

TORONTO STAFF REPORT

January 24, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Preliminary Report
OPA & Rezoning Application 05 211881 NNY 23 OZ
Site Plan Application 05 211888 NNY 23 SA
Applicant: Patrick Devine, Goodman & Carr
Architect: Page & Steele
23 & 33 Sheppard Avenue East
Ward 23 - Willowdale

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

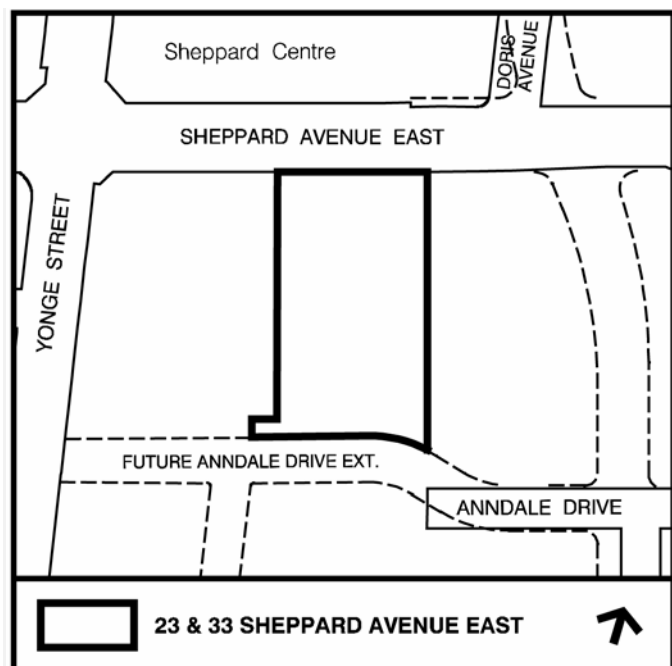
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting 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.

Background:

The proposal represents phase 2 of the development of the former Seneca College lands. In 2003 site plan control approval was granted for phase 1 (northern portion of the site), consisting of a 33-storey residential building with 377 units, grade-related commercial uses along Sheppard Avenue East, and a residential amenity podium that is to be shared in common with the phase 2 project to the south.

As part of the development of the phase 2 project, the applicant has acquired additional lands north of the proposed Anndale Drive extension, which were originally part of the development application to the south at 27-49 Bales Avenue and 30, 32, 34 and 42 Glendora Avenue. As a result the overall site now has frontage on both Sheppard Avenue East and the future Anndale Drive, and has a total area of approximately 10,391 m².

As part of Council's consideration of the development to the south, at its meeting of April 14, 15 and 16, 2003, Council determined not to approve any further development on those lands located south of Sheppard Avenue, east of Yonge Street, north of Avondale Road and west of Tradewinds/ Bonnington, until such time as there is a detailed plan, including land acquisition and firm construction timetables for completion of the service road through those lands.

Comments:

Proposal

The proposed development consists of a 33 storey residential building, with a 12 storey component incorporating grade-related units along the future Anndale Drive frontage. The proposed density is 4.5 FSI, which the applicant wishes to increase to 6.0 FSI through the use of density incentives.

The applicant's proposed phase 2 project consists of 525 units, along with 525 parking spaces to be provided in an underground parking facility (for additional details refer to the Application Data Sheet). Access to the development is currently via Sheppard Avenue East, with a proposed future vehicular connection to Anndale Drive via the more recently acquired parcel now consolidated with the subject site.

Site Description

The development site is located within the southeast quadrant of the North York Centre Downtown area. The site fronts onto Anndale Drive, which in the future is to be improved and extended to connect with Yonge Street and with the future Doris Avenue extension south of Sheppard Avenue as part of the South Downtown Service Road network.

The southern portion of the site is currently vacant. Surrounding lands uses are as follows:

North: across Sheppard Avenue to the north of the phase 1 development are the Sheppard Centre commercial development and three 29-storey residential buildings;

South: two 23-storey residential buildings (under construction) across the future Anndale Drive;

East: two commercial buildings of 7 and 9 storeys; and

West: the Willowdale Plaza.

