

**695 - 717 Sheppard Avenue West
Official Plan & Zoning By-Law Amendment Application
Preliminary Report**

Date:	May 7, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 10 – York Centre
Reference Number:	File No. 07 129252 NNY 10 OZ

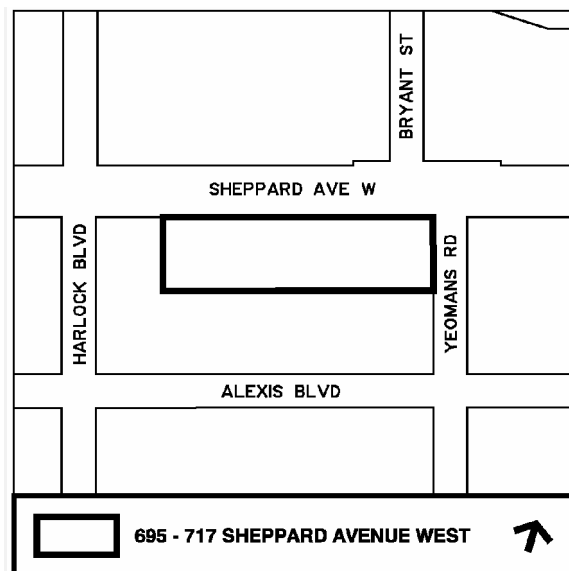
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the Sheppard West/Dublin Secondary Plan and the Zoning By-law to construct an eight-storey mixed use building with commercial uses at grade and residential uses above at 695 – 717 Sheppard Avenue West.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for early June, 2007. A final report and Public meeting under the *Planning Act* to consider this application is targeted for late-2007 or early-2008 provided that any required information is submitted 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 meters 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.

ISSUE BACKGROUND

Proposal

The applicant is proposing an eight storey (29.5m), 228 unit mixed use building on the site at the southwest corner of Yeomans Road and Sheppard Avenue West. A total of 21,395m² of gross floor area is proposed, with commercial uses at grade along the Sheppard Avenue West frontage and residential uses above.

As illustrated in Attachments 2 and 3, the floors above the commercial podium are separated into two masses which terrace from Sheppard Avenue West downwards towards the rear of the site. The proposed density is 3.0 times the area of the lot.

The uses to be provided at grade include live/work units, commercial and retail space, as well as an art gallery, all of which will be accessible from the Sheppard Avenue West sidewalk. A common vestibule and amenity area serve the residential units located at grade which face to the rear of the building, as well as the floors above. The building is proposed to contain a variety of residential suites including one-bedroom, one-bedroom plus den, two bedroom and two-bedroom plus den units.

All parking is to be provided below grade, and a total of 320 vehicle spaces have been proposed, as well as the ability to provide 170 bicycle parking spaces. Access to the below grade parking is proposed from Yeomans Road at the eastern end of the site. A drop off area is proposed off Sheppard Avenue West located approximately in the middle of the development block.

The site statistics are presented on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The site is located on the south side of Sheppard Avenue West, two blocks west of Bathurst Street. The site has a frontage of 159.9m along Sheppard Avenue West, a depth of 44m and an area of 1.7 acres. The assembly of these 11 properties creates a parcel that encompasses the major portion of the block between Yeomans Road and Harlock Boulevard. The site currently contains 11 single family dwellings of various size and their accessory structures (garages and sheds).

Land Uses surrounding the site are as follows:

North: a mixture of single detached dwellings, commercial uses and a place of worship across Sheppard Avenue West

West: a place of worship

South: single-detached dwellings along Alexis Boulevard

West: single detached dwellings across Yeomans Road

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS. Staff will review the proposed development for consistency with the PPS.

Official Plan

The site falls within the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area B* by Map 23-1. The objective of the Secondary Plan is to encourage and maintain a diversity of residential, institutional, service commercial, office and open space uses along the corridor stretching from Bathurst Street in the east towards Allen Road and Downsview Station in the west.

