

29. SHEPPARD AVENUE COMMERCIAL AREA SECONDARY PLAN

The lands shown on Maps 29-1 and 29-2 are subject to the following policies.

1. INTRODUCTION

1.1 Context

Structures in this area are mainly one, one and one-half and two storey houses which continue in use for residential purposes or which have been converted to accommodate office and health care uses. These structures are situated on small lots, generally set back from the street line with frequent gables and dormer windows and a general horizontal emphasis on design.

1.2 General Objective

It is the objective of this Secondary Plan to permit and encourage within the Sheppard Avenue Commercial Area development and redevelopment which, when completed, will form a commercial district accommodating primarily office and health care uses. The retention of existing houseform buildings or the development of new buildings which complement existing houseform buildings will be encouraged. In the areas designated as *Mixed Use Area 'B'* on Map 29-2, a mixture of residential and commercial or institutional uses is encouraged, compatible with the adjacent residential areas. While the character of the area is intended to reflect a mix of uses, it is not intended that each individual building contain a mixture of uses.

1.3 Lands at the north-west corner of Sheppard Avenue East and Wilfred Avenue and at the south side of Sheppard Avenue, east of Calvin Avenue, designated as *Mixed Use Area 'B'* on Map 29-2, are also located within the Sheppard East Subway Corridor Secondary Plan. In case of a conflict between the policies of these two secondary plans as they apply to the above noted lands, policies of the Sheppard Avenue Commercial Area Secondary Plan prevail.

2. LAND USE AND DENSITY

2.1 Permitted Uses

2.1.1 *Mixed Use Area 'A'*

Permitted uses on lands designated *Mixed Use Area 'A'* on Map 29-1 are:

- detached dwellings
- financial institutions
- institutional uses
- office uses
- necessary public utilities
- accessory uses

2.1.2 *Mixed Use Area 'B'*

In addition to the uses permitted in the *Mixed Use Area 'A'* designation, within the areas designated *Mixed Use Area 'B'* on Map 29-2, the following uses are also permitted:

- live-work uses
- residential dwellings in commercial buildings
- residential uses
- retail and service commercial uses

2.1.3 Policies Applicable to Both *Mixed Use Area 'A'* and *Mixed Use Area 'B'*

To ensure compatibility with uses in *Neighbourhoods* and *Apartment Neighbourhoods* an amendment to the Zoning By-law will be required for uses other than residential. The density limits and development criteria outlined in Section 2.2 and Section 3 respectively will be met through the imposition of appropriate zoning and/or site plan control requirements.

2.2 Density

The maximum Floor Space Index (F.S.I.) for all permitted uses is 1.0, subject to all development criteria set out in Section 3.

Detached dwellings are permitted at a maximum density of 20 dwelling units per net residential hectare.

3. DEVELOPMENT CRITERIA

3.1 Vehicular Access and Parking

3.1.1 Road Widening

Building setbacks will be provided in order to protect for a possible widening of Sheppard Avenue to a seven lane, 36 metre right-of-way.

3.1.2 On-Site Parking

In order to ensure that permitted uses do not create demand for street parking in designated residential areas, sufficient on-site parking will be provided in accordance with Zoning By-law requirements.

3.1.3 Location of Parking

In order to promote a high quality visual environment, wherever possible, all parking facilities will be located behind the principal structure.

3.2.0 Built Form and Streetscape

3.2.1 Maximum Height

In order to ensure that structures in the Sheppard Avenue Commercial Area are compatible with houses in adjacent designated residential areas and do not overshadow these houses and their rear yards, building

height will not exceed 8.0 metres. Within the Sheppard Avenue Commercial Area, building height means the distance between the established grade and the finished ceiling of the uppermost storey. Notwithstanding the above, the maximum height in the areas designated *Mixed Use Area 'B'* on Map 29-2 will not exceed 3 storeys and 12 metres, and building height will be measured as set out in the Zoning By-law. In any event, the height of no part of a building will exceed the horizontal distance between that part of the building and the rear lot line.

