

**SHEPPARD WEST/DUBLIN SECONDARY PLAN**

## 23. SHEPPARD WEST/DUBLIN SECONDARY PLAN

The policies in this Secondary Plan apply to lands within the Sheppard West/Dublin Secondary Plan Area as shown on Map 23-1.

### 1. OBJECTIVE

The objective of this Secondary Plan is to encourage and maintain a diversity of residential, institutional, retail, service commercial, office and open space uses in the Secondary Plan Area.

### 2. LAND USE, DENSITY AND DEVELOPMENT POLICIES

#### 2.1 *Mixed Use Area 'A'*

- a) The primary commercial areas for the Secondary Plan Area are to be located at the Bathurst/Sheppard, Wilson Heights/Sheppard and Allen/Sheppard intersections on lands designated *Mixed Use Area 'A'*.
- b) The maximum permitted density is 2.0 times the lot area, provided that commercial uses do not exceed 1.0 times the lot area.

#### 2.2 *Mixed Use Area 'B'*

- a) The preferred form of mixed use development on lands designated *Mixed Use Area 'B'* will contain ground floor commercial uses with upper floor residential uses.
- b) Maximum permitted building heights and densities are as follows:

USE	LOT FRONTAGE	MAXIMUM BUILDING HEIGHTS AND DENSITIES
Commercial only	< 30m	1 storey, or conversion of existing dwelling
Residential only	< 30m	1.25 times the lot area
Commercial/Residential mix	< 30m	1.5 times the lot area
Commercial only	30m +	1 storey, or conversion of existing dwelling
Residential only	30m +	1.75 times the lot area
Commercial/Residential mix	30m +	2.0 times the lot area

- c) The maximum height of buildings, other than 'commercial only' buildings, is 5 storeys.

#### 2.3 **Policies Applicable to both *Mixed Use Area 'A'* and *Mixed Use Area 'B'***

- a) When calculating density, the areas dedicated for road widenings or parkland may be included in the lot area.
- b) The height of any building or portion thereof will not exceed the horizontal distance separating the building or portion thereof from lands designated *Neighbourhoods*.
- c) The horizontal distance separating any building or portion thereof from lands designated *Neighbourhoods* will not be less than 9.5 metres.

### **3. BUILT FORM POLICIES**

In addition to the policies of Chapters 1 to 5 of the Official Plan, the following buffering measures will be provided between the *Neighbourhoods* and new development along Sheppard Avenue West: suitable fencing provided along the property lines between new developments and *Neighbourhoods*, and a minimum 1.5 metre landscape strip provided and maintained along the rear property line of new development.

### **4. SPECIFIC POLICIES**

#### **4.1 Northwest corner of Sheppard Avenue West and Bathurst Street (1 on Map23-1)**

Notwithstanding 2.1(b) above, a maximum density of 2.5 times the lot area is permitted for mixed use purposes, provided that commercial uses do not exceed 1.0 times the lot area. A maximum density of 2.0 times the lot area is permitted for solely residential development.

#### **4.2 798-802 Sheppard Avenue West (2 on Map 23-1)**

A maximum building height of 6 storeys is permitted, provided that the maximum building height does not exceed the horizontal distance separating the building from the northerly property line.

#### **4.3 866-868 Sheppard Avenue West (3 on Map 23-1)**

A maximum density of 3.0 times the lot area is permitted. A maximum building height of 6 storeys is permitted. The height of any part of the building will not exceed 120 per cent of the horizontal distance separating that part of the building from the westerly 16.38 metres of the north property line, provided that the horizontal building setback is a minimum of 7.9 metres.

#### **4.4 886-896 Sheppard Avenue West (4 on Map 23-1)**

A mixed commercial residential development having a maximum density of 2.6 times the lot area and a maximum building height of 6 storeys is permitted, provided the maximum building height does not exceed the horizontal distance separating the building from the northerly property line.

#### **4.5 1020-1034 Sheppard Avenue West (5 on Map 23-1)**

An apartment building with grade related non-residential uses having a maximum density of 3.0 times the lot area and a maximum height of 9 storeys and 28 metres is permitted.

#### **4.6 929, 931, 933, 935, 937 and 939 Sheppard Avenue West (6 on Map 23-1)**

Notwithstanding the *Mixed Use Area A* designation on this site, Council may pass by-laws respecting such lands permitting a density of 2.8 floor space index for a 9-storey mixed use building provided the Owner, at its expense and in accordance with and subject to the Agreement pursuant to Section 37 of the Planning Act referred to in the by-law adopting this Official Plan amendment provides funds for the following facilities, services and /or matters on terms satisfactory to the City:

a) \$100,000 for capital improvements to parks and/or community facilities in Ward 10.

#### **4.7 801, 803 and 807 Sheppard Avenue West (7 on Map 23-1)**

A mixed use building with a maximum building height of 6 storeys and a maximum density of 2.9 times the lot area is permitted.

**4.8 920-922 Sheppard Avenue West (8 on Map 23-1)**

An apartment building with grade related non-residential uses having a maximum density of 3.0 times the lot area and a maximum height of 9 storeys and 28.5 metres is permitted.

