

**3260 Sheppard Avenue East - Zoning Application - Preliminary Report**

<b>Date:</b>	January 24, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward No. 40 Scarborough-Agincourt
<b>Reference Number:</b>	File No. 06 200145 ESC 40 OZ

**SUMMARY**

An application has been submitted to permit a seniors life lease residential retirement complex and community centre at 3260 Sheppard Avenue East.

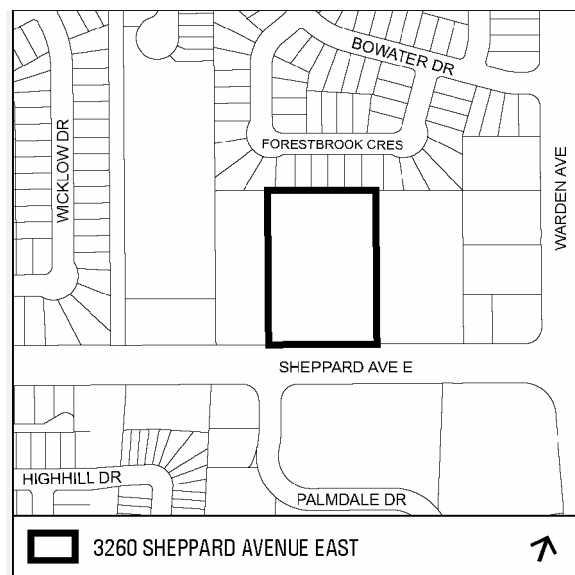
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the standard planning review process including the scheduling of a community meeting. A Final Report will be prepared and a Public Meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;



2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

There are no previous applications or decisions which have relevance to the decision on this application.

### **ISSUE BACKGROUND**

The application was filed in December 2006 and is not subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

### **Proposal**

The applicants propose a seniors residential retirement development and community centre on the site comprised of 712 life lease residential units, plus an approximately 5,600 m<sup>2</sup> (60,280 ft<sup>2</sup>) community centre providing various support, wellness and recreational facilities for both residents and non-residents. The development includes two residential towers, 20 and 25 storeys in height, plus two 8 storey wings which step back to 2 storeys in height to the north (see Attachments 1 and 3). Ground floor retail uses facing Sheppard Avenue are also proposed. The total density of development proposed is approximately 4.3 FSI (floor space index). A total of 751 parking spaces are proposed, 14 surface spaces with the balance in two levels of underground parking (see Attachment 5 for additional project details). The applicants have expressed an interest in developing a green roof.

### **Site and Surrounding Area**

The site is located on the north side of Sheppard Avenue East, approximately 150 metres west of Warden Avenue and directly across from Palmdale Drive. The site is approximately 1.4 hectares (3.5 acres) in area and has approximately 100 metres (328 feet) of frontage on Sheppard Avenue East. A car dealership (Shanahan Ford) was formerly located on the site.

Abutting uses are as follows:

North: Low density residential uses on Forestbrook Crescent.

South: 17 storey apartment building at the south-east corner of Sheppard Avenue East and Palmdale Drive.

East: Highland Funeral Home and associated surface parking.

West: Red Lobster restaurant and associated surface parking.

## Official Plan

On the Urban Structure map (Map 2) to the Plan the site is shown as part of an “Avenues” which applies to the lands on Sheppard Avenue East, from North York Centre to just east of Brimley Road. “Avenues”, generally, are areas where new, incremental growth can occur along major streets where there are reurbanization opportunities supported by public transit. The Plan states that reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed-use segments of the corridors as shown on Map 2. Development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of the Plan.

The site is designated as “Mixed Use Areas” on the Land Use Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The plan also establishes specific development criteria. These criteria require that, among other matters, new buildings be located and massed in order to:

- (1) provide a transition between areas of different intensity and scale, through means such as appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- (2) limit shadow impacts on adjacent Neighbourhoods; and
- (3) frame the edges of streets with good proportion and maintain sunlight and comfortable wind conditions for pedestrians.

The criteria also require significant multi-unit residential developments to provide indoor and outdoor recreation space for building residents.

