

**500 Sheppard Avenue East - OPA & Rezoning
Applications - Preliminary Report**

Date:	May 31, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	11 173715 NNY 23 OZ

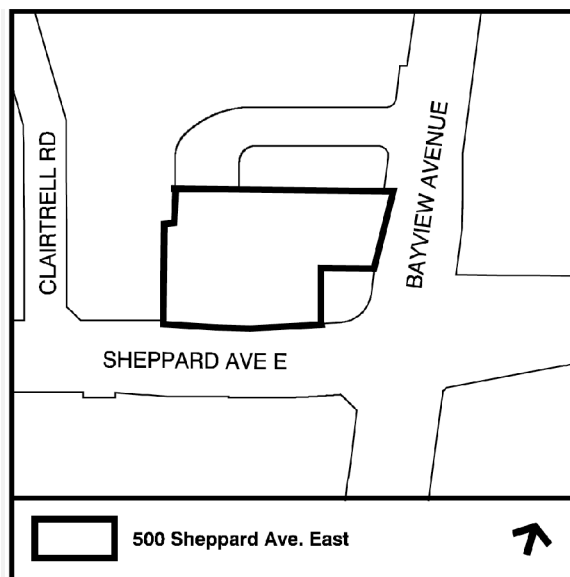
SUMMARY

These applications propose to amend the Official Plan and Zoning By-law to permit the construction of a 29-storey (90 metre) residential building containing 220 units, and a linked 5-storey (18.80 metre) office building. The mixed use development would provide 320 on-site parking spaces.

The site specific Official Plan amendment is requesting to increase the density permission from 3.0 to 4.33 FSI and to delete the lands from the Teagarden Court/Mallingham Court/Clairetrell Road Area (Section 4.2.2.1) of the Sheppard East Subway Corridor Secondary Plan. The Zoning By-law Amendment proposes to amend By-law 7625 to rezone the lands from C1 to a site specific RM6 to permit the proposed development.

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 recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and public meeting under the *Planning Act* to consider the application is targeted for late 2011 or early 2012, provided that the issues raised in this report and through the review of the application are satisfactorily resolved and that any requested information and revised application 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 for the lands at 500 Sheppard Avenue East 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

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the Sheppard East Subway Corridor Secondary Plan and the former City of North York Zoning By-law No.7625. The proposal is to demolish the existing 3-storey commercial building and redevelop the site for a mixed-use project consisting of a 29-storey residential building and a linked 5-storey office building.

The residential building would be a terraced point-block containing 220 condominium apartment units and sitting atop a 2-storey base podium situated close to both the Sheppard and Bayview Avenue street frontages and designed to accommodate indoor amenity space and 719 sq.m. of grade related retail uses. The residential building has been designed to wrap the abutting City-owned parkette at the Sheppard/Bayview intersection. The office building would be stepped and has been designed to complement the residential building by continuing the 2-storey base building along the Sheppard Avenue frontage.

The development statistics for the overall development is provided below:

Key Site/Proposal Statistics:

Site Area:	5,730.5 sq.m.
Building Footprint:	1,771 sq.m or 31% of the site
Landscape Area both Hard & Soft:	2,357 sq.m. = 41%

Total Gross Floor Area:	25,449 sq.m.
Residential GFA:	21,480 sq.m. (incl. 602 sq.m. incentive for indoor Res amenity area)
Commercial GFA:	3,969 sq.m (3,250 sq.m. of office and 719 sq.m. of retail)
Total Density/FSI:	4.33
Residential FSI:	3.64 (based on 20,878 GFA excludes 602 sq.m. indoor Res amenity)
Commercial FSI:	0.69
Height:	
Residential Building:	29-storeys (90 m)
Commercial Building:	5 storeys (18.80 m)

A total of 320 parking spaces would be provided, 78 spaces are to be shared between the office, retail and residential visitor parking spaces. A total of 242 parking spaces are to be provided for residents. Vehicular access to and from the site is proposed with full-movement driveways along both Bayview Avenue and Sheppard Avenue.

Site and Surrounding Area

The site currently contains a 3,821 sq.m., 3-storey, commercial building. A subway entrance is located directly adjacent to the subject site along the Bayview Avenue frontage.

The land uses surrounding the site include:

West: a 14-storey building and 3-storey townhouses, west of Clairtrell Avenue is another 14 storey building;

North: Mallingham Court with 3-storey townhouses

East: Bayview Avenue, with the 15-storey "Arc" residential building and further east the Bayview Village Shopping Centre. The southeast quadrant of Bayview Avenue and Sheppard Avenue East contains a service station, YMCA facility and a mix of new higher density residential developments.

South: City parkette is located directly in front of the subject site at the northwest corner of Bayview Avenue and Sheppard Avenue East. A service station is located at the southwest corner of Sheppard Avenue and Bayview Avenue, across from the site.

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

The subject property is designated as *Mixed Use Areas* in the Official Plan. These areas are to consist 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 Official Plan also includes development criteria in *Mixed Use Areas*. Generally, it is the intent that development will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- provide for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries, and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Sheppard East Subway Corridor Secondary Plan

The lands are also within the Sheppard East Subway Corridor Secondary Plan which provides policies for transit-supportive development. The lands are part of a 'key development area' around the Bayview subway station node, and within that area, the Teagarden Court/Mallingham Court/Clairtrell Road Area (Section 4.2.2.1). The Secondary Plan policies indicate this area is to be redeveloped primarily with residential uses. The lands located closest to the arterial roads and rapid transit station are assigned a *Mixed Use Areas* designation with a density of 3.0 times the lot area, which includes the subject lands.