In addition, this portion of Sheppard Avenue West is identified on Map 2 of the Official Plan as *Avenues*. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents. The Sheppard West/Dublin Secondary Plan was carried forward into the new Official Plan from the former City of North York Official Plan. The objectives of this Secondary Plan are similar to those of the *Avenue* overlay contained in the new Official Plan.

In *Mixed Use Area B* of the Sheppard West/Dublin Secondary Plan, the preferred form of mixed use development contains ground floor commercial uses with upper floor residential uses. The Secondary Plan provides greater densities for development parcels that provide a mix of commercial and residential uses and which have a frontage on Sheppard Avenue West of greater than thirty meters. Given the proposed mix of uses and

159.9m frontage, the maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot. The maximum height for the building is 5 storeys.

In addition to the policy requirements of the Official Plan, the Sheppard West/Dublin Secondary Plan contains further measures requiring buffering between new development along Sheppard Avenue West and properties to the rear of these sites which are designated *Neighbourhoods*. These measures include the provision and maintenance of suitable fencing and a 1.5m landscape strip along the property lines between new developments and *Neighbourhoods*. Also, the height of any new building or portion thereof will not exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5m.

The Plan provides for use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for increases in height and/or density of a development if it is determined to constitute good planning and is consistent with the objectives and development policies in the Plan. The City can request that the Owner enter into an agreement under Section 37 to secure these matters.

Zoning

The majority of the lands subject to this application are zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 4. The R4 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

However, 715 Sheppard Avenue West has been rezoned to Multiple Family Detached Dwellings Sixth Density Zone – RM6(70) with an exception that permits apartment house dwellings and accessory structures as well as retail stores on the ground floor with certain restrictions on the type of establishment. The RM6(70) exception also sets out a maximum floor area of 877m² (42m² to be used for ground floor retail) and a maximum of 6 dwelling units. The maximum building height is 4 storeys.

Site Plan Control

An application for Site Plan Control approval will be required but has not been filed.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a tree inventory drawing and arborist report have been submitted.

Reasons for the Application

The Sheppard West/Dublin Secondary Plan allows the subject lands to be developed with a mixed use building at a density of 2.0 times the area of the lot and at a building height no greater than five storeys. An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing an eight storey mixed use building with a density 3.0 times the area of the lot.

An amendment to the Zoning By-law is required to permit the proposed mixed use development at the proposed height and density, as well as to establish appropriate performance standards to facilitate the proposal.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

On a preliminary basis, the following issues have been identified:

1. The appropriateness of the increase in height and density;
2. Built form as it relates to the Sheppard Avenue West streetscape, as the development parcel encompasses a substantial block frontage along Sheppard Avenue West;
3. Compatibility with the surrounding neighbourhood including how the building transitions to the stable residential neighbourhoods to the rear of the site, both in terms of height and massing as well as the Yeomans Road façade and streetscape;
4. The appropriateness of the vehicular and service access to the site from Yeomans Road, and the proposed mid-block drop off along Sheppard Avenue West, as well as any operational issues related to parking demand and/or traffic management;
5. The adequacy of proposed outdoor residential amenity; and
6. Issues related to the protection and retention of privately owned trees located on the single family properties to the rear of the site.

