



**STAFF REPORT
ACTION REQUIRED**

**741 and 747 Sheppard Avenue West
Official Plan and Zoning Amendment Application -
Preliminary Report**

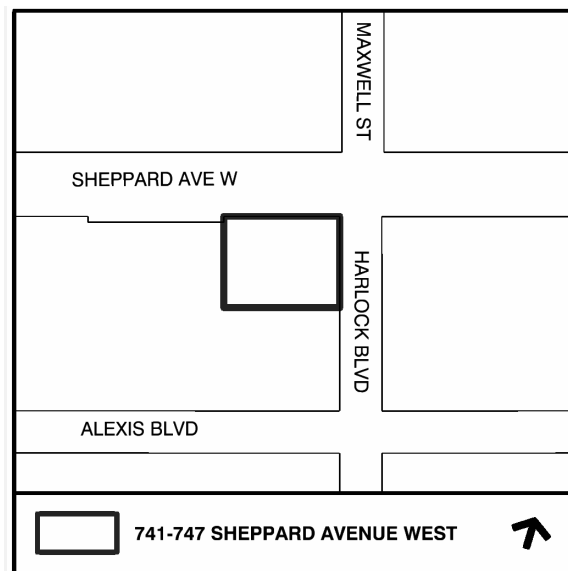
Date:	April 25, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	12 139344 NNY 10 OZ

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 111 residential units and 238m² of commercial space at grade, at 741 and 747 Sheppard Avenue West. There are 100 parking spaces proposed underground and 19 at-grade spaces at the rear of the property, for a total of 119 parking spaces.

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 last quarter of 2012 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 741 and 747 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

Two pre-application consultation meetings were held with the applicant on November 1, 2011 and December 1, 2011, to discuss complete application submission requirements.

Decision History

In 1987, 741 Sheppard Avenue West (the eastern portion of the subject lands) was rezoned from One Family Detached Dwelling Fourth Density Zone (R4) to General Commercial Zone (C1), by By-law 30126, to permit only professional medical offices.

ISSUE BACKGROUND

Proposal

The applicant is proposing a nine-storey (26.0-metre), 111-unit, mixed-use building on the south side of Sheppard Avenue West at Harlock Boulevard. A total of 9,180m² of gross floor area is proposed which would result in a density of 3.79 times the area of the lot. Of the 111 residential units, 65 are proposed to be one-bedroom units and 46 are proposed to be two-bedroom units. A commercial space comprising 238m² is proposed at grade. A total of 119 parking spaces are proposed, consisting of 100 below grade spaces for residents and 19 at-grade spaces at the rear of the building, 8 of which would be shared by commercial uses and residential visitors. A total of 62 bicycle parking spaces are proposed in the underground parking garage. Additional site statistics are presented in the Application Data Sheet (Attachment 6).

The applicant is proposing to demolish the existing single detached dwelling and any accessory structures on the development site.

Site and Surrounding Area

The site is located on the southwest corner of Sheppard Avenue West and Harlock Boulevard. The site has a frontage of approximately 55 metres on Sheppard Avenue West, a depth of approximately 44 metres and an area of 2,420m². The land is relatively flat.

Land uses surrounding the site are as follows:

North: single detached dwellings on Sheppard Avenue West.

West: 3.5-storey townhouses on Sheppard Avenue West.

South: single detached dwellings on Alexis boulevard.

East: a place of worship and an 8-storey, 202-unit, mixed-use building on Sheppard Avenue West that is currently under construction.

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 55 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.

In addition, 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 west portion of the subject lands (747 Sheppard Avenue West) is zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 4. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses. The east portion of the subject lands (741 Sheppard Avenue West) is zoned General Commercial Zones (C1) by By-law 30126, which permits professional medical offices only.

Site Plan Control

An application for Site Plan Control approval is required but has not 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 provides for 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 maximum 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 3.79 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
- Functional Servicing Report
- Arborist Report / Tree Preservation Report
- Traffic and Parking Study

- Archaeological Assessment
- Toronto Green Standard Checklist

Staff are reviewing the application for completeness.