The Plan also states that development proposed in Mixed Use Areas on Avenues, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the Avenue. In addition to the Mixed Use Areas policies, proponents of such proposals are also required to address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located.

The Plan also contains policies related to height and/or density incentives and permits zoning by-laws, under Section 37 of the *Planning Act*, to be passed to permit more height and/or density for a use than is otherwise permitted by the zoning by-law for that use in return for the provision of community benefits to be set out in the zoning by-law.

## Zoning

The site is located within the Highway Commercial (HC) and Place(s) of Worship Zone under the Sullivan Community Zoning By-law, as amended, of the former City of Scarborough. Generally, Highway Commercial uses are those commercial uses that rely on arterial road frontage and sufficient off-street parking. Permitted uses include, but are

not limited to: automobile service stations, public garages, funeral homes, hotels and motels, office uses and recreational uses. Residential uses are not a permitted use within either zone.

### **Site Plan Control**

The lands are located within a Site Plan Control Area. A site plan application has not been filed.

### **Sheppard Corridor Study**

City Council has approved a comprehensive study of the Sheppard Corridor, from Don Mills Road to McCowan Road, that will develop a co-ordinated land use and transportation strategy for the Corridor. The subject lands and the surrounding neighbourhood are located within the study area which extends south to Highway 401 and north to Huntingwood Drive. Phase One of the Study, which created a detailed profile of the study area, is complete. Phase 2 of the Study will involve the preparation of a Directions Report which will identify opportunities to guide future growth and investment in the Corridor.

### **Reasons for the Application**

The existing zoning does not permit the proposed residential development.

## **COMMENTS**

### **Issues to be Resolved**

#### **Planning Assessment: Re-urbanization of Avenues Segment**

A planning assessment which considers the impacts of incremental development of the Mixed Use Areas segment of Sheppard Avenue East from the former Hydro Corridor lands east to Warden Avenue at a similar form, scale and intensity is required in keeping with the Avenues policies of the Official Plan.

#### **Built Form and Urban Design**

The application will be reviewed in light of the Built Form policies of the Official Plan and the Tall Building Design Guidelines. The Design Criteria for Review of Tall Building Proposals includes, but is not limited to, such matters as: building placement and massing; transition in scale to neighbouring sites; site servicing and parking; streetscape and landscaping; and pedestrian level wind effects. A sun/shadow study and a pedestrian level wind study have been submitted and will be reviewed. A Computer Generated Building Mass Model is also required to be submitted in order to further evaluate the physical impacts of the proposal.

#### **Traffic Impact Study**

A traffic impact study, which includes a parking rationale, has been submitted and will be reviewed by the appropriate staff.

### **Green Development Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the City's Green Development Standard adopted by Council in July 2006. The applicants have indicated an interest in using green roof technology. A detailed description and plans of the green roof proposed are required to be submitted.

### **Tree Preservation**

An arborist report and tree preservation plan are required to be submitted.

### **Community Benefits**

Opportunities to provide community benefits either on-site or within the local community, will be examined in return for the increase in height and/or density of development proposed. Section 37 of the Planning Act may be used to secure these benefits.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **CONTACT**

Doug Muirhead, Senior Planner

Tel. No. (416) 396-7029

Fax No. (416) 396-4265

E-mail: [dmuirhe@toronto.ca](mailto:dmuirhe@toronto.ca)

### **SIGNATURE**

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Allen Appleby, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Site Plan

