

**758 - 764 Sheppard Avenue West
Official Plan and Zoning By-law Amendment Application
Preliminary Report**

Date:	May 6, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	10 109851 NNY 10 OZ

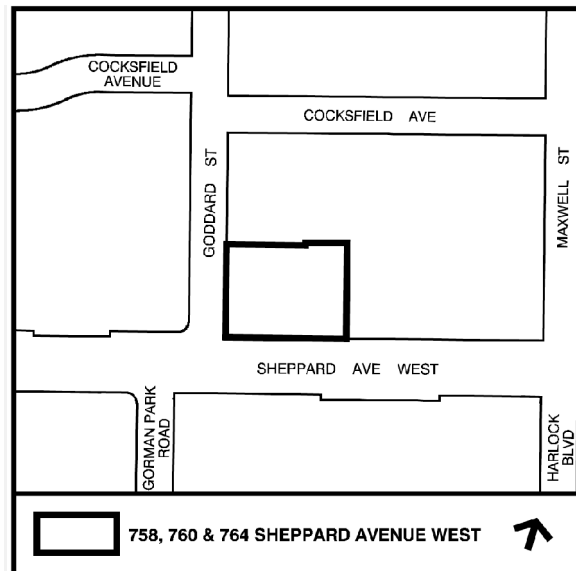
SUMMARY

This application was made on January 26, 2010 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 former City of North York Zoning By-law 7625 to permit the construction of a 9-storey mixed use building with commercial uses at grade and residential uses above at 758, 760 and 764 Sheppard Avenue West.

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

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor for June, 2010. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for early in 2011 provided any required information is submitted by the applicant 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.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Three pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 9-storey (26.51m) mixed-use building with 250m² of ground floor commercial space and 115 condominium apartment units above. A total gross floor area of 11,763m² is proposed resulting in a density of 3.5 times the area of the lot. A total of 136 parking spaces would be provided, 98 of which would be located below grade. The site statistics are presented on the Application Data Sheet (Attachment 5).

Site and Surrounding Area

The site is located on the northeast corner of the intersection of Sheppard Avenue West and Goddard Street. The land assembly has an overall site area of 3,400m² and a frontage of approximately 66 metres on Sheppard Avenue West and 53 metres on Goddard Street. The site currently contains a church located at 764 Sheppard Avenue West and two detached residential dwellings.

Land uses surrounding the subject site are as follows:

North: Single detached dwellings;

South: A mix of single detached dwellings, mid-rise mixed-use developments and commercial uses;

East: A mix of single detached dwellings, mid-rise mixed-use developments and commercial uses; and

West: Single detached dwellings and mid-rise developments.

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.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Map 2 of the Official Plan identifies this portion of Sheppard Avenue West 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. Map 4 of the Plan identifies Sheppard Avenue West as a possible higher-order transit corridor expansion opportunity and Map 5 identifies Sheppard Avenue West as a Transit Priority Segment demonstrating the intention of maintaining and improving transit service along this corridor over both the short- and long-term.

The Official Plan designates the site *Mixed Use Areas* which provides for a wide range of land uses to create animated districts along transit routes that provide opportunities to rely less on private automobile trips. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in these districts is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

The site is located within the Sheppard West/Dublin Secondary Plan. The objectives of this Secondary Plan are similar to those of the *Avenues* in structuring growth along this transit corridor. The site is designated *Mixed Use Area 'B'*. This designation 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 30 meters. Given the frontage of the development lands and the mix of uses being proposed, the maximum density permitted is 2.0 times the area of the lot.

The maximum height provided for by the Secondary Plan is five storeys with the height of any building, or portion thereof, not exceeding the horizontal distance separating that

building, or portion thereof, from any lands designated *Neighbourhoods*. The minimum rear yard setback requirement is 9.5m.

Zoning

The subject lands are zoned “R4” (One-Family Detached Fourth Density Zone) in the former City of North York Zoning By-law 7625. This zone permits single detached dwellings and accessory uses. A limited number of institutional and recreational uses as well as home occupations are also permitted in this zone.

