

**258, 260 and 264 Sheppard Avenue West
Official Plan and Zoning By-law Amendment and Site
Plan Applications
Preliminary Report**

Date:	February 28, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	10 318846 NNY 23 OZ & 10 318850 NNY 23 SA

SUMMARY

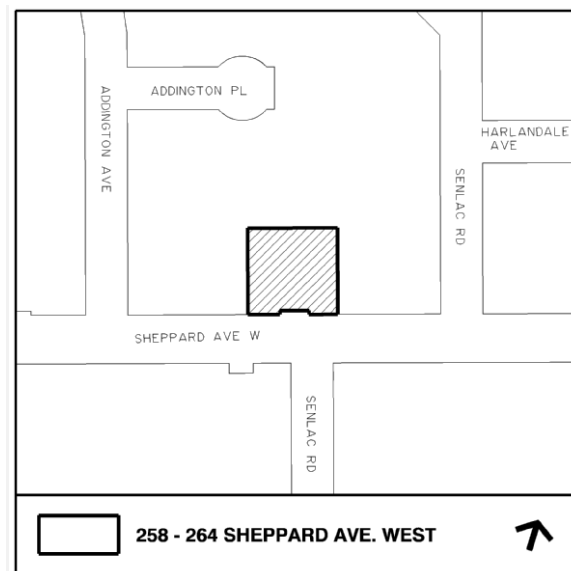
These applications propose a 5-storey, 42-unit residential apartment building with retail units on the ground floor at 258, 260 and 264 Sheppard Avenue West.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process. If all outstanding issues can be resolved in a timely manner a final report could be prepared for this June's Community Council meeting.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 258, 260 and 264 Sheppard Avenue West in consultation 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.

DECISION HISTORY

In January 2009, City Council approved OPA 47 and By-law 63-2009 for the subject lands in combination with the Lansing Retirement Residence to the north at 10 Senlac Road. The Official Plan and Zoning By-law amendments enabled the Sheppard Avenue properties to be used for a 5-storey, 50-unit expansion of the existing 3-storey retirement residence on Senlac Road. The Site Plan Notice of Approval conditions were issued on January 14, 2009, however the applicant did not satisfy the pre-approval conditions and final site plan approval was never issued.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed development is for a 5-storey, mixed-use building with approximately 285m² of retail/commercial uses and main lobby at grade, with 42 residential units above.

The proposed building has a total floor area of approximately 3,885 m² which would result in a density of 2.25 times the area of the lot. The building would have a height of approximately 17.9 metres on the Sheppard Avenue frontage terracing down to rear yard landscaping and the neighbourhood to the north. The at-grade retail uses would be located at both the east and west ends of the building, with the main residential entrance, lobby and driveway located centrally. Vehicle access would be from Sheppard Avenue West into the rear portion of the building which would contain loading facilities, 11 at-grade parking spaces and a ramp to a single level of 33 below grade parking spaces.

The proposal largely differs from the previously approved development because: it would be a residential apartment building and not a retirement home; access would be from Sheppard Avenue West rather than 10 Senlac Road; and the height would be 17.9 metres rather than 14.4 metres.

The proposed Site Plan is illustrated in Attachment 1 and Elevations are provided in Attachments 2 and 3. Further details on the proposal are in the Application Data Sheet: Attachment 6.

Site and Surrounding Area

The approximately 1,700 m² site has 42 metres fronting onto Sheppard Avenue West and a depth of 41 metres. The flat site is at a similar grade to the street and adjacent properties. The vacant, fenced site is largely covered by an asphalt parking lot that previously served commercial uses in a house that has since been demolished.

The surrounding land uses are:

- North: Lansing Residence at 10 Senlac Road and detached houses on Addington Place;
- South: across Sheppard Avenue West is the continuation of Senlac Road; 1 to 2 storey house form buildings with residential and small scale commercial uses, and a 3 storey office building;
- East: 1 to 2 storey commercial buildings fronting Sheppard Avenue; and
- West: 1 to 2 storey buildings fronting Sheppard Avenue with a variety of small-scale commercial and residential uses.