North York Official Plan

The majority of the subject site is designated Downtown Mixed Use – 3 (DMU-3) by the North York Centre Secondary Plan. The designation permits residential uses and there is a site-specific policy in the Secondary Plan to provide various development criteria. The southerly portion of the site is designated Downtown Mixed Use – 2 (DMU-2), which permits a maximum of 50% of those lands to be used for residential purposes.

The Secondary Plan permits a maximum density of 4.5 FSI for the larger northerly portion of the site which is designated DMU-3 and which also includes the phase 1 project lands. If the applicant wishes to propose a density increase through the use of incentives and/or transfers, the density may be increased in accordance with the provisions of the Secondary Plan for a maximum additional density of 33% (6.0 FSI total).

The density for the southerly lands that were recently consolidated with the subject site was used in the development to the south across the Anndale Drive extension.

The Secondary Plan provides for a maximum height of 100 m for the larger northerly portion of the site, and 65 m for the southerly portion of the site in the vicinity of the future Anndale Drive extension.

The Secondary Plan contains a range of additional policies including those related to built form, urban design, transportation, parks and open space and other matters.

New 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 before the Ontario Municipal Board.

Once the new Official Plan comes into full force and effect, it will designate the subject lands Mixed Use Area C (larger northerly portion of the site) and Mixed Use Area B (smaller southerly portion of the site).

Zoning

The larger, northerly portion of the site is zoned with a site-specific exception C1(87) which permits residential and commercial uses in accordance with specified development standards. This zoning includes the phase 1 project lands.

The smaller southerly portion of the site is zoned RM6(133), a site-specific exception that provides for zero gross floor area on this strip of land, to reflect the previous allocation of density to the project across the Anndale Drive extension to the south.

Site Plan Control

The applicant is seeking concurrent Site Plan Control approval for phase 2 of the project.

Reasons for the Applications

The applicant has indicated that they are seeking an Official Plan Amendment because a small portion of the 33-storey component of the building is proposed to encroach into the recently acquired strip of land which is restricted in height to 65 m.

A zoning by-law amendment is required to implement appropriate built form and other development standards for the project.

Issues to be Resolved

The issues to be resolved prior to the presentation of a Final Report include the following matters identified to date:

- clarification of the applicant's proposed density incentive and/or density transfer package to ensure that it conforms with the requirements of the Official Plan, as the applicant has not yet demonstrated a means of achieving the requested gross floor area;
- the provision of an appropriate built form, street edge, streetscape treatment and landscape design for the project;
- the review and approval of a traffic certification for the project;
- the securing of an appropriate program for the provision of any necessary improvements to the road network in the southeast Downtown area;
- the provision of appropriate pedestrian routes from the site to facilitate connections to the subway in the vicinity of the subject site; and
- additional technical matters including access, parking and loading configurations, stormwater management, grading and site servicing, etc.

Conclusions:

The issues indicated above, and any others that may be identified through the review process, will need to be resolved prior to the presentation of a Final Report to Community Council for the proposed 33-storey residential building at 23 and 33 Sheppard Avenue East. The next step is to hold a Community Consultation Meeting, which is expected to occur in Spring 2006. The target timing of the Final Report and Statutory Public Meeting is the fourth quarter of 2006, assuming that any additional information and project revisions that may be required are provided in a timely manner.

