



## STAFF REPORT ACTION REQUIRED

### 1050 Sheppard Avenue West - Official Plan and Zoning By-law Amendment Application - Preliminary Report

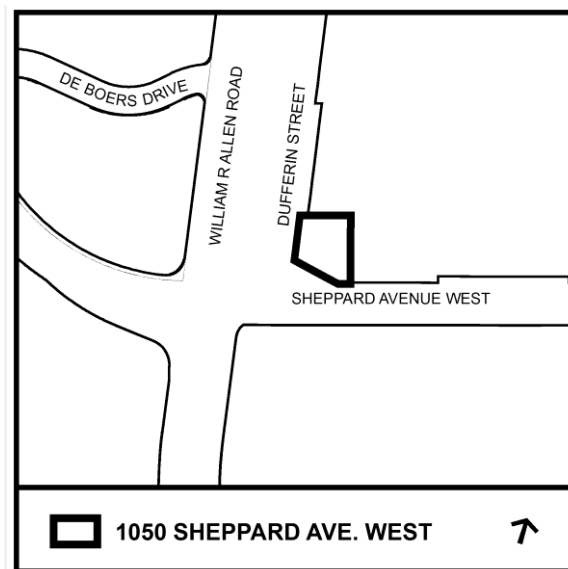
<b>Date:</b>	September 26, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	13 225608 NNY 10 OZ

#### SUMMARY

This application proposes to amend the Official Plan and City of Toronto Zoning By-law No. 569-2013 to permit the development of a 15-storey, mixed-use building with 205 residential units, 846m<sup>2</sup> of commercial space at grade and 177 parking spaces, at 1050 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 in consultation with the Ward Councillor. A Final Report and Public Meeting under the Planning Act to consider this application is targeted for the second quarter of 2014 provided any required information is submitted by the applicant in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 1050 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 of the Planning Act.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on March 20, 2013 to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing a fifteen-storey (47.4-metre), 205-unit, mixed-use building on the northeast corner of Sheppard Avenue West and Dufferin Street. The proposed height includes a mechanical penthouse wrapped by residential units, but excludes an elevator overrun structure. The height of the building and elevator overrun structure would be 50.1 metres. A total of 13,972m<sup>2</sup> of gross floor area is proposed which would result in a density of 7.12 times the area of the lot. Of the 205 residential units, 35 are proposed to be studio units, 124 are proposed to be one-bedroom units and 46 are proposed to be two-bedroom units. Commercial space totalling 846m<sup>2</sup> is proposed at grade. The 2nd floor contains 431m<sup>2</sup> of indoor amenity space and 418m<sup>2</sup> of outdoor amenity space. A total of 177 parking spaces (149 for residents, 20 for visitors and 8 for commercial) are proposed on four underground levels, with the exception of 2 short-term parking spaces provided on the surface. A total of 158 bicycle parking spaces are proposed, including 17 short-term spaces on the P1 level. Additional site statistics are presented in the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The site is located on the northeast corner of Sheppard Avenue West and Dufferin Street. The site has 3 lot lines on public streets, resulting in a frontage of approximately 9.8 on Sheppard Avenue West, 38.9 metres on the angled portion and 35.3 metres on Dufferin Street. The area of the site is approximately 1,963m<sup>2</sup>. The site is generally flat. The site abuts a TTC entrance pavilion that connects to Downsview subway station. It is currently occupied by a used car sales dealership, surrounded by surface parking.

Land uses surrounding the site are as follows:

*North:* single detached and semi-detached dwellings on Dufferin Street (contained within the Sheppard West/Dublin Secondary Plan) and William Lyon MacKenzie Collegiate Institute.

*West:* one 17-storey mixed use building, two 16-storey mixed use buildings and one 14-storey mixed use building (Metro Place), Downsview Airport lands and Bombardier Aerospace.

*South:* Downsview subway station, bus terminal, commuter parking lot and the mixed use portion of the future Allen District.

*East:* a mix of commercial and residential uses including a 3.5-storey apartment building (rental), single detached dwellings and a 9-storey mixed use building.

### **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**

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.

This site is designated *Mixed Use Area* in the Official Plan. Development in *Mixed Use Areas* 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.

The site is located within the area covered by the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area A* 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.