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 policies include building strong communities through: managing and directing the efficient use of land; providing for an appropriate range of housing types; and optimizing the use of infrastructure and public service facilities in an efficient and cost-effective manner. 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 such as along intensification corridors; and, the provision of infrastructure such as public transit to support growth. 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 Official Plan designates the lands *Mixed Use Areas* and, more specifically within the Sheppard Avenue Commercial Area Secondary Plan, *Mixed Use Area A*. The *Mixed Use Area A* designation provides for uses such as detached dwellings at a density of 20 units per net residential hectare. It also permits financial institutions, institutional uses and office uses at 1.0 times the lot area. Building setbacks are to accommodate a 36 metre right-of-way on Sheppard Avenue. Buildings heights are not to exceed 8.0 metres or the distance between the building and the rear lot line – i.e. a 45 degree angular plane.

Official Plan Amendment 47 applies site specific policy 3 to the subject lands in conjunction with the retirement residence at 10 Senlac Road (Attachment 4). For the subject lands the site specific amendment provides for a retirement home to a maximum

of 5 stories and 14.4 metres in height, and to a density of 2.5 times the lot area. The site specific policy also directs vehicular access to be provided from 10 Senlac Road.

Zoning

Zoning By-law 63-2009 applies exception RM6(179) to the subject lands and the lands at 10 Senlac Road (Attachment 5). On the subject lands, the By-law permits a retirement home with no more than 50 units, and a height of 5 storeys and 14.4 metres plus rooftop mechanicals. Regulations are also included in the By-law for parking, loading and landscaping. The lands are not subject to the new Toronto Zoning By-law 1156-2010.

Site Plan Control

A Site Plan application has been filed with the application.

Tree Preservation

A Tree Inventory and Protection Plan has been submitted with the application and will be reviewed to determine the condition of existing trees and any necessary tree protection and maintenance plan.

Reasons for the Application

The application has been submitted to amend the Sheppard Avenue Commercial Area Secondary Plan as it does not provide for the proposed non-retirement home use, access from Sheppard Avenue West and height of 17.9 metres.

The application has been submitted to amend the North York Zoning By-law No. 7625 as the proposal does not meet site-specific development standards for such matters as permitted uses, height, setbacks, coverage, parking, loading and landscaping.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Report
- Sun/Shadow Study
- Tree Preservation Plan
- Green Standard Checklist and Template
- Traffic and Parking Impact Analysis
- Functional Servicing Report
- Site Servicing Plan
- Stormwater Management Report

A Notification of Complete Application was issued on January 21, 2011.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. The policies are intended 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. The TGS Checklist and Template have been submitted by the applicant and are currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

The following issues will be considered in the review of the application:

- the proposed multiple unit residential use;
- building height including transition to the adjacent neighbourhood;
- vehicular access to parking and loading facilities; and
- landscaped open space and amenity areas.

