

TORONTO STAFF REPORT

May 19, 2004

To: Toronto North Community Council

From: Acting Director, Community Planning, North District

Subject: Final Report
OPA & Rezoning Application 03 160478 NNY 10 OZ
Applicant: 801 Sheppard Avenue West Ltd.
Architect: Turner Fleisher Architects Inc.
801- 807 Sheppard Ave W
Ward 10 - York Centre

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law to permit a six storey apartment building containing 41 dwelling units with ground floor commercial uses at 801 to 807 Sheppard Avenue West.

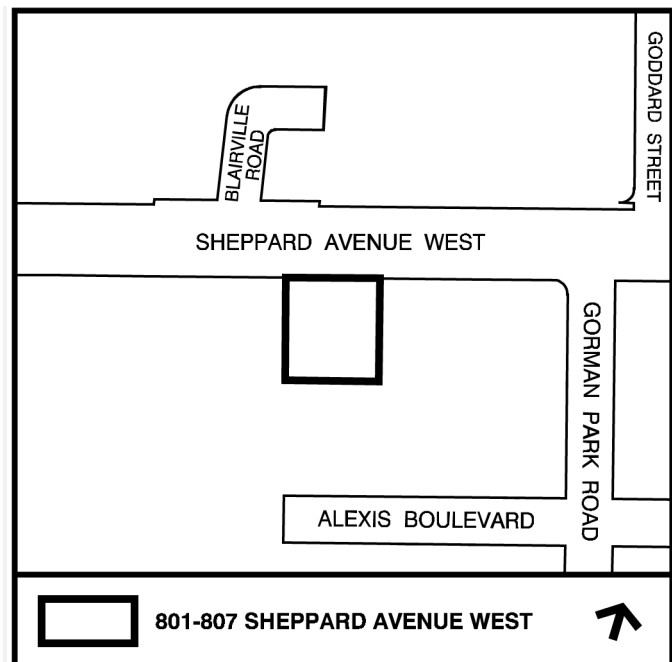
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plans substantially in accordance with the draft Official Plan Amendments attached as Attachment No. 9 and Attachment No. 10.
- (2) amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11.



- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required.
- (4) before introducing the necessary Bills to City Council for enactment, the owner shall be required to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide the following facilities, services and/or matters:
 - (i) that the applicant make a voluntary contribution of \$50,000 towards park and/or community facilities within Ward 10 prior to issuance of a building permit.
- (5) before introducing the necessary Bills to City Council for enactment, the owner is required to obtain site plan approval from the Acting Director, Community Planning, North District under Section 41 of the Planning Act.

Background:

Proposal

Site History

An application was submitted in 1993 to amend the Official Plan and the Zoning By-law to permit a 4-storey apartment building with 30 units at 803 and 807 Sheppard Avenue West. Council recommended approval of the application. However, the applicant did not proceed with development and the file was subsequently closed in 2002.

Proposal

The applicant is proposing to build a six-storey apartment building containing 41 units with ground floor commercial space. A floor space index of 2.9 is proposed.

A total of 68 parking spaces are proposed all of which will be located in a 2 level below grade parking garage with access from Sheppard Avenue West.

Site Area	1753.7
Building Height	6 storeys, 19 metres
Parking Provided	68
Residential Floor Area	4823 m ²
Commercial Floor Area	185 sq. m ²
Total Floor Area	5008 m ²
Density	2.9

Site and Surrounding Area

The subject lands are located on the south side of Sheppard Avenue West, just west of Gorman Park Road. The site consists of 3 residential lots, which will be consolidated into one lot. Development is occurring along this portion of Sheppard Avenue West consisting of conversion of existing single detached houses to commercial and office uses, as well as new townhouses and mid-rise apartment buildings with street related retail.

Abutting uses are as follows:

- North: 6-storey residential building with retail at grade, single detached dwellings and a church
- South: single detached dwellings
- East: single detached dwellings
- West: to the immediate west are single detached dwellings. There is a school site further west.

North York Official Plan

The Sheppard West/Dublin Secondary Plan designates the site Mixed Commercial Residential (MCR). This category permits residential, retail, office and community uses. In commercial/residential buildings with ground floor commercial and on a lot with frontage 30 metres or more, the total gross floor area shall not exceed 2.0 FSI. The Plan also limits building height to 5 storeys and the height of the building cannot exceed the horizontal distance separating the building from the nearest property line that coincides with the boundaries of the Plan. The Plan also requires all buildings be setback at least 9.5 metres from the rear lot line.

Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now the subject of prehearings at the Ontario Municipal Board.

Once the Plan comes into full force and effect, it will designate the property as Mixed Use Area "B" under the prevailing provisions of the Sheppard West Dublin Secondary Plan which provides for a wide range of residential, office, retail and service uses.

Zoning

The property is zoned R4 Single Detached Dwelling Fourth Density Zone which permits a one-storey family detached dwelling and accessory uses.

Site Plan Control

A Site Plan Application has been reviewed by staff and approval will be required prior to enactment of the official plan and zoning-bylaw amendments.

Reasons for the Application

An amendment to the Sheppard West/Dublin Secondary Plan is required for both density and height. The Plan limits the density to 2.0 FSI and the proposed density is approximately 2.9 FSI. The Plan also restricts the height of buildings to 5 storeys and the proposed height is 6 storeys. An amendment to the new Official Plan is also required.

An amendment to the Zoning By-law is required, as the R4 zoning that applies to this site does not permit the proposed use of an apartment building with ground floor commercial uses.

Community Consultation

The applicant's original proposal for a 6-storey building at a density of 3.2 F.S.I. was presented to the community at a meeting held on December 1, 2003. The local Councillor, his staff, City Planning staff and approximately 10 members of the community attended.

The following issues were raised:

- The higher density development would add to the traffic congestion along Sheppard Avenue;
- Visitors to the site will not utilize underground parking and will instead park on adjacent neighbouring streets
- Applicant should conform to the angular plane regulations in order to protect privacy of adjacent residents.

These planning issues have been considered in the review of this application. As a result of the concerns raised, the applicant has revised the application, reducing the overall density and meeting the requirements of the angular plane provisions.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards. Their comments are attached as Attachment 8.

Comments:

Land Use

When reviewing a proposal to increase the density, issues that provide particular relevance are site location, suitability of the site to accommodate the use, and impact on adjacent properties.

(i) Site location

The site has direct access to Sheppard Avenue which functions as a major arterial road and is in close proximity to the intersection of Bathurst Street. The site is served by public transit by way of frequent bus service on Sheppard Avenue West, connecting to both the Downsview and the Sheppard subway stations.

(ii) Suitability of the Site

The site has a frontage of 40 metres and a depth of approximately 41 metres (after conveyances to the City of Toronto). The applicant has demonstrated that the site can accommodate the proposed mixed-use building at a density of 2.9 F.S.I. along with adequate parking, loading and garbage facilities, along with appropriate landscape buffering.

(iii) Impact on Adjacent Uses

The Sheppard West/Dublin Secondary Plan applies specific height limits to the site. The Plan limits building height to 5 storeys and the height of the building cannot exceed the horizontal distance separating the building from the nearest property line that coincides with the boundaries of the Secondary Plan. The intent of the angular plane provision is to minimize the impact of the development on adjacent low density residential areas. Although the height of the building exceeds the 5 storey height limit, the proposed building complies with the

angular plane requirements. The applicant is providing landscaping and privacy fencing along the south property line.

Traffic Impact, Access and Parking

Vehicular access, drop off and parking to the site is proposed via two driveways from Sheppard Avenue West. The proposed westerly driveway access will be designated as one-way inbound. One of the conditions of site plan approval will be the requirement to provide appropriate signage and pavement markings to indicate one-way traffic flow from the westerly driveway to the easterly driveway.

The applicant is proposing to provide 68 parking spaces, 53 spaces for residents, 11 for visitors and 4 for commercial use in a two-storey below-grade parking structure. In terms of total supply the applicant has satisfied the minimum Zoning by-law requirement for this site. However, 6 parking spaces instead of 4 will be designated for the proposed commercial units, in accordance with the parking requirements of the zoning by-law.

A traffic impact study was submitted in support of the proposal by the applicant. Works and Emergency Services is satisfied that the traffic attributed to the proposed residential development and 2 commercial units is expected to have minimal impact on the local road network during peak hours.

Section 37

The applicant has agreed to provide a cash contribution of \$50,000 for capital improvements to parks and community facilities in Ward 10. The expenditure of this will be determined by Economic Development, Culture and Tourism in consultation with Urban Development Services and the local Councillor.