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

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North and South Elevations

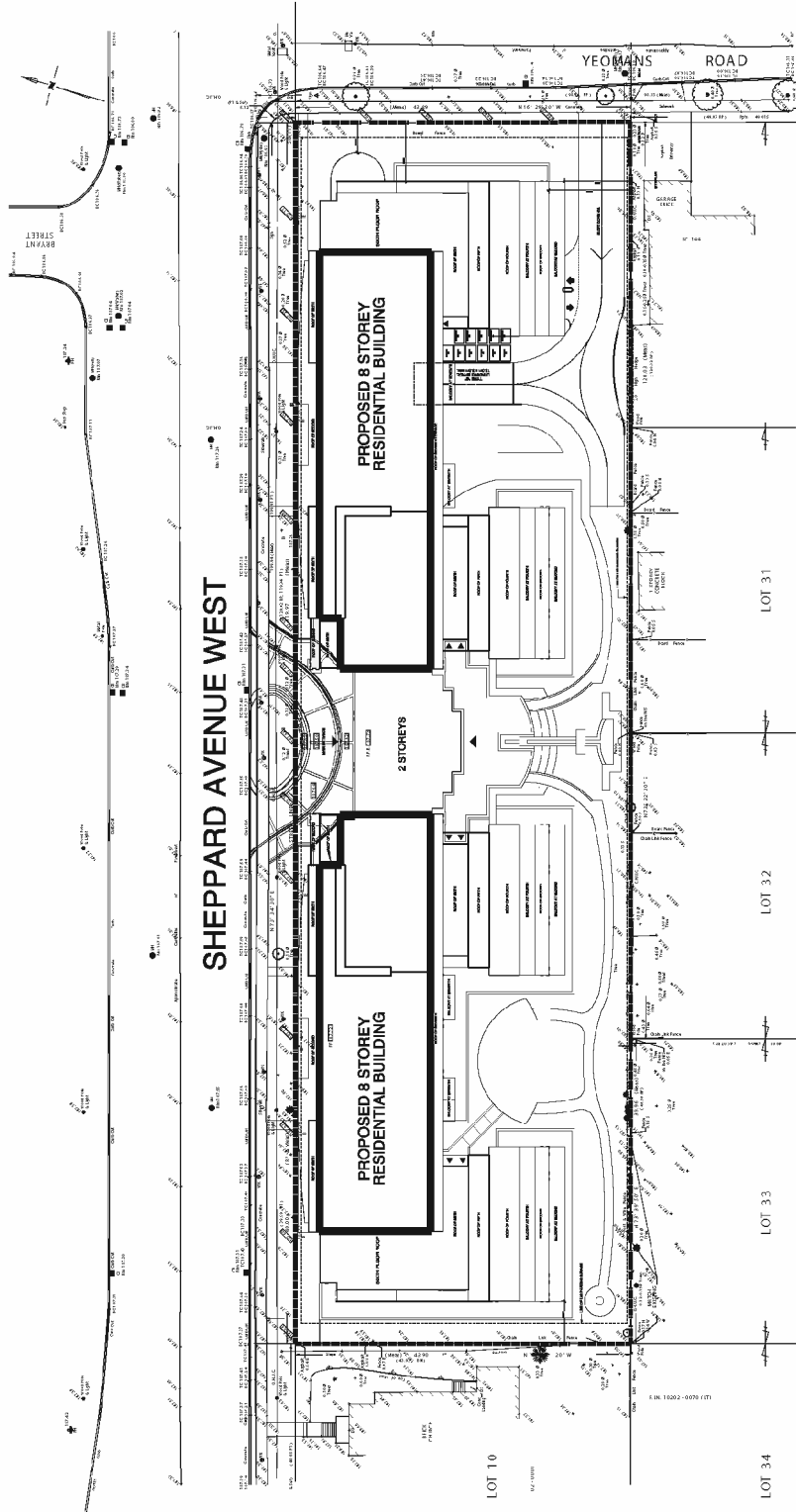
Attachment 3: East and West Elevations

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



695 - 717 Sheppard Avenue West

Site Plan

Applicant's Submitted Drawing

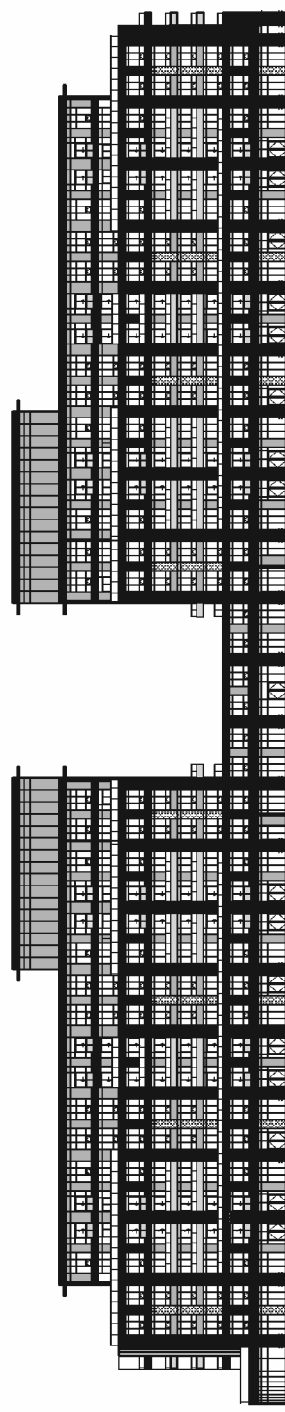
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Attachment 2: North and South Elevations