Site Plan Control

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

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a tree inventory and preservation plan has 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 amendment to the Secondary Plan is required as the applicant is proposing a 9-storey mixed use building with a density of 3.5 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

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Architectural Drawings
- Traffic Impact Study
- Arborist Report
- Schematic Landscape Drawings

A Notification of Incomplete Application was issued on March 5, 2010 that identified that a Planning Rationale and a Servicing Report (including stormwater management considerations) were required for a complete application.

The Planning Rationale Report was submitted on March 10, 2010 and initial servicing information was submitted with the original application submission. While Technical Services have requested a further level of detail related to servicing information, a Notification of Complete Application was issued on April 17, 2010.

Issues to be Resolved

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

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

1. The appropriateness of the proposed increase in height and density;
2. The compatibility of the proposed development within the surrounding neighbourhood context;
3. The design and articulation of the front façade to encourage a design which distinguishes this building from other mid-rise buildings existing on Sheppard Avenue West;
4. The submission of background material at an appropriate level of detail needed to complete the technical assessment of the proposal;
5. The traffic impacts of the proposal including parking demand and loading area design;
6. The impact of a road widening requirement on the site layout;
7. The adequacy of the proposed indoor and outdoor residential amenity space; and
8. The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

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

CONTACT

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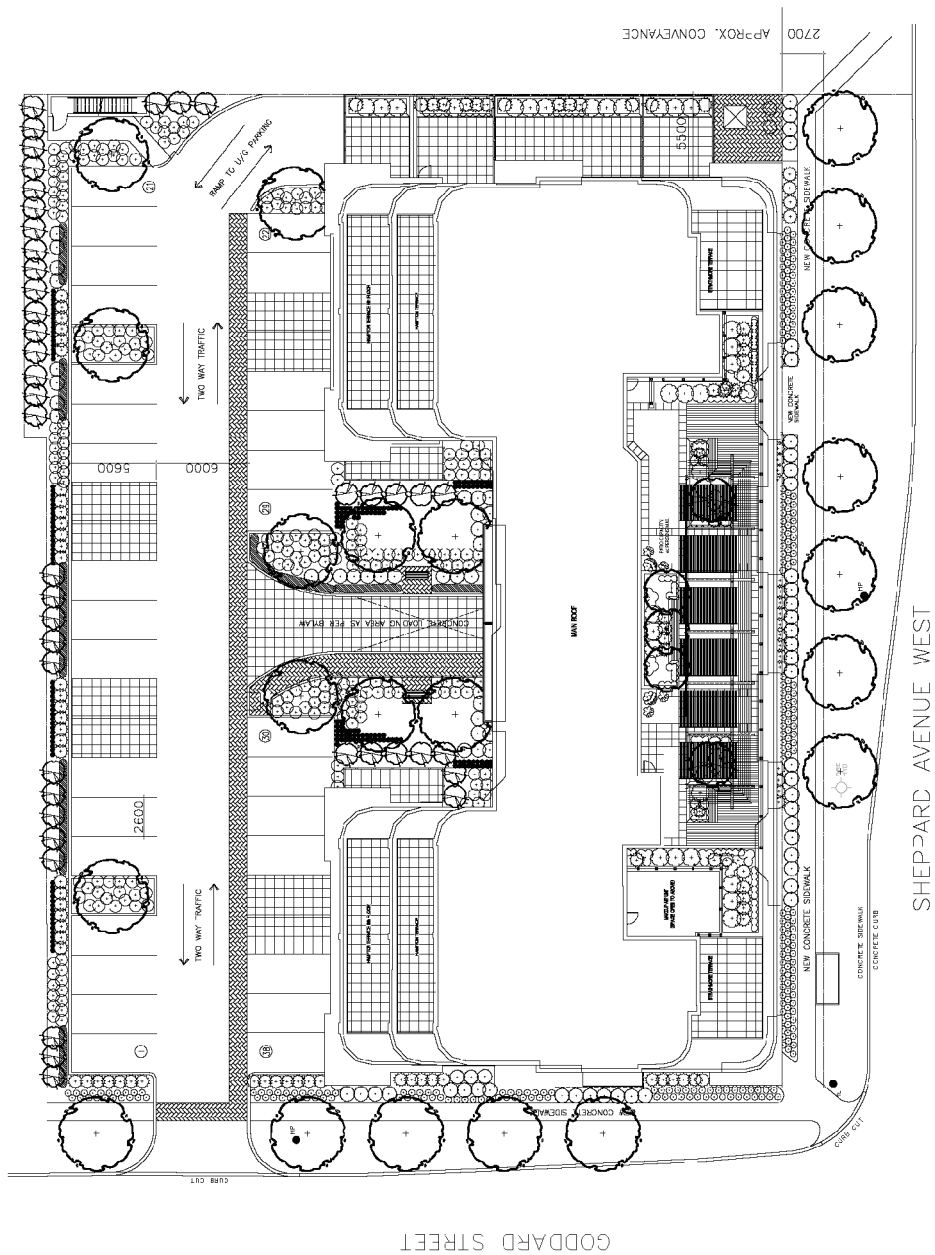
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North and South Elevations
Attachment 2b: East and West Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan

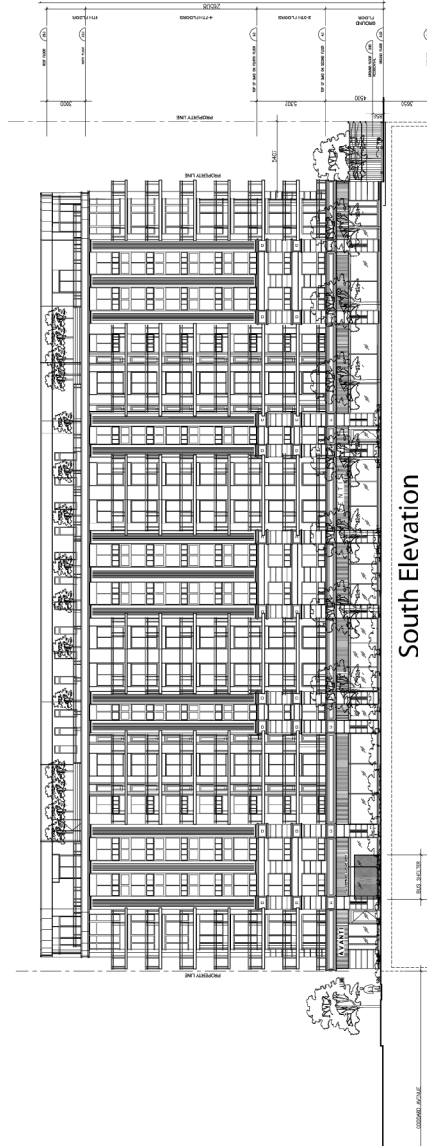
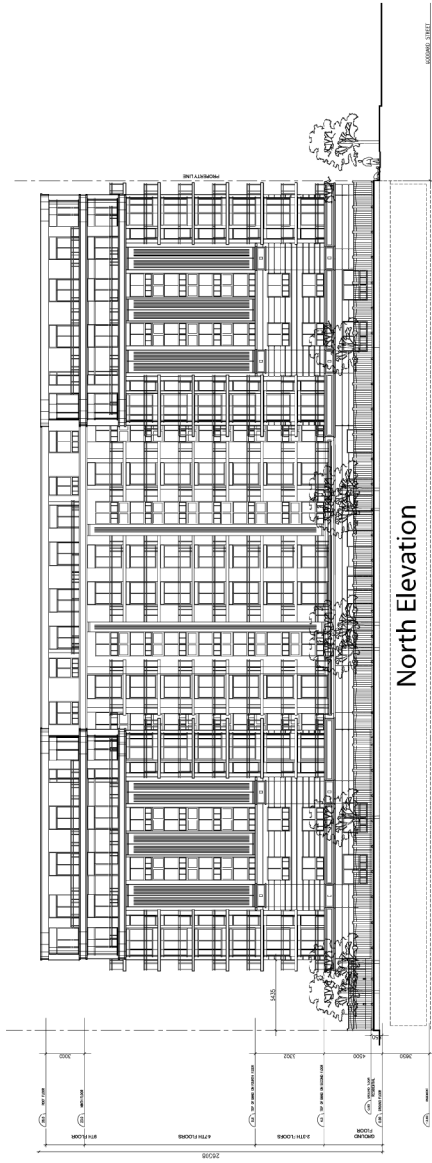


