

**740 and 748 Sheppard Avenue West - Official Plan Amendment and Zoning Amendment Application - Preliminary Report**

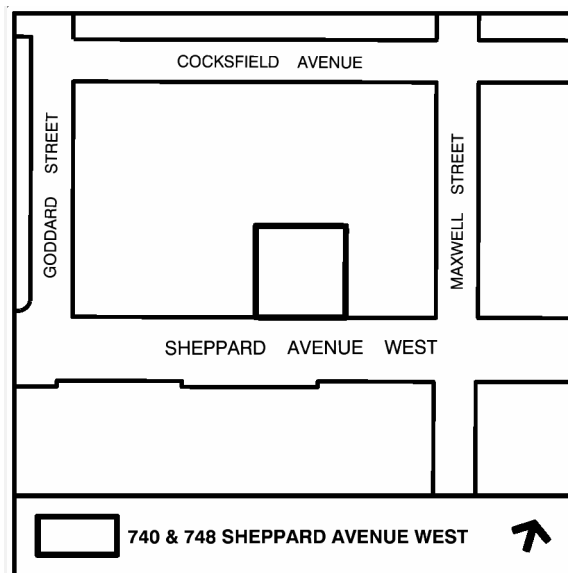
<b>Date:</b>	September 13, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	12 235950 NNY 10 OZ

**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, mixed-use building with 80 residential units and 157m<sup>2</sup> of commercial space at grade, at 740 and 748 Sheppard Avenue West. There are 76 parking spaces proposed underground.

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 2013 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 740 and 748 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*.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on April 18, 2012.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing a nine-storey (29.2-metre), 80-unit, mixed-use building on the north side of Sheppard Avenue West, west of Maxwell Street. A total of 6,313m<sup>2</sup> of gross floor area is proposed which would result in a density of 3.37 times the area of the lot. Of the 80 residential units, 2 are proposed to be one-bedroom units and 78 are proposed to be two-bedroom units. The 9<sup>th</sup> floor contains only amenity space and a mechanical room. No residential units are proposed on the 9<sup>th</sup> floor. A commercial space comprising 157m<sup>2</sup> is proposed at grade. A total of 76 parking spaces are proposed on three underground levels, 12 of which would be used by residential visitors. There is no parking proposed for non-residential uses. A total of 62 bicycle parking spaces are proposed. Additional site statistics are presented in the Application Data Sheet (Attachment 5).

The applicant is proposing to demolish the existing single detached dwellings on the development site.

### Site and Surrounding Area

The site is located on the north side of Sheppard Avenue West, between Goddard Street and Maxwell Street. The site has a frontage of approximately 43 metres on Sheppard Avenue West, a depth of approximately 43 metres and an area of 1,870m<sup>2</sup>. The land slopes gently across the site, generally to the northeast direction.

Land uses surrounding the site are as follows:

*North:* single detached dwellings on Cocksfield Avenue.

*West:* a synagogue and a 9-storey, mixed-use, mid-rise building under construction.

*South:* existing 3.5-storey townhouses and a proposed 9-storey, mixed-use, mid-rise building on the south side of Sheppard Avenue West.

*East:* a 4-storey mixed-use development

## **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 mix of uses and 43 metre frontage, the maximum permitted density for the site under the Secondary Plan is 2.0 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.

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 lands are 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 / Tree 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 having a maximum density of 2.0 times the area of the lot and a building height of five storeys. An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing a nine storey, mixed use building with a density of 3.37 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 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 Rationale
- Shadow Study
- Stormwater Management Report
- Phase I Environmental Site Assessment
- Arborist Report / Tree Preservation Plan
- Traffic Impact Study
- Toronto Green Standards Checklist

City staff are reviewing the application for completeness.

Staff report for action – Preliminary Report - 740 Sheppard Ave W

V.02/12

## 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 and angular planes as they relate to the Sheppard Avenue West streetscape;
- Compatibility with the surrounding neighbourhood including appropriate building transitions to the stable residential neighbourhoods to the north of the site;
- The appropriateness of the vehicular and service access to the site from Sheppard Avenue West, as well as any operational issues related to parking demand and/or traffic management;
- The adequacy of the proposed landscape buffer;
- The adequacy of the outdoor amenity space at grade and its relationship to the building;
- Issues related to the protection and retention of privately owned trees located to the rear of the site; 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.