The *Mixed Use Area A* designation of the Sheppard West/Dublin Secondary Plan applies to the primary commercial areas, including the Allen/Sheppard intersection. The maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot, provided that the commercial uses do not exceed 1.0 times the area of the lot. There is no maximum building height under the Secondary Plan.

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.

## **Zoning**

The subject lands are zoned Commercial Residential Zone Exception 2182 (CR1.0 (c1.0; r1.0) SS3 (x2182)), as indicated in Attachment 3. The CR zoning permits various commercial and residential uses. Exception 2182 permits the existing vehicular dealership, with certain zoning provisions.

## **Site Plan Control**

An application for Site Plan Control approval is required but has not been submitted.

## **Allen-Sheppard Urban Design Guidelines**

The Allen-Sheppard Guidelines form part of the Urban Design Guidelines companion document to the Official Plan, adopted by Council in July 2004. Development in the Allen-Sheppard area is to be consistent with the guidelines, which are to be read in conjunction with the urban design policies in the Official Plan. The Urban Design Guidelines set out a structure plan of streets and open spaces, public realm guidelines, built form guidelines and other design matters such as environmental issues, heritage and public art.

The subject lands are located within the Northeast Quadrant of the Allen-Sheppard Urban Design Guidelines. The Allen-Sheppard intersection should be treated as a secondary urban centre where development is encouraged at a higher density of mixed residential and employment uses. In the Northeast Quadrant, buildings addressing Dufferin Street and Sheppard Avenue West will step down from a maximum height of 11-13 storeys (40 metres) at the Allen-Sheppard intersection, to 6-8 storeys along these major streets.

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Tree Preservation**

This application is subject to the City of Toronto Private Tree By-law and an Arborist Report and Tree Preservation Plan 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 having a maximum density of 2.0 times the area of the lot, provided commercial uses do not exceed 1.0 times the lot area. An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing a fifteen storey, mixed use building with a density of 7.12 times the area of the lot.

An amendment to the City of Toronto Zoning By-law No. 569-2013 is required to permit the proposed mixed use 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 and Urban Design Rationale  
Sun / Shadow Study  
Tree Preservation Plan  
Arborist Report  
Urban Transportation Considerations Study  
Functional Servicing Report  
Stormwater Management Report  
Pedestrian Level Wind Preliminary Assessment  
Noise and Vibration Feasibility Study  
Phase I Environmental Assessment  
Phase II Environmental Assessment  
Toronto Green Standards Checklist

City staff determined these applications to be complete as of September 20, 2013.

## **Issues to be Resolved**

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

- The appropriateness of the increase in height and density;
- Built form, massing, setbacks, angular planes and transition of scale as they relate to future and existing development on Sheppard Avenue West and Dufferin Street;
- Compatibility with the Allen-Sheppard Urban Design Guidelines;
- The relationship with the future context of the Allen District;
- Shadow impacts on adjacent properties;
- Issues related to site remediation;
- The relationship of the proposed building to the existing TTC entrance and subway tunnel;
- The applicability of Section 37; and
- The Toronto Green Standard 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: dstiles@toronto.ca

