

**101 and 103 Sheppard Avenue East - Official Plan Amendment and Zoning By-law Amendment Application - Preliminary Report**

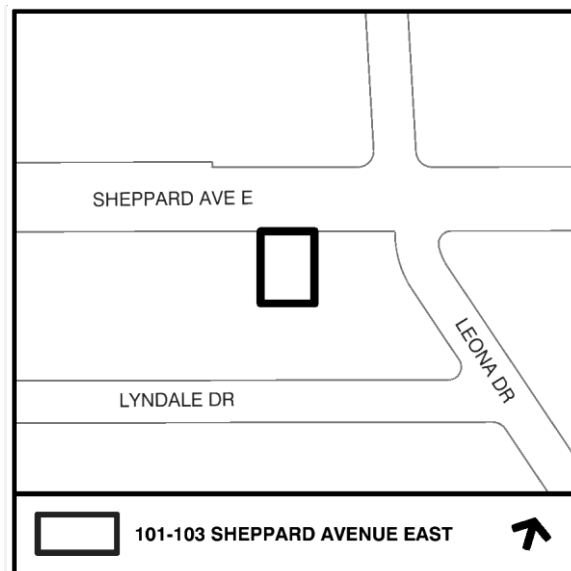
<b>Date:</b>	May 29, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	13 149244 NNY 23 OZ

**SUMMARY**

This application proposes a 5-storey commercial building with retail uses on the ground floor, medical office uses on the upper four floors and two levels of underground parking at 101 and 103 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.

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 first quarter of 2014 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 101 and 103 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 5-storey (19.1m) commercial building with 213m<sup>2</sup> of retail uses on the ground floor and 2,007m<sup>2</sup> of medical office uses on the upper four floors. The total proposed gross floor area is 2,220m<sup>2</sup>, which results in a density of 2.5 times the area of the lot. Parking is proposed on two underground levels. A vehicular ramp from Sheppard Avenue East would provide access to the first parking level for visitors and a car elevator would provide access for owners and tenants to the lower parking level. There are 28 parking spaces proposed in total. Six bicycle parking spaces are proposed on the upper level of the underground parking garage. The built form would step back at the rear above the second floor, creating rear terraces. A 2m wide landscape strip is proposed along the rear lot line to provide additional buffering to residential uses to the south. Additional site statistics are presented in the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The site consists of two lots, located approximately 500 metres east of Yonge Street. The lot at 101 Sheppard Avenue East contains a commercial use within a former single detached dwelling and the lot at 103 Sheppard Avenue East is vacant. The site has approximately 25.6 metres of frontage on Sheppard Avenue East and a depth of approximately 34.4 metres. The site has an area of approximately 881.2m<sup>2</sup>. The centre of the site is slightly raised and it slopes slightly downward toward Sheppard Avenue

East and toward the rear lot line. The existing single detached dwelling would be demolished.

Abutting uses are as follows:

North: A 7-storey office building and a 14-storey office building on Sheppard Avenue East;

South: 1.5-storey and 2-storey single detached dwellings Lyndale Drive;

East: Commercial uses on Sheppard Avenue East and 1.5-storey and 2-storey single detached dwellings on Leona Drive; and

West: A mix of commercial (within 1.5-storey single detached dwelling building forms) and residential uses on Sheppard Avenue East.

### **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 designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* 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 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.

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.

### **Sheppard Avenue Commercial Area Secondary Plan**

The subject lands are designated Mixed Use Area 'B' in the Sheppard Avenue Commercial Area Secondary Plan. This designation permits a mix of commercial and residential uses. The maximum permitted height is 3 storeys and 12 metres. The height of no part of a building will exceed the horizontal distance between that part of the building and the rear lot line. The maximum Floor Space Index (F.S.I.) for all permitted uses is 1.0. Uses in adjacent *Neighbourhoods* designations are protected through the provision of suitable fencing, a 1.0 metre landscape strip and screening of garbage receptacles.

### **Zoning**

The subject lands are zoned Mixed Use Commercial Area Zone (C7). This zone permits a variety commercial and residential uses, including retail stores and professional medical offices, up to a maximum height of 3 storeys and 12 metres.