**4.10 872-878 Sheppard Avenue West (10 on Map 23-1)**

An apartment building with grade related non-residential uses having a maximum density of 3.0 times the lot area and a maximum height of 8 storeys and 24.5 metres is permitted.

**4.11 695-717 Sheppard Avenue West (11 on Map 23-1)**

An apartment building with grade related non-residential uses, having a maximum density of 3.0 times the lot area and a maximum height of 8 storeys and 26 metres is permitted. Demolition without replacement of 11 residential units existing on November 13, 2007 is permitted.

**4.12 758-764 Sheppard Avenue West (12 on Map 23-1)**

An apartment building with grade related non-residential uses having a maximum density of 3.5 times the lot area and a maximum height of 9 storeys and 27.0 metres is permitted.

**4.13 4362-4370 Bathurst Street (13 on Map 23-1)**

An 8-storey (28.5m) mixed-use building with a total density of 3.8 times the area of the lot, including a non-residential density of 2.3 times the area of the lot, is permitted.

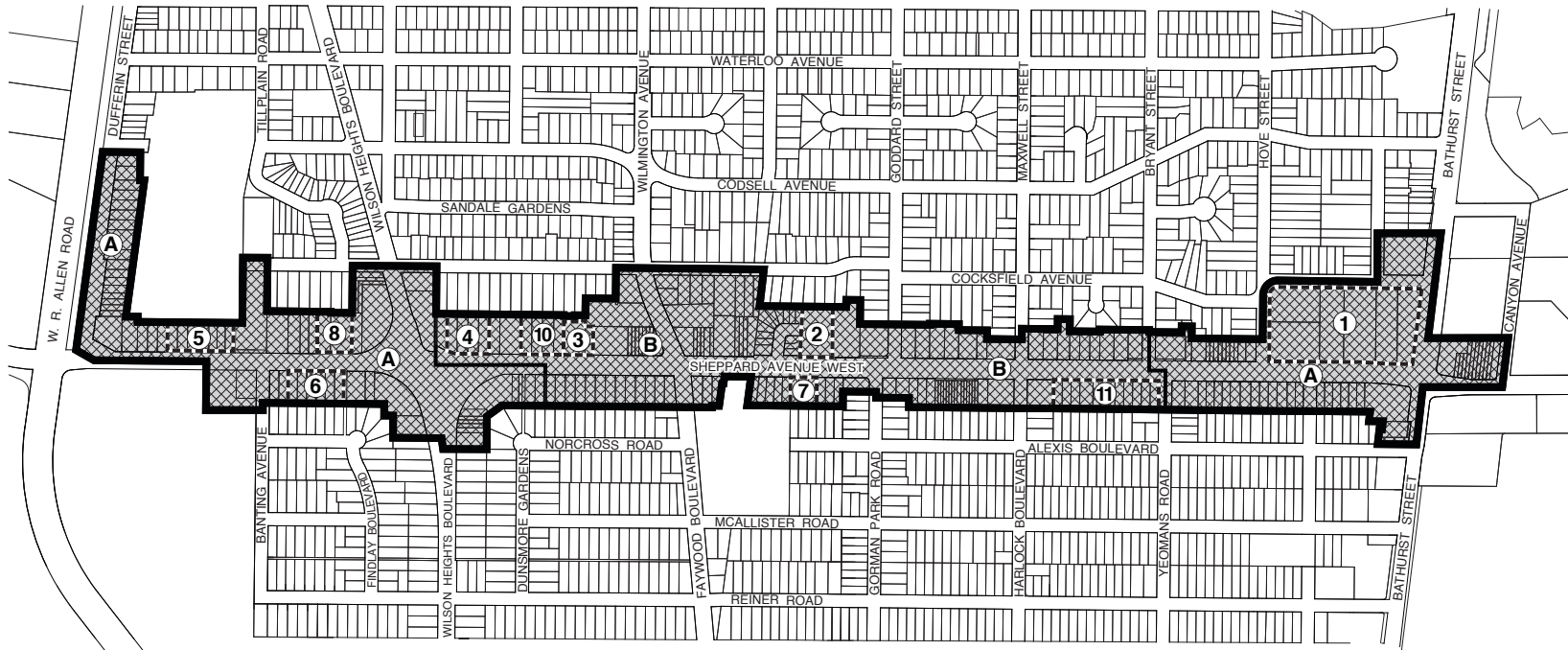
**4.15 719 Sheppard Avenue West (15 on Map 23-1)**

An apartment building with grade-related residential and/or non-residential uses, having a maximum density of 3.86 times the lot area and a maximum height of 9 storeys and 28.0 metres, excluding the mechanical penthouse, is permitted.

## **List of Maps**

For the electronic version, please note some of these files may take some time to download.

Map 23-1 Consolidated Land Use Map






Not to Scale 



## Sheppard West / Dublin Secondary Plan

Map 23-1 Consolidated Land Use Map

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Site and Area Specific Policy Areas