## **SIGNATURE**

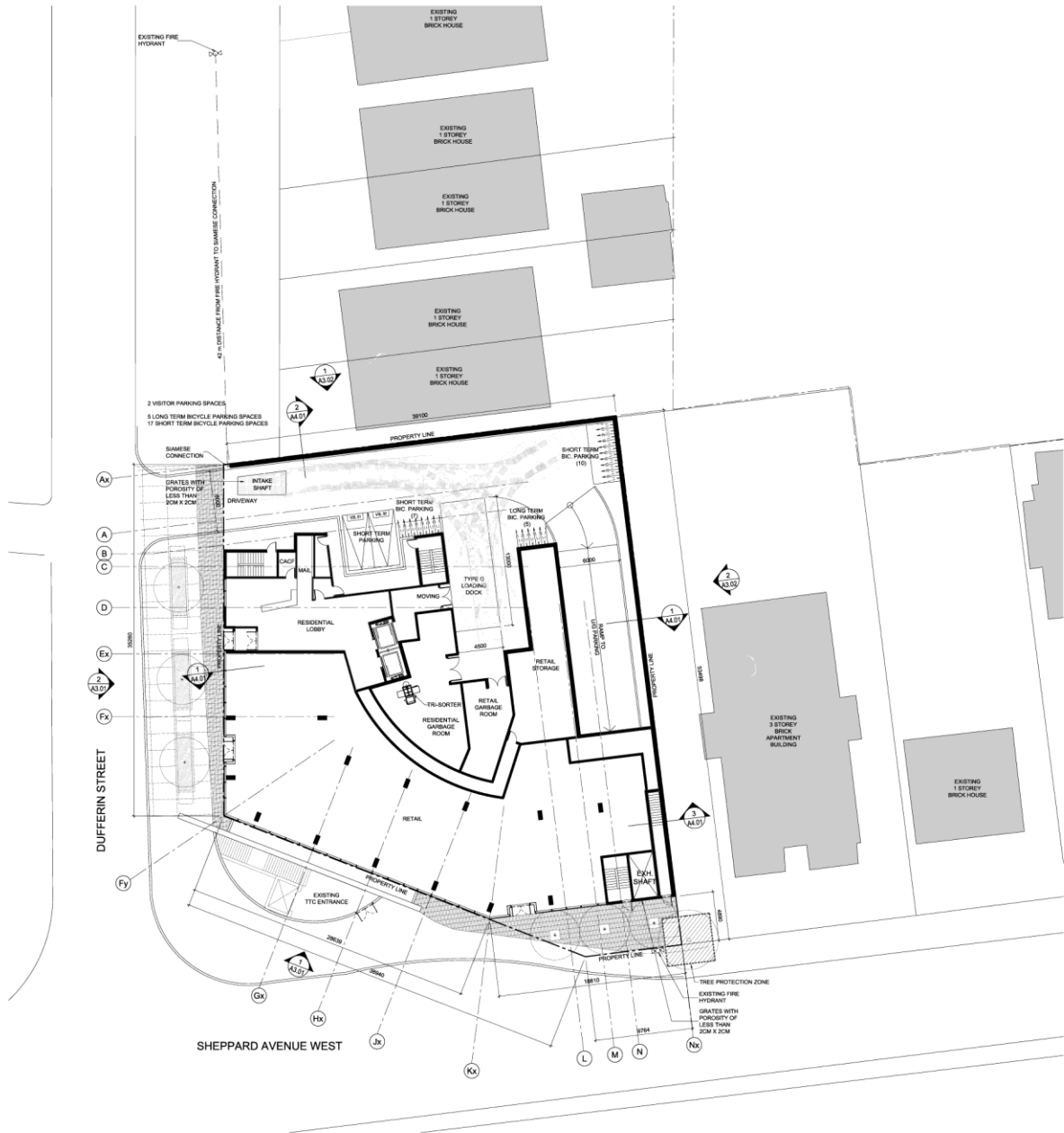
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