### **Site Plan Control**

An application for Site Plan Control has been submitted concurrently and it is under review.

### **Tree Preservation**

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

## **Reasons for the Application**

The Sheppard Avenue Commercial Area Secondary Plan provides for the subject lands to be developed with a commercial building having a maximum density of 1.0 times the area of the lot and a maximum building height of 3 storeys. An application to amend the Secondary Plan is required as the applicant is proposing a 5 storey commercial building with a density of 2.5 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 commercial 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
- Traffic Impact and Parking Study
- Arborist Report and Tree Protection Plan
- Site Servicing and Stormwater Management Report
- Geotechnical Investigation
- Waste removal justification letter
- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on May 10, 2013 identified an Archaeological Assessment as being required for a complete application.

### **Issues to be Resolved**

The applicant is proposing a retail and office building at a height of 5 storeys and 19.1 metres, where the Sheppard Avenue Commercial Area Secondary Plan permits a height of 3 storeys and 12 metres. The proposed F.S.I is 2.5, where the Secondary Plan permits 1.0. The proposal will be reviewed to determine whether the increase in height and density is appropriate for this site.

Other issues identified to date in the review of this application include:

- Conformity with the Sheppard Avenue Commercial Area Secondary Plan;
- Compatibility with the surrounding neighbourhood including building scale transition to the residential neighbourhoods to the south of the site;
- The fit of the proposed building within the emerging character of Sheppard Avenue East;
- The adequacy of the vehicular access, circulation, parking supply and loading space;

- The suitability of the rear yard setback and landscaped area; 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**