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 04/21/2010

758, 760 and 764 Sheppard Avenue West

File # 10_109851

Attachment 2a: North and South Elevation



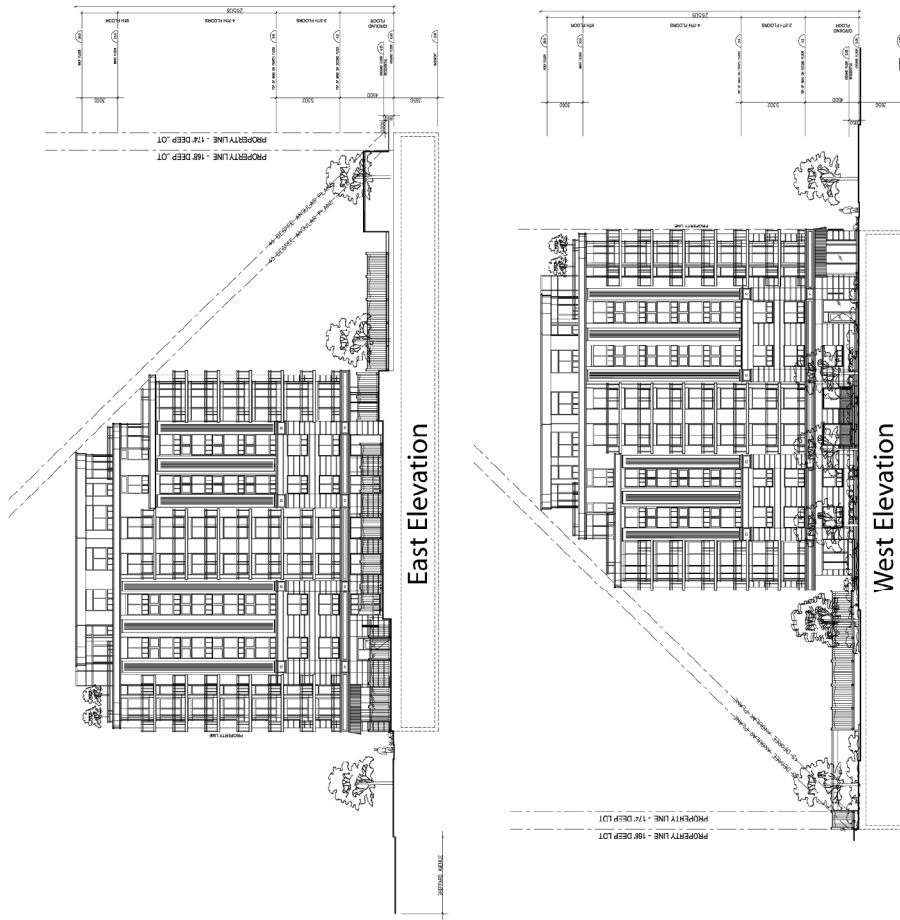
758, 760 + 764 Sheppard Avenue West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/04/2010