Issues to be Resolved

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

- Conformity with the Avenues & Mid-rise Buildings Study;
- The appropriateness of the increase in height and density;
- Built form as it relates to the Sheppard Avenue West and Harlock Boulevard streetscapes;
- Compatibility with the surrounding neighbourhood including townhouses to the west and appropriate building scale transitions to the residential neighbourhoods to the south of the site;
- Issues related to the protection and retention of privately owned trees; and
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review 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

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North and South Elevations

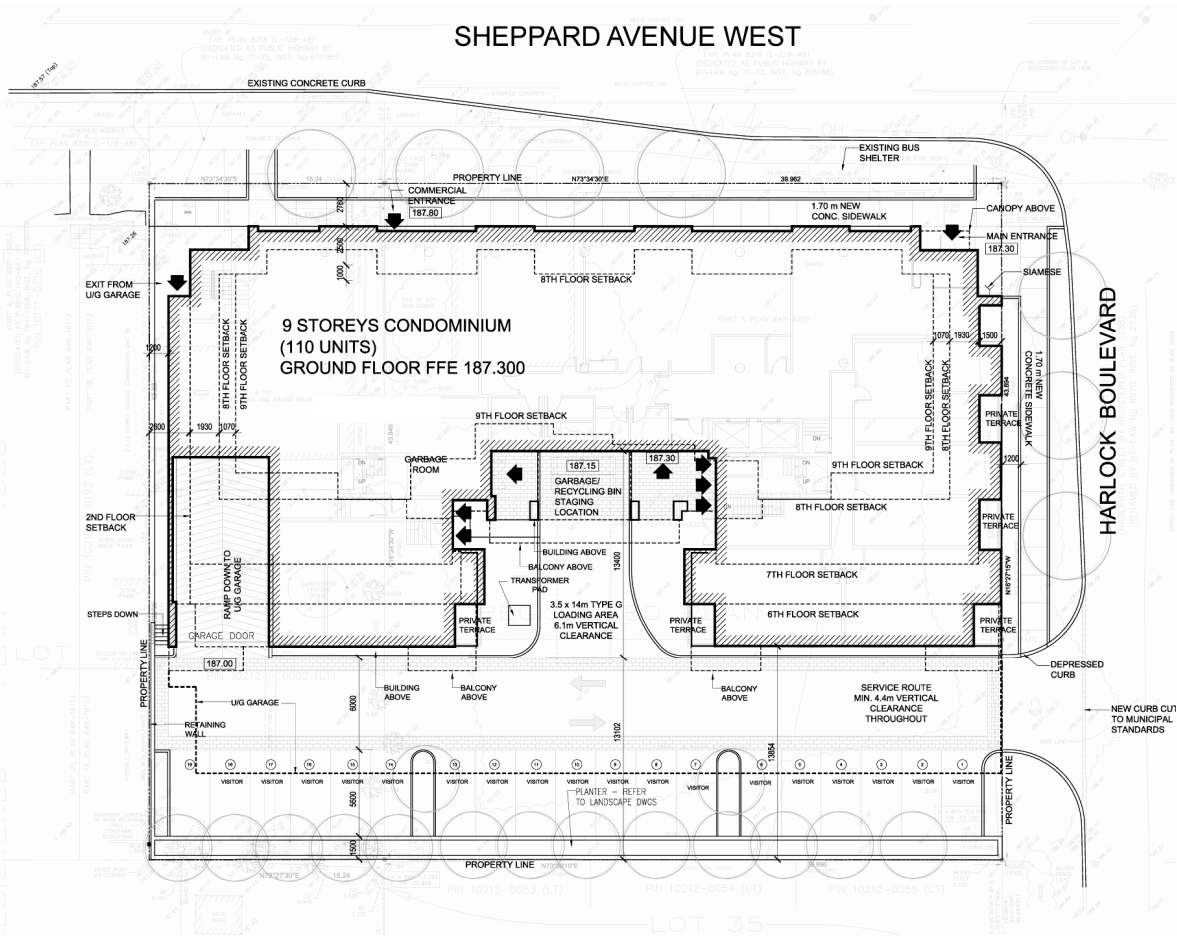
Attachment 3: West and East Elevations

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

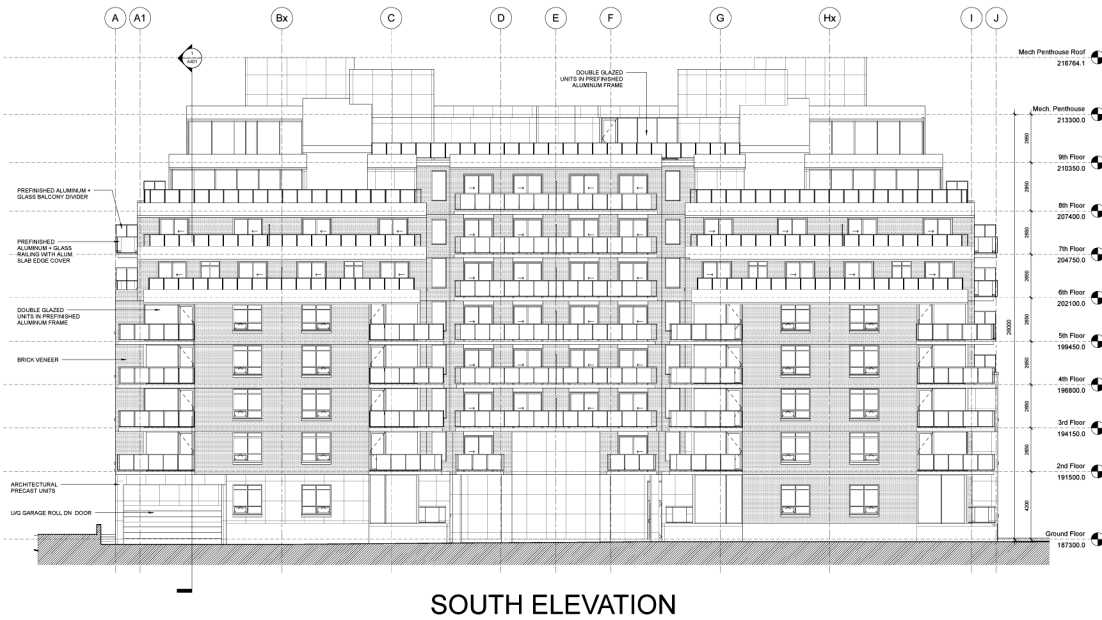
741-747 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
03/28/2012

