

**3220 Sheppard Avenue East - Zoning Amendment  
Application – Preliminary Report**

<b>Date:</b>	January 24, 2012
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 40 – Scarborough-Agincourt
<b>Reference Number:</b>	11 325998 ESC 40 OZ

**SUMMARY**

An application has been submitted to permit a 20-storey apartment building with a six-storey podium and 230 units at 3220 Sheppard Avenue East.

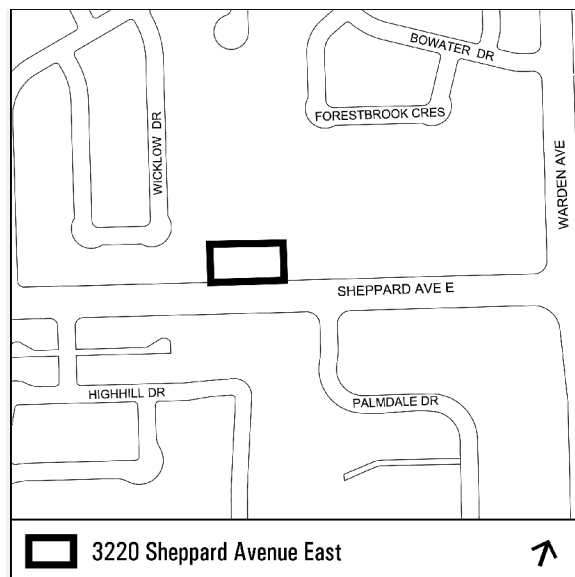
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the standard planning review process including the scheduling of a community meeting. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 3220 Sheppard Avenue East 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.

### **DECISION HISTORY**

An application to amend the zoning by-law was submitted in 2003 for a 21-storey apartment building. Detailed discussions between City staff and the applicant took place, however, the application was withdrawn in 2006 and replaced with a new proposal for a single-storey retail plaza. This proposal did not proceed either and the related site plan application was closed upon the submission of the current application.

### **Pre-Application Consultation**

There has been extensive pre-application dialogue relating to the current residential proposal, including a formal pre-consultation meeting to discuss complete application submission requirements. The proponents were also active participants in the recent Avenue study undertaken for the Sheppard/Warden area as discussed below.

### **ISSUE BACKGROUND**

#### **Sheppard/Warden Avenue Study**

The official launch of the Sheppard/Warden Avenue Study began in November 2009 looking at the area centred at Warden Avenue along Sheppard Avenue East between the former hydro corridor in the west to Bay Mills Boulevard in the east. The purpose of the Sheppard/Warden Avenue Study was to identify a vision for future development along this corridor, as well as develop an implementation program to achieve this vision. On January 10, 2012, Scarborough Community Council considered the final report on the Sheppard/Warden Avenue Study and adopted the staff recommendations. The report will be before City Council for final approval on February 6 and 7, 2012. The complete report can be found at

<http://www.toronto.ca/legdocs/mmis/2012/sc/bgrd/backgroundfile-43418.pdf>

The Sheppard/Warden Avenue Study has identified:

- where and how high-rise and mid-rise, mixed-use buildings can be located;
- how the streetscape and pedestrian environment can be improved;
- where public open spaces may be created and existing parks improved;
- potential locations for new streets and lanes;
- where trees should be planted; and
- how use of the road allowance can be optimized and transit service enhanced.

City staff, the Ward Councillor, the City's consultants, and members of the local community have worked together to develop an implementation framework and zoning by-laws for new development and the improvement of the public realm on this portion of both Sheppard and Warden Avenues.

## **Proposal**

On December 16, 2011, M. Behar Planning and Design Inc., on behalf of 1501858 Ontario Inc., submitted an application to permit a 20-storey (65 metres) residential apartment tower with a six-storey podium containing 224 units, together with six, 2-storey townhouse units within the base. Condominium tenure is proposed. A total of 288 parking spaces will be provided within a 4-level underground garage. Typical unit sizes range from 44 square metres for bachelor units to 86 square metres for 2-bedroom units.

The proposed total gross floor area is 20,555 square metres or 5.7 times the area of the lot. See Attachment 6: Application Data Sheet for additional project details.

## **Site and Surrounding Area**

The site is located on the north side of Sheppard Avenue East, approximately 350 metres west of Warden Avenue. The site is approximately 0.36 hectares (0.9 acres) in area and has approximately 84 metres (275 feet) of frontage on Sheppard Avenue East. These lands were formerly part of a hydro corridor running north/south.

