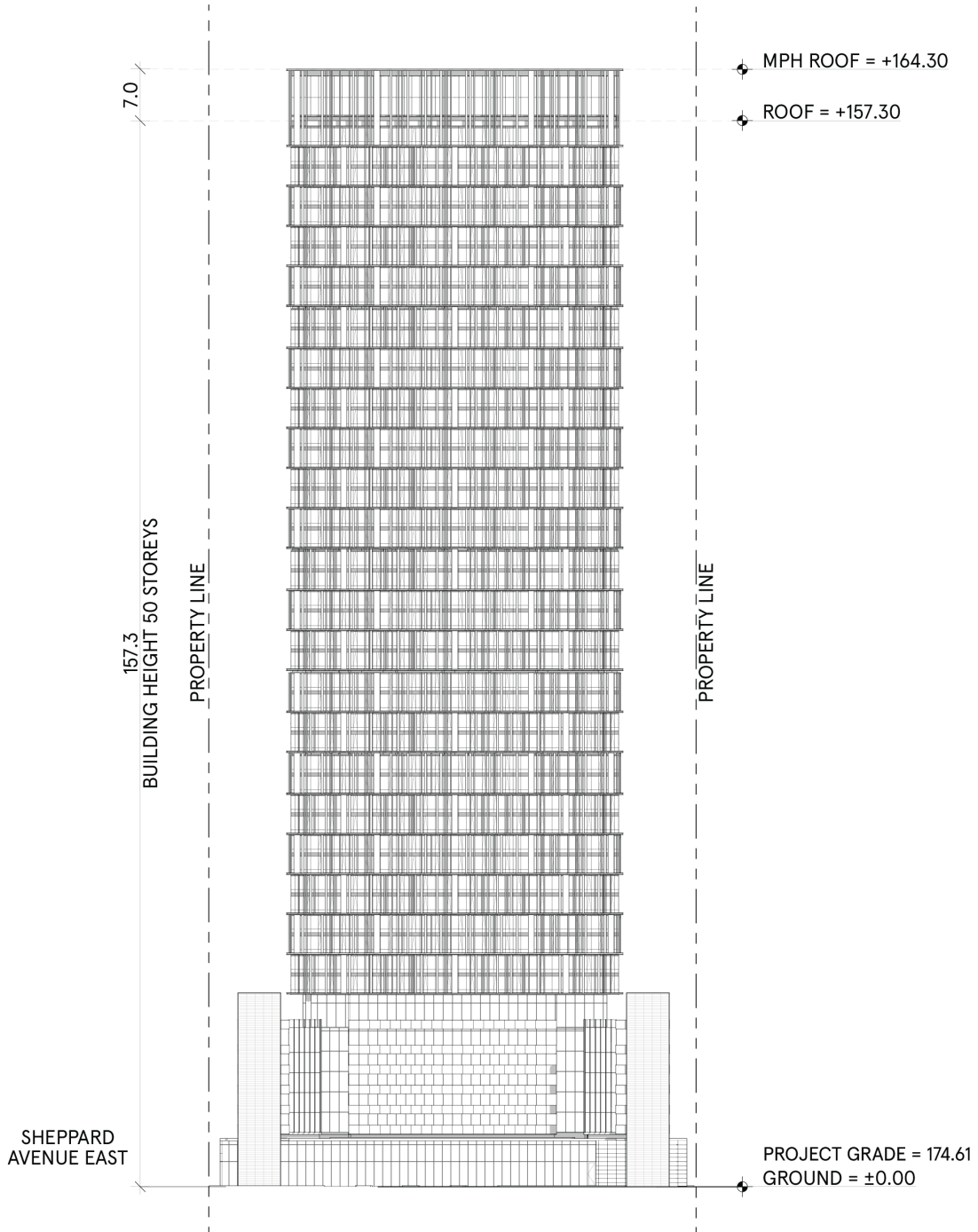
North Elevation

Attachment 10: South Elevation



