

719 Sheppard Avenue West - Official Plan and Zoning Amendment Application - Preliminary Report

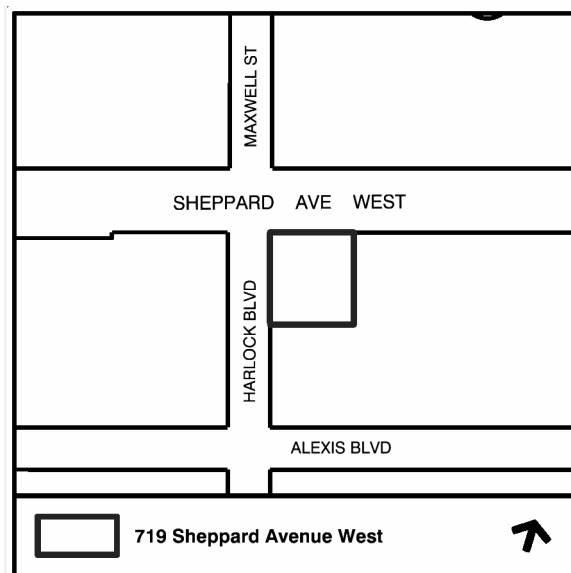
Date:	March 15, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	13 115551 NNY 10 OZ

SUMMARY

This application proposes to amend the Official Plan and former City of North York Zoning By-law No. 7625 to permit the development of a 9-storey residential building with 90 dwelling units and 87 underground parking spaces at 719 Sheppard Avenue West.

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

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the last quarter of 2013 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 for the lands at 719 Sheppard Avenue West 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 under 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 is proposing a nine-storey (30.55-metre), 90-unit, residential building on the south side of Sheppard Avenue West, immediately east of Harlock Boulevard. A total of 6,816m² of gross floor area is proposed which would result in a density of 3.88 times the area of the lot. Of the 90 residential units, 1 is proposed to be a studio unit, 78 are proposed to be 1-bedroom units, 10 are proposed to be 2-bedroom units and 1 is proposed to be a 3-bedroom unit. A total of 87 parking spaces are proposed on 3 underground levels, including 14 spaces for visitors. A total of 68 bicycle parking spaces are proposed, including 14 bicycle parking spaces for visitors. Additional site statistics are presented in the Application Data Sheet (Attachment 5).

The applicant is proposing to demolish the existing place of worship and the accessory structures on the development site.

Site and Surrounding Area

The site is located on the southeast corner of Sheppard Avenue West and Harlock Boulevard. The site has a frontage of approximately 40 metres on Sheppard Avenue West, a depth of approximately 44 metres and an area of 1,756m². The land is relatively flat.

Land uses surrounding the site are as follows:

North: a 3-storey retirement home, a place of worship and one to two storey single detached dwellings in the neighbourhood beyond.

West: a proposed 9-storey, mixed-use building at Sheppard Avenue West, immediately west of Harlock Boulevard and 3-storey townhouses beyond.

South: one to two storey single detached dwellings on Harlock Boulevard and Alexis Boulevard.

East: an 8-storey, 202-unit, residential building on Sheppard Avenue West.

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 site is located within the area covered by the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area B* on 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 the Downsview Subway Station in the west.

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 greater than 30 metres. Given the proposed residential use and 40 metre frontage, the maximum permitted density for the site under the Secondary Plan is 1.75 times the area of the lot. The maximum building height under the Secondary Plan is 5 storeys.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan also contains further measures requiring buffering between new development on 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 1.5 metre landscape strip along the property lines between new developments and *Neighbourhoods*. Also, the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5 metres.

In addition, this portion of Sheppard Avenue West is identified on Map 2 of the Official Plan as an *Avenue*. *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.

Zoning

The subject property is zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 3. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses.

Site Plan Control

An application for Site Plan Control approval is required and has been submitted.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and an Arborist Report has been submitted.

Reasons for the Application

The Sheppard West/Dublin Secondary Plan provides for the subject lands to be developed with a residential building having a maximum density of 1.75 times the area of the lot and a maximum building height of five storeys. An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing a 9-storey residential building with a density of 3.88 times the area of the lot.