Contact:

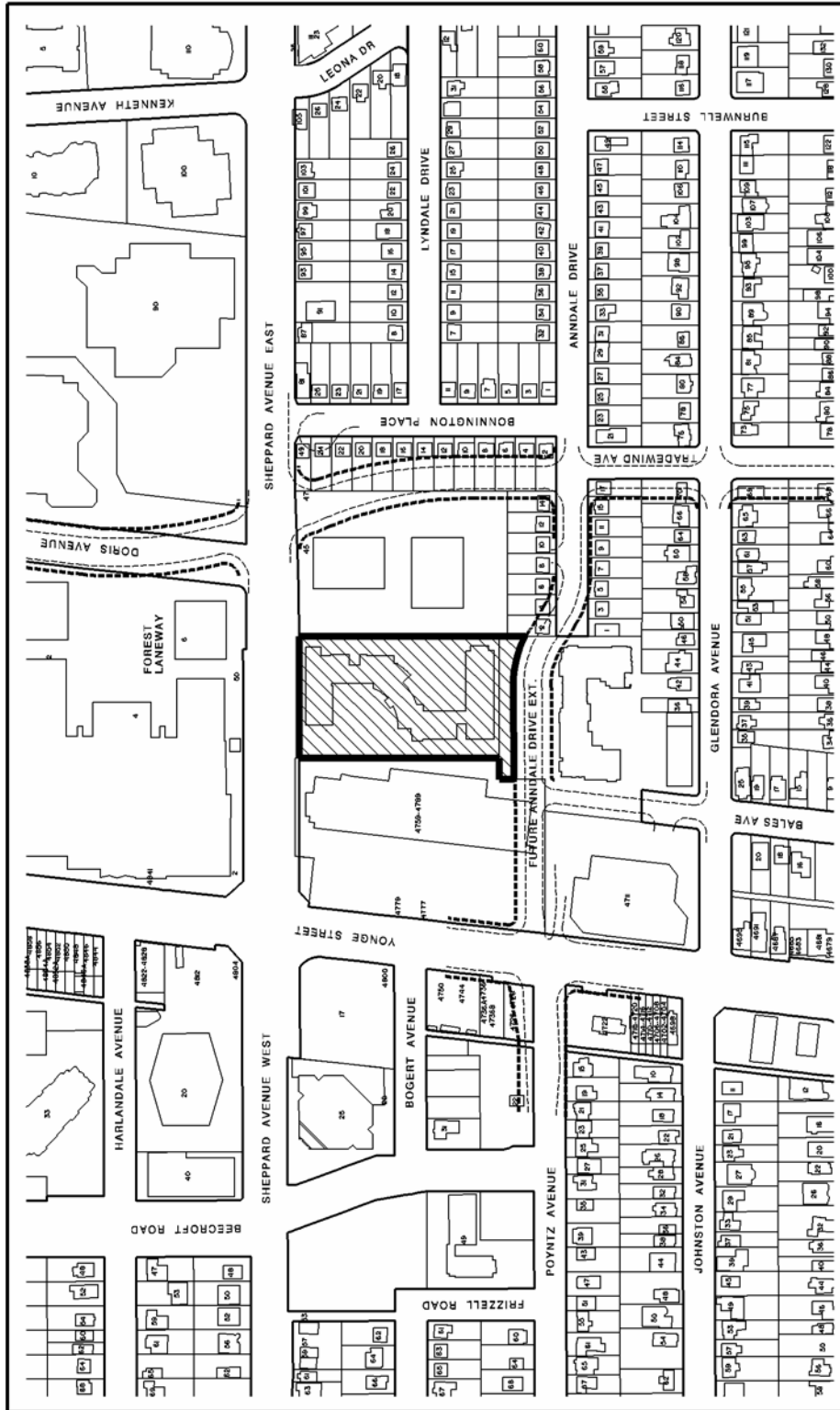
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Director, Community Planning, North York District

List of Attachments:

Attachment 1: Context Plan
Attachment 2: Site Plan
Attachment 3: South Elevation (Anndale Drive)
Attachment 4: West Elevation
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Context Plan