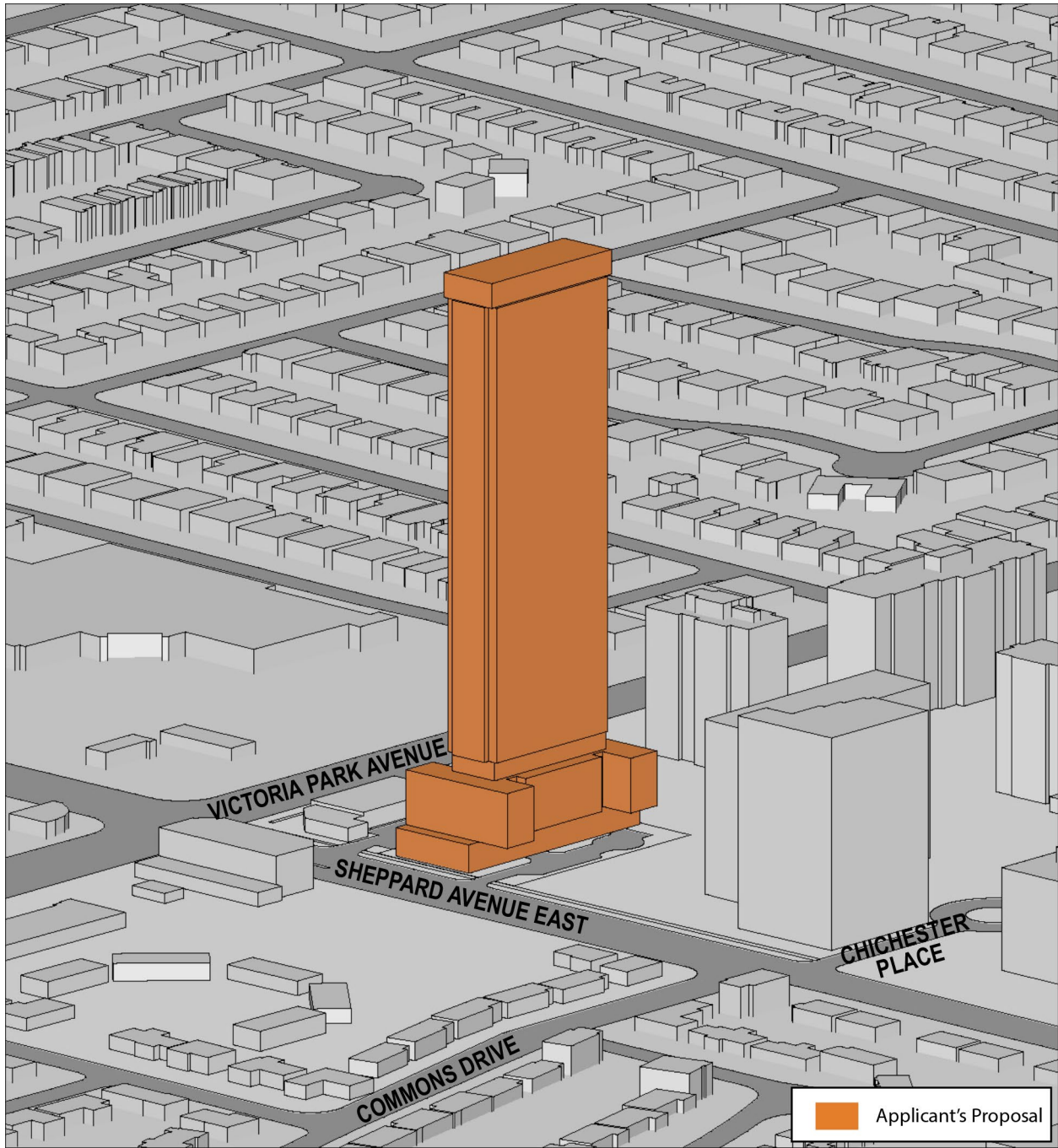
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Massing Model – Looking Northwest