Within the Teagarden Court/Mallingham Court/Clairtrell Road Area, comprehensive assemblies are encouraged to achieve the maximum permitted density and to prevent piecemeal development. There are also policies related to density incentive permissions, establishment of a park space, coordination of development applications in the context of the surrounding area, and development sensitivity to the remaining lands within the key development area and their existing uses and built forms.

Context Plan

The Sheppard East Subway Corridor Secondary Plan directs that a Context Plan be prepared for the area as a guide to evaluating development applications in the area. The "Clairtrell Area Context Plan" was approved by City Council at its April 2005 meeting. As stated in the Context Plan, it is built on the area-specific objectives and requirements of the Sheppard East Subway Corridor Secondary Plan, and includes development, urban design and open space guidelines and diagrams. It provides a framework for Council's evaluation of development applications in this area including zoning amendments and site plan approval. As shown on the "Building Height and Structure Diagram" from the Context Plan, a Gateway Building having a height of 14-15 storeys (42.5 metres) is identified for the subject site, as shown on "Attachment 9".

Zoning

The lands are zoned C1 in the former City of North York Zoning By-law No. 7625. Subject to certain restrictions, the C1 zone permits a variety of residential uses, a mix of commercial uses (such as restaurants, retail stores, banks, business and professional offices, theatres, funeral establishments, parking lots, service stations and accessory uses).

Site Plan Control

A Site Plan Control application has yet to be submitted, although a comprehensive set of drawings and supporting documents were provided with the subject application. A Site Plan Control application will be required to allow a comprehensive review of the proposal to be completed.

Tree Preservation

Urban Forestry staff are reviewing the development plans to determine the impact on any existing mature trees. The owner will be required to obtain the necessary permits prior to removing any trees.

Reasons for the Application

The Official Plan Amendment is proposing to amend the Sheppard East Subway Corridor Secondary Plan to increase in density from 3.0 FSI to 4.33 FSI and to delete the site from the Teagarden Court/Mallingham Court/Clairtrell Road Area (Section 4.2.2.1). The applicant is also requesting a modification to the "Building Height and Structure Diagram" to reflect an increase in height from 14-15 storeys (42.5 metres) to 29 storeys (90 metres).

The Zoning By-law Amendment has been submitted to establish the permitted uses and development standards for the proposed development related to, among other details, maximum height, commercial and residential floor area, number of residential units, parking and loading requirements, building envelopes and required landscape and amenity space.

COMMENTS

Application Submission

Along with a comprehensive set of plans, the following reports/studies were submitted with the application:

Reports/Studies include:

- Planning Justification Report;
- Traffic Impact Study;
- Parking Assessment;
- Functional Servicing Report;
- Stormwater Management Report;
- Pedestrian Level Wind Preliminary Assessment;
- Arborist Report/Tree Preservation Plan; and
- Archaeological Assessment

A Notification of Complete Application was issued on May 13, 2011.

Issues to be Resolved

On a preliminary basis, a number of significant issues have been identified that will need to be addressed. There are concerns with conformity with Official Plan policies, including the policies of the Sheppard East Subway Corridor Secondary Plan and the proposed removal of the site from the Teagarden Court/Mallingham Court/Clairtrell Road Area (Section 4.2.2.1) in the Sheppard East Subway Corridor Secondary Plan. The applicant is proposing a significant change to the building height and density envisioned for this location by the Sheppard East Subway Corridor Secondary Plan. The Clairtrell Area Context Plan references a 14-15 storey building at this corner whereas the applicant is proposing 29-storeys, and is requesting that the permitted density in the Secondary Plan be increased from 3.0 FSI to 4.33 FSI. There are also concerns with traffic, access/number of curb cuts, parking and on site operations as well as with the property lines shown on the plans, particularly along the Bayview Avenue frontage. Additional matters to be resolved include parkland requirements and Section 37 requirements, as noted in the Sheppard East Subway Corridor Secondary Plan.

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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Fax No. 416-395-7155
E-mail: mchlon@toronto.ca