An amendment to the former City of North York Zoning By-law No. 7625 is required to permit the proposed residential development at the proposed height and density and to establish appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Sun / Shadow Study
- Functional Servicing and Stormwater Management Report
- Arborist Report
- Traffic Impact Study
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on February 27, 2013.

Issues to be Resolved

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

- The appropriateness of the increase in height and density;
- Compatibility with the surrounding neighbourhood including the 8-storey residential building to the east and appropriate building scale transitions to the residential neighbourhoods to the south of the site;
- Built form as it relates to the Sheppard Avenue West and Harlock Boulevard streetscapes;
- Conformity with the Avenues & Mid-rise Buildings Study;
- Issues related to the protection and retention of privately owned trees; and
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review for compliance with the Tier 1 performance measures.

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

CONTACT

Doug Stiles, Planner
Tel. No. 416-395-7145
Fax No. 416-395-7155
E-mail: dstiles@toronto.ca

SIGNATURE

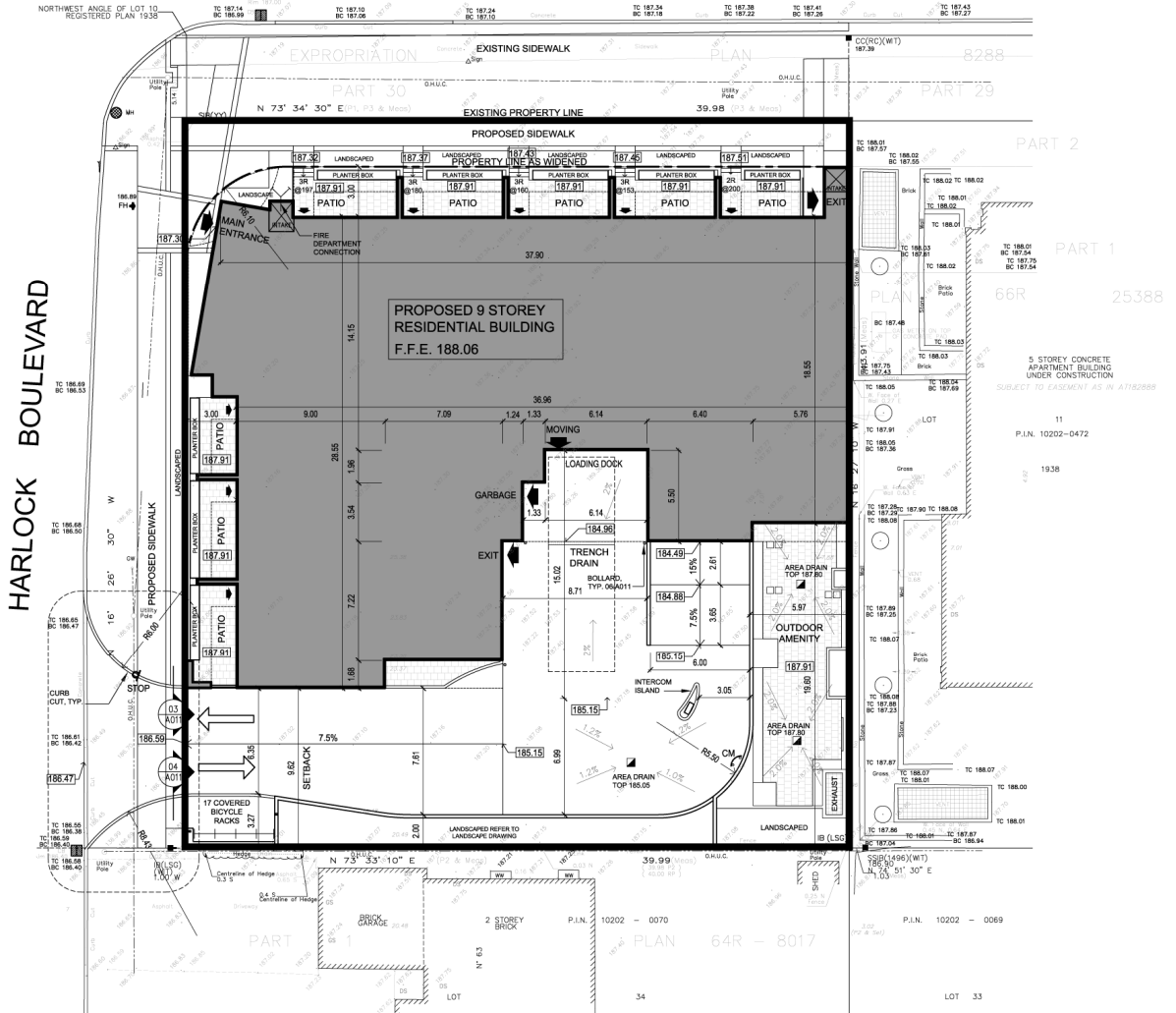
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North (Sheppard Avenue West) and South Elevations
Attachment 2b: West (Harlock Boulevard) and East Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan

SHEPPARD AVENUE WEST



Site Plan

Applicant's Submitted Drawing

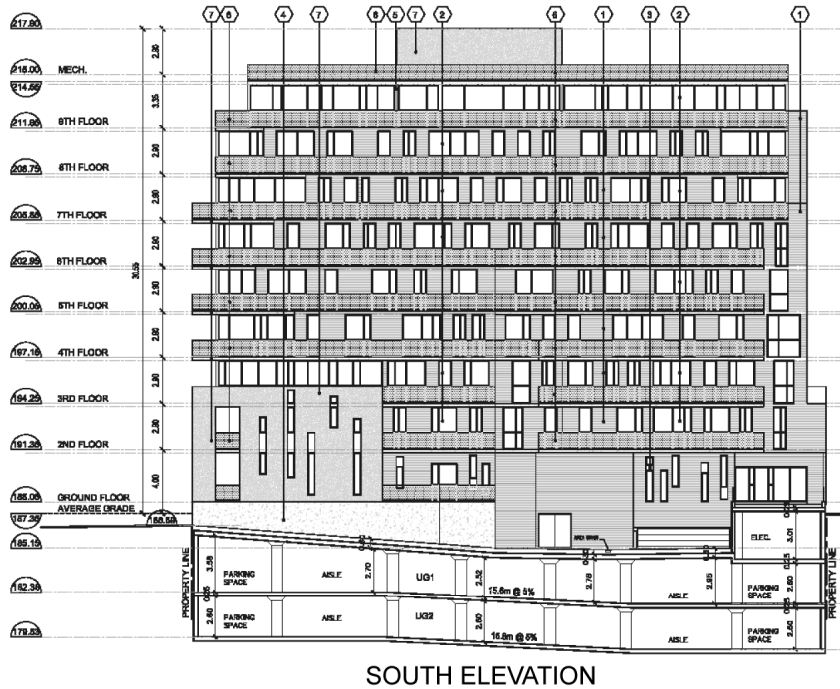
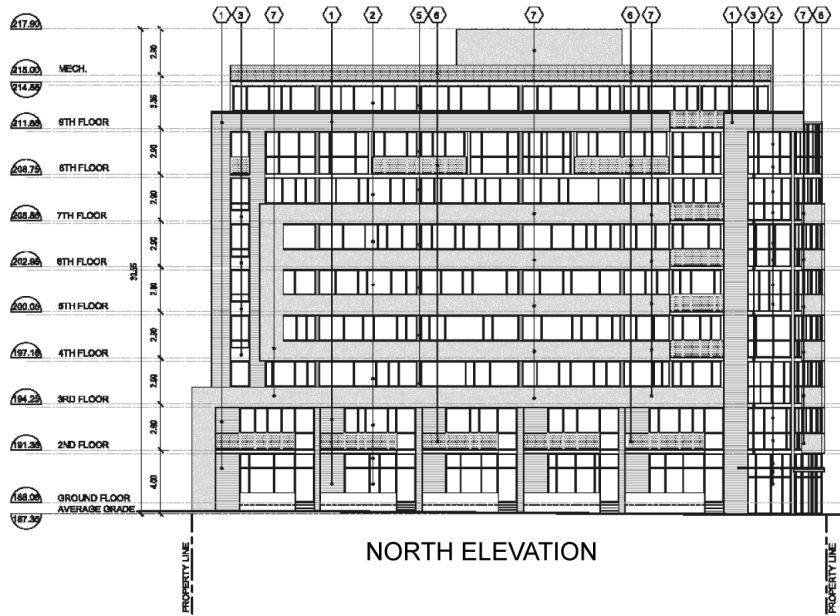
Not to Scale
02/25/2013