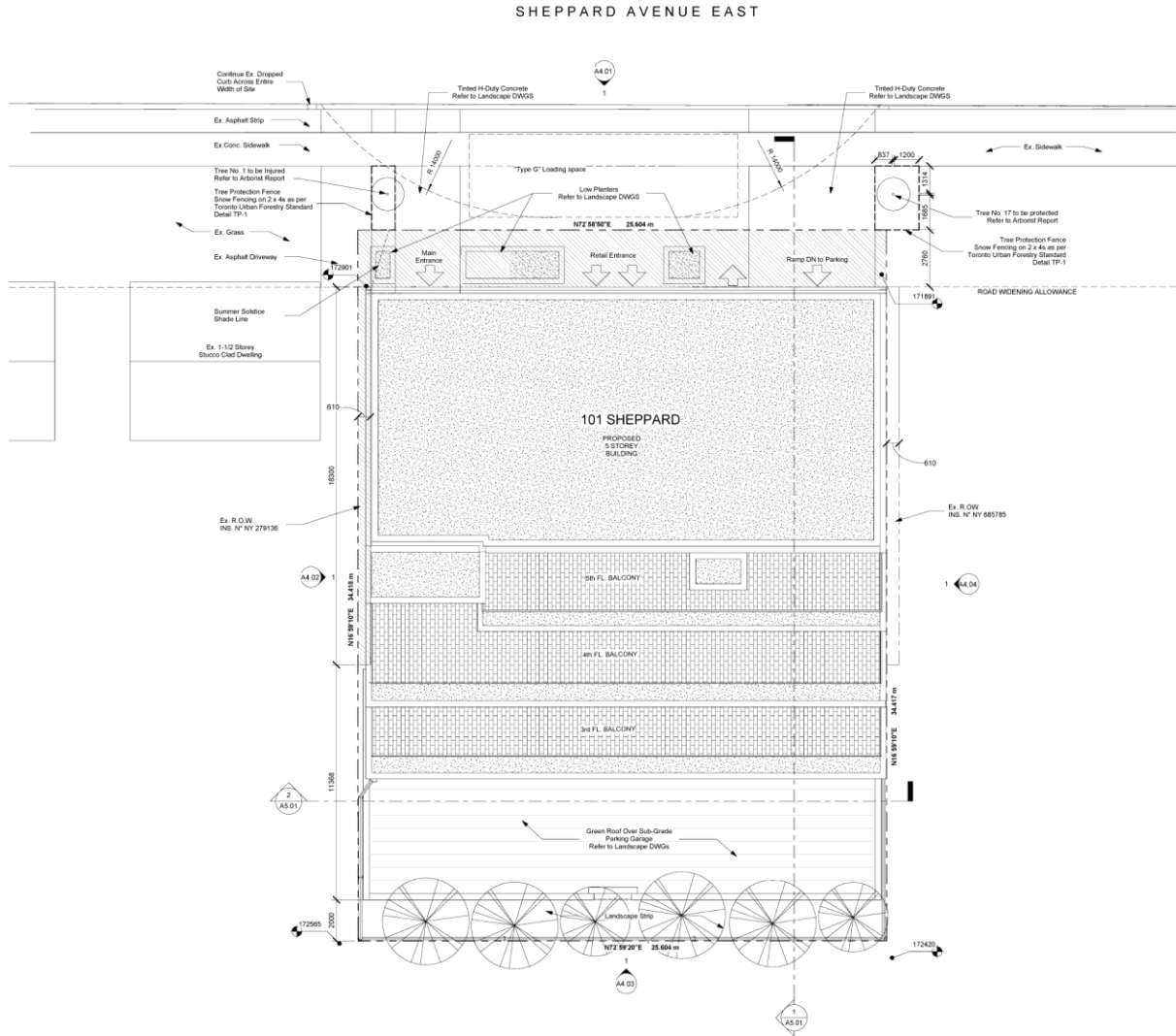
---

Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: North and South Elevations  
Attachment 2b: West and East 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  
05/06/2013