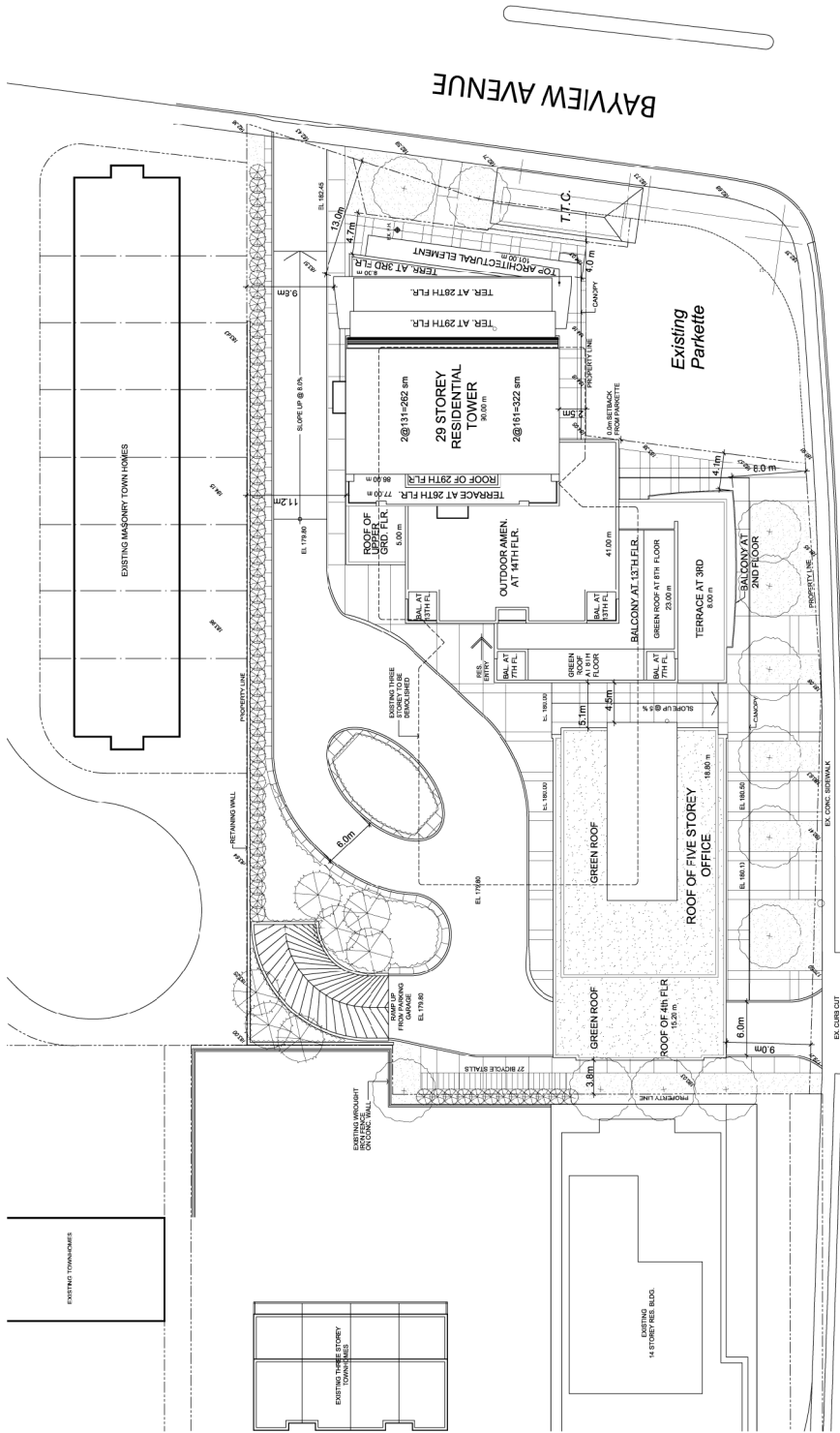
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan as provided by applicant
- Attachment 2: South Elevation as provided by applicant
- Attachment 3: North Elevation as provided by applicant
- Attachment 4: West and East Elevation as provided by applicant
- Attachment 5: Zoning
- Attachment 6: Official Plan – Land Use Map
- Attachment 7: Sheppard East Subway Corridor Secondary Plan, Key Development Areas
- Attachment 8: Sheppard East Subway Corridor Secondary Plan, Specific Development Policies
- Attachment 9: Clairtrell Area Context Plan – Building Height & Structure Diagram
- Attachment 10: Application Data Sheet

Attachment 1: Site Plan [as provided by applicant]