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

CONTACT

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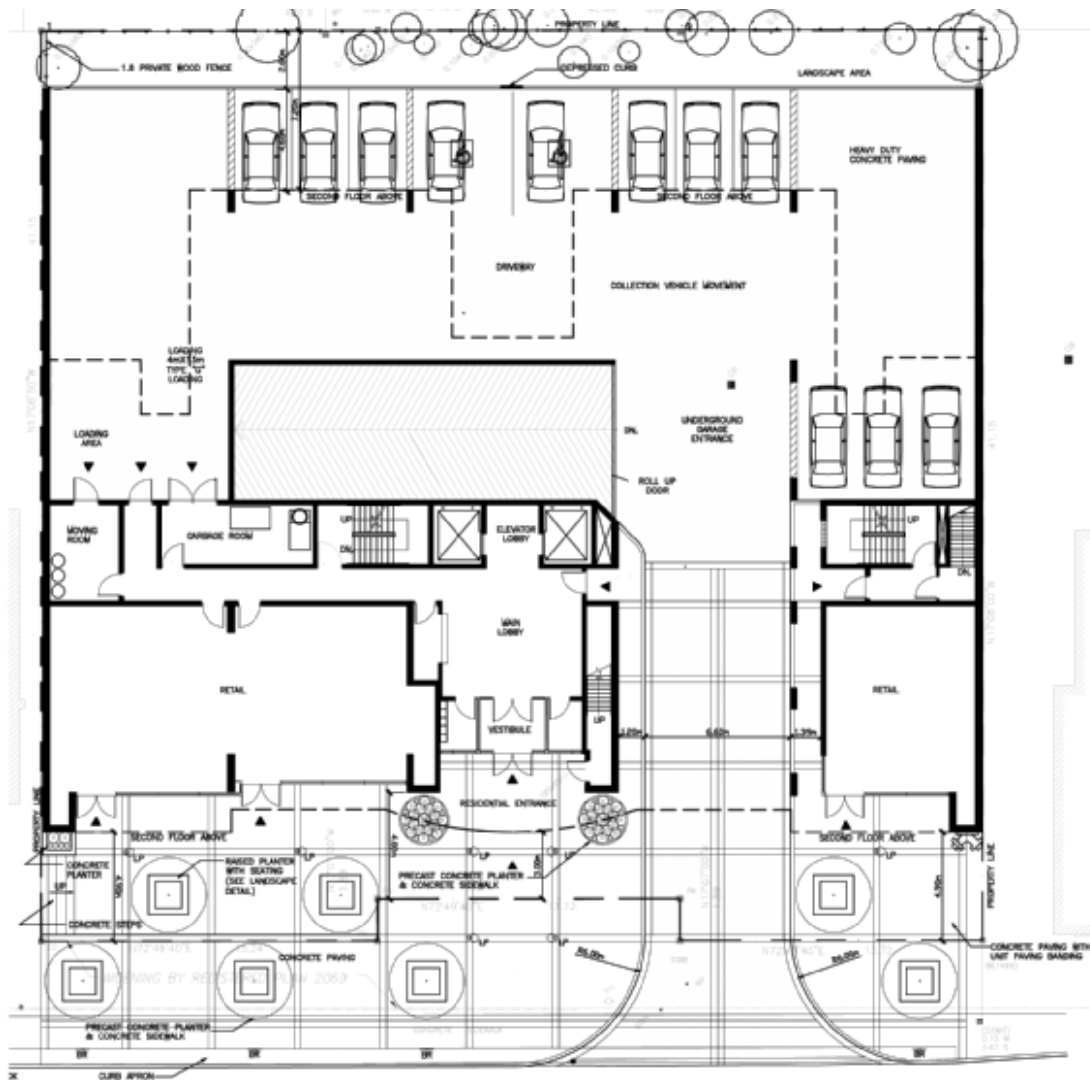
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: South Elevation
- Attachment 3: East Elevation
- Attachment 4: Official Plan Amendment #47
- Attachment 5: Zoning By-law
- Attachment 6: Application Data Sheet