Abutting uses are as follows:

North:	publicly-owned and managed stormwater management facility;
South:	2 to 3-storey commercial/office buildings;
Southeast:	17-storey apartment building at the southeast corner of Sheppard Avenue East and Palmdale Drive;
Southwest:	single-detached residential dwellings;
East:	single-storey restaurant and associated surface parking; and,
West:	Enbridge gas utility corridor, with single-detached residential dwellings further 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**

On the Urban Structure map (Map 2) to the Toronto Official Plan, the site is shown as part of an “Avenue” which applies to the lands on Sheppard Avenue East, from Yonge Street to just east of Brimley Road. “Avenues”, generally, are areas where new, incremental growth can occur along major streets where there are reurbanization opportunities supported by public transit. The official plan states that reurbanizing the Avenues will be achieved through the preparation of Avenue studies for strategic mixed-use segments of the corridors as shown on Map 2. Development may be permitted on the Avenues prior to an Avenue study and will be considered on the basis of all of the policies of the official plan.

The site is designated as “Mixed Use Areas” on the Land Use Plan. Mixed Use Areas are made up 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 also establishes specific development criteria. These criteria require that, among other matters, new buildings be located and massed in order to:

1. provide a transition between areas of different intensity and scale, through means such as appropriate setbacks and/or stepping down of heights, particularly towards lower-scale Neighbourhoods;
2. limit shadow impacts on adjacent Neighbourhoods; and
3. frame the edges of streets with good proportion and maintain sunlight and comfortable wind conditions for pedestrians.

The criteria also require significant multi-unit residential developments to provide indoor and outdoor recreation space for building residents.

The official plan also contains policies related to height and/or density incentives and permits zoning by-laws, under Section 37 of the Planning Act, to be passed to permit more height and/or density for a use than is otherwise permitted by the zoning by-law for that use in return for the provision of community benefits to be set out in the zoning by-law.

## **Zoning**

The site is located within the Neighbourhood Commercial (NC) Zone under the Sullivan Community By-law, as amended, of the former City of Scarborough. Permitted uses include, retail, banks, business and professional offices, personal service shops, places of worship and day nurseries. In addition, site specific Exception No. 31 prohibits automobile service stations, auto sales and service stations and restaurants. Residential uses are not permitted within this zone.

As a result of Scarborough Community Council's recent adoption of the City-initiated Sheppard/Warden Avenue Study, the lands are proposed to be placed into a new Commercial-Residential (CR) zone with a base level, 11-storey height permission. Commercial uses are permitted but are not required on this site. The study approach is based upon identifying tall building zones in appropriate locations but requiring the submission of individual zoning applications to achieve additional height which will allow for the review and assessment of detailed development plans by both the City and the public and the negotiation of appropriate community benefits.

### **Site Plan Control**

The lands are located within a site plan control area. A site plan application has been filed.

### **Reasons for the Application**

The existing Neighbourhood Commercial (NC) zoning does not permit the proposed residential development. A zoning by-law amendment is required to permit the proposed height of development and to secure negotiated Section 37 community benefits. The zoning by-law amendment recommended by the Sheppard/Warden Avenue Study, which proposes to zone the lands Commercial Residential (CR), has yet to be considered by City Council. Should it be adopted by City Council and come into force and effect, an amendment to permit the proposed height would still be required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning & Urban Design Rationale, Microclimate Analysis, Energy Model Report, Toronto Green Standards Checklist, Sun/Shadow Study, Noise Feasibility Study, Archaeological Assessment, Geotechnical & Soils Study, Transportation Impact Study, Arborist Report, Site Servicing Study, Stormwater Management Report.

A Notification of Complete Application was issued on January 10, 2012.

### **Issues to be Resolved**

#### **Built Form and Urban Design**

The application will be reviewed in light of the built form policies of the official plan, the Tall Building Design Guidelines and the direction of the Avenue study. Matters such as building placement and massing, height, transition in scale to neighbouring sites, site servicing and parking, streetscape, landscaping and pedestrian level wind effects will be reviewed.

### **Traffic Impact Study**

A traffic impact study, which includes a parking rationale, has been submitted and will be reviewed by appropriate staff.

### **Section 37**

Opportunities to provide community benefits either on-site or within the local community, will be examined in return for the increase in height and/or density of development proposed. This would be negotiated during the review of the application. Section 37 of the Planning Act may be used to secure these benefits.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the official plan. Several of the natural environment policies of the official plan encourage green development. These policies are geared 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. These policies also promote development that enhances the natural environment and support green industry.