719 Sheppard Avenue West

File # 13 115551 NNY 10 0Z

Attachment 2a: North (Sheppard Avenue West) and South Elevations



Elevations

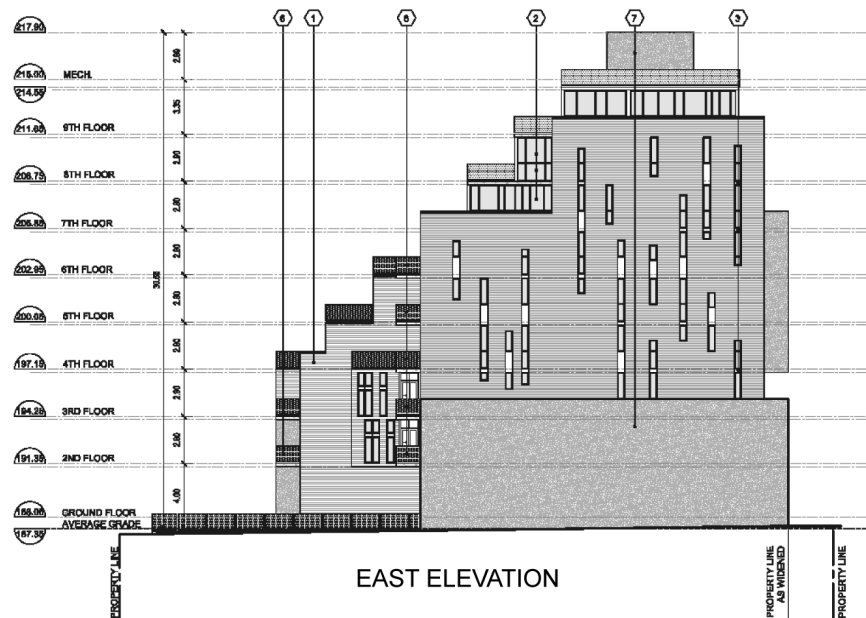
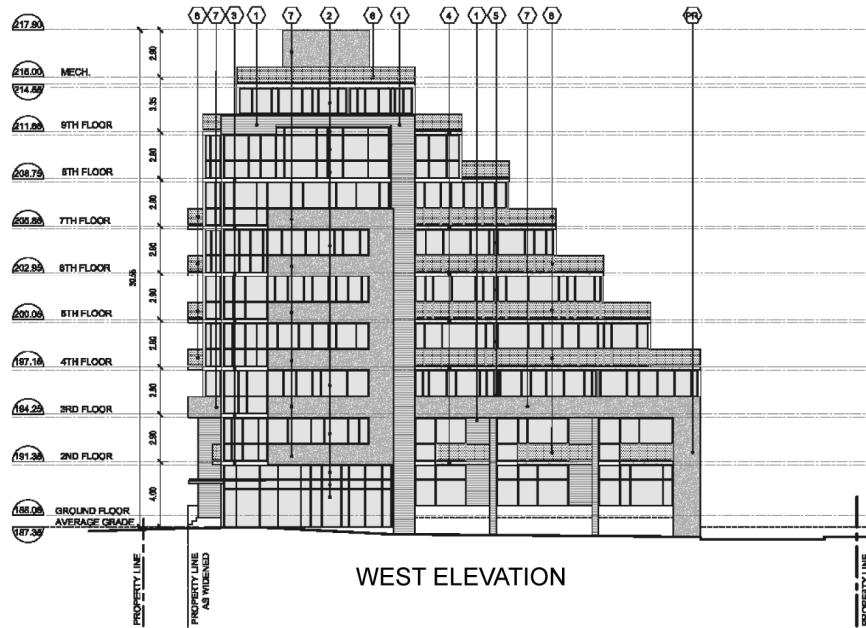
719 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
02/26/2013