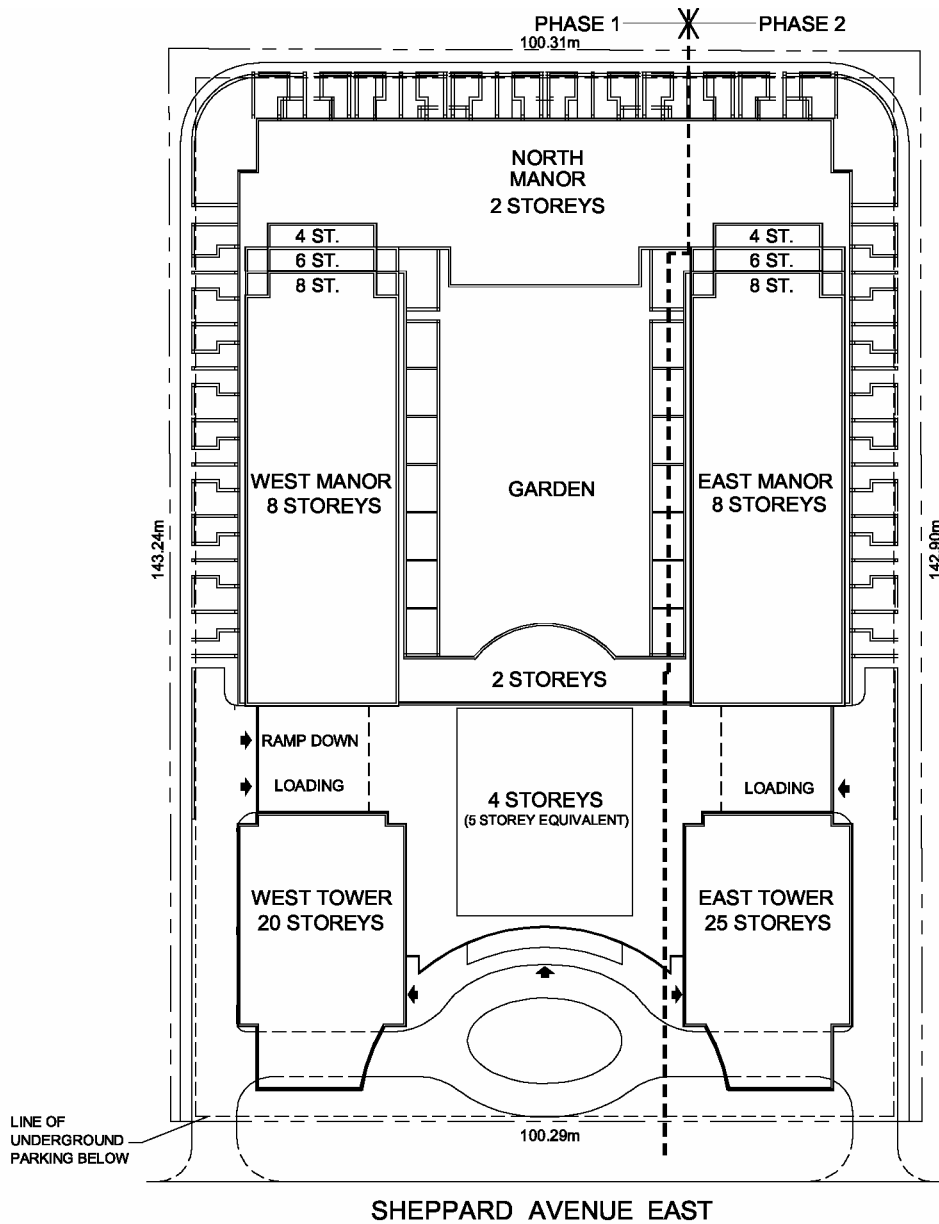
Attachment 2: Elevations

Attachment 3: North-South Section

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

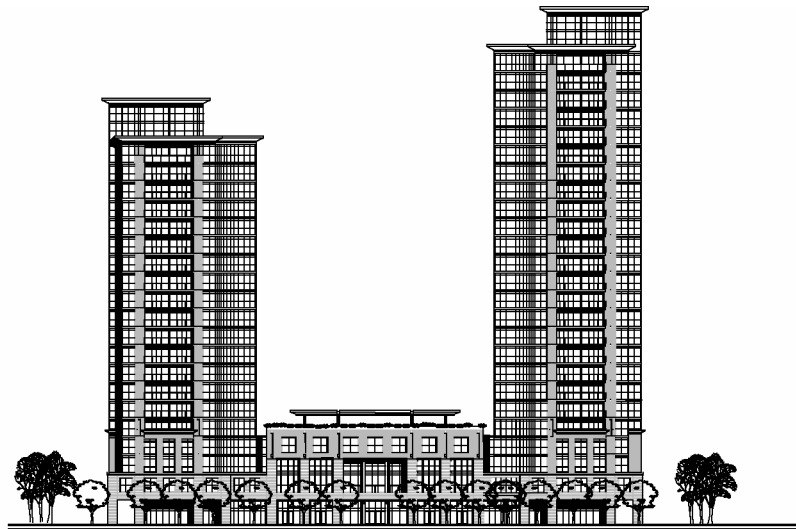
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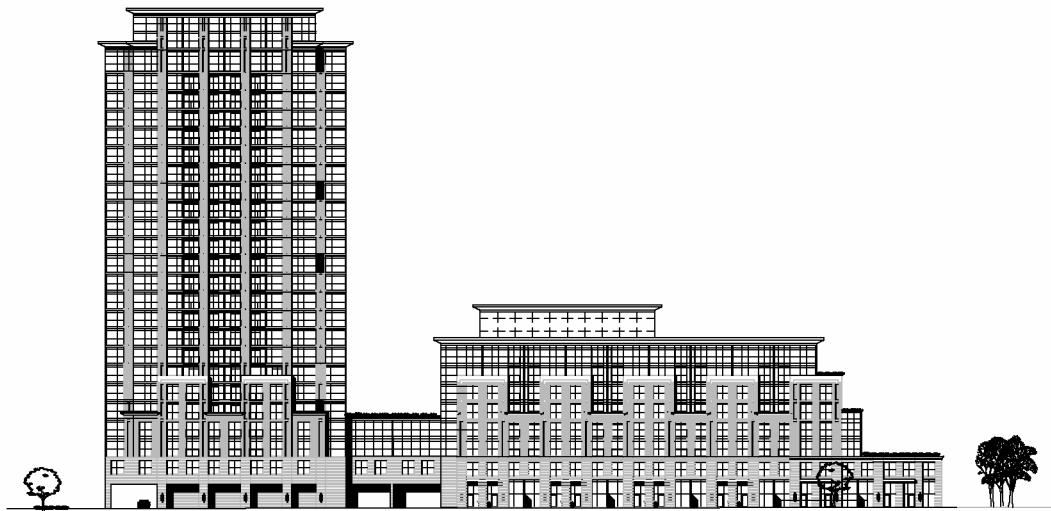
## 3260 Sheppard Avenue East

File # 06-200145 0Z

**Attachment 2: Elevations**



**South Elevation (Sheppard Avenue East)**



**East Elevation**

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**Elevation Plan**  
Applicant's Submitted Drawing