The TGS 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**

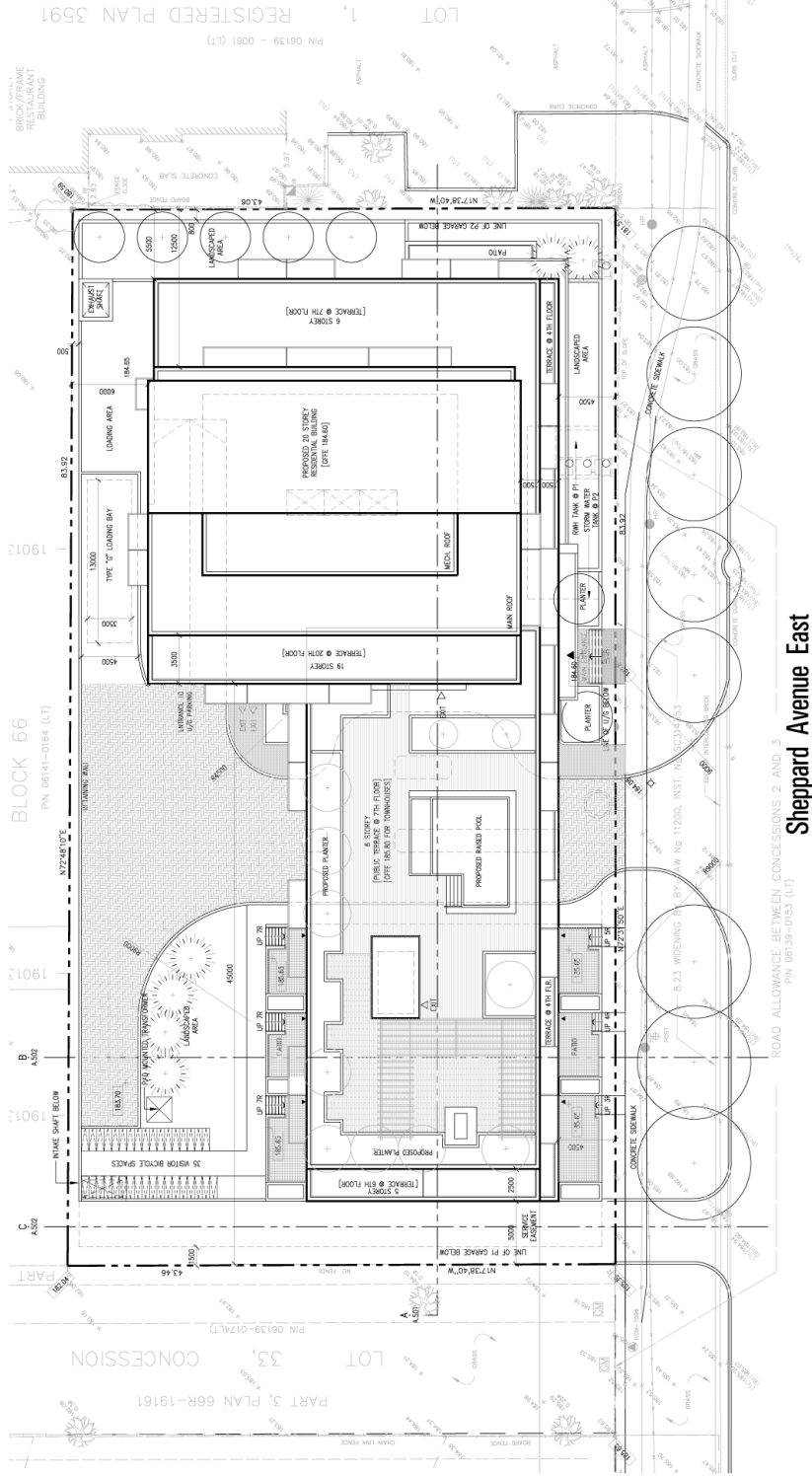
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Raymond David, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevation (South)  
Attachment 3: Elevation (West)  
Attachment 4: Elevation (East)  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan

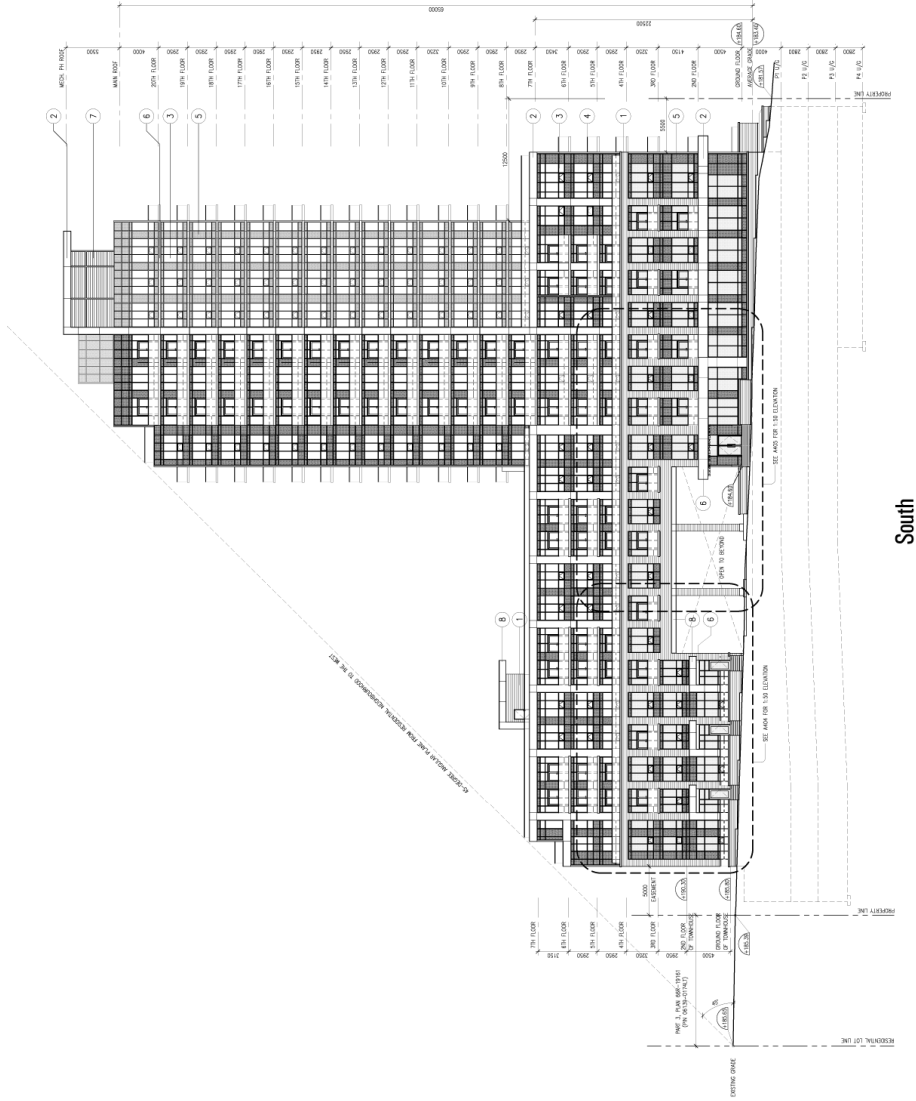


3220 Sheppard Avenue East

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 12/22/2011

File # 11 325998 0Z, 11 326006 SA

## Attachment 2: Elevations(South)



**3220 Sheppard Avenue East**

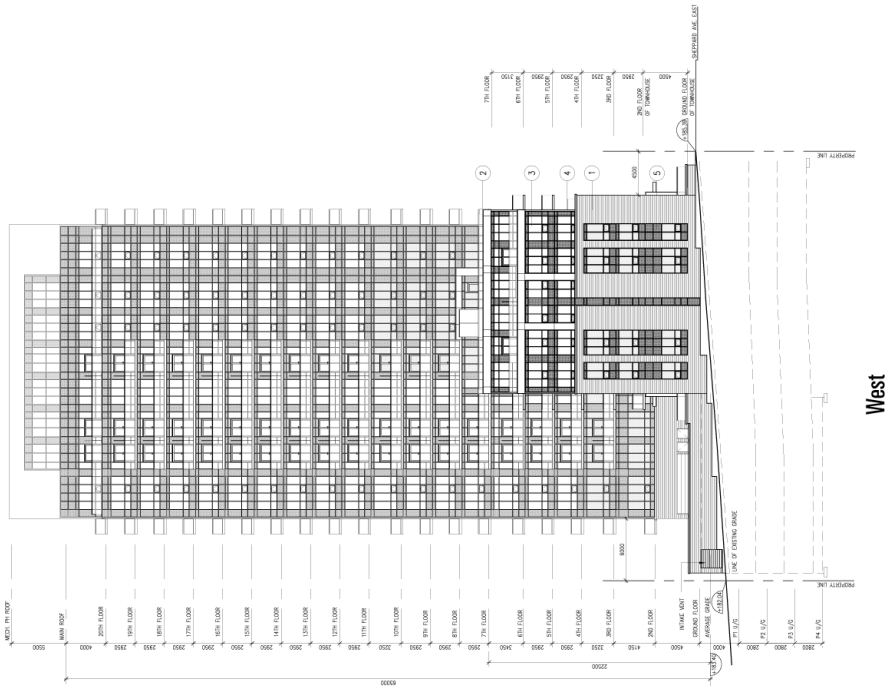
File # 11 325998 0Z, 11 326006 SA

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
12/22/2011



### Attachment 3: Elevations(West)



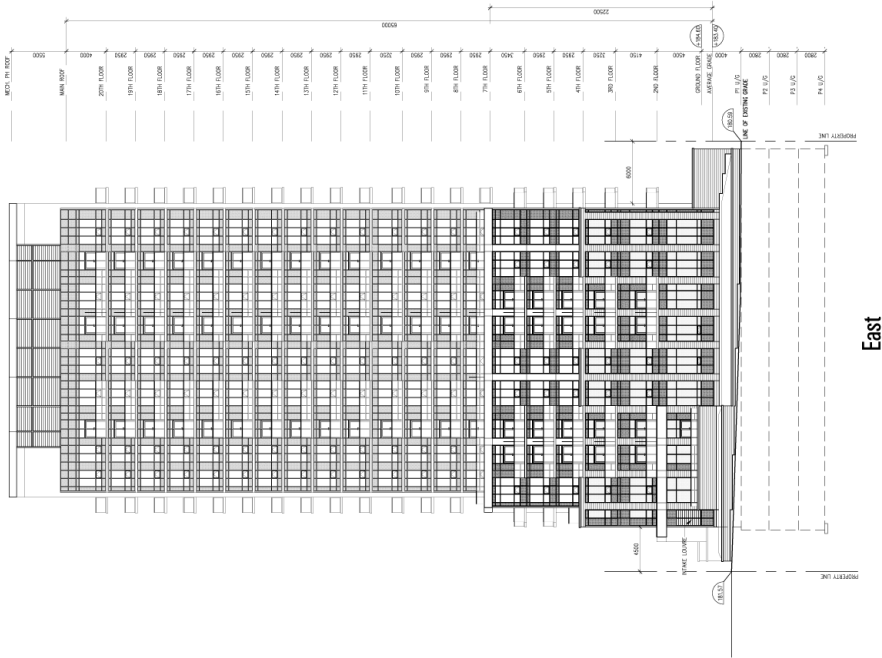
3220 Sheppard Avenue East

File # 11 325998 0Z, 11 326006 SA

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 12/22/2011

### Attachment 4: Elevations(East)



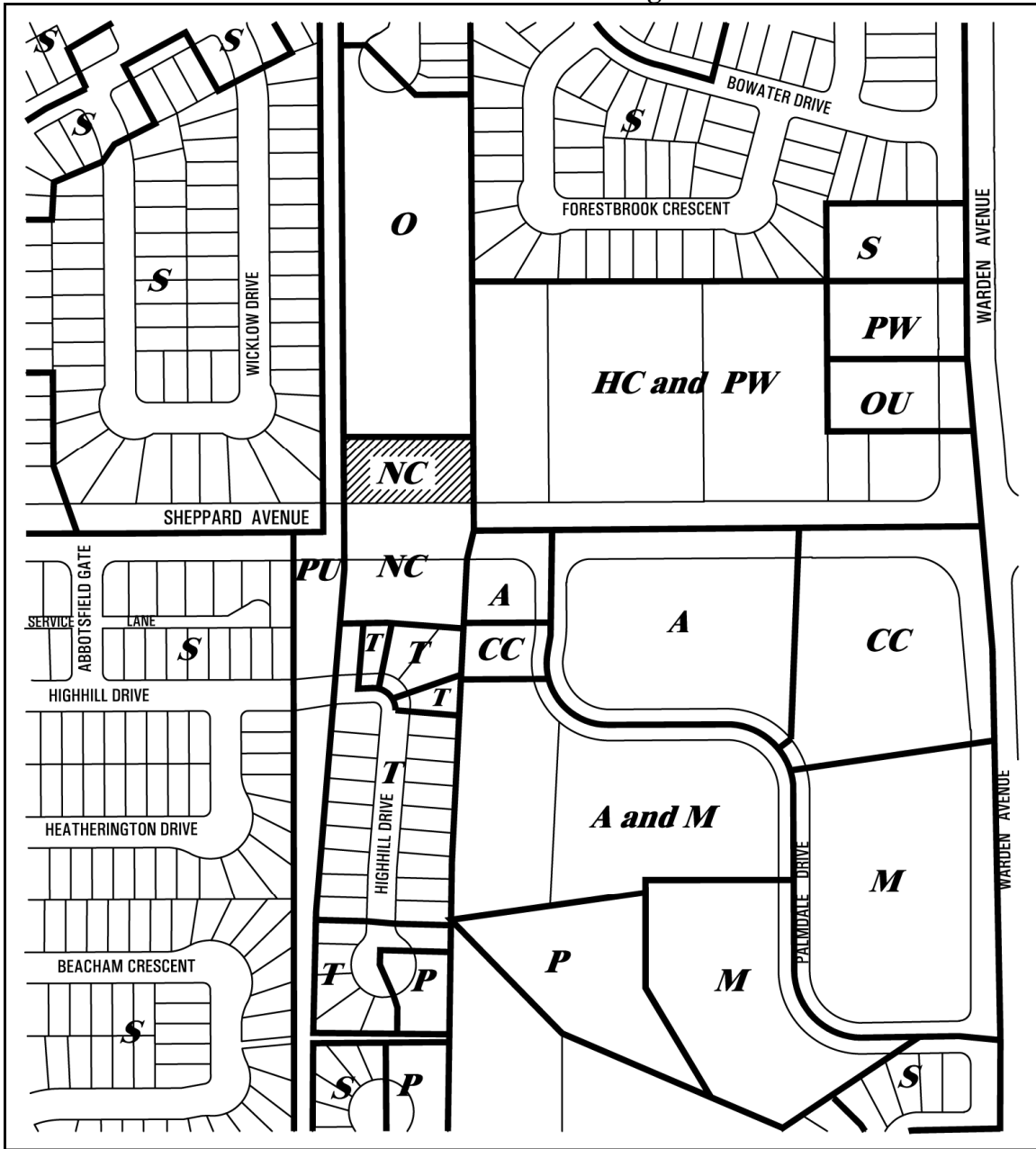
3220 Sheppard Avenue East

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 12/22/2011

File # 11 325998 0Z, 11 326006 SA

Attachment 5: Zoning



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

