

**90 Sheppard Avenue East - Official Plan Amendment
and Rezoning Applications - Preliminary Report**

Date:	October 14, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	11 263592 NNY 23 OZ

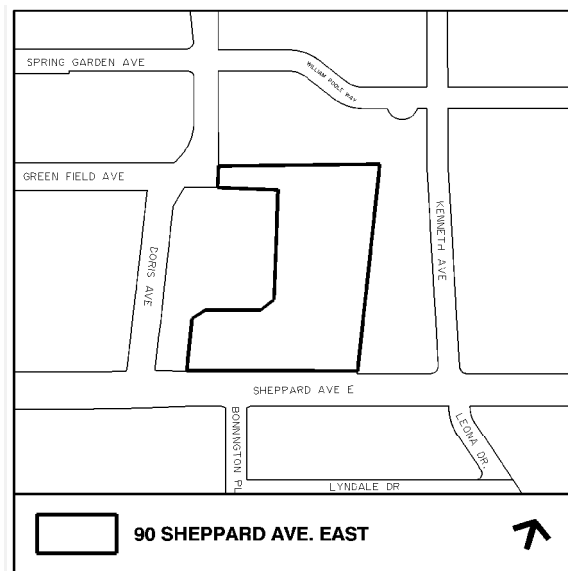
SUMMARY

These applications propose to amend the Official Plan and Zoning By-law to permit the construction of a 34-storey residential tower (100 metres) and ground related townhouse units on the surface parking lot area at the rear of 90 Sheppard Avenue East. The proposed development would contain 374 residential units and have an overall density of 2.5 FSI. The existing commercial building will remain.

The site specific Official Plan Amendment application is proposing to amend the North York Centre Secondary Plan to increase the maximum height of the tower from 65 metres to 100 metres. The Zoning By-law amendment proposes to amend former City of North York By-law No. 7625 to rezone the subject lands to permit the proposed residential development and establish a site specific exception for the existing commercial development to recognize the existing commercial building and certain permitted uses on the site.

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

It is recommended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor. A final report and public meeting under the *Planning*



Act to consider the application is targeted for the third quarter of 2012.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 90 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

The Ward Councillor held a community consultation meeting with area residents and the applicant on June 8, 2011 to present various development scenarios for the site. Planning staff were in attendance.

ISSUE BACKGROUND

Proposal

The application proposes to amend the North York Centre Secondary Plan and former City of North York Zoning By-law No. 7625 to permit an infill residential development on the surface parking lot located behind the existing Crown Realty office building at 90 Sheppard Avenue East.

The applicant is proposing to construct a 34-storey, 358 unit residential tower (100 metres) and 16 ground related townhouse units located in two eight unit blocks. The development would be centered around a large water feature. The total gross floor area for the apartment building would be 25,758.31 sq.m. while the townhouses would have a gross floor area of 2526.09 square metre for a total residential GFA of 30,174.62 square metres for the site. The site would have a maximum density of 2.5 FSI.

The site would be accessed by existing driveways that connect to both Sheppard Avenue East and Doris Avenue. These driveways currently provide access to the Toronto Catholic District School Board building and the Crown Realty Office Building, as well as the existing surface parking lot that is proposed to be developed.

The development statistics for the overall development site, as proposed by the applicant, is provided below:

Key Site/Proposal Statistics:

Site Area (also includes the portion of the site with the existing commercial office building)
= 24,896 sq.m.

Total Gross Floor Area:	62,226.62 sq.m.
Commercial GFA:	32,052 sq.m. (existing commercial building and proposed parking garage modifications)
Residential GFA:	30,174.62 sq.m.
Total Density/FSI:	2.5
Residential FSI:	1.21
Commercial FSI:	1.29 (existing commercial building and proposed parking garage modifications)

A total of 374 parking spaces would be provided for the residential component along with 502 parking spaces dedicated for the commercial office building. The majority of the spaces will be located in underground parking garages accessed via the existing parking garage ramp located on the site. Additions are proposed to the existing underground parking garage to provide the required parking.