Conclusions:

The proposal for a 6 storey mixed use building at a density of 2.9 times the lot area is in conformity with the policies of the Sheppard West/Dublin Plan as it relates to use and urban design. The proposed increase in height and density is supportable given the sites location and the minimal impact on adjacent low density residential neighbourhood.

Contact:

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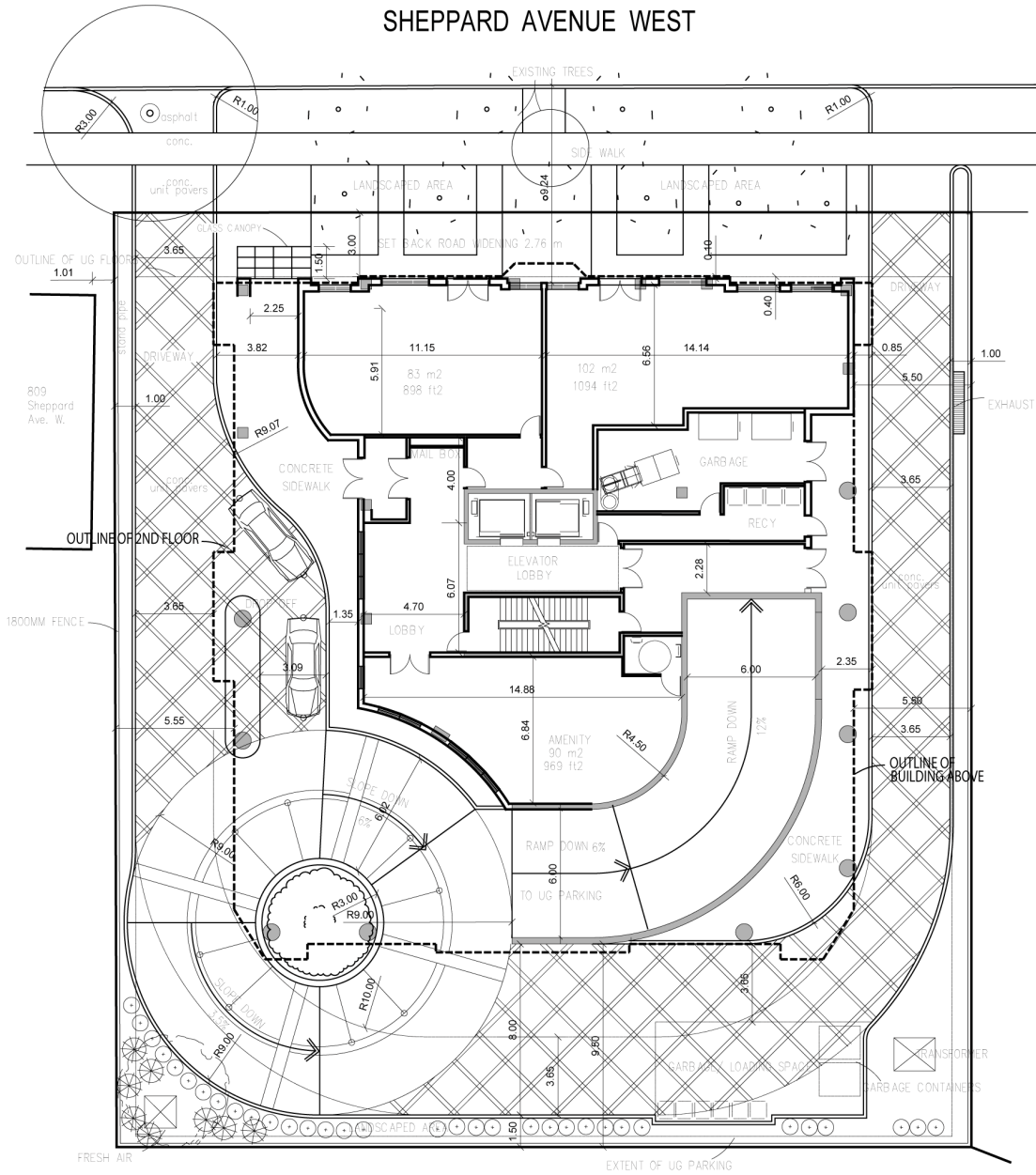
Thomas C. Keefe
Acting Director, Community Planning, North District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Angular Plane
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: Application Data Sheet
Attachment 8: Agency Comments
Attachment 9: Draft Official Plan Amendment
Attachment 10: Draft Official Plan Amendment
Attachment 11: Draft Zoning By-law Amendment