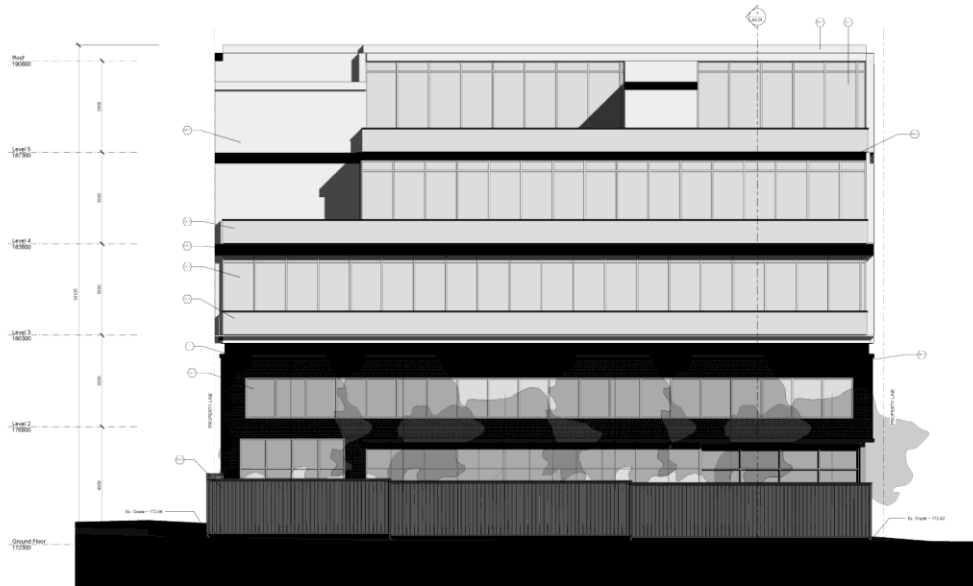
## 101-103 Sheppard Avenue East

File # 13 149244 NNY 23 0Z

**Attachment 2a: North and South Elevations**



North Elevation



South Elevation

**Elevations**

Applicant's Submitted Drawing

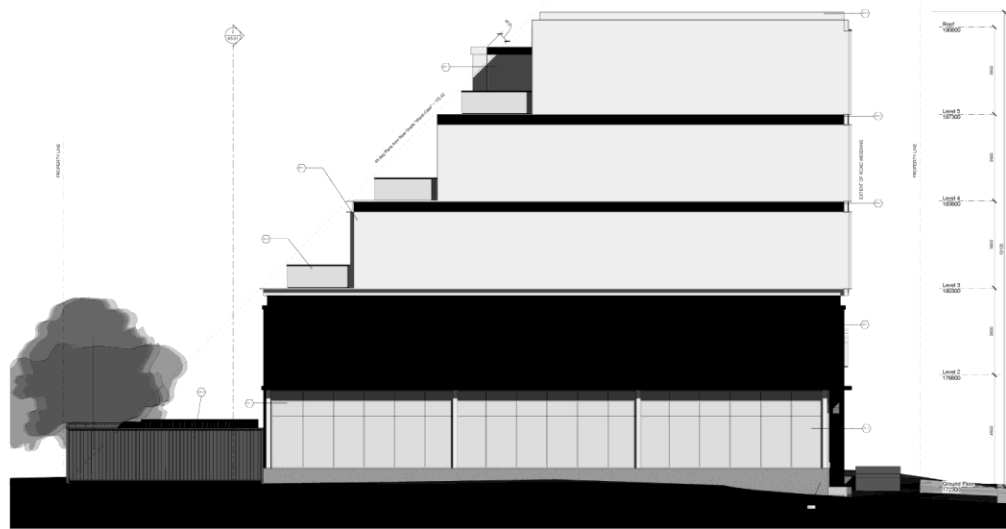
Not to Scale  
05/06/2013