File # 12 139344 NNY 10 0Z

Attachment 2: North and South Elevations



Elevations

741-747 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
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File # 12 139344 NNY 10 0Z

Attachment 3: West and East Elevations



Elevations

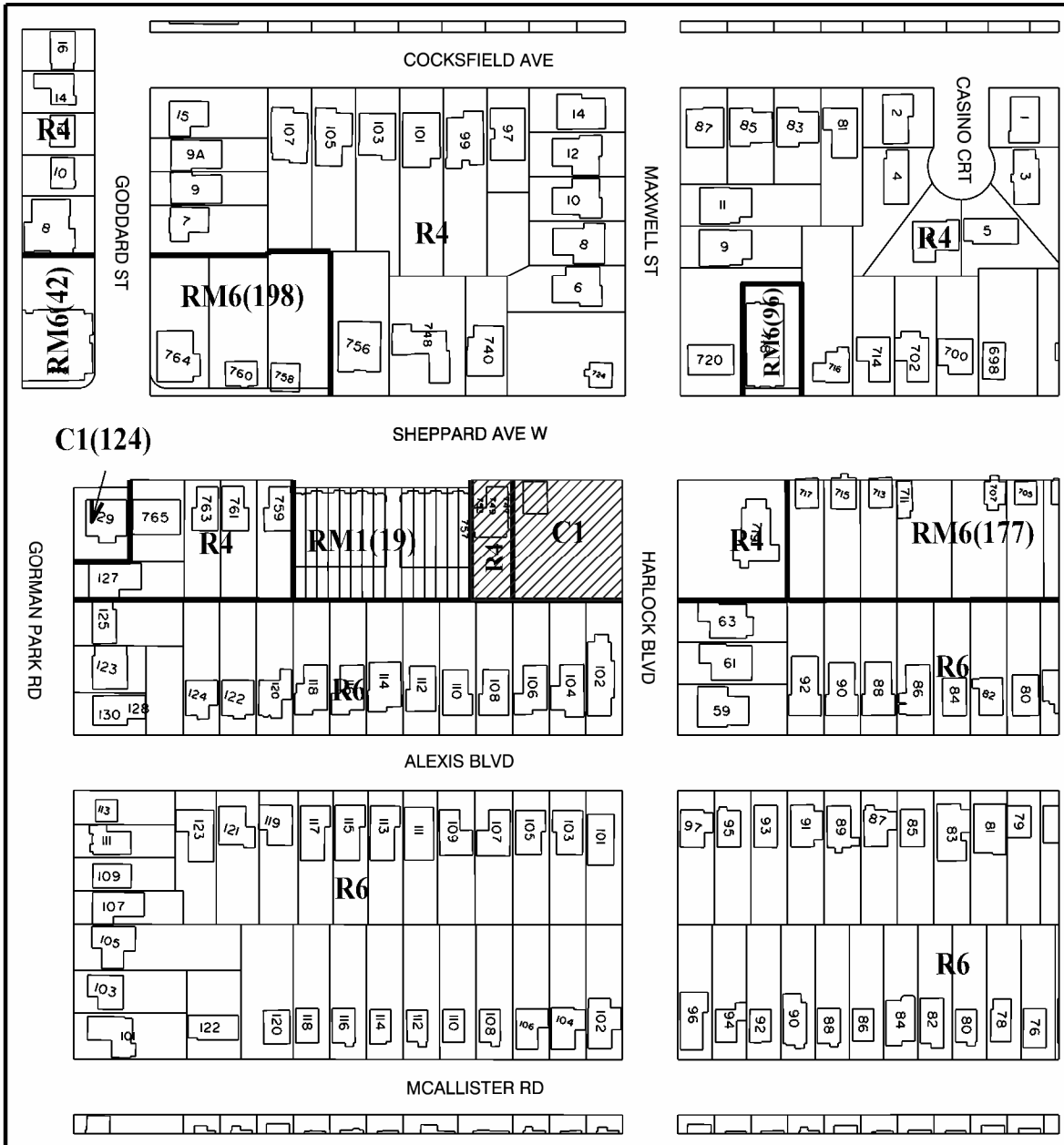
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741-747 Sheppard Avenue West