## Site Plan

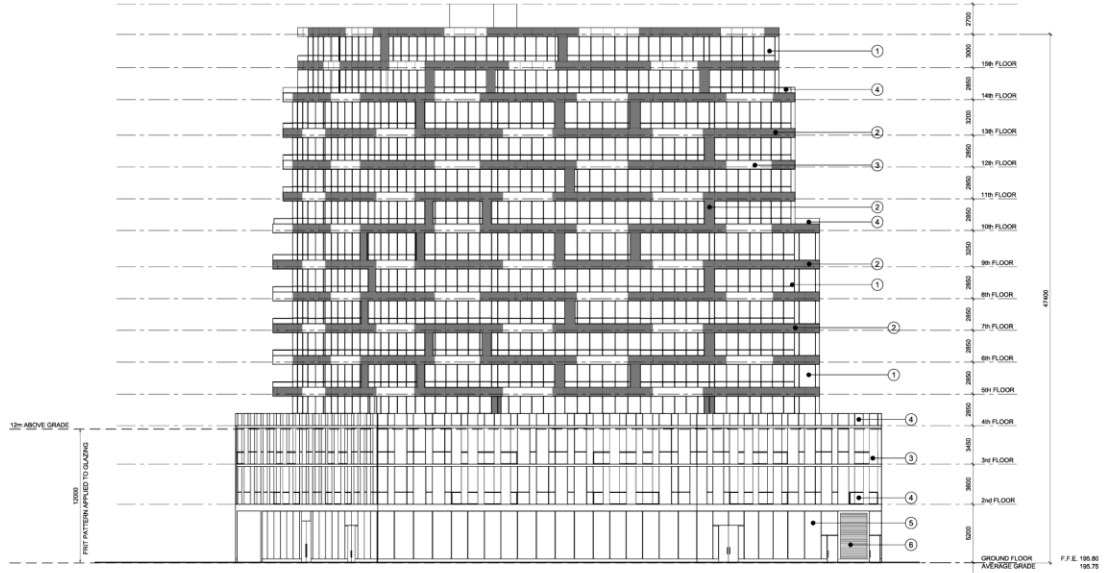
1050 Sheppard Ave. West

Applicant's Submitted Drawing

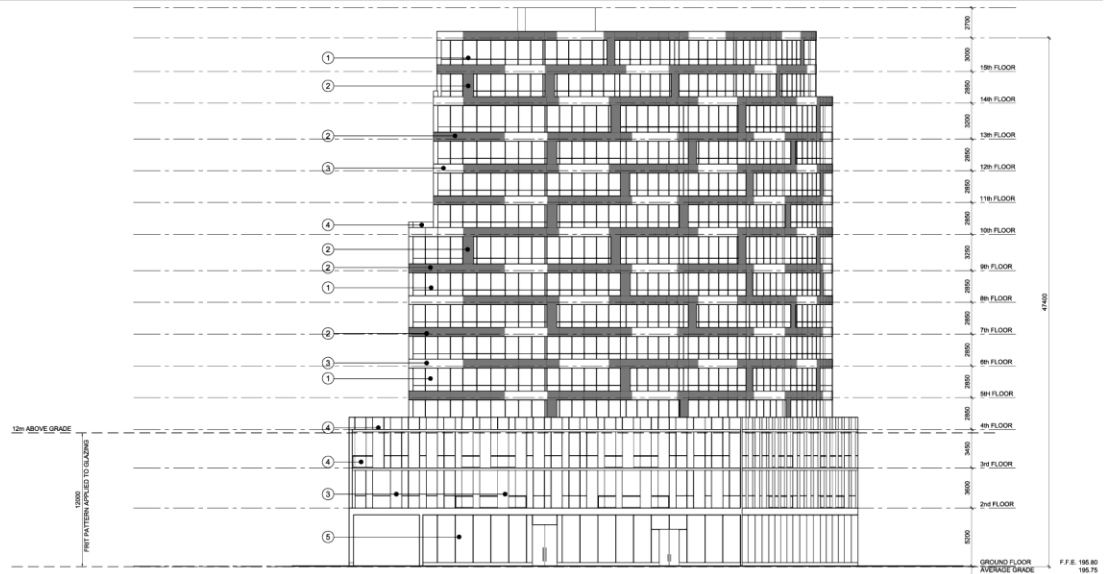
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File # 13 225608 NNY 10 0Z

## Attachment 2a: Southwest and West Elevations



South-West Elevation



West Elevation

### Elevations

Applicant's Submitted Drawing

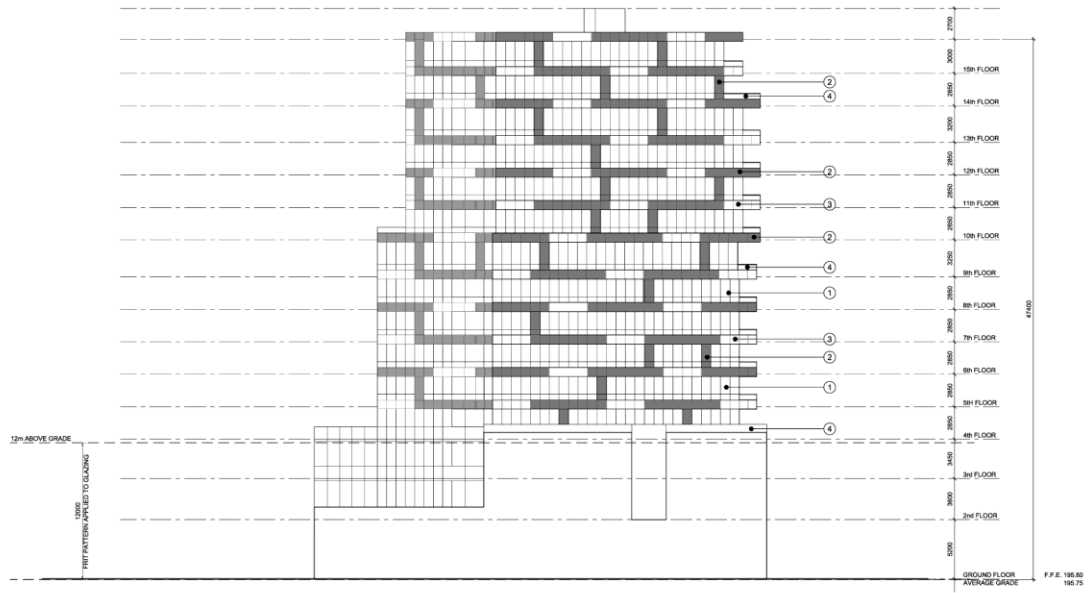
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### 1050 Sheppard Ave. West