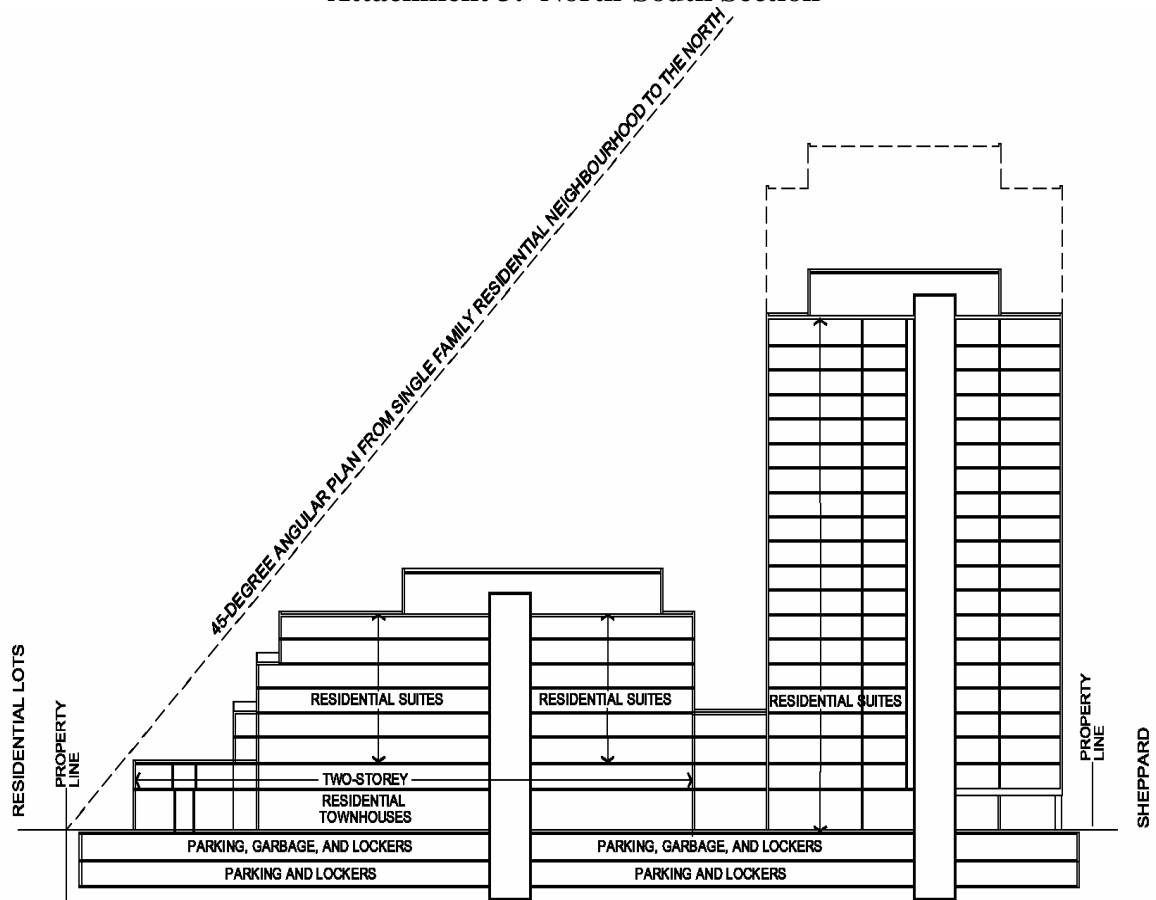
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### Attachment 3: North-South Section