Toronto City Planning
Division
Context Plan

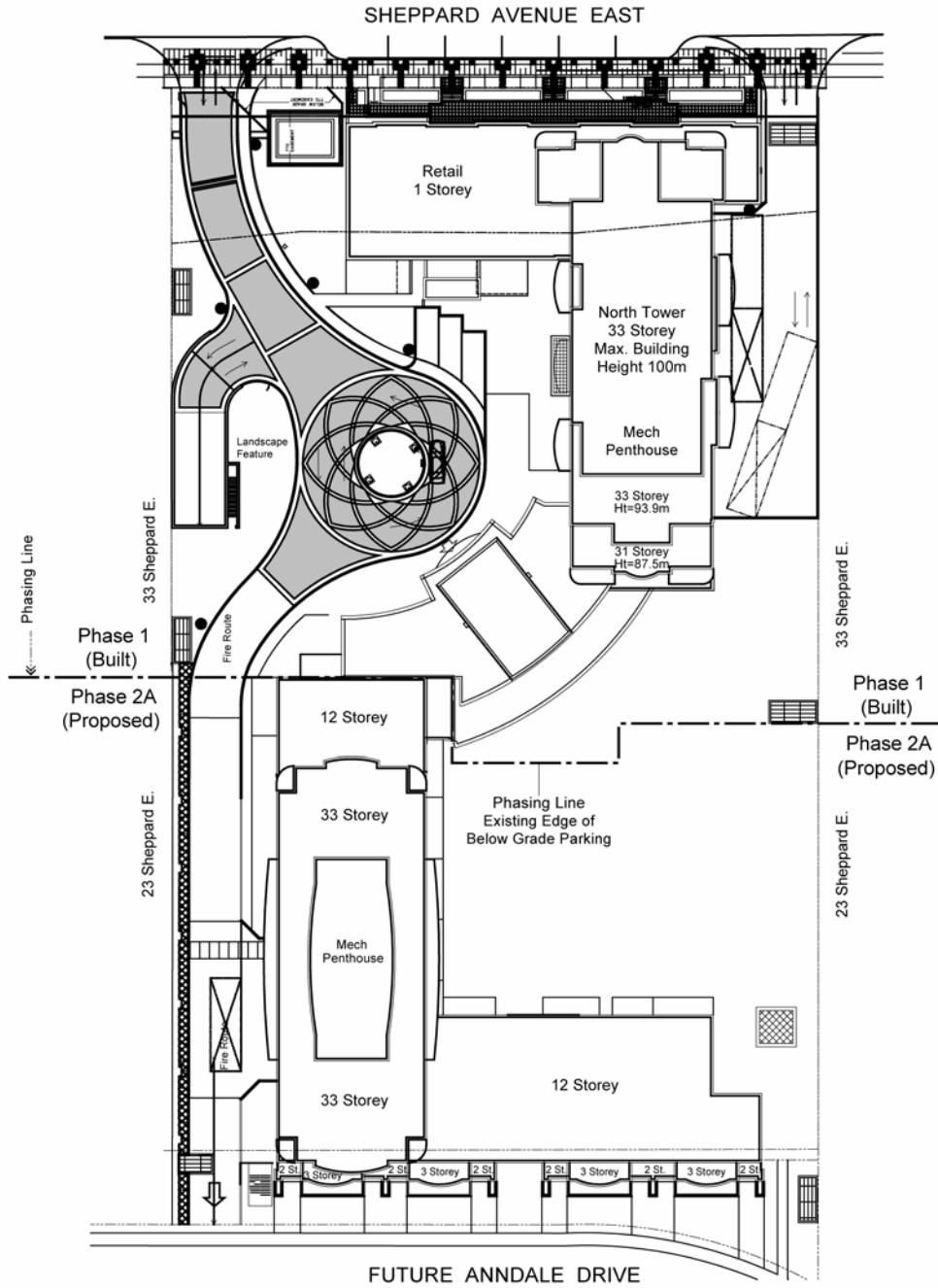
23 & 33 Sheppard Avenue East
File # 05_211881