Site and Surrounding Area

The site currently contains the 7-storey Crown Realty office building, its open space and surface parking lot. The majority of the site is flat apart from the open space area located at the southwest corner of the site.

The land uses surrounding the development site include:

West: 4-storey Toronto Catholic District School Board building and open space area, and Doris Avenue.

North: 3 and 4-storey townhouse complex with frontage on Spring Garden Avenue.

East: 18-storey residential tower and 10 storey office building with frontage on Kenneth Avenue.

South: The south side of Sheppard Avenue East consists of single detached dwellings and small scale commercial 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 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 subject lands are designated *Mixed Use Area B* in the North York Centre Secondary Plan. The permitted uses include commercial, institutional, residential, public parks and recreational uses, and transit terminals. The total of all residential uses on a site in *Mixed Used Area B* are not to exceed 50 percent of the maximum permitted gross floor area.

The maximum permitted height is 65 metres and the maximum permitted density is 2.5 FSI, plus an additional 33% of gross floor area through density incentives available in the North York Centre Secondary Plan.

The North York Centre Secondary Plan also includes Environment and Urban Design objectives for new developments, among other provisions. Section 5.4.2 of the Secondary Plan discourages site specific amendments to height, but includes criteria for evaluating such requests. These criteria require proposals to demonstrate they provide for desirable flexibility in built form; would have no appreciable impact on the residential amenity of properties in the stable residential area; and meet the urban design objectives of the Secondary Plan.

Zoning

The lands are zoned C1 in the former City of North York Zoning By-law No. 7625. Subject to certain restrictions, the C1 zoning permits a variety of residential and commercial uses (such as restaurants, retail stores, banks, business and professional offices, theatres, funeral establishments, parking lots, service stations and accessory uses).

Site Plan Control

A Site Plan Control application has yet to be submitted, although a comprehensive set of drawings and supporting documents were provided with the subject application.

Tree Preservation

Urban Forestry staff are reviewing the proposal to determine the impact on any existing mature trees. The owner will be required to obtain the necessary permits prior to removing any trees.

Reasons for the Application

The current Official Plan Amendment application is proposing to amend the North York Centre Secondary Plan to increase the maximum permitted height from 65 metres to 100 metres for the tower portion of the development. However, the applicant has indicated that the OPA request is to be revised, when the site plan application is submitted, to also include a request to allow the residential component on the site to exceed 50%.

The Zoning By-law Amendment has been submitted to establish the permitted uses and development standards for the proposed residential development related to, among other details, gross floor area and number of residential units, parking and loading requirements, building envelopes and required landscape and amenity space. As well, establish a site specific exception for the existing commercial development to recognize the existing commercial building and certain permitted uses on the site.

COMMENTS

Application Submission

Along with a comprehensive set of plans, the following reports/studies were submitted with the application:

- Planning Rationale Report
- Urban Transportation Considerations Report
- Stormwater Management Report and Servicing Report
- Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Stage 1 Archaeological Resource Assessment
- Pedestrian Wind Assessment
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on September 28, 2011.

Issues to be Resolved

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

- Conformity with Official Plan policies;
- Consistency with the Provincial Policy Statement and conformity with the Growth Plan of the Greater Golden Horseshoe;
- Proposed mix of commercial and residential gross floor area and conformity with the policies of the North York Centre Secondary Plan;
- Built Form, massing and height as well as the overall site organization including the location of the proposed residential tower and townhouses;
- Vehicular and pedestrian access through the block to the proposed residential development site;
- Appropriate Parking standards for existing office building and proposed residential development;
- Submission of a Site Plan Control Approval application; and,
- Parkland requirements.

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

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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.