3.2.2 Houseform Character

In order to maintain the houseform character of the Sheppard Avenue Commercial Area:

- (a) the siting, massing and appearance of new buildings will have regard for the siting, roof lines, fenestration design, floor levels and materials used in existing houseform buildings;
- (b) new buildings which are developed on properties with a frontage in excess of 18.0 metres will be designed to reflect the existing predominant scale of small, individual housefronts;
- (c) mechanical equipment will be screened from view along the street or adjacent public spaces;
and
- (d) a maximum amount of front yard will be landscaped with suitable planting.

Subsections (a) and (b) do not apply to the lands designated *Mixed Use Area 'B'* on Map 29-2.

3.3 Environment and Project Amenities

3.3.1 Residential Protection

In order to protect uses in adjacent designated *Neighbourhoods* and *Apartment Neighbourhoods* from the adverse impacts of noise, odour and visual impacts:

- (a) suitable opaque fence (s) will be provided between uses in the Sheppard Avenue Commercial Area and uses in designated residential areas;
- (b) a 1.0 metre landscaping strip will be maintained along the rear property line;
- (c) illuminated signs and lighting will not shine directly into windows of residential units;
- (d) all garbage receptacles will be located behind the principal structure and screened from view;
and
- (e) only signs which by their location, size, quantity and quality do not detract from the overall residential appearance of the area will be permitted.

4.0 SITE AND AREA SPECIFIC POLICIES

1. Lands Located on the South Side of Sheppard Avenue West, known municipally as 53, 57 and 59 Sheppard Avenue West (1 on Map 29-1)

Retail and service uses may also be permitted. The maximum Floor Space index (F.S.I.) will be 2.4 and the maximum building height will not exceed 20.4 metres, provided the horizontal distance separating the first

storey and mezzanine of the building from the southerly (rear) property line is not less than 7.5 metres and the horizontal distance separating the storeys above the first storey and mezzanine of the building from the southerly (rear) property line is not less than 12 metres. The policies of 3.2.2 do not apply.

2. **Lands Located on the North Side of Sheppard Avenue, East of Yonge Street, known municipally as 170 Sheppard Avenue East (2 on Map 29-2)**

Maximum height is 5 storeys and 16.0 metres and a maximum F.S.I. of 2.0.

3. **Lands located on the North Side of Sheppard Avenue West, municipally known as 258, 260 and 264 Sheppard Avenue West (3 on Map 29-1)**

A Retirement Home is permitted to a maximum of 5 storeys and 14.4 metres in building height and density of 2.5 FSI. The policies of 3.2.2 do not apply. The policies of 3.3.1 (a) and (b) do not apply along the common lot line between 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road. Vehicular access to parking and servicing facilities will be from 10 Senlac Road.

4. **Lands Located on the North Side of Sheppard Avenue East, known municipally as 166 Sheppard Avenue East (4 on Map 29-2)**

A building with a maximum height of 4 storeys and 16.0 metres, and a maximum density of 1.0 F.S.I. is permitted, provided the building is constructed in conjunction with redevelopment of the abutting lands subject to Site Specific Policy Area 12.28 in the North York Centre Secondary Plan and Site and Area Specific Policy No. 321 in Chapter 7. The policies of Sections 3.2.1, 3.3.1(a) and 3.3.1(b) do not apply along the common lot line between the lands and 163 Maplehurst Avenue, provided development on the lands is in conjunction with redevelopment of the abutting lands subject to Site Specific Policy Area 12.28 in the North York Centre Secondary Plan and Site and Area Specific Policy No. 321 in Chapter 7. In considering approval of site plans necessary to implement development on the lands, the City may require additional buffering measures that include, but are not limited to, fencing, buffer planting and yard requirements.

5. **Lands located on the South Side of Sheppard Avenue West, municipally known as 275, 277 and 279 Sheppard Avenue West (5 on Map 29-1)**

Retail and service uses are permitted on the ground floor. A maximum building height of 4 storeys and 15.7 metres, and a maximum F.S.I. of 1.2 are permitted.

The policies of Section 3.2.2 do not apply.

6. **Lands located on the north side of Sheppard Avenue West, municipally known as 110 Sheppard Avenue West (6 on Map 29-1):**

A maximum building height of 3 storeys and 11.0 metres, and a maximum F.S.I. of 1.1 are permitted. The policies of Section 3.2.2 do not apply.