South Elevation



North Elevation

Elevations

Applicant's Submitted Drawing

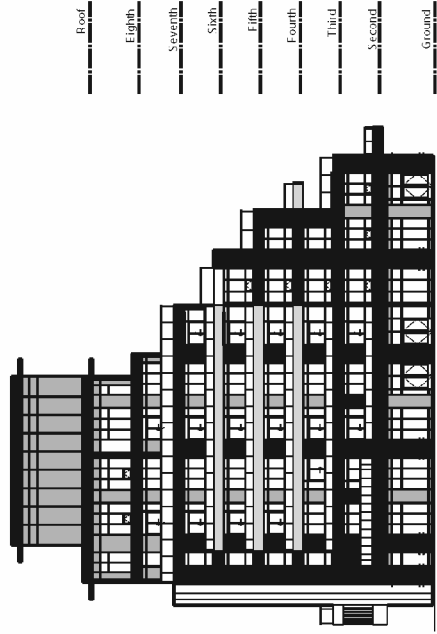
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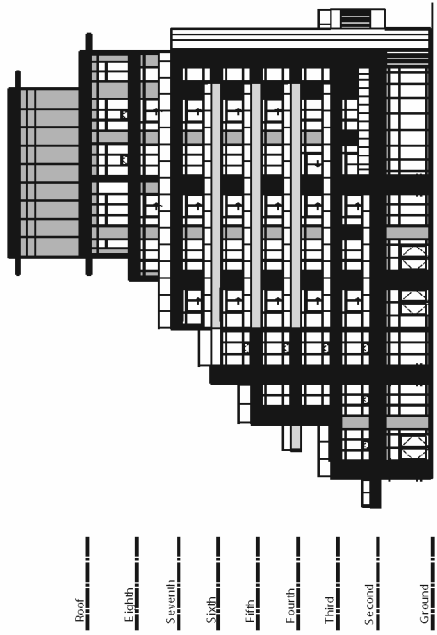
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Attachment 3 – East and West Elevations