Not to Scale

01/13/06

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

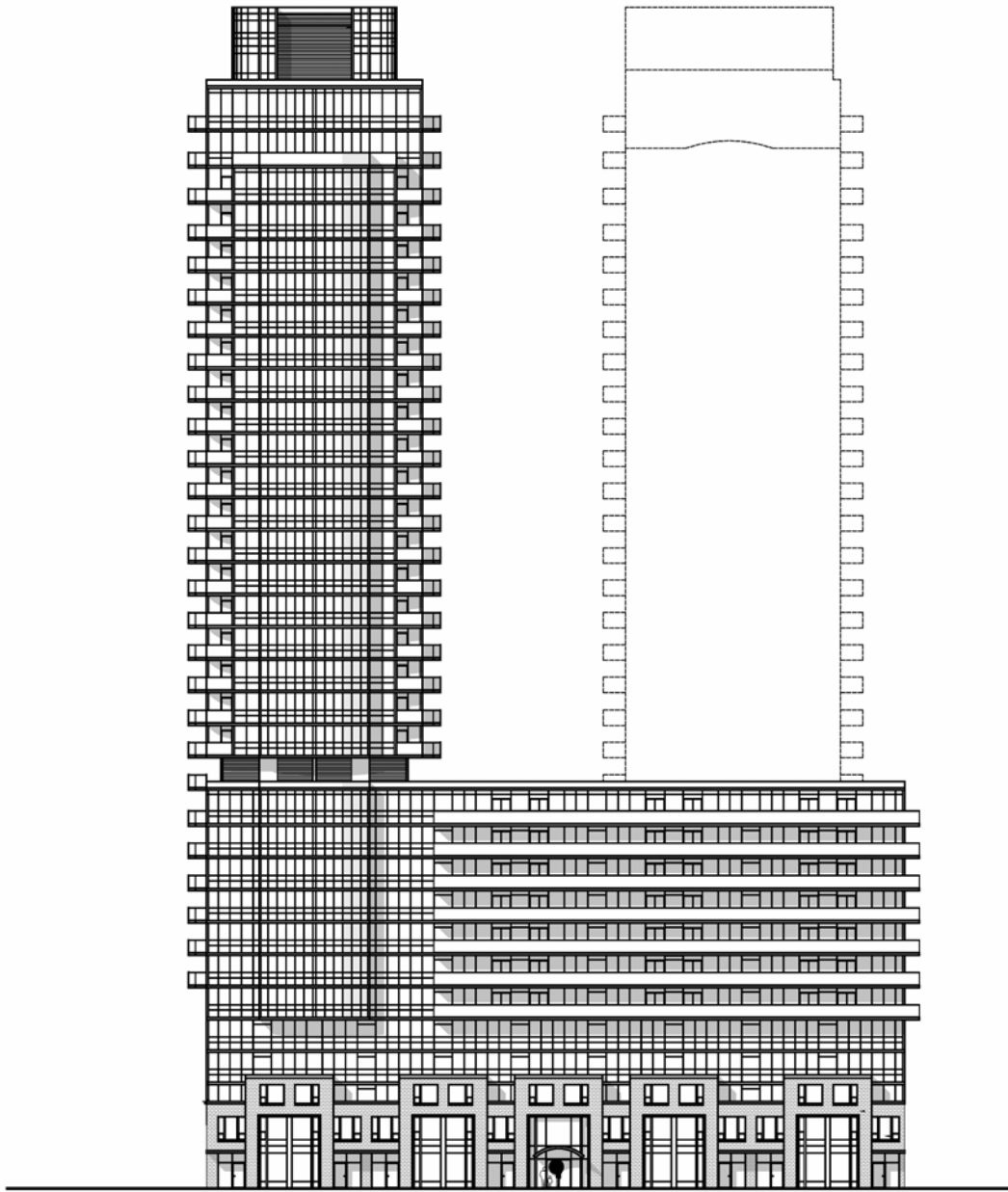
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23 & 33 Sheppard Avenue East