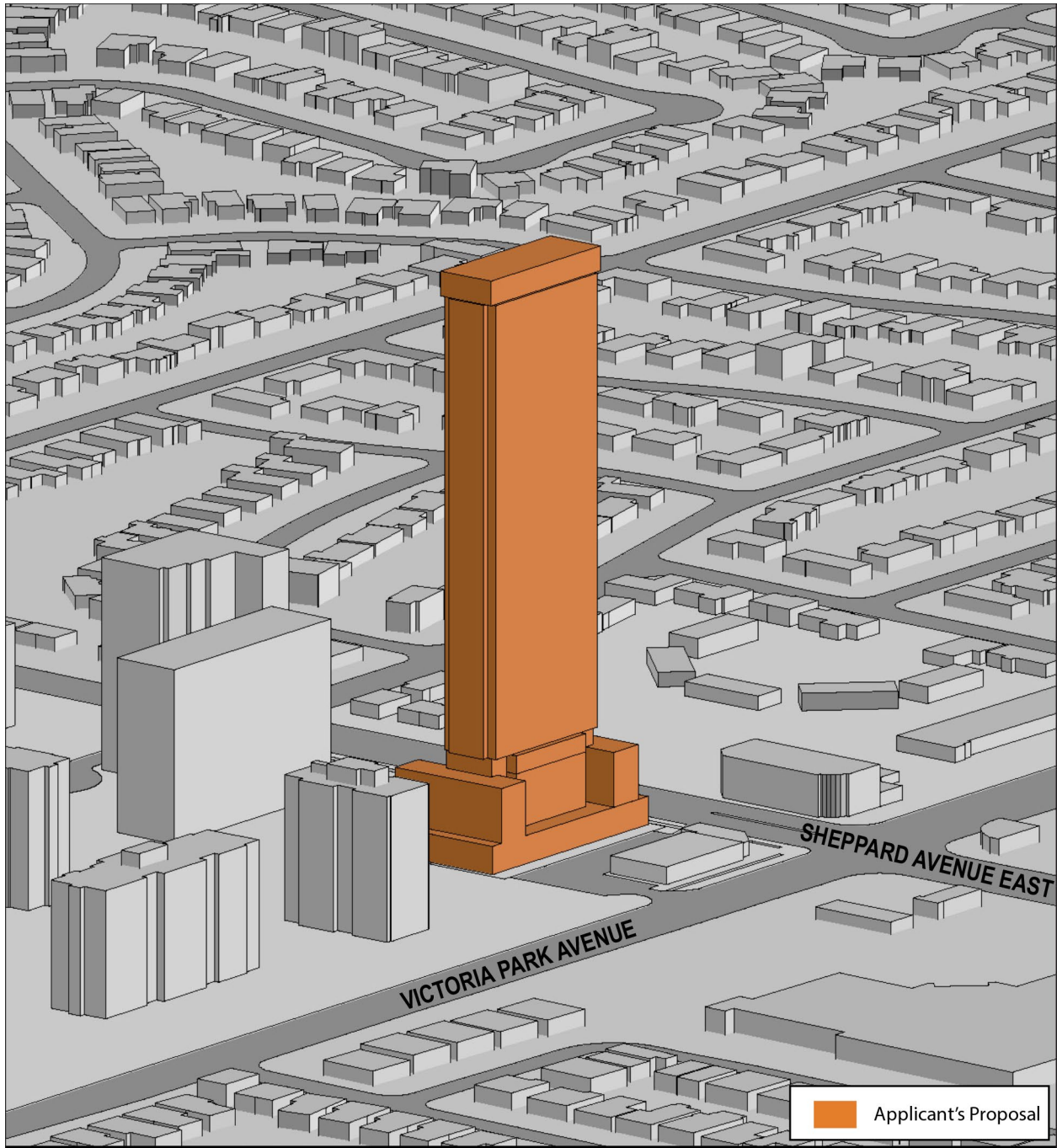


View of Applicant's Proposal Looking Northwest



05/01/2025

Attachment 13: 3D Massing Model – Looking Southeast



View of Applicant's Proposal Looking Southeast

↙
05/01/2025