West Elevation



East Elevation

695 - 717 Sheppard Avenue West

File # 07_129252 NMY 10 02

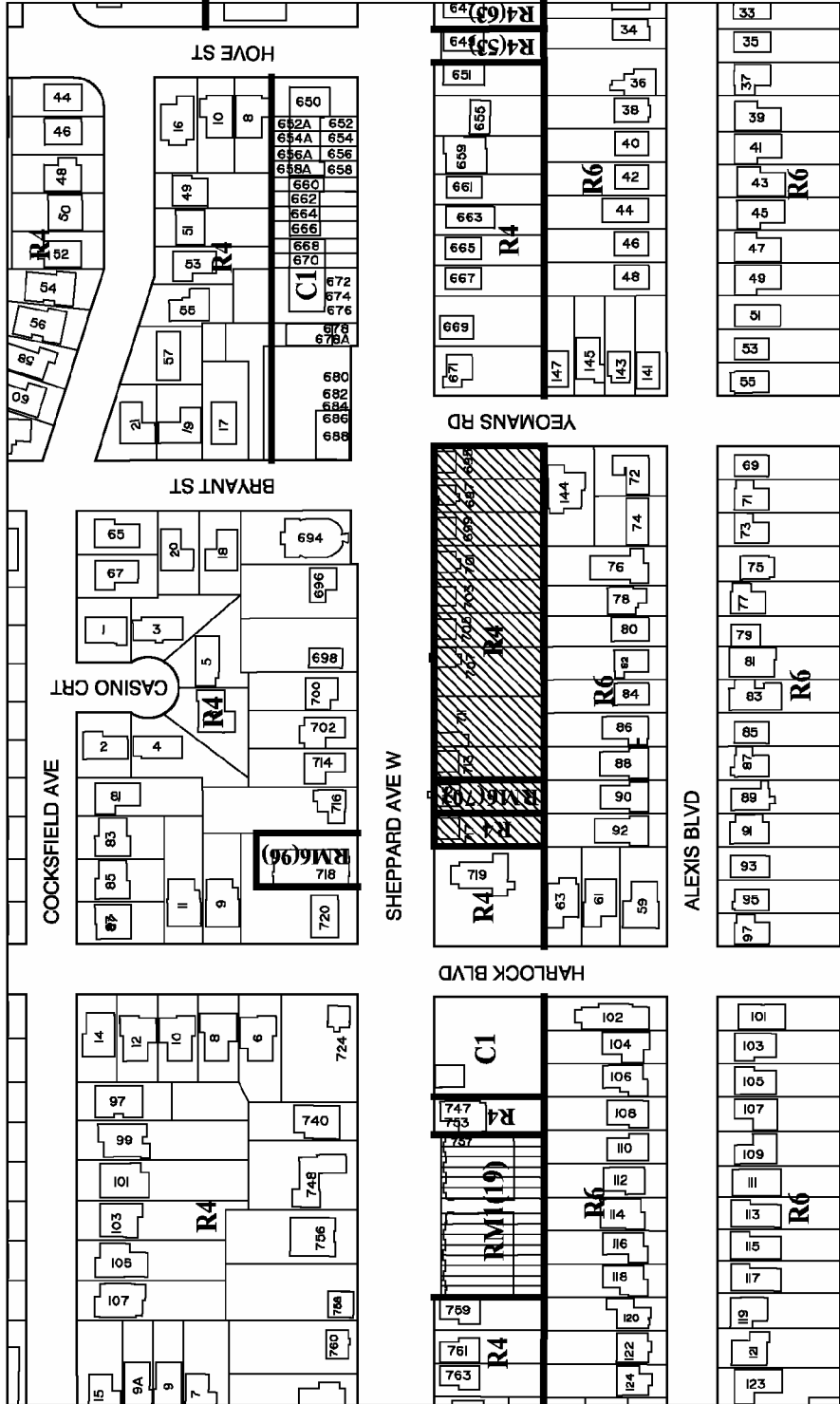
Elevations

Applicant's Submitted Drawing



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Attachment 4: Zoning



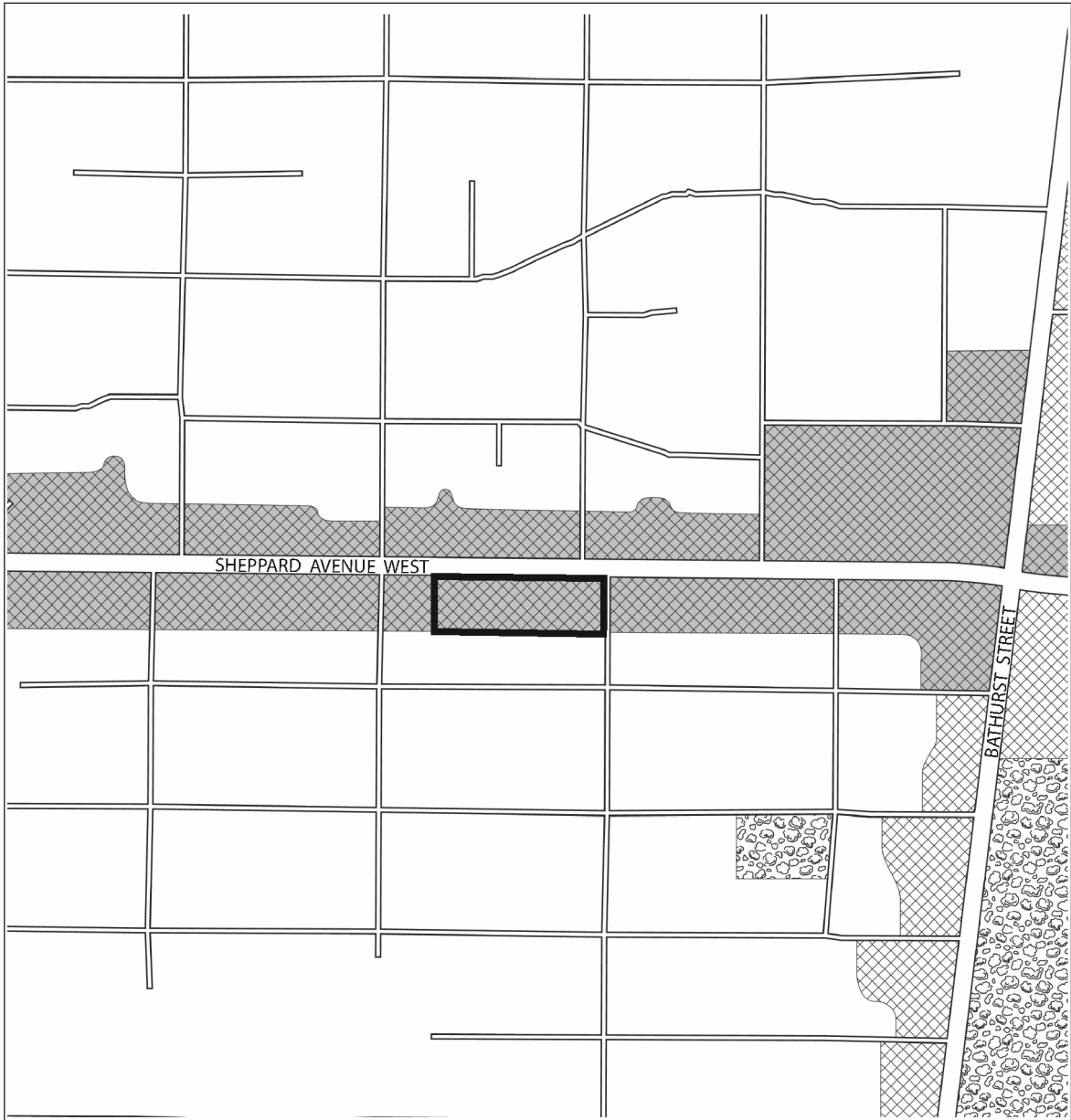
Toronto City Planning Division
Zoning
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R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 RM1 Multiple-Family Dwellings First Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
 Zoning Bylaw 7625
 Extracted 04/16/07

Attachment 5 – Official Plan



Toronto City Planning
Official Plan

695 - 717 Sheppard Avenue West

File # 07_129252

- | | | |
|--|---|---|
|  Neighbourhoods |  Mixed Use Areas |  Site Location |
|  Apartment Neighbourhoods |  Parks | |

↑
 Not to Scale
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Attachment 6 – Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 129252 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 29, 2007

Municipal Address: 695 SHEPPARD AVE W, TORONTO ON M3H 2S7
 Location Description: PLAN 1938 E PT LOT 14 **GRID N1004
 Project Description: Proposed construction of an 8-storey mixed use building consisting of 228 residential units and additional office and retail uses

Applicant:	Agent:	Architect:	Owner:
MAXXIMUM OUTDOOR INC.			ELM SHEPPARD INC

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: R4 & RM6(70)	Historical Status:
Height Limit (m):	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	7027.41	Height:	Storeys:	8	
Frontage (m):	159.97		Metres:	24.3	
Depth (m):	43.9				
Total Ground Floor Area (sq. m):	3200				Total
Total Residential GFA (sq. m):	21031		Parking Spaces:	320	
Total Non-Residential GFA (sq. m):	364		Loading Docks	0	
Total GFA (sq. m):	21395				
Lot Coverage Ratio (%):	45				
Floor Space Index:	3				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	21031	0
Bachelor:	0	Retail GFA (sq. m):	159	0
1 Bedroom:	132	Office GFA (sq. m):	205	0
2 Bedroom:	96	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	228			

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