File # 10_109851

Attachment 2b: East and West Elevations



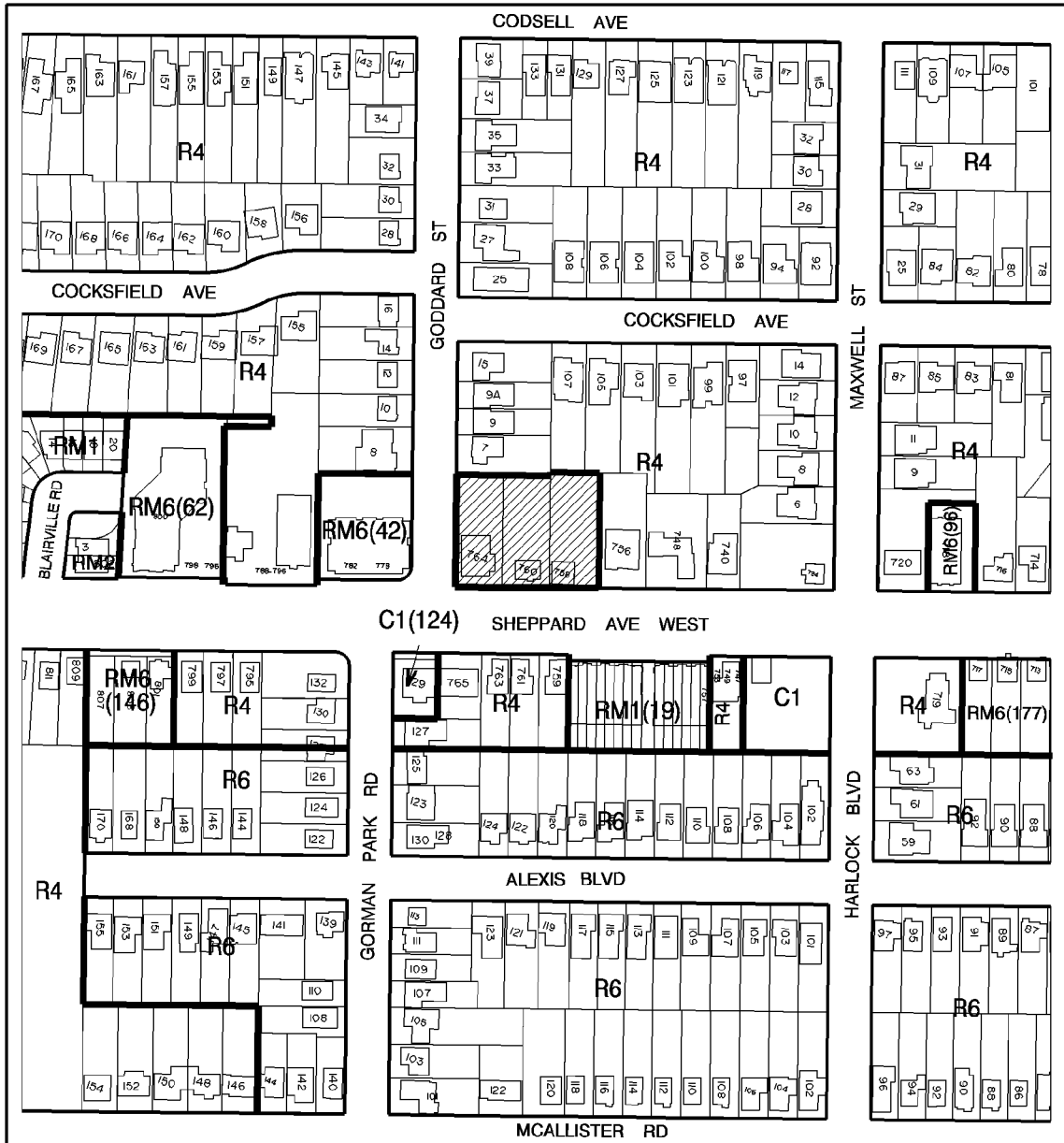
Elevations
Applicant's Submitted Drawing

Not to Scale
05/04/2010

758, 760 + 764 Sheppard Avenue West

File # 10_109851

Attachment 3: Zoning



758, 760 & 764 Sheppard Avenue West

File # 10_109851

- R4 One Family Detached Dwelling Fourth Density Zone
- R6 One Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