File # 13 115551 NNY 10 0Z

Attachment 2b: West (Harlock Boulevard) and East Elevations



Elevations

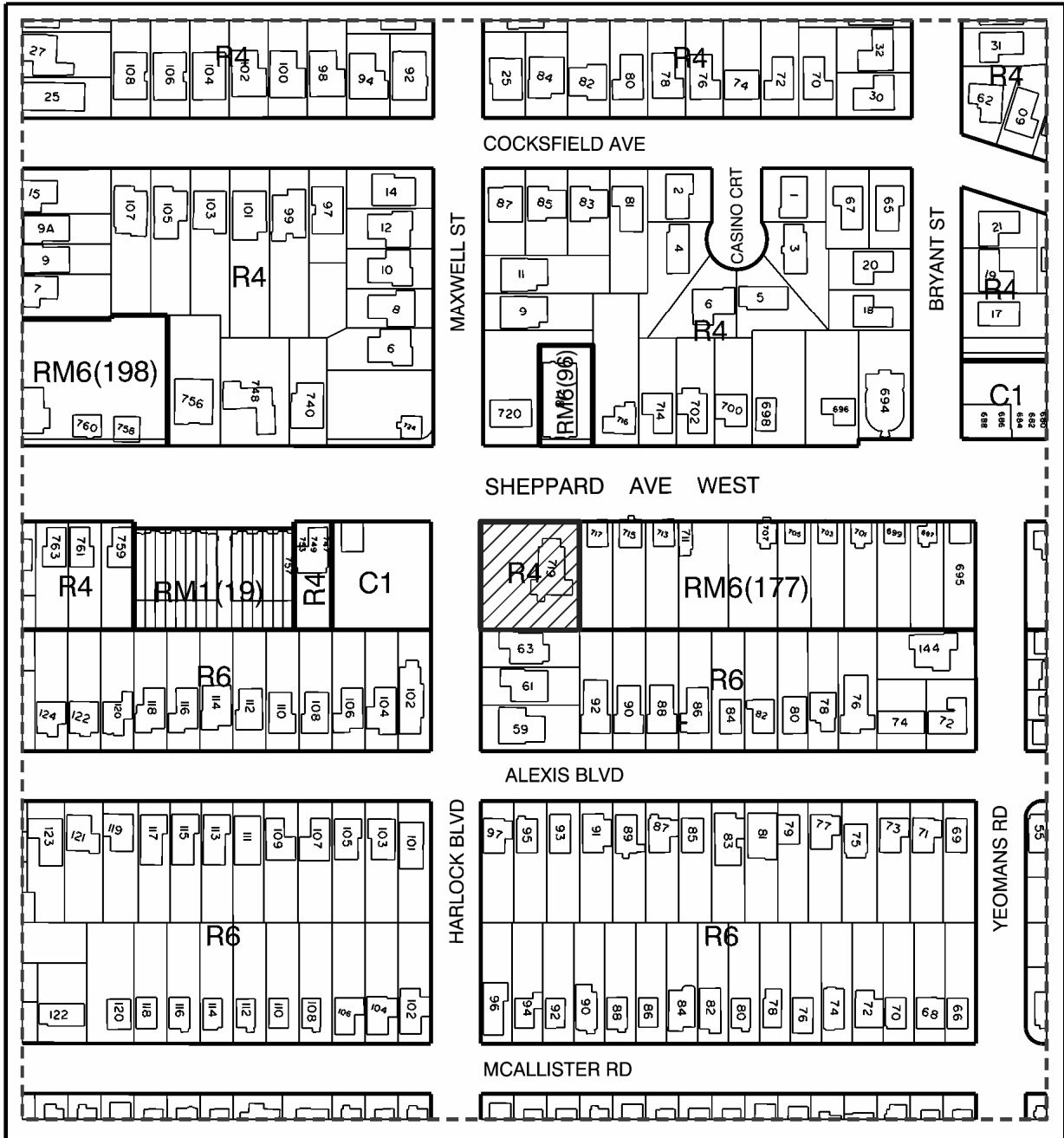
719 Sheppard Avenue West

Applicant's Submitted Drawing