**101-103 Sheppard Avenue East**

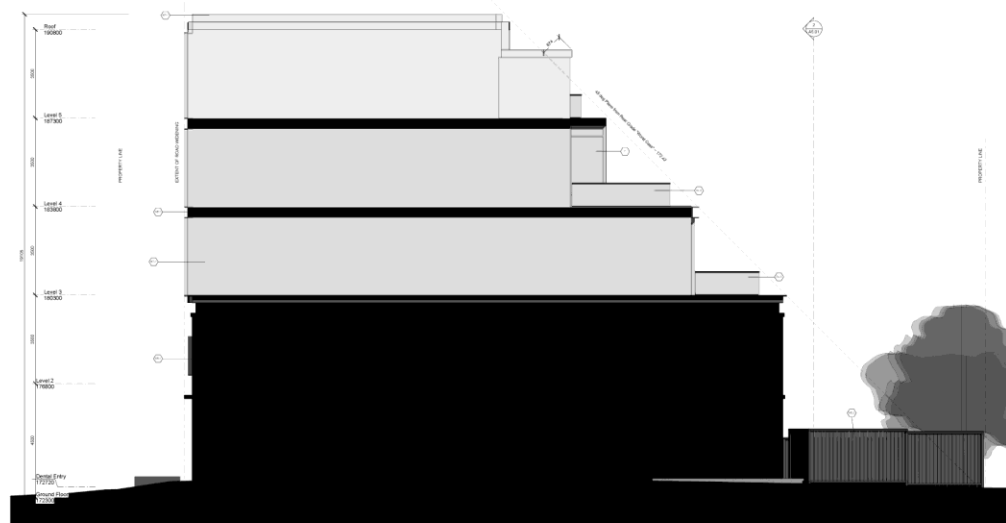
File # 13 149244 NNY 23 0Z



## Attachment 2b: West and East Elevations



West Elevation



East Elevation

---

## Elevations

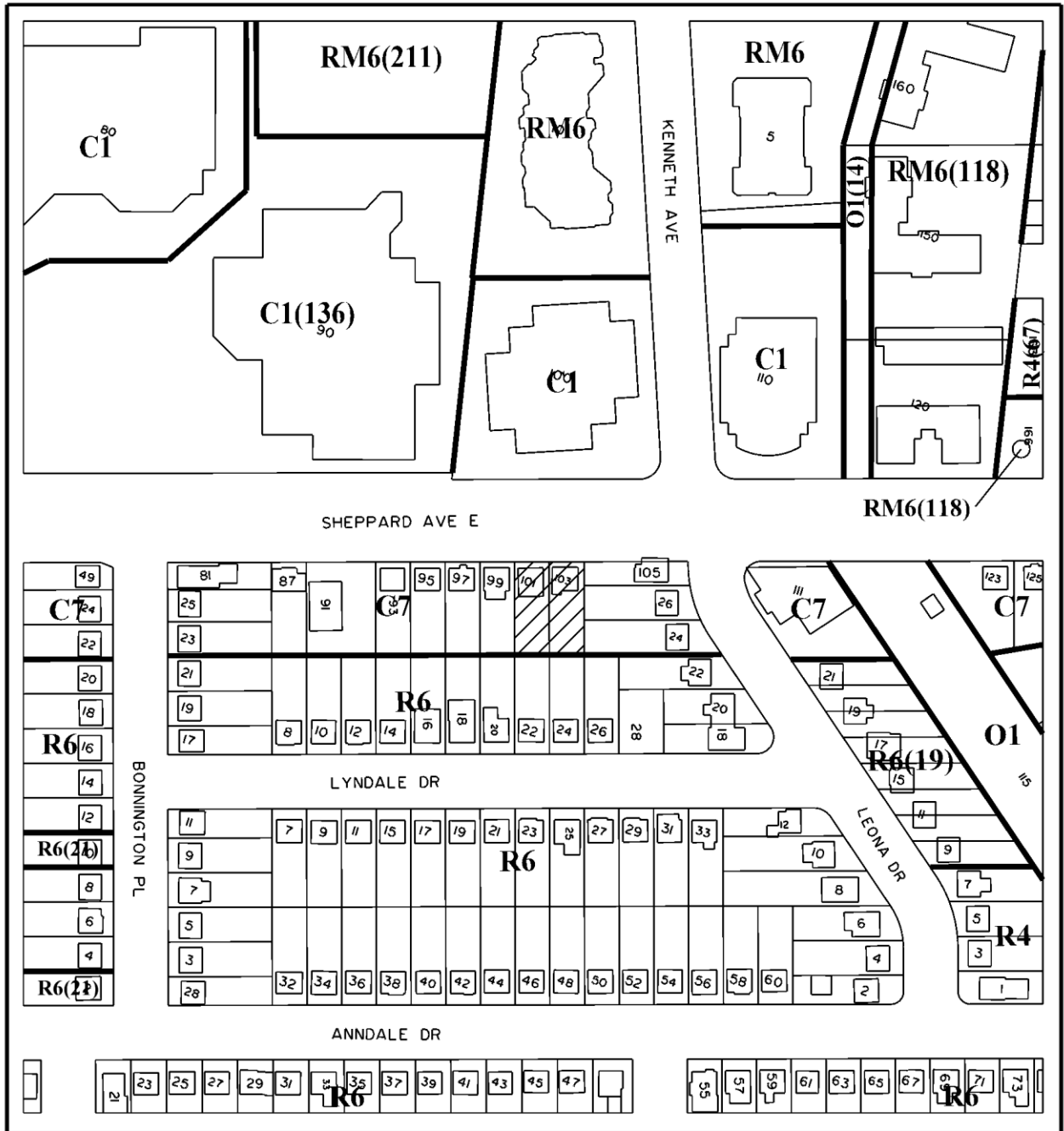
101-103 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
05/06/2013