CONTACT

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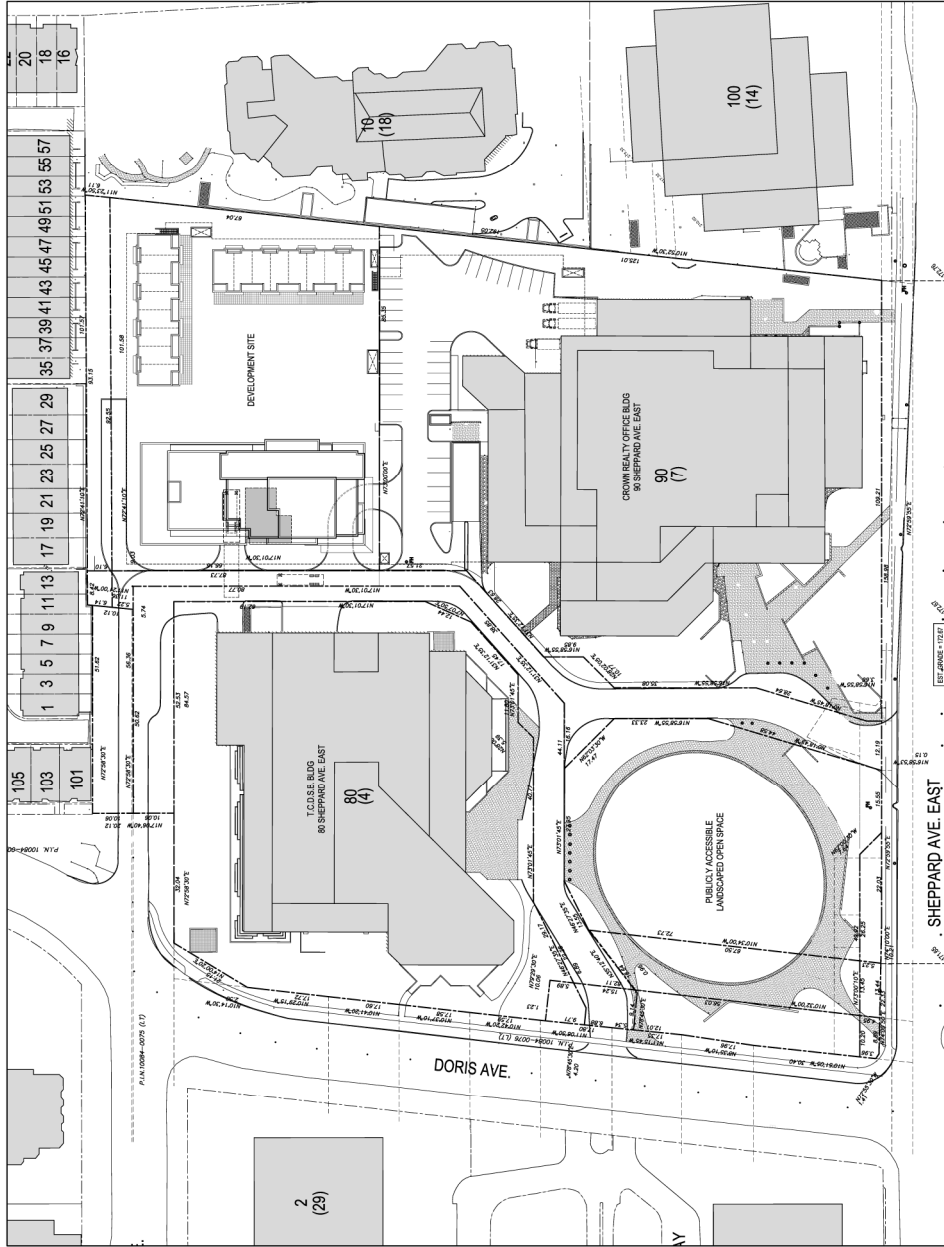
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Master Site Plan [as provided by applicant]
Attachment 2: Site Plan [as provided by applicant]
Attachment 3: West and South of Tower Elevations [as provided by applicant]
Attachment 4: East and North Tower Elevations [as provided by applicant]
Attachment 5: Townhouse Elevations [as provided by applicant]
Attachment 6: Landscape Master Plan [as provided by applicant]
Attachment 7 Zoning
Attachment 8: Application Data Sheet