Attachment 1: Site Plan

SHEPPARD AVENUE WEST



Site Plan / Ground Floor Plan

801-807 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
05/12/04



File # 03_160478

Attachment 2: Elevation 1



North Elevation



South Elevation

Elevation

Applicant's Submitted Drawing

Not to Scale
05/12/04

801-807 Sheppard Avenue West

File # 03_160478

Attachment 3: Elevation 2



East Elevation



West Elevation

Elevation

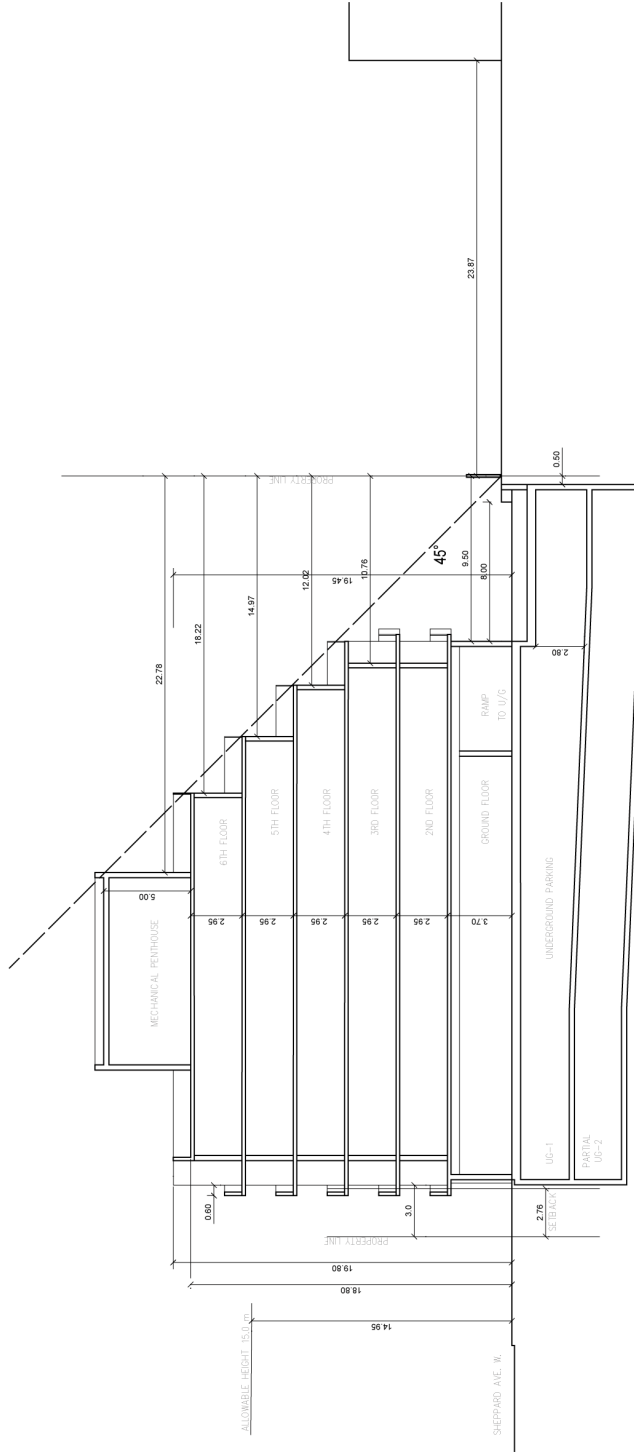