SHEPPARD AVENUE EAST

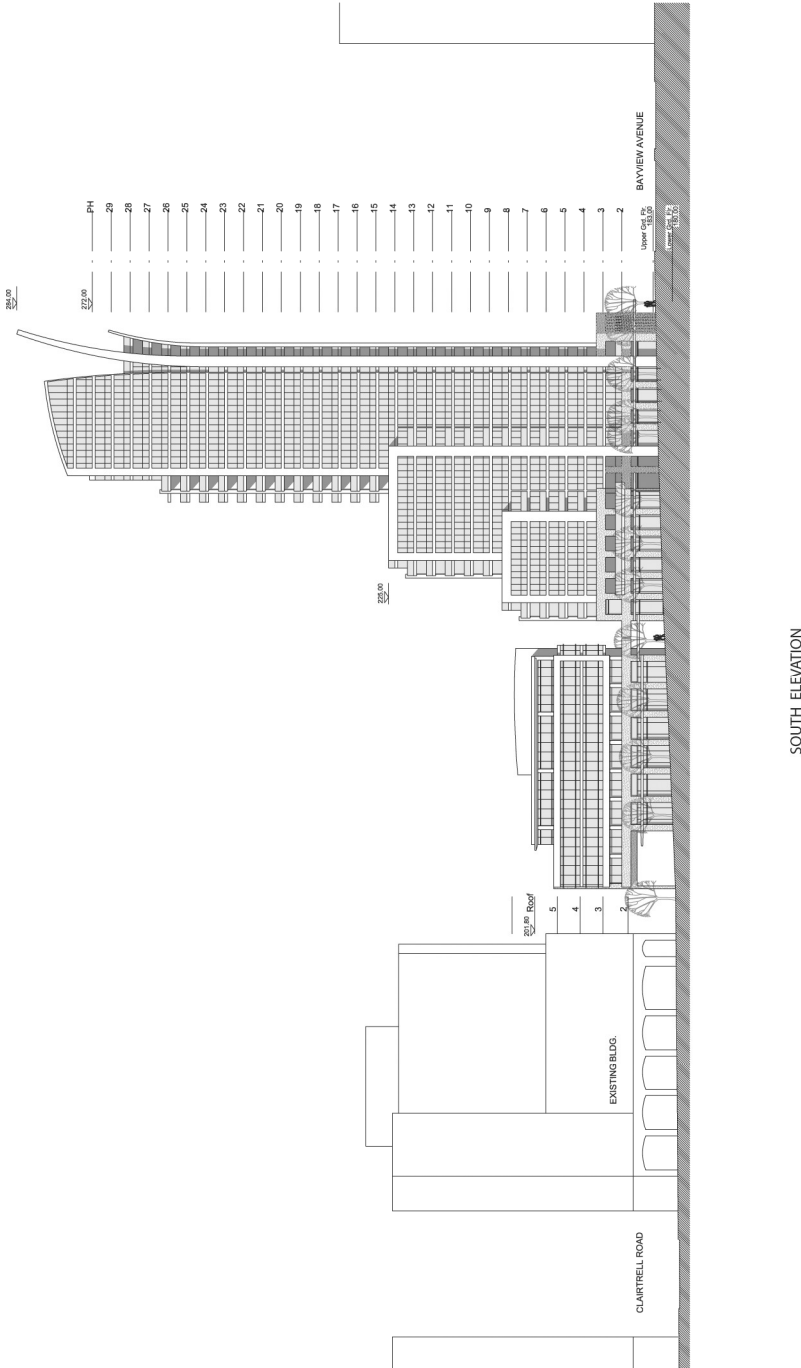
500 Sheppard Ave. East

Site Plan
Applicant's Submitted Drawing

Not to Scale
05/17/2011

File # 11 173715 NNY 23 0Z

Attachment 2: South Elevation [as provided by applicant]



500 Sheppard Ave. East

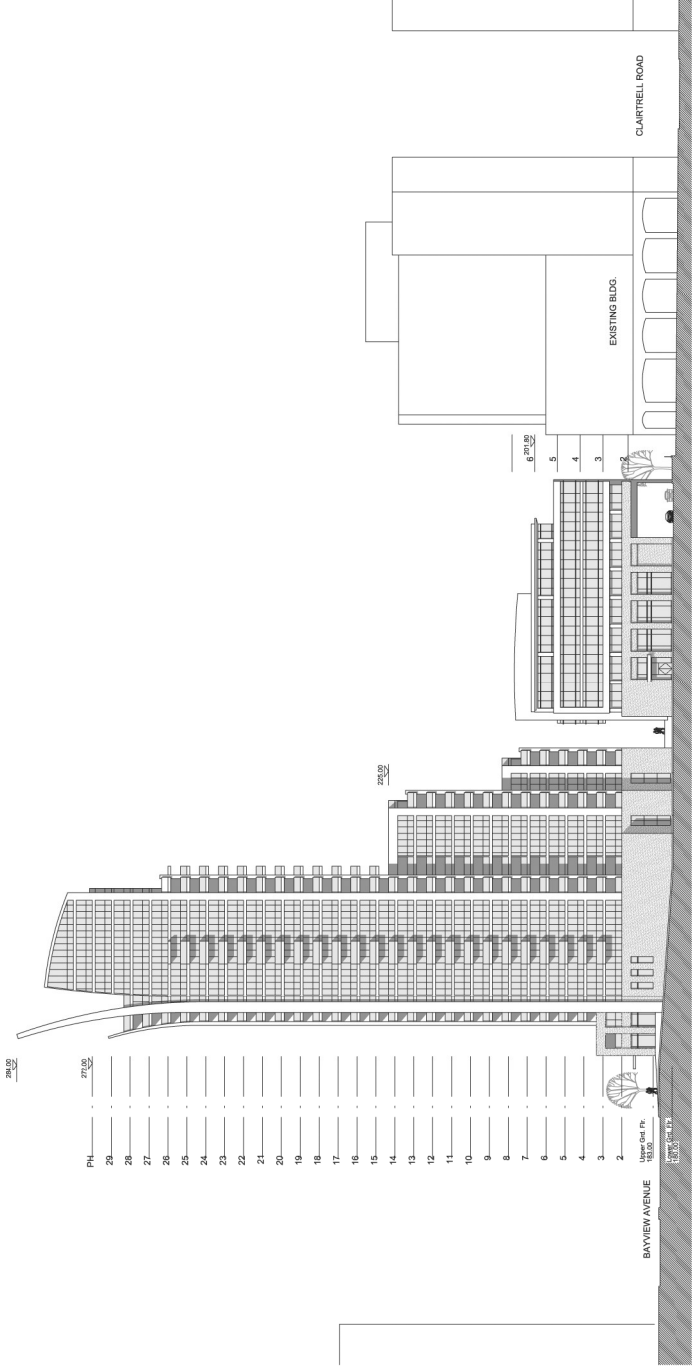
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Elevations

Applicant's Submitted Drawing

Not to Scale
05/17/2011

Attachment 3: North Elevation [as provided by applicant]