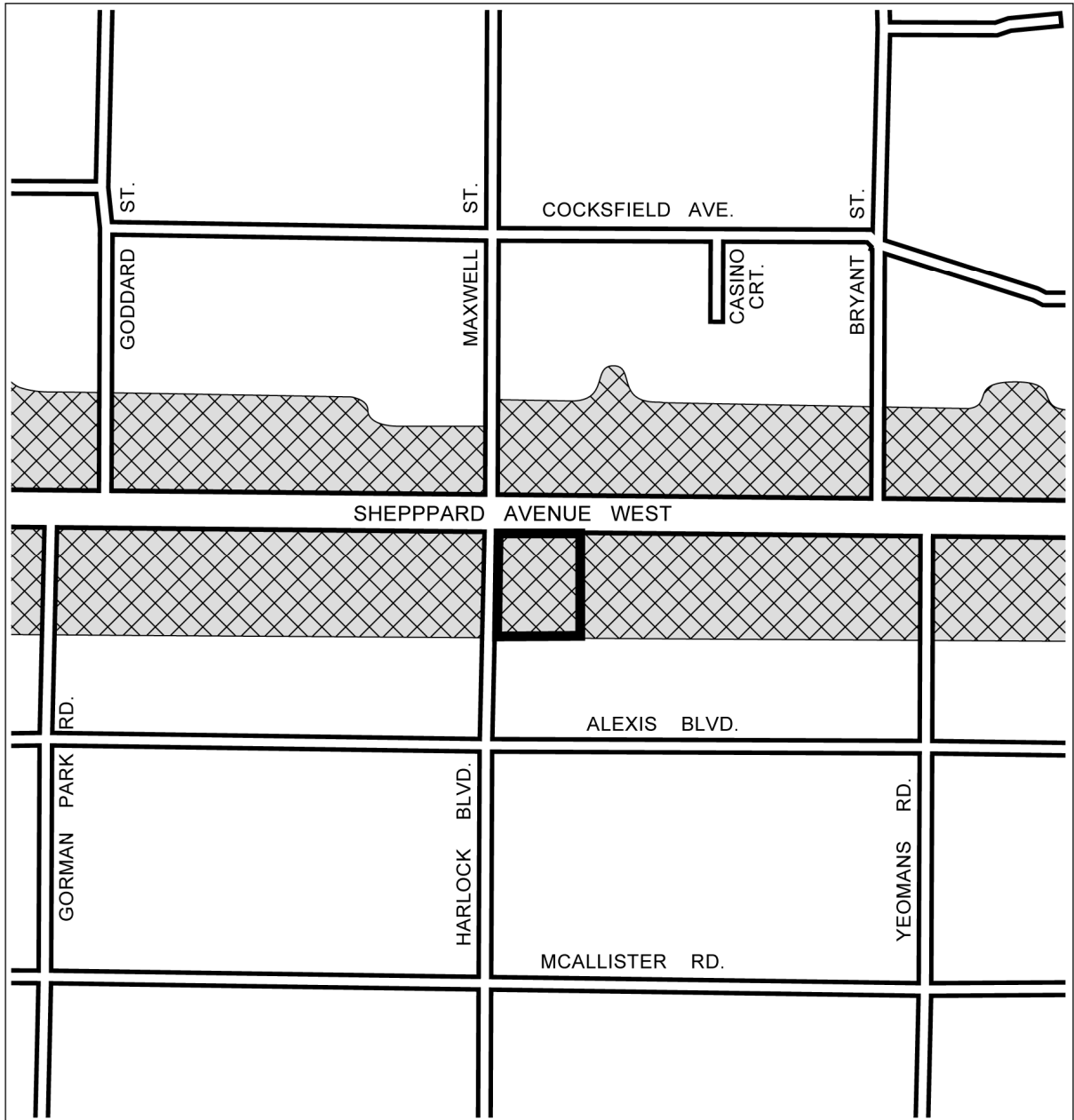
Not to Scale
02/26/2013

File # 13 115551 NNY 10 0Z

Attachment 3: Zoning



Attachment 4: Official Plan



-  Site Location
-  Neighbourhoods
-  Mixed Use Areas



Not to Scale
02/25/2013