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Attachment 4: Zoning



741-747 Sheppard Avenue West

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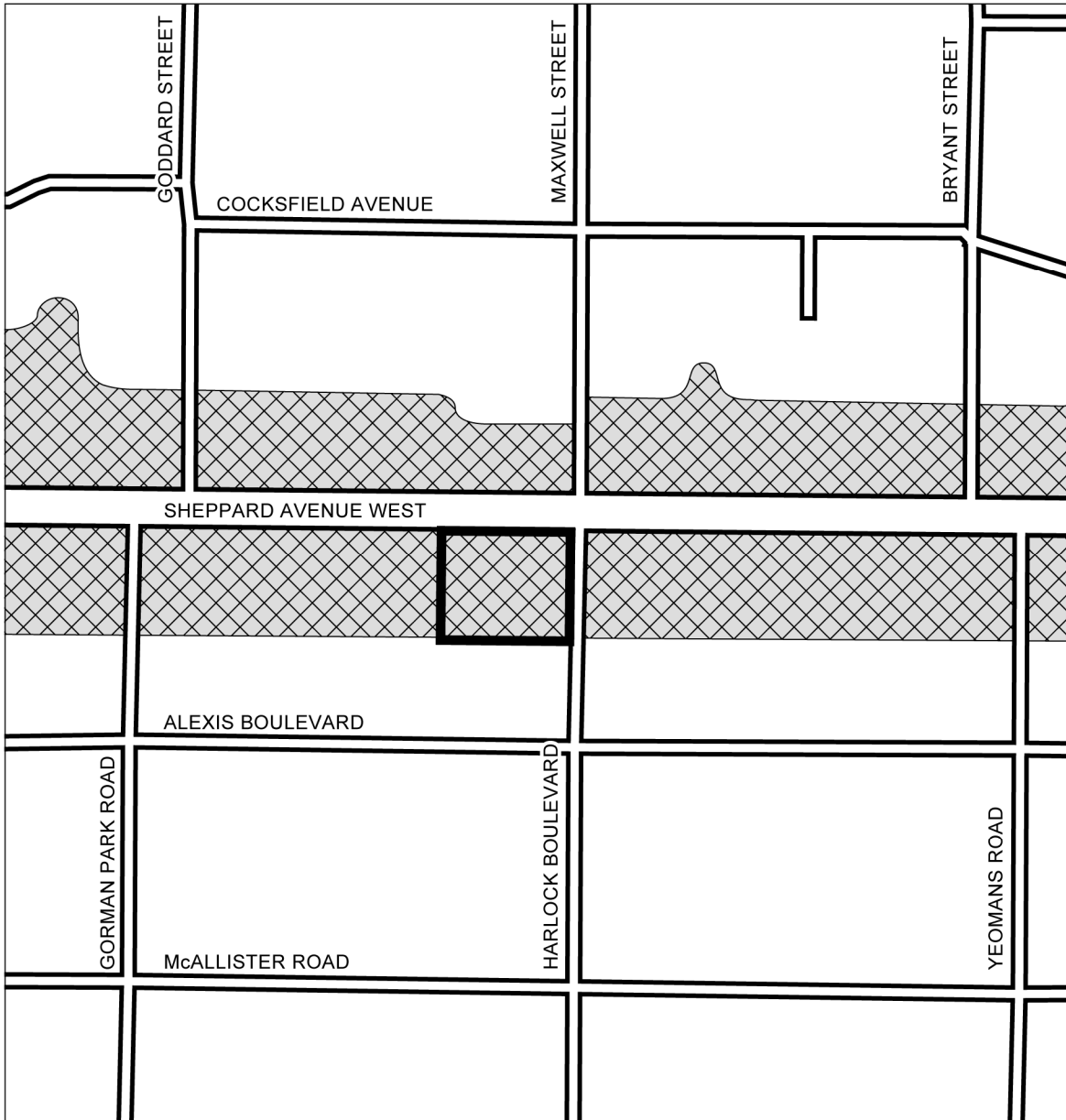
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

C1 General Commercial Zone



Not to Scale
Zoning By-law 7625
Extracted 03/28/2012

Attachment 5: Official Plan



-  Site Location
-  Neighbourhoods
-  Mixed Use Areas



Not to Scale
 03/28/2012