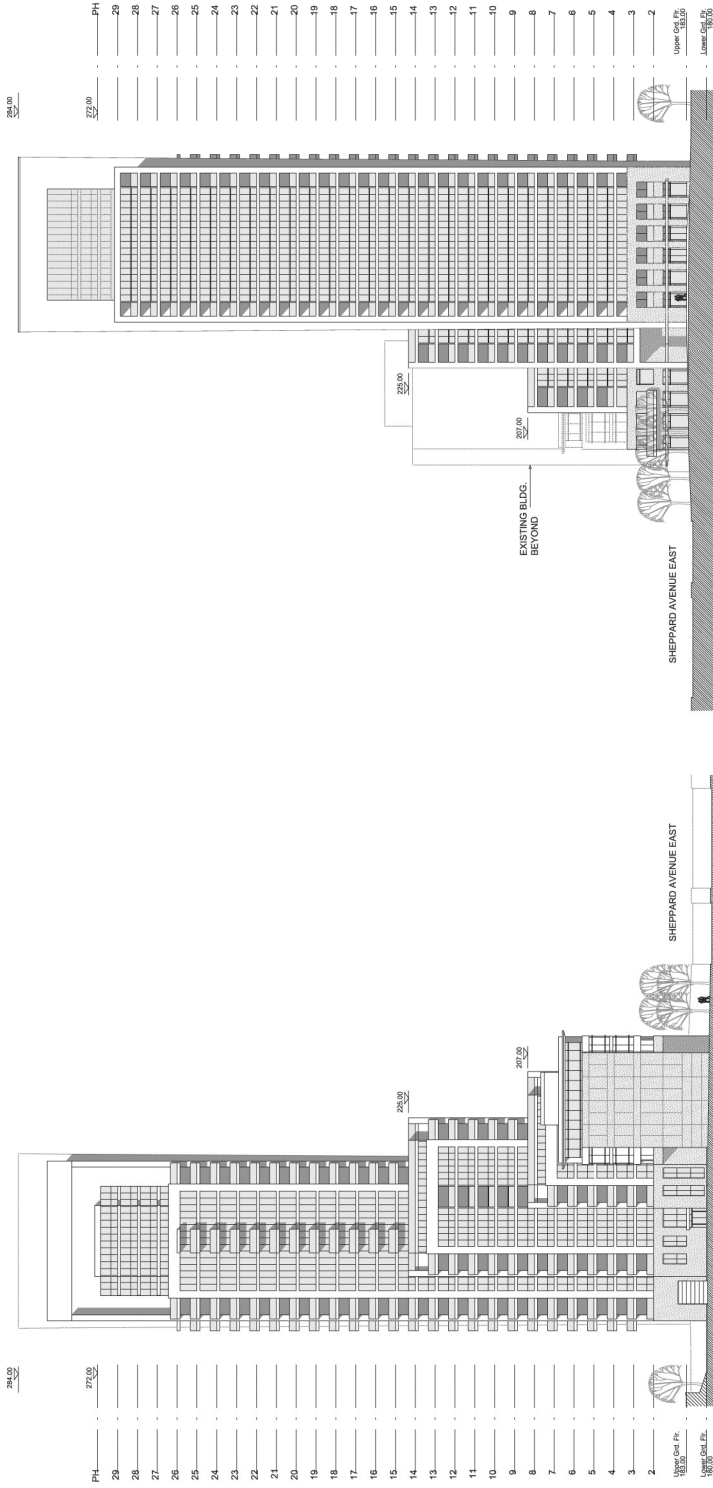


NORTH ELEVATION

Elevations
Applicant's Submitted Drawing
 Not to Scale
 05/17/2011

500 Sheppard Ave. East
 File # 11 173715 NNY 23 0Z

Attachment 4: West and East Elevation [as provided by applicant]



