

**Official Plan & Rezoning Application – Report  
18-26 Rean Drive**

<b>Date:</b>	April 14, 2011
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	File No. 10 308452 NNY 24 OZ

**SUMMARY**

The purpose of this report is to report back to North York Community Council in regards to the applicant's response to North York Community Council's requests to amend their application.

**RECOMMENDATIONS**

The City Planning Division recommends that:

1. This report be received for information.

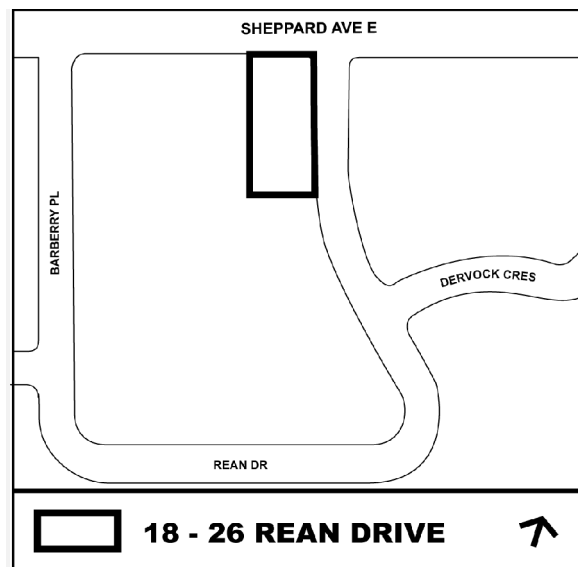
**Financial Impact**

The recommendation in this report has no financial impact.

**COMMENTS**

At the March 22, 2011 meeting, North York Community Council had before it a Preliminary Report on an Official Plan and Rezoning application filed by Daniels HR Corporation to permit a 9-storey, 154-unit, mixed-use building on lands municipally known as 18-26 Rean Drive.

Community Council adopted the staff



recommendations and adopted the following additional recommendations:

4. Requested the applicant to amend their application so that it much more closely respects Official Plan Amendment (OPA) 392 and the Context Plan for Sheppard Avenue, most particularly in regards to the density permitted which is three times (3x) coverage, the building heights along Sheppard Avenue which call for a 6 storey maximum with a 2 storey podium and that the overall building height shall not exceed other buildings fronting Sheppard Avenue East and recently approved in the area
5. Requested City staff work with the applicant to provide parking for only commercial uses that are convenient, possibly at grade, and do not require access through the residential condominium component of their development.
6. Requested the Director, Community Planning, North York District, to closely monitor the review process, to assure due process is met regarding this application.
7. Requested the Director, Community Planning, North York District, to report back to the next North York Community Council meeting on April 21, 2011 in regards to the applicant's response to North York Community Council's requests.

Attached as Attachment 1 is a copy of the applicant's response to North York Community Council's requests.

Discussions continue with the applicant with respect to the issues identified by Planning staff in the Preliminary Report including conformity with the goal and objectives of the Secondary Plan and satisfying the urban design guidelines of the Context Plan for the area. As requested by North York Community Council, Planning staff will work with the applicant with respect to the commercial parking issue and schedule a community consultation meeting together with the Ward Councillor.

## **CONTACT**

Steve Forrester, Senior Planner  
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## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Response from Daniels HR Corporation dated April 14, 2011

# Attachment 1

**Daniels HR Corporation**  
Suite 3400 – 20 Queen Street West  
Toronto, ON M5H 3R3  
Tel: (416) 598-2129  
Fax: (416) 979-0415

April 14, 2011

Mr. Allen Appleby, Director of Planning  
City of Toronto, North District  
Urban Development Services  
North York Civic Centre, 5100 Yonge Street  
Toronto, ON M2N 5V7

**Attn: Steve Forrester, Senior Planner**

Dear Mr. Forrester

**Re: 18-26 Rean Drive**  
**Official Plan and Zoning By-Law Amendment Application**

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Daniels HR Corporation (“Daniels”) filed an application on December 3, 2010 amending the Official Plan and Zoning By-law applicable to the above referenced lands to facilitate a multi-residential development with grade related retail uses. The application was deemed complete on December 7, 2010.

At the March 22, 2011 meeting of the North York Community Council the following recommendations were added and adopted to those set out in the Preliminary Report, dated Feb 28, 2011:

Committee Decision  
North York Community Council:

4. *Requested the applicant to amend their application so that it much more closely respects Official Plan Amendment (OPA) 392 and the Context Plan for Sheppard Avenue, most particularly in regards to the density permitted which is three times (3x) coverage, the building heights along Sheppard Avenue which call for a 6 storey maximum with a 2 storey podium and that the overall building height shall not exceed other buildings fronting onto Sheppard Avenue East and recently approved in the area.*
5. *Requested City staff work with the applicant to provide parking for only commercial uses that are convenient, possibly at grade, and do not require access through the residential condominium component of their development.*
6. *Requested the Director, Community Planning, North York District, to closely monitor the review process, to assure due process is met regarding this application.*

7. *Requested the Director, Community Planning, North York District, to report back to the next North York Community Council meeting on April 21, 2011 in regards to the applicant's response to North York Community Council's requests.*

While applications to amend the Official Plan and Zoning By-law have been filed, recognizing the importance of due process, Daniels is willing to engage in the process and respond to circulation comments received from the appropriate agencies, City divisions and the community. Daniels agrees that public input in the planning and development process is important, and on several occasions has engaged in informal community consultation regarding the proposed development. Daniels looks forward to the upcoming community consultation meeting, which will provide another opportunity for the community to provide input on the proposed development.

With reference to building heights and densities, the Daniels' proposal for 18-26 Rean is in keeping with other recently approved developments along this portion of Sheppard Avenue. Many recently approved buildings have densities in excess of three times coverage and 6 storey heights. This is a reflection of the proximity of the Sheppard Subway and the intensification such infrastructure can support. The proposed development also incorporates the design principle of a 2 storey podium detail. Recognizing, however, the concerns of Community Council, Daniels is pleased to revisit the architectural treatment of the proposed development with regard to the Context Plan for Sheppard Avenue. Daniels is also pleased to review the proposed parking facilities for commercial uses and looks forward to working with City staff on both these aspects.

With reference to recommendation no. 6, Daniels welcomes the input of the Director of Planning into the process to assure due process is met. Daniels was pleased to note that its application, filed on December 3, 2010, was being processed on par with three other Preliminary Planning Reports considered at the March 22, 2011 North York Community Council Meeting. The three other applications were filed on December 30, 2010, December 22, 2010 and November 26, 2010.

Please be rest assured, Daniels is committed to following the prescribed process and is confident the ultimately approved redevelopment will meet the goals of the Province's Growth Plan, which envisages increasing intensification of the built-up urban area, with a more sustainable use of land and existing infrastructure.

Should you or any member of the North York Community Council have any questions, please call.

Yours truly,  
**Daniels HR Corporation**

Neil Pattison, MCIP, RPP  
Senior Manager of Development

C.c. Niall Haggart, Executive Vice President, Daniels Corporation