File # 05_211881

Attachment 3: South Elevation (Anndale Drive)



South Elevation

Elevations

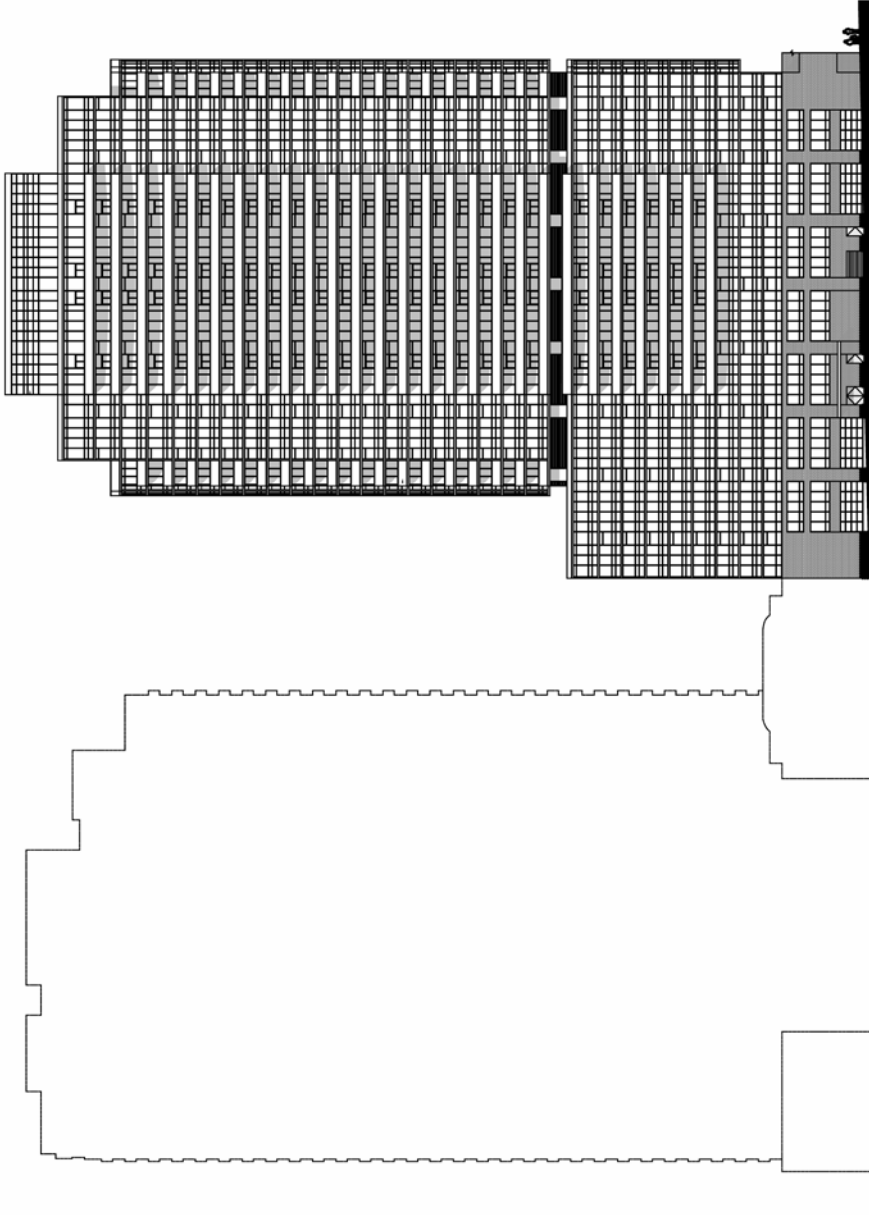
Applicant's Submitted Drawing

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23 & 33 Sheppard Avenue East