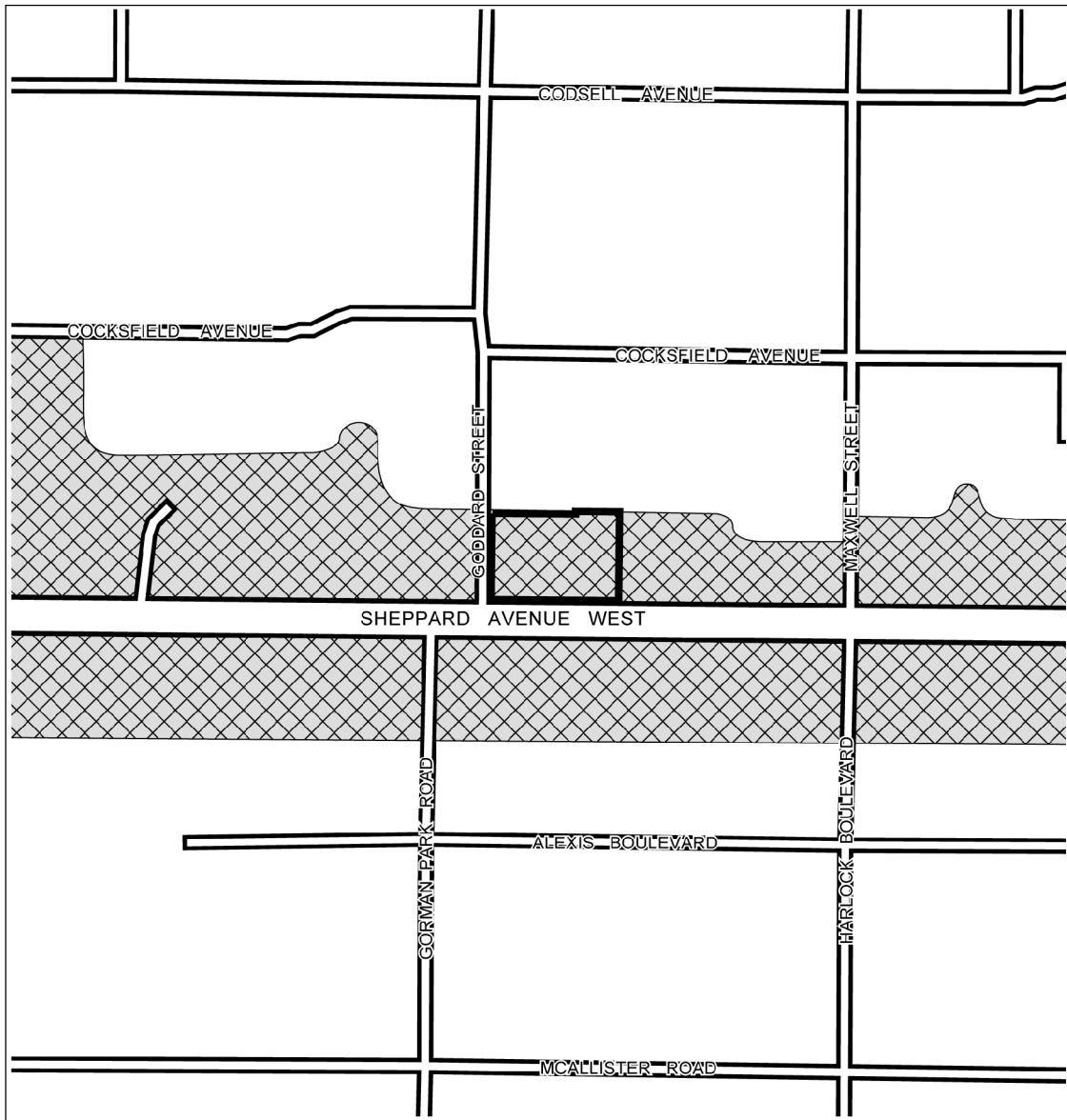
C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 03/23/2010

Attachment 4: Official Plan



Attachment 5: Application Date Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 109851 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 26, 2010

Municipal Address: 758, 760 & 764 SHEPPARD AVENUE WEST
 Location Description: PLAN 3062 LOT 8 **GRID N1003
 Project Description: Proposed mixed use condominium building

Applicant:	Agent:	Architect:	Owner:
2148425 ONTARIO LIMITED		Kregg Fordyce Architect	2148425 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	3397.88	Height:	Storeys:	9
Frontage (m):	65.67		Metres:	26.51
Depth (m):	52.74			
Total Ground Floor Area (sq. m):	1227			Total
Total Residential GFA (sq. m):	11513		Parking Spaces:	136
Total Non-Residential GFA (sq. m):	250		Loading Docks	1
Total GFA (sq. m):	11763			
Lot Coverage Ratio (%):	37.6			
Floor Space Index:	3.46			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	14
2 Bedroom:	97
3 + Bedroom:	4
Total Units:	115

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	11513	11513	0
Retail GFA (sq. m):	250	250	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0