Attachment 1: Master Site Plan



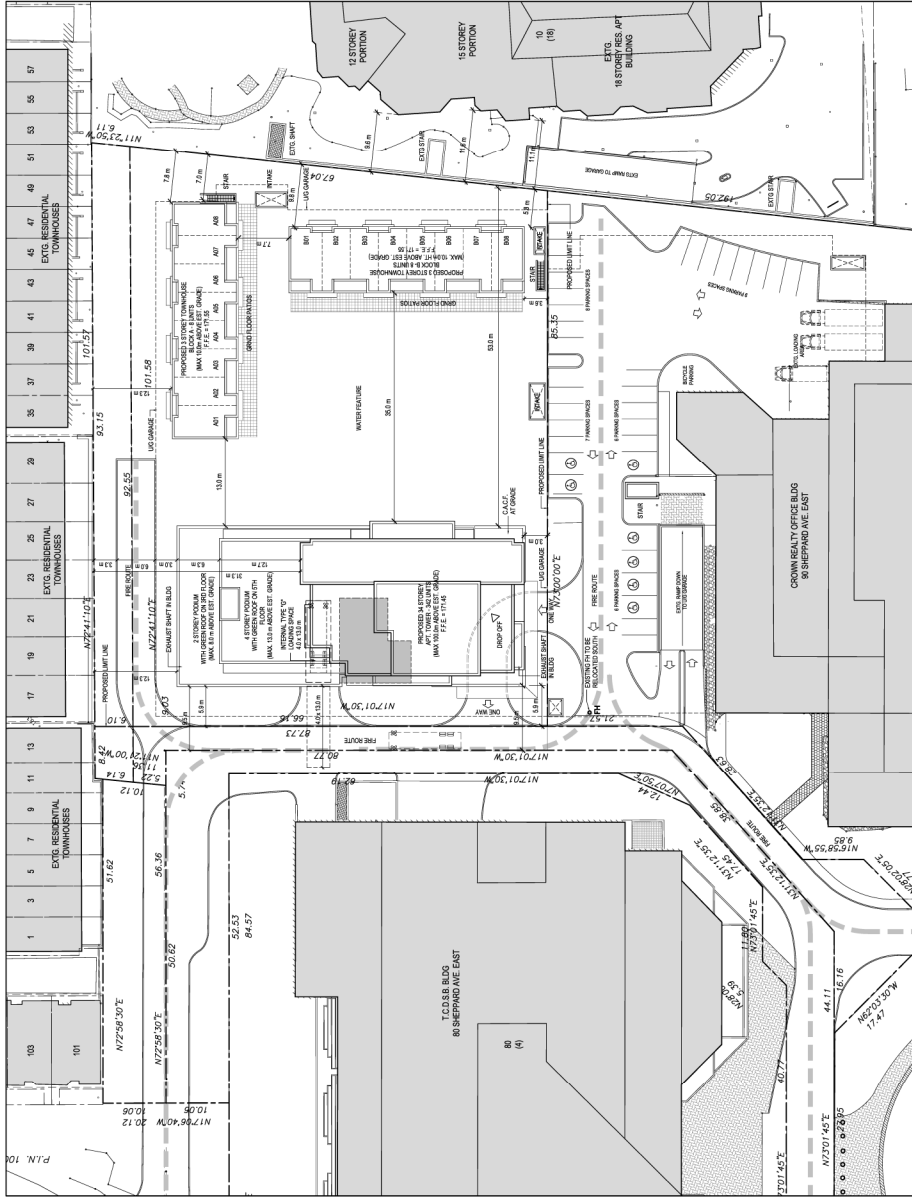
90 Sheppard Avenue East

Master Site Plan
 Applicant's Submitted Drawing

Not to Scale
 09/28/2011

File # 11 263592 NMY 23

Attachment 2: Site Plan



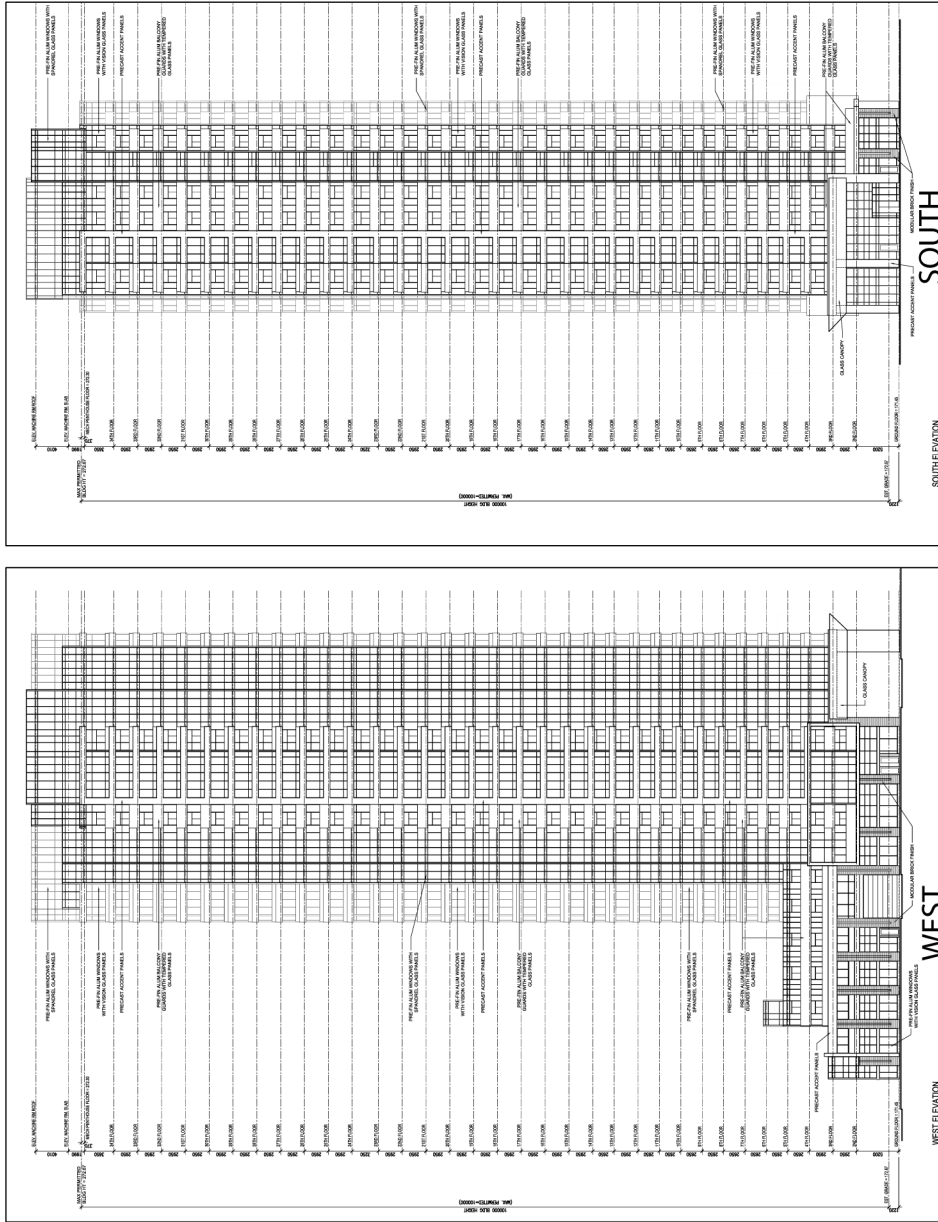
90 Sheppard Avenue East

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 09/28/2011

File # 11 263592 NNY 23

Attachment 3: West and South Tower Elevations



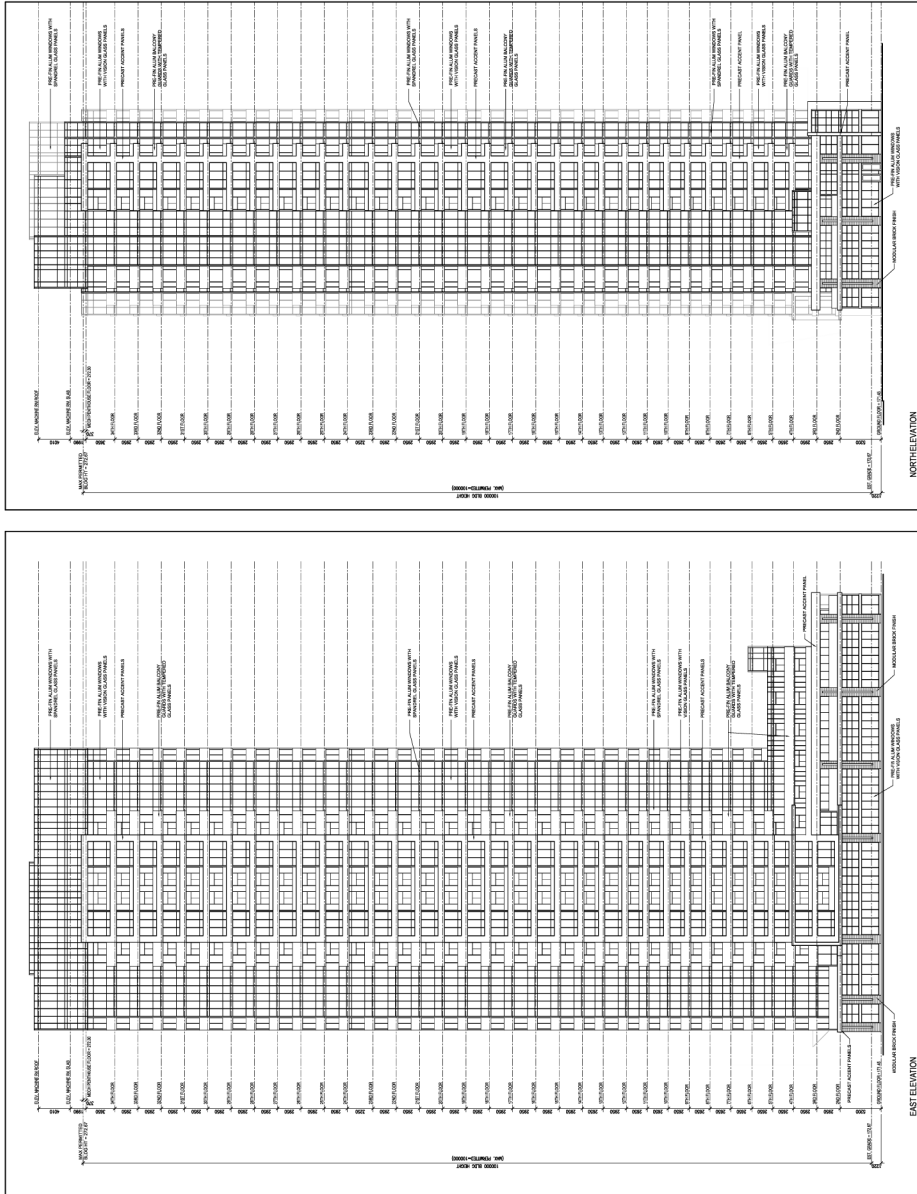
90 Sheppard Avenue East

File # 11 263592 NMY 23

Elevations
Applicant's Submitted Drawing

Not to Scale
09/28/2011