File # 13 149244 NNY 23 0Z


### Attachment 3: Zoning



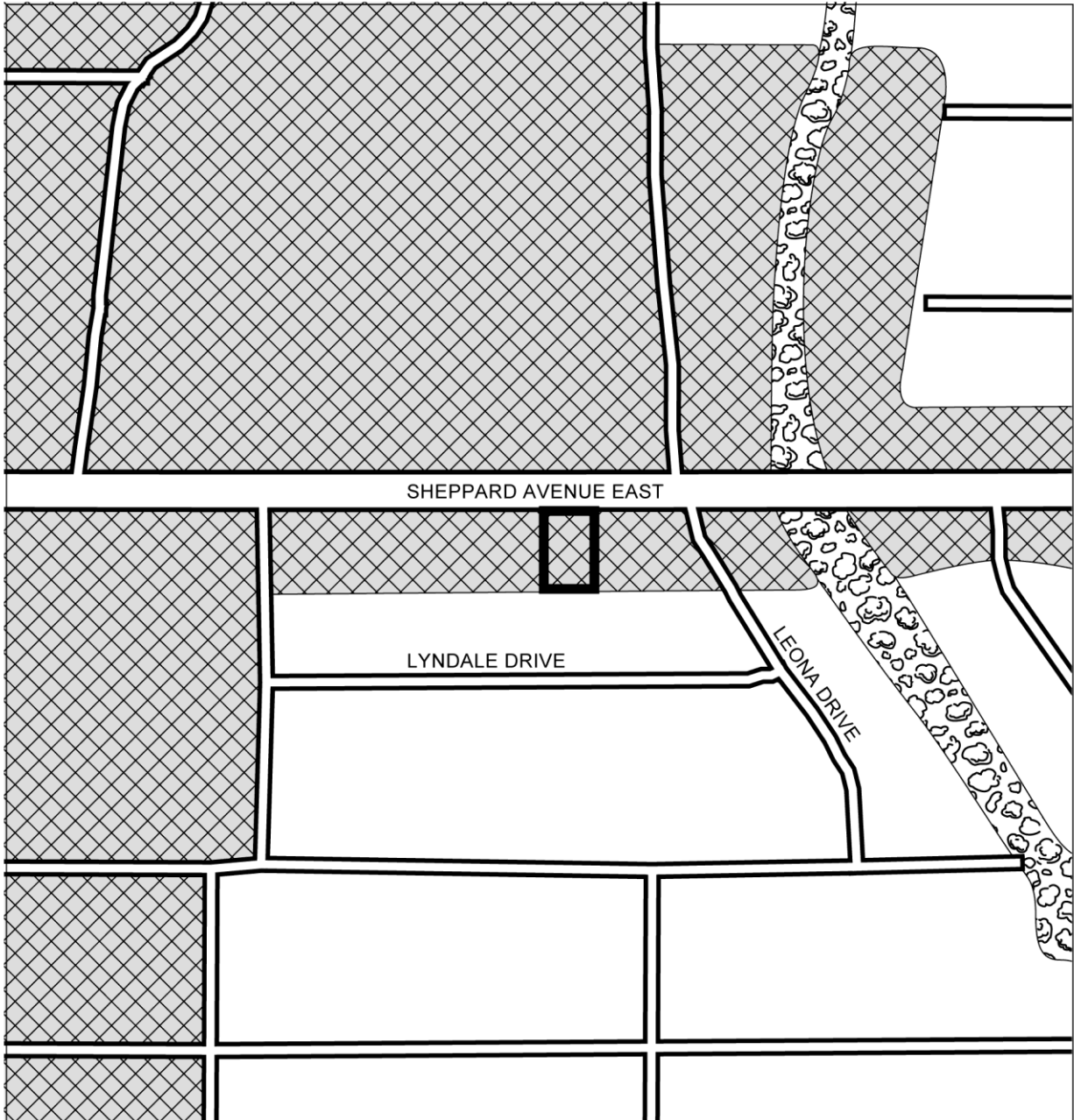
101-103 Sheppard Avenue East  
File # 13 149244 NNY 23 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C7 Mixed Use Commercial Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 05/06/2013

## Attachment 4: Official Plan



## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 149244 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 12, 2013

Municipal Address: 101 AND 103 SHEPPARD AVENUE EAST  
 Location Description: PLAN 3421 LOT 34 \*\*GRID N2306  
 Project Description: A proposed 5-storey commercial building with retail uses on the ground floor, medical office uses on the upper 4 floors and 2 levels of underground parking.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
KAVE ARCHITECTS	LANCE KAPRIELIAN	KAVE ARCHITECTS	1140852 ONTARIO LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C7	Historical Status:
Height Limit (m):	12	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	881.2	Height:	Storeys:	5
Frontage (m):	25.6		Metres:	19.1
Depth (m):	34.418			
Total Ground Floor Area (sq. m):	716.8			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	28
Total Non-Residential GFA (sq. m):	2220		Loading Docks	1
Total GFA (sq. m):	2220			
Lot Coverage Ratio (%):	81.34			
Floor Space Index:	2.5			

### DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	213	0
Office GFA (sq. m):	2007	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**      **PLANNER NAME:**      **Doug Stiles, Planner**  
**TELEPHONE:**      **416-395-7145**