EAST ELEVATION

WEST ELEVATION

500 Sheppard Ave. East

Elevations

Applicant's Submitted Drawing

Not to Scale
05/17/2011

File # 11 173715 NNY 23 0Z

Attachment 5: Zoning



Toronto City Planning
Zoning

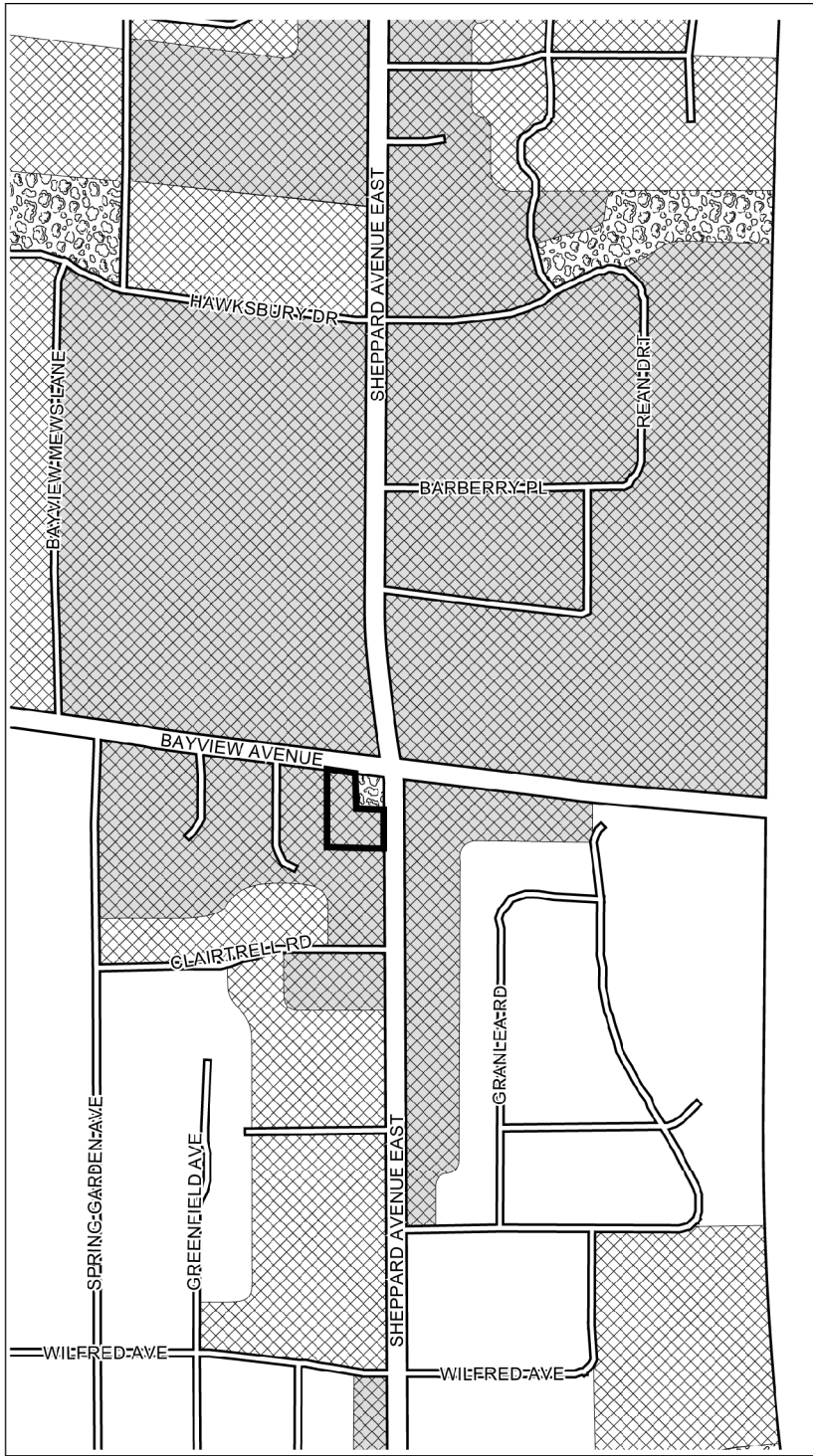
500 Sheppard Ave. East
 File # 11 173715 NMY 23 0Z

Not to Scale
 Zoning Bylaw 7625
 Extracted 05/17/2011

- R3 One Family Detached Dwelling Third Density Zone
- R4 One Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM3 Multiple Family Dwellings Third Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Central Zone
- C7 Mixed Use Commercial Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category