Attachment 4: East and North Tower Elevations



NORTH

EAST

90 Sheppard Avenue East

Elevations
 Applicant's Submitted Drawing

File # 11 263592 NMY 23

Not to Scale
 09/28/2011

Attachment 5: Townhouse Elevations



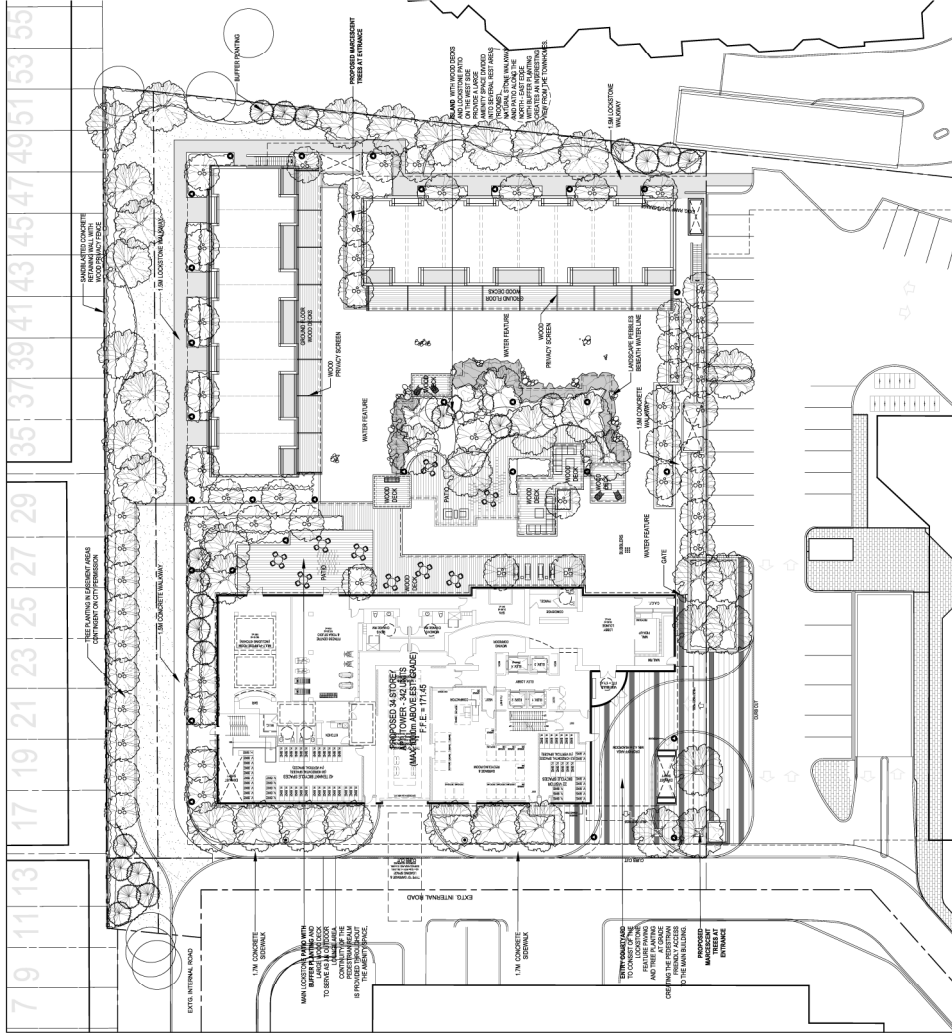
90 Sheppard Avenue East

Elevations
Applicant's Submitted Drawing

File # 11 263592 NMY 23

Not to Scale
09/28/2011

Attachment 6: Landscape Masterplan



90 Sheppard Avenue East

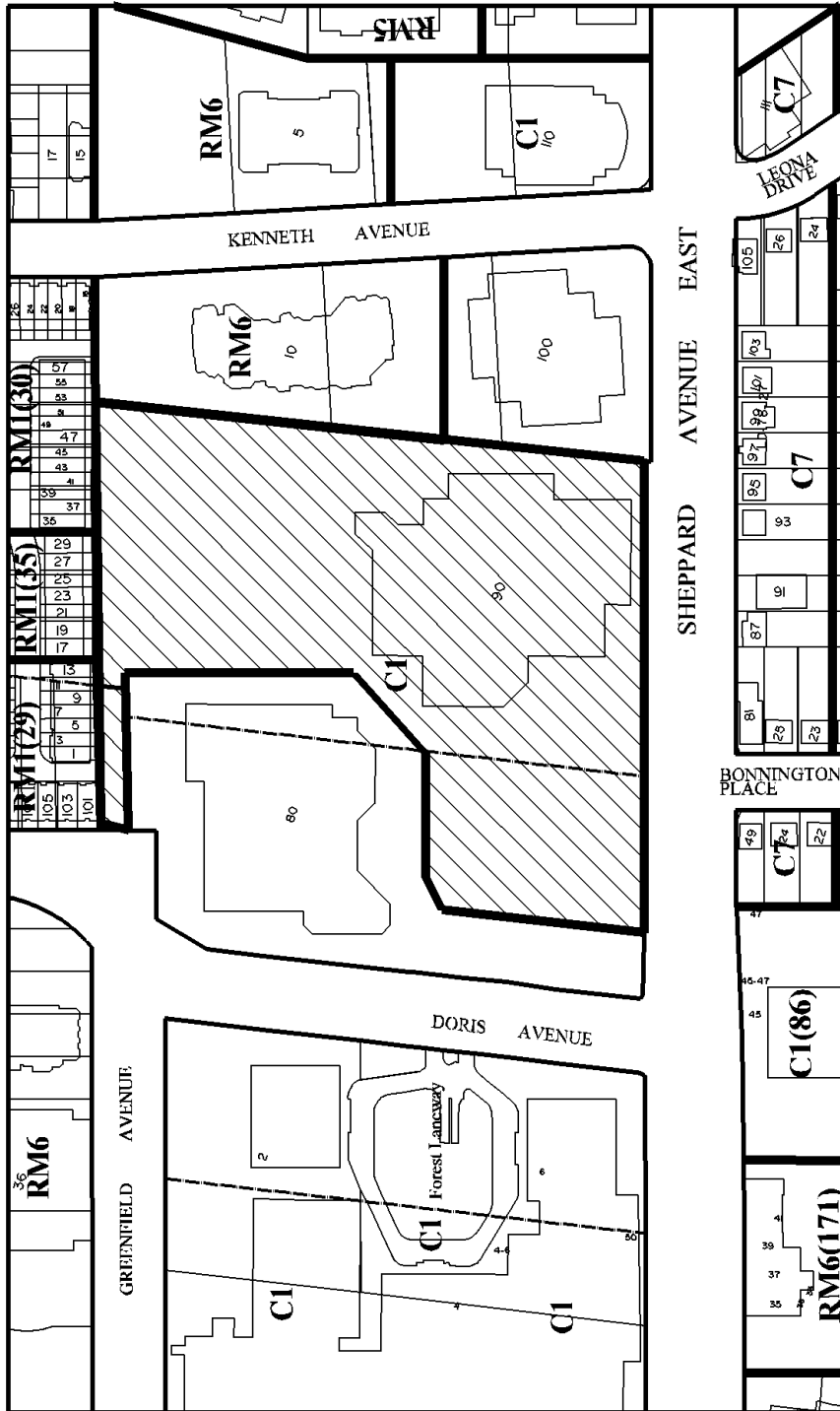
File # 11 263592 NMY 23

Landscape Plan

Applicant's Submitted Drawing

Not to Scale
10/03/2011