Attachment 1: Site Plan



SHEPPARD AVENUE WEST

Site Plan

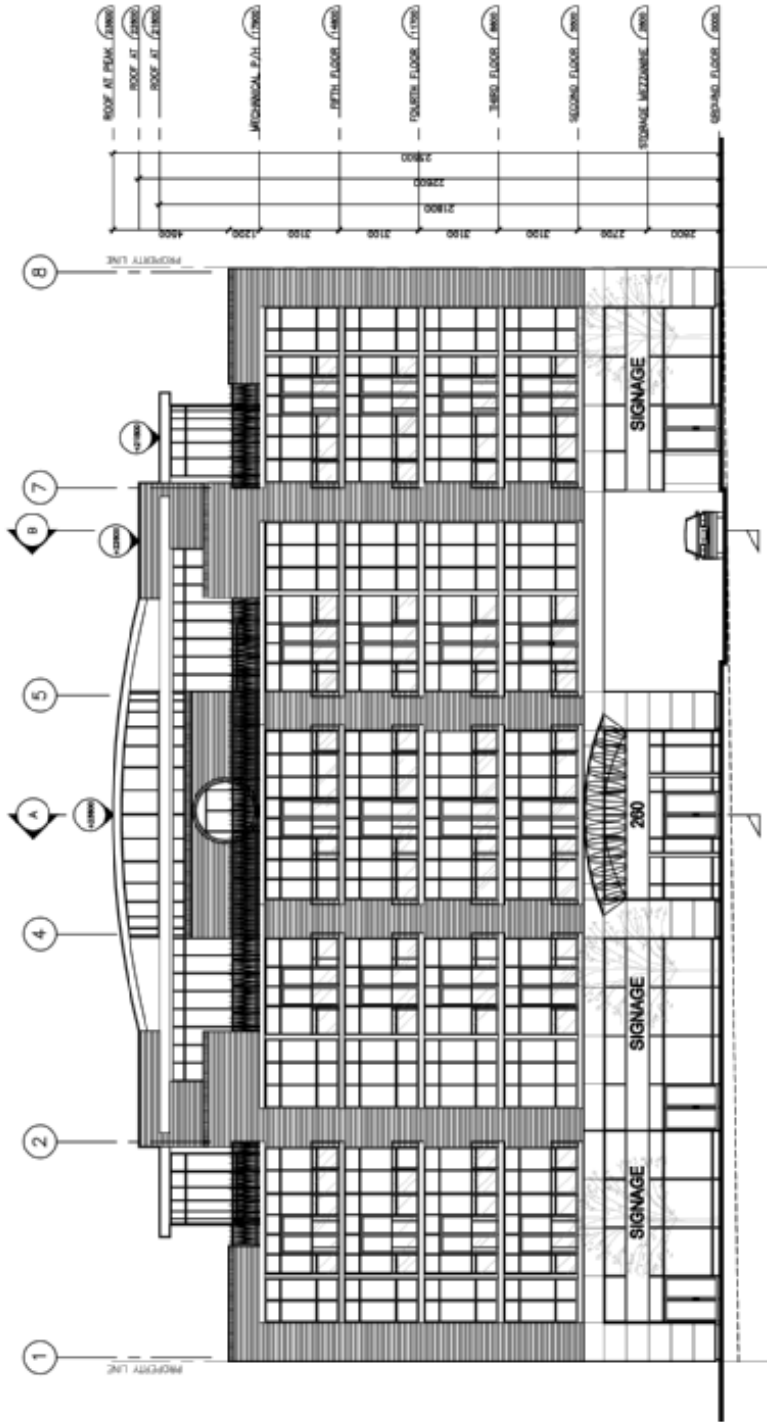
258 - 264 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale 