Attachment 6: Official Plan – Land Use Map



500 Sheppard Ave. East

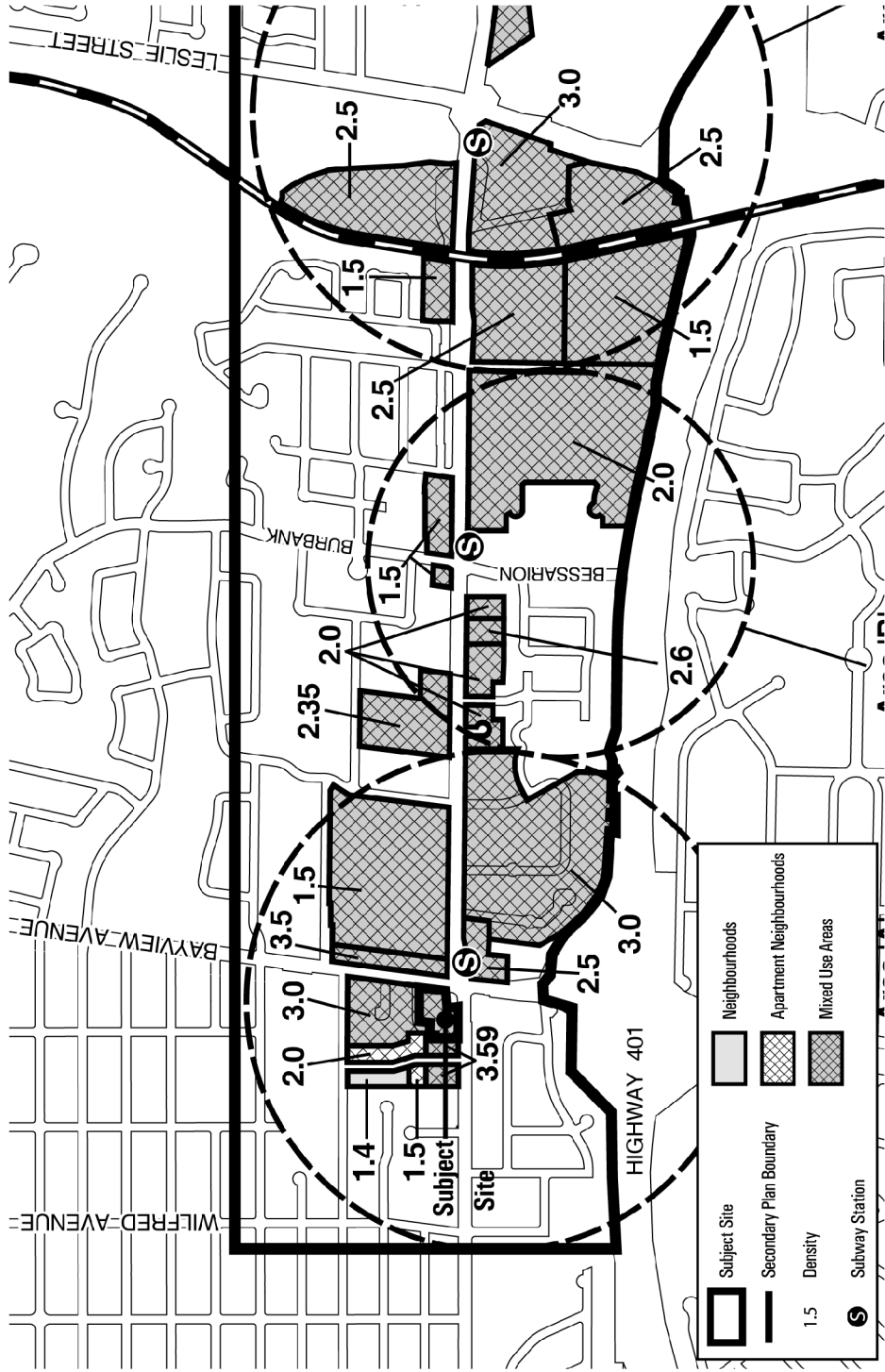


File# 11 173715 NMY 23 0Z

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

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**Attachment 7: Sheppard East Subway Corridor Secondary Plan,
Key Development Areas**