Applicant's Submitted Drawing

Not to Scale
05/12/04

801-807 Sheppard Avenue West

File # 03_160478

Attachment 4: Angular Plane



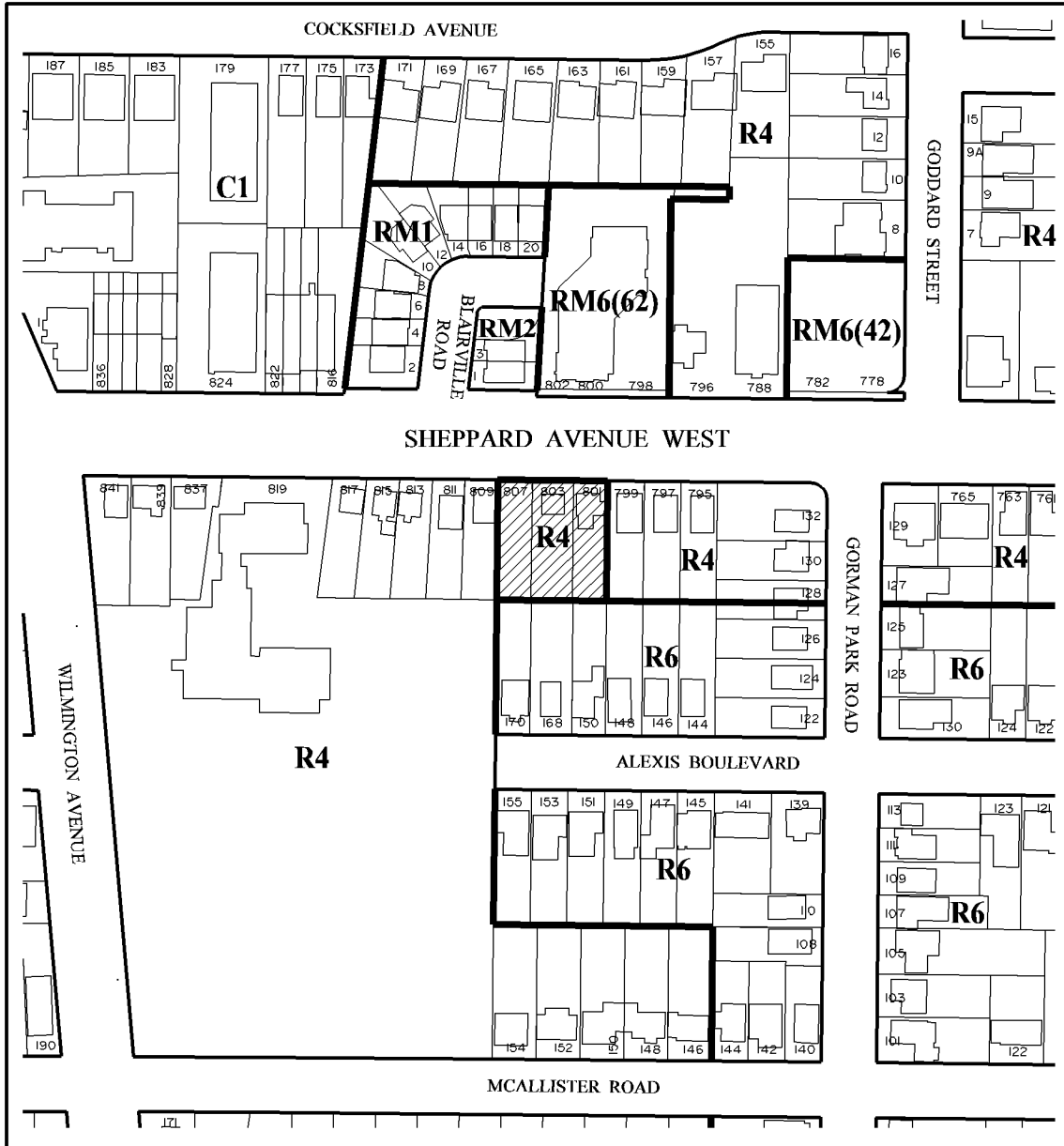
801-807 Sheppard Avenue West

Section
Applicant's Submitted Drawing

Not to Scale
05/17/04

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Attachment 5: Zoning (Map)



801-807 Sheppard Avenue West

File # 03_160478

R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 C1 General Commercial Zone