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

## CONTACT

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## SIGNATURE

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Allen Appleby, Director  
Community Planning, North York District

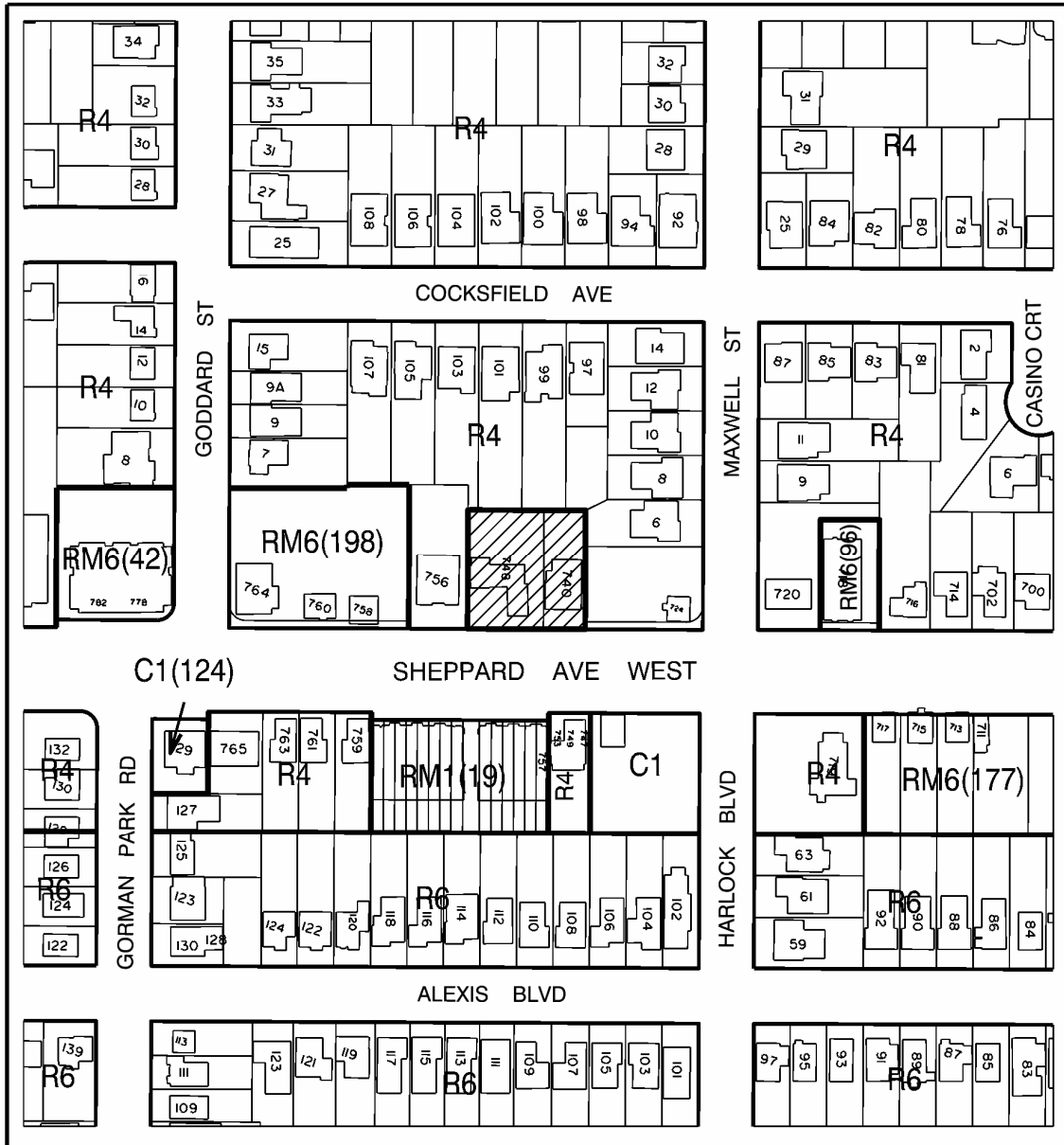
## ATTACHMENTS

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet





### Attachment 3: Zoning



**Toronto** City Planning  
**Zoning**

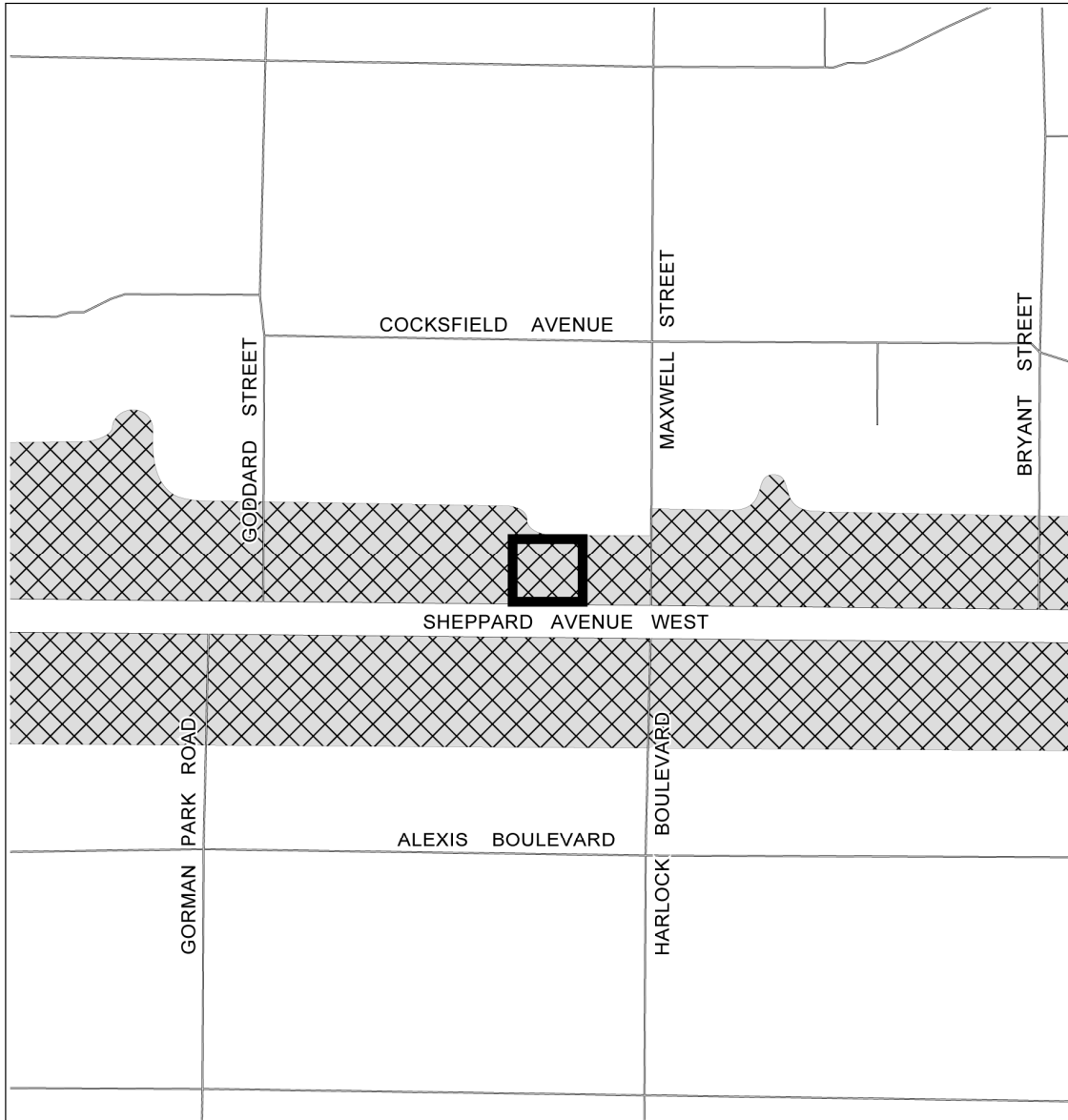
**740 & 748 Sheppard Avenue West**  
 File # 12 235950 NNY 10 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
  - R6 One-Family Detached Dwelling Sixth Density Zone
  - RM1 Multiple-Family Dwellings First 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 09/12/2012



## Attachment 4: Official Plan



-  Site Location
-  Neighbourhoods
-  Mixed Use Areas

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 235950 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 27, 2012

Municipal Address: 740 - 748 SHEPPARD AVENUE WEST

Location Description: PLAN 3062 PT LOT 6 \*\*GRID N1003

Project Description: A proposed nine-storey (with amenity space and mechanical only on the 9th floor) mixed-use, mid-rise building. There are 80 residential units, 157 square metres of commercial space on the ground floor and 76 parking spaces on three underground levels. The total GFA is approximately 6313 square metres, resulting in a density of 3.37 times the lot area.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BILLY TUNG			ROYAL LANE SHEPPARD NORTH LTD

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	1872.53	Height:	Storeys:	9	
Frontage (m):	42.9		Metres:	28.95	
Depth (m):	43.6				
Total Ground Floor Area (sq. m):	593.23				<b>Total</b>
Total Residential GFA (sq. m):	6156.27		Parking Spaces:	76	
Total Non-Residential GFA (sq. m):	157.6		Loading Docks	1	
Total GFA (sq. m):	6313.87				
Lot Coverage Ratio (%):	31.68				
Floor Space Index:	3.37				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	56
2 Bedroom:	24
3 + Bedroom:	0
Total Units:	80

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	6156.27	6156.27	0
Retail GFA (sq. m):	157.6	157.6	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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