Attachment 7: Zoning



Toronto City Planning
Zoning
 90 Sheppard Avenue East
 File # 11_263592

Not to Scale
 Zoning Bylaw 7625
 Extracted 09/30/2011

RM1 Multiple-Family Dwellings First Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone
 C7 Mixed Use Commercial Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 263592 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 25, 2011

Municipal Address: 90 SHEPPARD AVE E

Location Description: PLAN 207 PT LOTS 2 TO 3 PT GREENFIELD AVE RP 64R7769 PT PARTS 1 TO 3 PARTS 10 TO 11 **GRID N2304

Project Description: Minto (90 Sheppard) Inc. has applied to amend the Official Plan and Zoning By-law to permit the construction of a 34-storey (100 metre) residential building and townhouses to include a total of 374 dwelling units on the surface parking lot area at the rear of 90 Sheppard Avenue East. The existing commercial building will remain.

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL BARRISTERS & SOLICITORS	ADAM J. BROWN	Rafael + Bigauskas Architects	MINTO 90 SHEPPARD INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C1	Historical Status:	
Height Limit (m):	9.2	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	24896	Height:	Storeys:	34
Frontage (m):	0		Metres:	100.85
Depth (m):	0			
Total Ground Floor Area (sq. m):	8459.09			Total
Total Residential GFA (sq. m):	30174.62		Parking Spaces:	876
Total Non-Residential GFA (sq. m):	32052 (office building)		Loading Docks	3
Total GFA (sq. m):	62226.62			
Lot Coverage Ratio (%):	34			
Floor Space Index:	2.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	30174.62	0
Bachelor:	35	Retail GFA (sq. m):	0	0
1 Bedroom:	238	Office GFA (sq. m):	32052 (existing building)	0
2 Bedroom:	101	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	374			