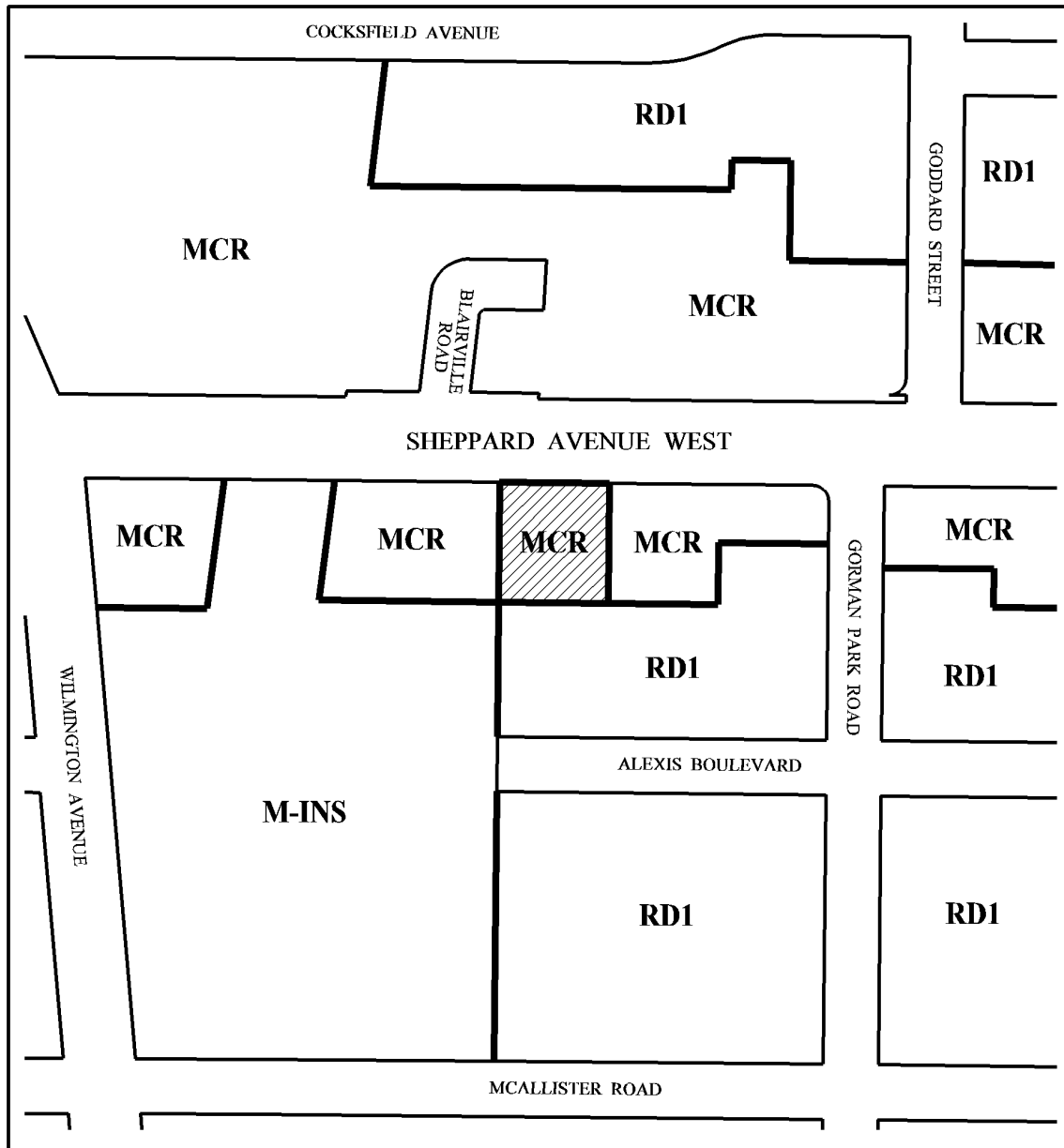
RM1 Multiple-Family Dwellings First Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone



Not to Scale
 Zoning By-law 7625
 Extracted 07/31/03

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 6: Official Plan (Map)



Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	03 160478 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 25, 2003

Municipal Address: 801 SHEPPARD AVE W, Toronto ON
 Location Description: PLAN 1938 PT LOT 2 **GRID N1004
 Project Description: Proposed 6 storey residential building with commercial units on the ground floor.

Applicant:	Agent:	Architect:	Owner:
SONTERLAN CORPORATION			801 SHEPPARD AVENUE WEST

PLANNING CONTROLS

Official Plan Designation:	MCR	Site Specific Provision:	UDOZ-93-44
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1753.7	Height: Storeys:	6
Frontage (m):	40	Metres:	18.45
Depth (m):	43.89		
Ground Floor GFA (sq. m):	473	Total	
Residential GFA (sq. m):	4823	Parking Spaces:	68
Non-Residential GFA (sq. m):	185	Loading Docks	1
Total GFA (sq. m):	5008		
Lot Coverage Ratio (%):	26.97		
Floor Space Index:	2.85		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	8
2 Bedroom:	33
3 + Bedroom:	0
Total Units:	41

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA (sq. m):	4823	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	185	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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