7. Lands located on the north side of Sheppard Avenue East, municipally known as 350 and 352 Sheppard Avenue East (7 on Map 29-2):

Despite Sections 2.2 and 3.2.1, a maximum Floor Space Index (FSI) of 1.9 and a maximum building height of 14.3 metres is permitted for a 4 storey commercial office building, set back a minimum of 6 metres from the most northerly property line and the height of no part of the building or structure will exceed a height equal to the horizontal distance between that part of the building and the rear property line. The policies of Section 3.2.2 do not apply."

9. Lands located on the north side of Sheppard Avenue West, known municipally as 220 Sheppard Avenue West (9 on Map 29-1):

Despite the policies of Section 3.2.1, a maximum building height of 3 storeys and 10.5 metres, and a maximum F.S.I. of 1.3 are permitted.

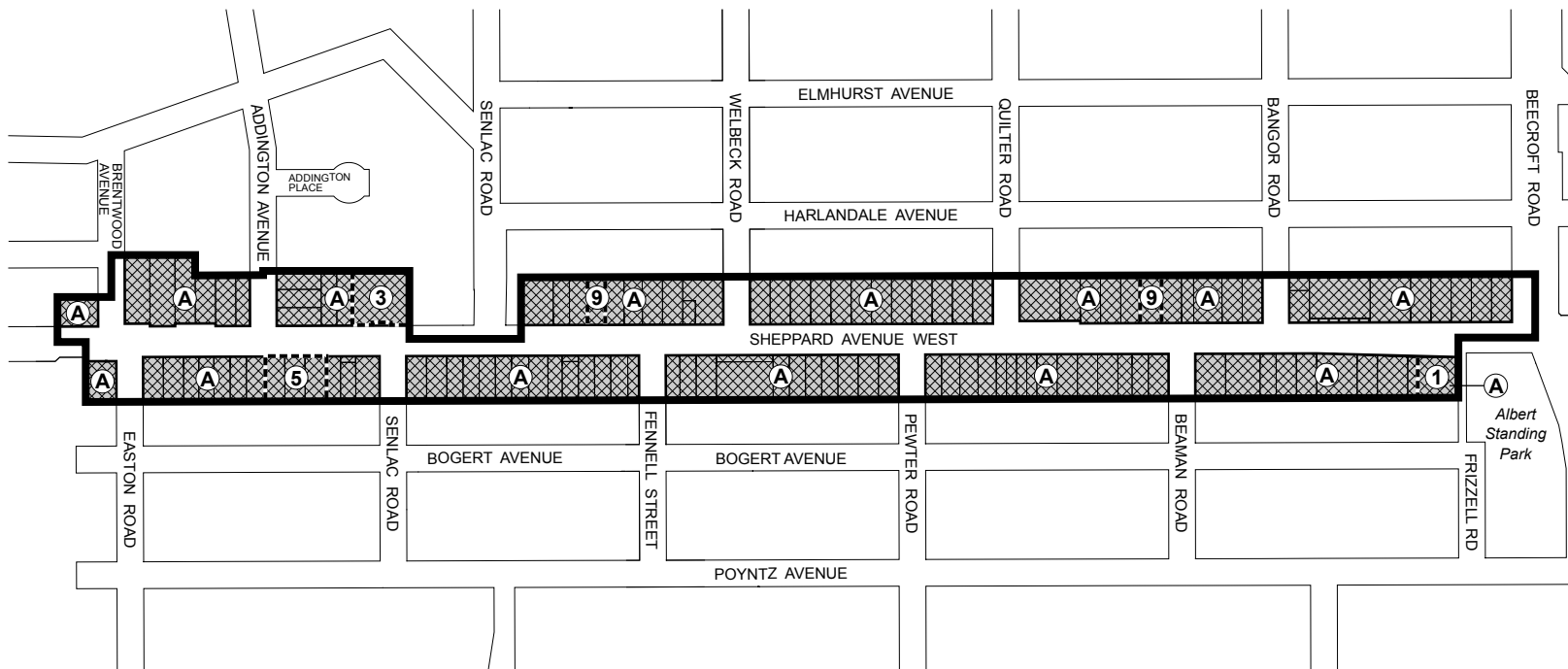
10. Lands located on the north side of Sheppard Avenue, east of Yonge Street, municipally known as 176-180 Sheppard Avenue East (10 on Map 29-2):