File # 10_318846

Attachment 2: South Elevation

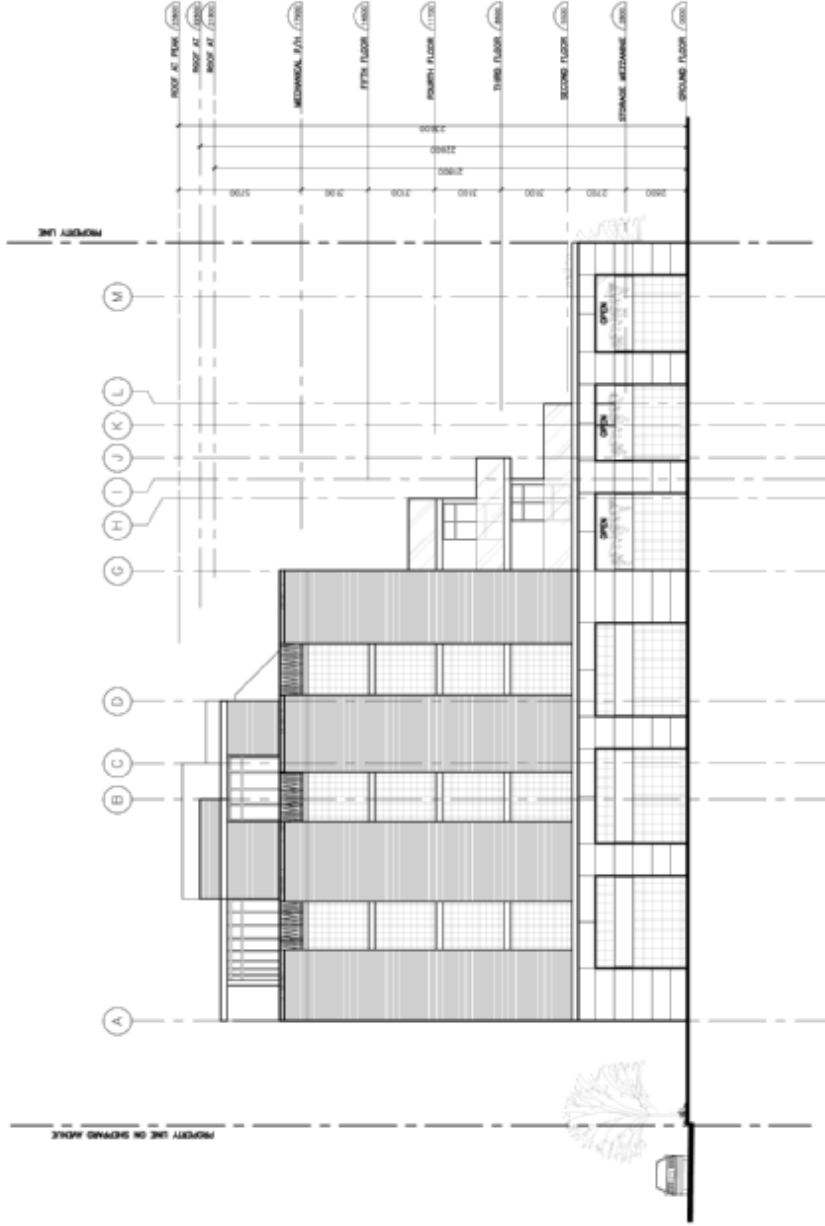


258 - 264 Sheppard Avenue West

Elevation 2
 Applicant's Submitted Drawing
 Not to Scale
 02/11/2011

File # 10_318846

Attachment 3: East Elevation

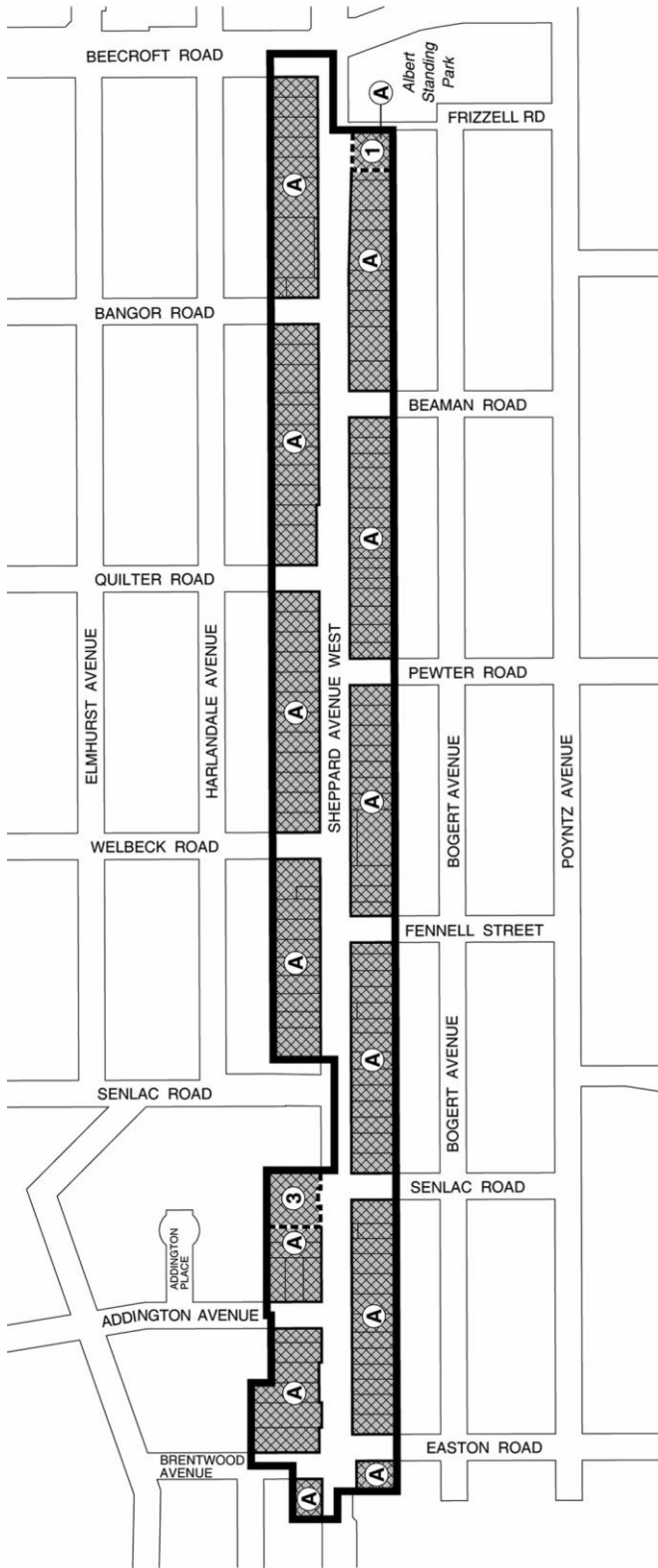


258 - 264 Sheppard Avenue West

Elevation 1
Applicant's Submitted Drawing
Not to Scale
MOODA/2010

File # 10_318846

Attachment 4: Official Plan



Official Plan Amendment #47 - Schedule "A"

258-264 Sheppard Avenue West

File # 05_142549

Map 29-1, Sheppard Avenue Commercial Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans,
29. Sheppard Avenue Commercial Area Secondary Plan is amended by adding Site and Area Specific Policy Area 3

Secondary Plan Boundary

Mixed Use Areas

Site and Area Specific Policy Areas

February 2008

Attachment 5: Zoning By-law



Toronto City Planning
Zoning
 258 - 264 Sheppard Avenue West
 File # 10_318846

Not to Scale
 Zoning By-law 7625
 Enacted 02/11/2011

R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 Special Commercial Area Zone
 O1 Open Space Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment, Rezoning and Site Plan	Application Number:	10 318846 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 22, 2010

Municipal Address: 258, 260, 264 SHEPPARD AVENUE WEST
 Location Description: PLAN 2069 PT LOT 1
 **GRID N2302
 Project Description: Mixed use (retail at grade with residential above), 5 storeys

Applicant:	Agent:	Architect:	Owner:
Jeff Kenny	Salmona Tregunno	Thomas Kiung	2250310 Ont. Ltd.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 47
Zoning:	RM6(179)	Historical Status:	N
Height Limit (m):	14.4/5 storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1728.4	Height:	Storeys:	5	
Frontage (m):	42.6		Metres:	17.9	
Depth (m):	41.2				
Total Ground Floor Area (sq. m):	430.6				Total
Total Residential GFA (sq. m):	2806		Parking Spaces:	44	
Total Non-Residential GFA (sq. m):	285		Loading Docks	2	
Total GFA (sq. m):	3885				
Lot Coverage Ratio (%):	65				
Floor Space Index:	2.25				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	8
1 Bedroom:	16
2 Bedroom:	16
3 + Bedroom:	2
Total Units:	42

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2806	2806	0
Retail GFA (sq. m):	285	285	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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