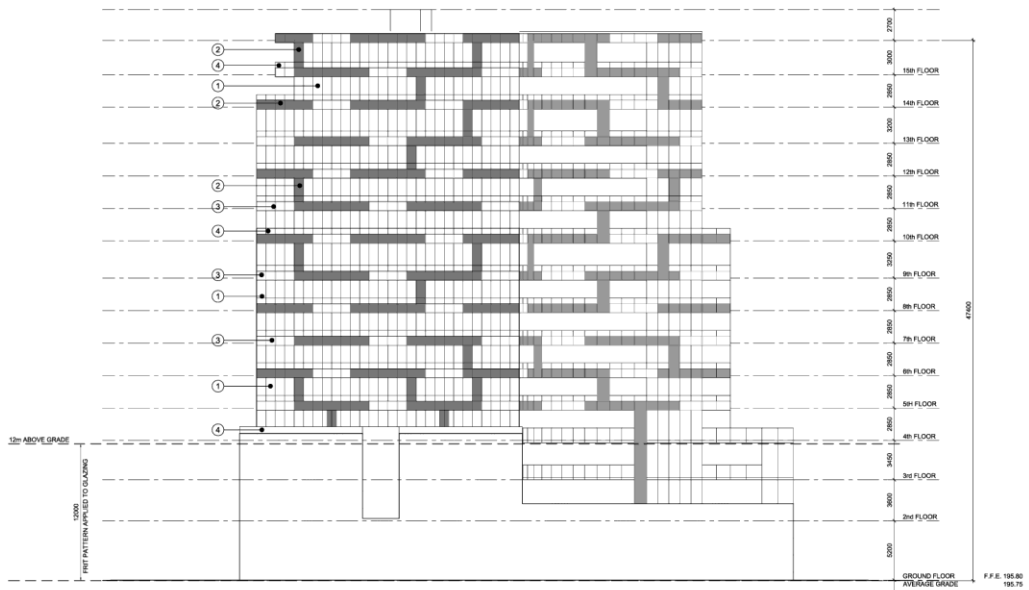
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## Attachment 2b: North and East Elevations