The maximum building height is 6 storeys and 26.6 metres, the latter measured to the top of the mechanical penthouse. The maximum density is 3.41 F.S.I. as measured on the gross lot area. No portion of the building shall project above a 45 degree plane measured from a line located 7.5 metres south of the rear (north) lot line and 10.5 metres above grade. A structure comprising primarily a parking ramp enclosure may be located within 7.5 metres of the rear lot line, subject to (1) the provision of a 1.5 metre landscaped strip between the structure and the rear lot line; and (2) the top of the roof of the structure having a maximum height of 5.0 metres above grade.

List of Maps

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

Map 29-1	Land Use Areas
Map 29-2	Land Use Areas






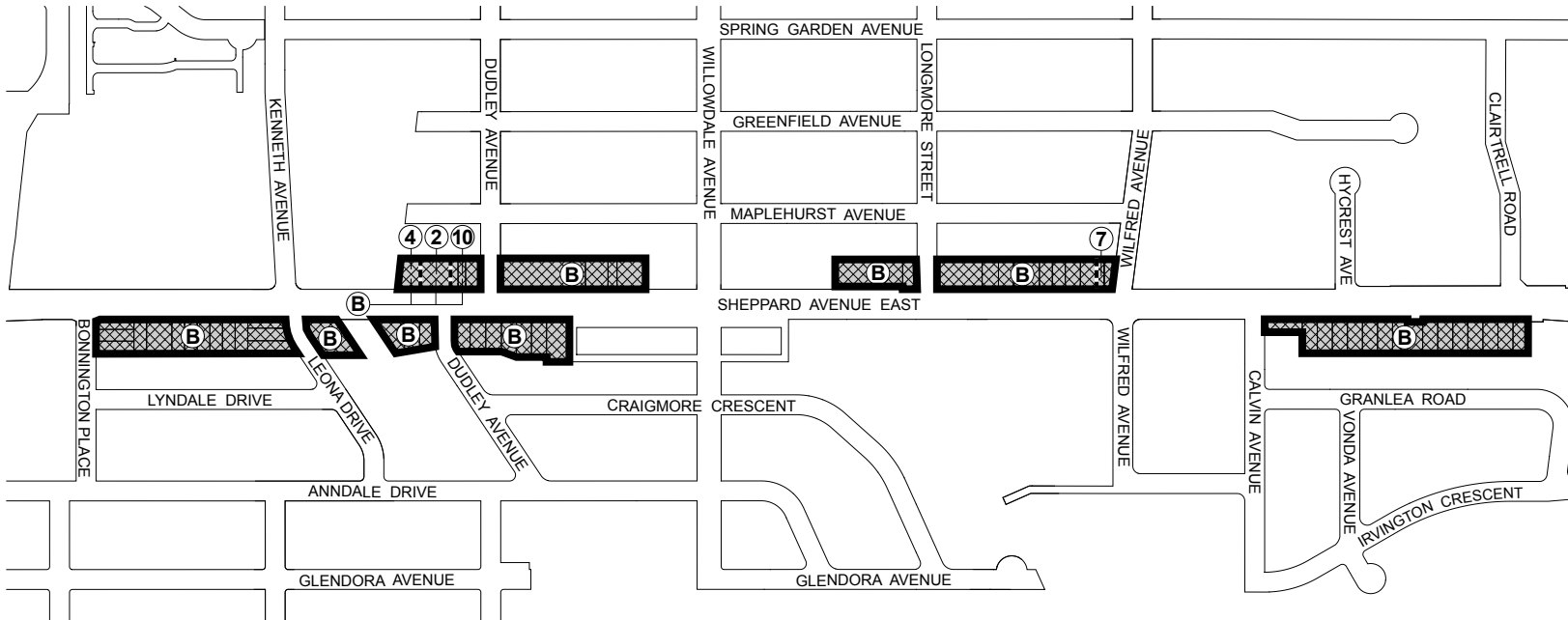
Not to Scale 



Sheppard Avenue Commercial Area Secondary Plan

MAP 29-1 Land Use Areas

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






Not to Scale 



Sheppard Avenue Commercial Area Secondary Plan

MAP 29-2 Land Use Areas

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