3220 Sheppard Avenue East

File # 11 325998 OZ, 11 326006 SA

<b>S</b> Single-Family Residential	<b>NC</b> Neighbourhood Commercial	<b>O</b> Major Open Spaces	Sullivan Community Bylaw
<b>T</b> Two-Family Residential	<b>CC</b> Community Commercial	<b>OU</b> Office Uses	Not to Scale
<b>M</b> Multiple-Family Residential	<b>HC</b> Highway Commercial	<b>PU</b> Public Utilities	↑
<b>A</b> Apartment Residential	<b>PW</b> Place(s) Of Worship	<b>P</b> Park	12/22/11

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 325998 ESC 40 OZ
Details	Rezoning, Standard	Application Date:	11 326006 ESC 40 SA December 14, 2011

Municipal Address: 3220 SHEPPARD AVE E  
 Location Description: PLAN 66M2359 BLK 67 \*\*GRID E4001  
 Project Description: Proposed 20 storey, 230 unit residential apartment building.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
M. BEHAR PLANNING & DESIGN INC		BURKA ARCHITECTS INC	1501858 ONTARIO INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	NC	Historical Status:	N/A
Height Limit (m):	N/A	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3,630	Height:	Storeys:	20
Frontage (m):	0		Metres:	65
Depth (m):	0			
Total Ground Floor Area (sq. m):	1510			<b>Total</b>
Total Residential GFA (sq. m):	20,555		Parking Spaces:	288
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	20,555			
Lot Coverage Ratio (%):	41.5			
Floor Space Index:	5.7			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	4
1 Bedroom:	129
2 Bedroom:	97
3 + Bedroom:	0
Total Units:	230

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	20,555	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Michael Mestyan, Senior Planner**  
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