North Elevation



East Elevation

### Elevations

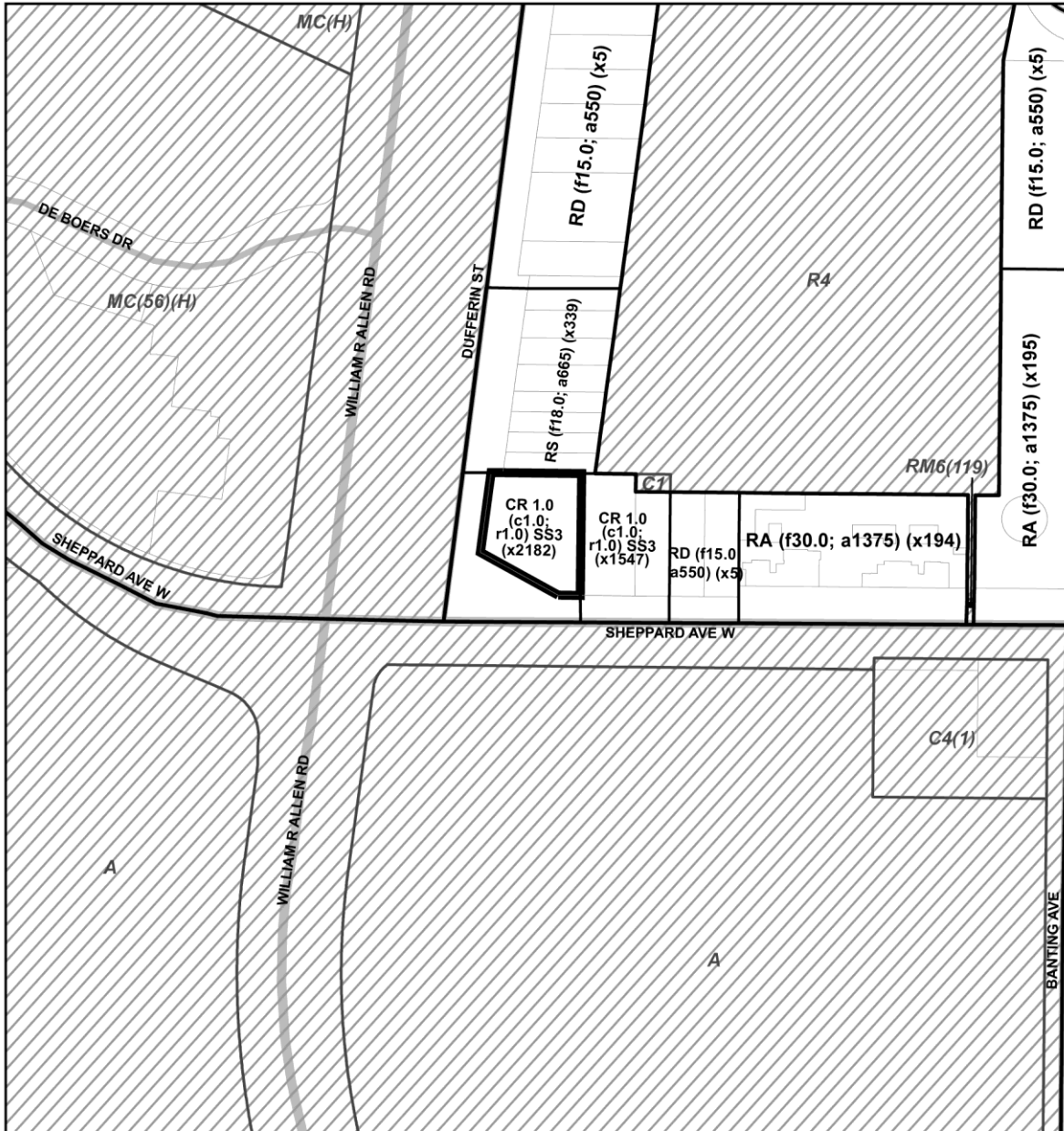
Applicant's Submitted Drawing

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1050 Sheppard Ave. West




File # 13 225608 NNY 10 0Z

### Attachment 3: Zoning

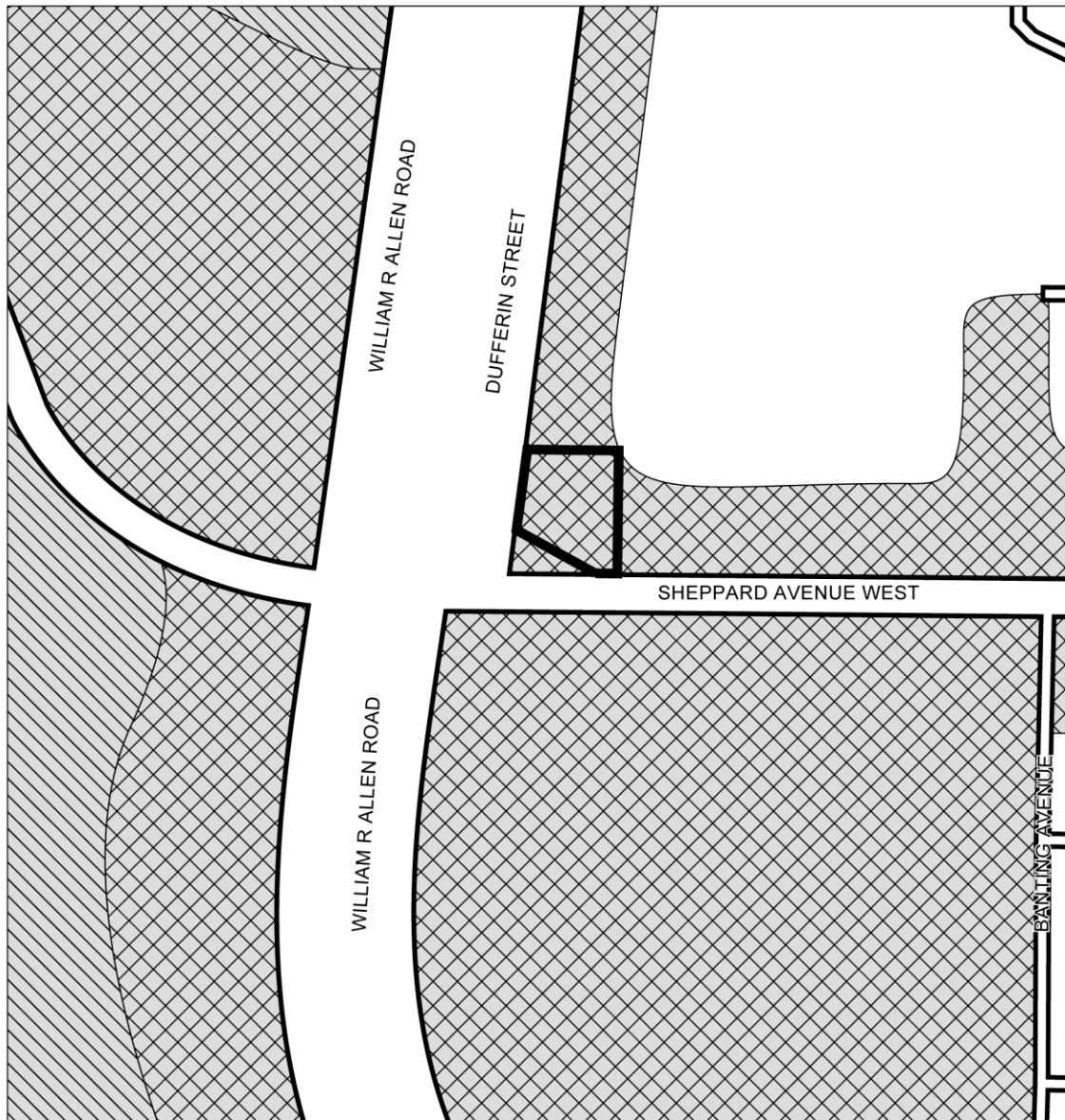


**TORONTO** City Planning  
**Zoning By-law 569-2013**

**1050 Sheppard Ave. West**  
 File # 13 225608 NNY 10 0Z

- |   |  |                            |
|---|--|----------------------------|
|  Location of Application |  See Former City of North York Bylaw No. 7625 |                            |
| RD Residential Detached   | R4 One-Family Detached Dwelling Fourth Density Zone  | A Airport Hazard Area Zone |
| RS Residential Semi-Detached  | RM6 Multiple-Family Dwellings Sixth Density Zone   |                            |
| RA Residential Apartment  | C1 General Commercial Zone   |                            |
| CR Commercial Residential   | C4 Mixed Use Commercial Zone   |                            |
|   | MC Industrial-Commercial Zone  |                            |
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 Extracted 09/09/2013

## Attachment 4: Official Plan



 **TORONTO** City Planning  
Official Plan

1050 Sheppard Ave. West

File # 13 225608 NNY 10 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Employment Areas

  
Not to Scale  
09/09/2013

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 225608 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 23, 2013

Municipal Address: 1050 SHEPPARD AVENUE WEST  
 Location Description: PLAN 3103 W PT LOT 1 \*\*GRID N1003  
 Project Description: A proposed 15-storey (47.4m) apartment building with 205 units, 846 square metres of retail at grade and 177 parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC.	PETER SMITH	WALLMAN ARCHITECTS	1050 SHEPPARD AVENUE WEST INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 1.0 (c1.0;r1.0) SS3 (x2182)-(569-2013)	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	1963	Height:	Storeys:	15
Frontage (m):	9.76		Metres:	47.4
Depth (m):	53.5			
Total Ground Floor Area (sq. m):	1108			<b>Total</b>
Total Residential GFA (sq. m):	13126		Parking Spaces:	177
Total Non-Residential GFA (sq. m):	846		Loading Docks	1
Total GFA (sq. m):	13972			
Lot Coverage Ratio (%):	56.44			
Floor Space Index:	7.11			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	37
1 Bedroom:	119
2 Bedroom:	49
3 + Bedroom:	0
Total Units:	205

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		13126	0
Retail GFA (sq. m):		846	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

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