**North-South Section**  
Applicant's Submitted Drawing

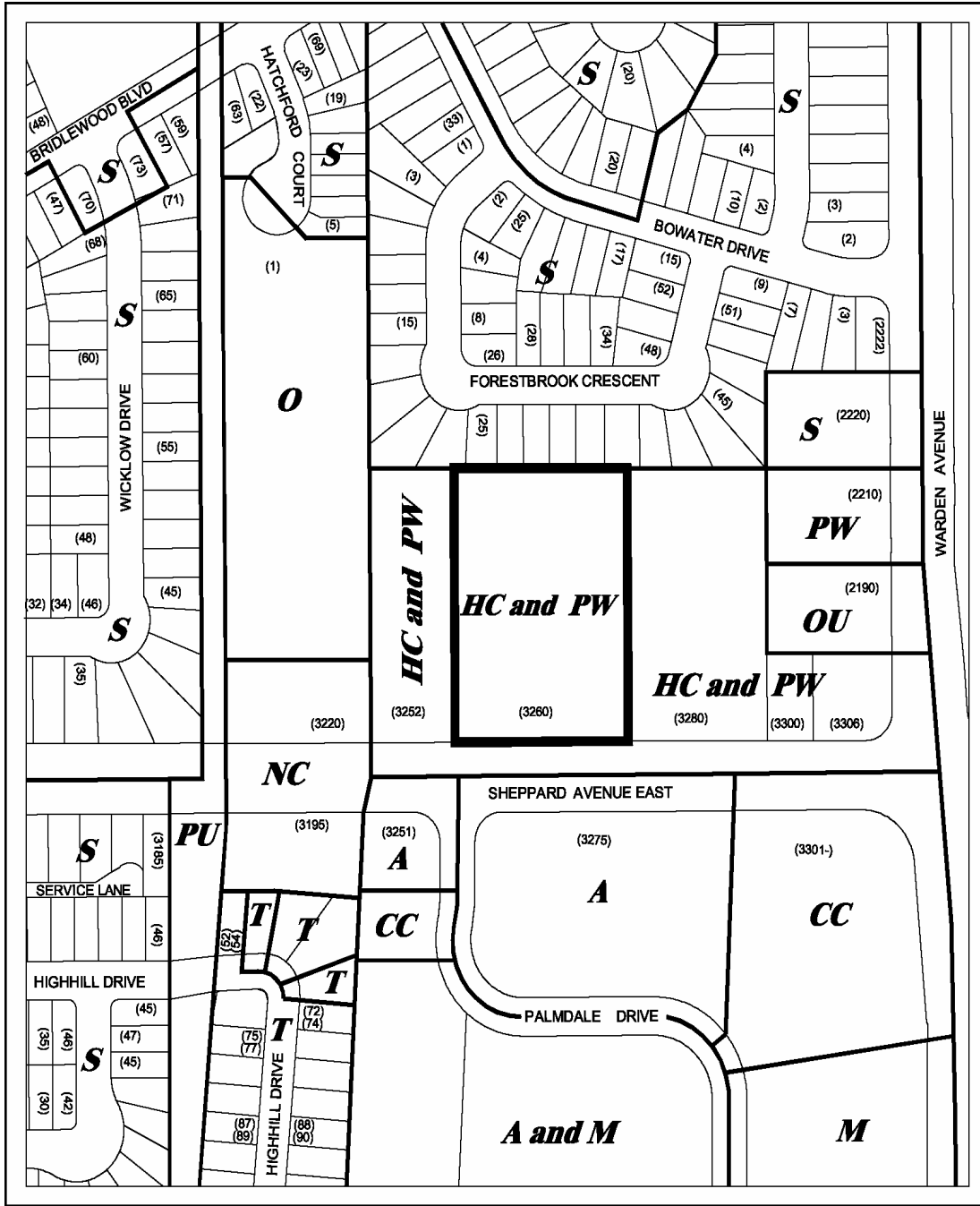
**3260 Sheppard Avenue East**

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### Attachment 4: Zoning



**TORONTO** City Planning  
Division  
**Zoning**

**3260 Sheppard Avenue East**

File # **06-200145 0Z**

**S** Single - Family Residential  
**T** Two - Family Residential  
**M** Multiple - Family Residential  
**A** Apartment Residential

**NC** Neighbourhood Commercial  
**CC** Community Commercial  
**HC** Highway Commercial  
**PW** Place(s) of Worship

**O** Major Open Spaces  
**OU** Office Uses  
**PU** Public Utilities

Sullivan Community By-law  
Not to Scale  
1/19/07



## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	06 200145 ESC 40 OZ
Details	Rezoning, Standard	Application Date:	December 28, 2006

Municipal Address: 3260 SHEPPARD AVE E, TORONTO ON  
 Location Description: PL 359 L PT \*\*GRID E4001  
 Project Description: Proposed Harmony Village Retirement Residences and Community Centre. 712 senior's life lease units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC	BOUSFIELDS INC	PAGE + STEELE	HARMONY VILLAGE SHEPPARD INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	HC-Highway Commercial & PW	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	14352	Height:	Storeys:	2-8, 20, 25
Frontage (m):	0		Metres:	73.4 (20 storey)
Depth (m):	0			
Total Ground Floor Area (sq. m):	7936			<b>Total</b>
Total Residential GFA (sq. m):	57221.8		Parking Spaces:	751
Total Non-Residential GFA (sq. m):	5573.4		Loading Docks	3
Total GFA (sq. m):	62795.2			
Lot Coverage Ratio (%):	55.3			
Floor Space Index:	4.3			

### DWELLING UNITS

Tenure Type:	Other
Rooms:	0
Bachelor:	0
1 Bedroom:	544
2 Bedroom:	168
3 + Bedroom:	0
Total Units:	712

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	57221.8	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	5573.4	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Doug Muirhead, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7029</b>