500 Sheppard Ave. East

Sheppard East Subway Corridor Secondary Plan

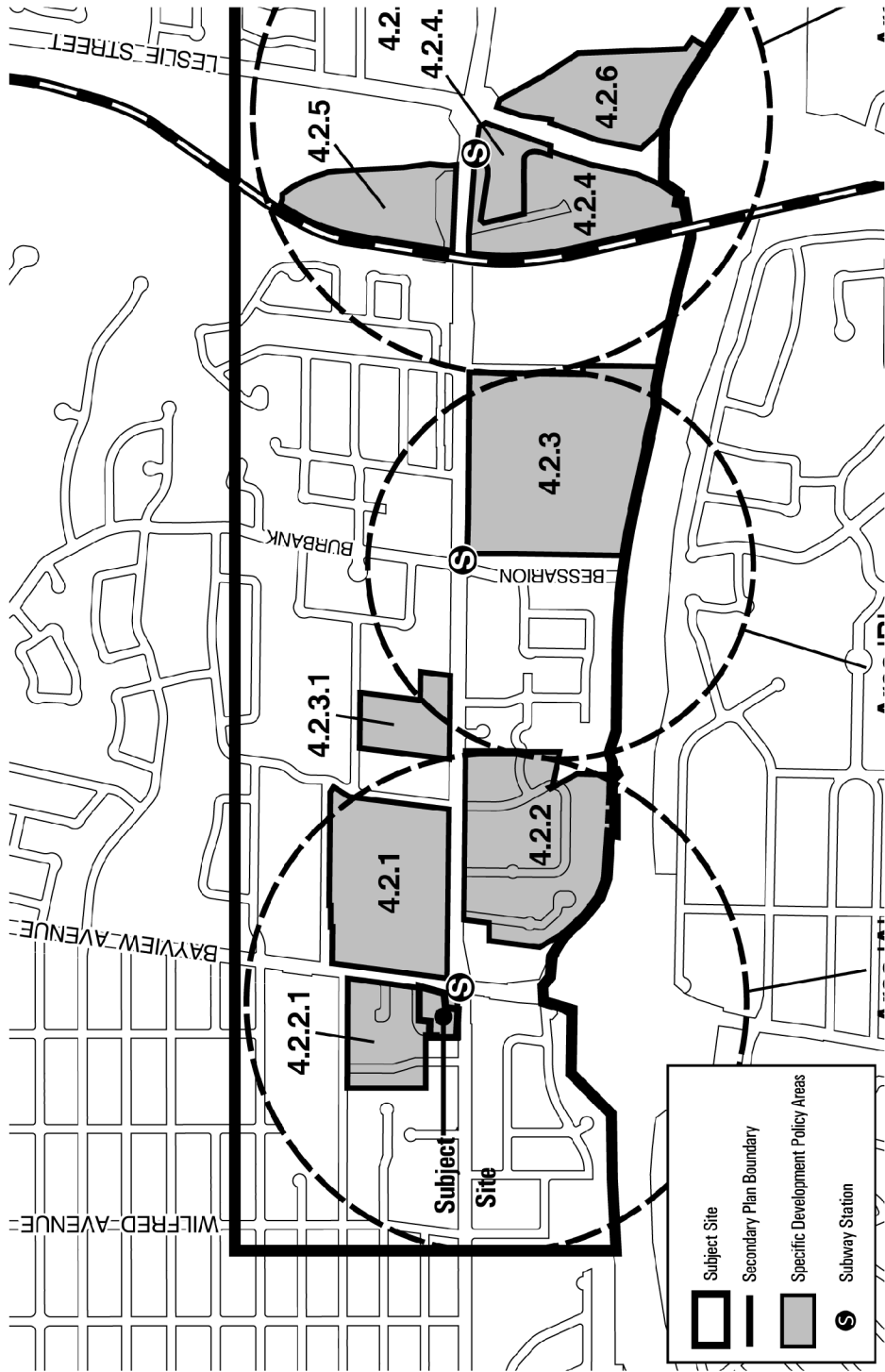
MAP 9.2 Key Development Areas

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File # 11 173715 MNY 23 0Z



**Attachment 8: Sheppard East Subway Corridor Secondary Plan,
Specific Development Policies**



500 Sheppard Ave. East

Sheppard East Subway Corridor Secondary Plan

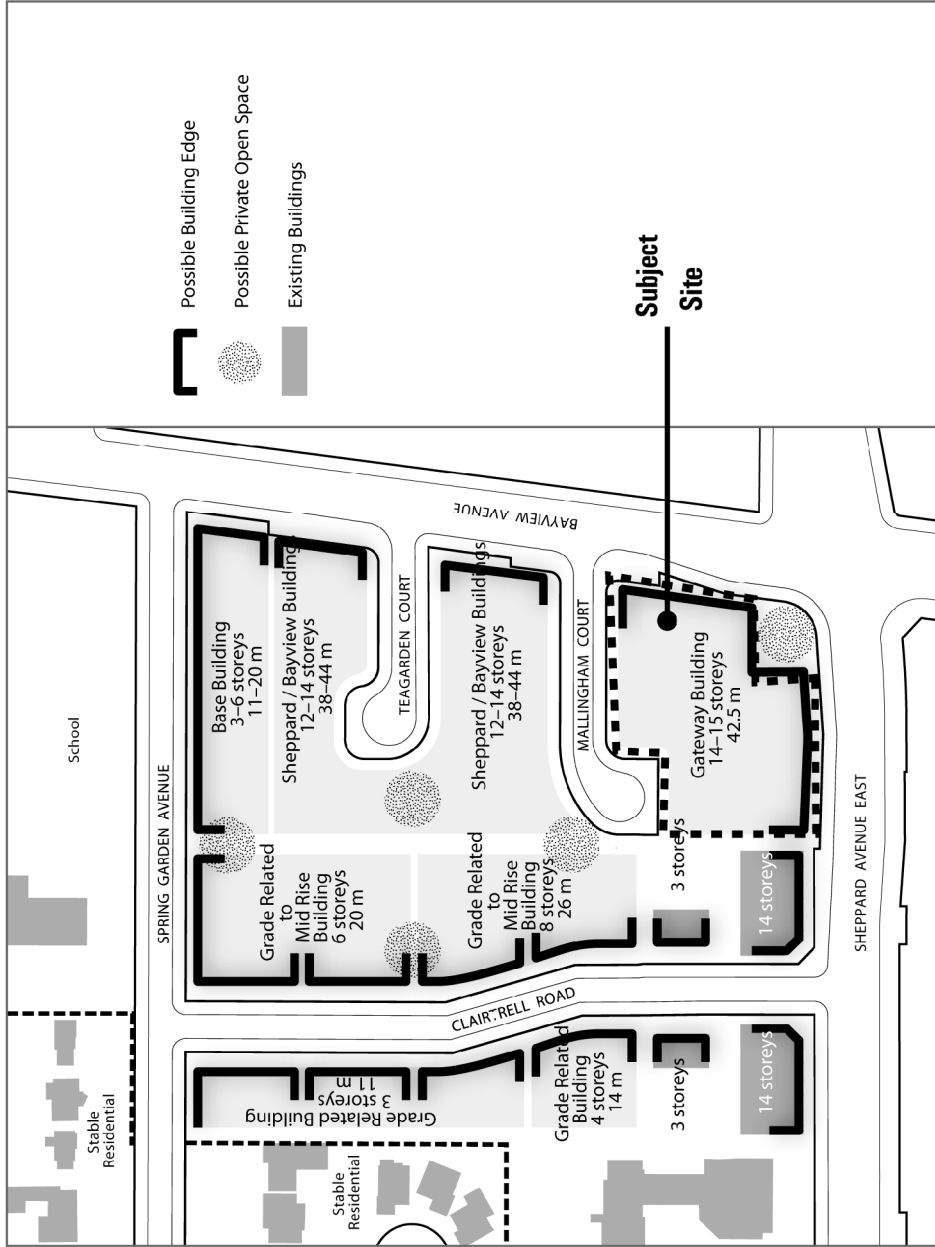
MAP 9.3 Specific: Development Policies

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05/17/2011

File # 11 173715 MNY 23 0Z



**Attachment 9: Clairtrell Area Context Plan –
Building Height & Structure Diagram**



500 Sheppard Ave. East

Building Height & Structure Diagram

Clairtrell Area Context Plan

Not to Scale
06/17/2011

File # 11 173715 NNY 23 0Z

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 173715 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 13, 2011

Municipal Address: 500 SHEPPARD AVE E
 Location Description: Northwest corner of Bayview Avenue and Sheppard Avenue East.
 Project Description: 29 storey residential building and a 5 storey office

Applicant:	Agent:	Architect:	Owner:
CAROL-ANNE MUNROE Sorenson Gravely Lowes Planning Associates Inc.		Page + Steele	MALLPAKS DEVELOPMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	(Section 4.2.2.1) of the Sheppard East Subway Corridor Secondary Plan
Zoning:	C1	Historical Status:	
Height Limit (m):	9.2	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	5730.5	Height:	Storeys:	29	
Frontage (m):	95		Metres:	90	
Depth (m):	60				
Total Ground Floor Area (sq. m):	1780				Total
Total Residential GFA (sq. m):	21480		Parking Spaces:	320	
Total Non-Residential GFA (sq. m):	3969		Loading Docks	1	
Total GFA (sq. m):	25449				
Lot Coverage Ratio (%):	31				
Floor Space Index:	4.33				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	21480	0
Bachelor:	0	Retail GFA (sq. m):	719	0
1 Bedroom:	113	Office GFA (sq. m):	3250	0
2 Bedroom:	104	Industrial GFA (sq. m):	0	0
3 + Bedroom:	3	Institutional/Other GFA (sq. m):		0
Total Units:	220			