File # 05_211881

Attachment 4: West Elevation



West Elevation

Elevations

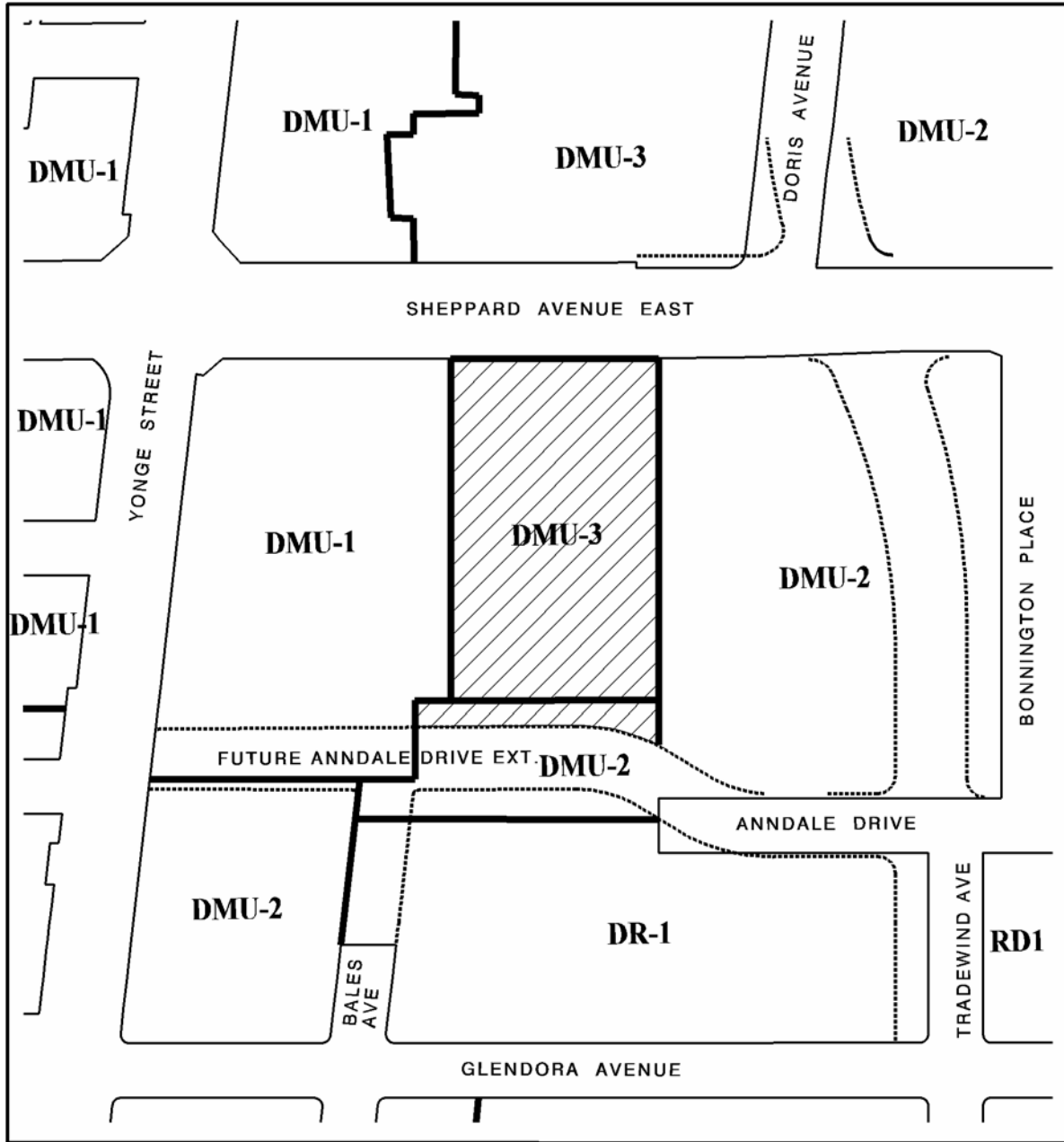
Applicant's Submitted Drawing

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23 & 33 Sheppard Avenue East

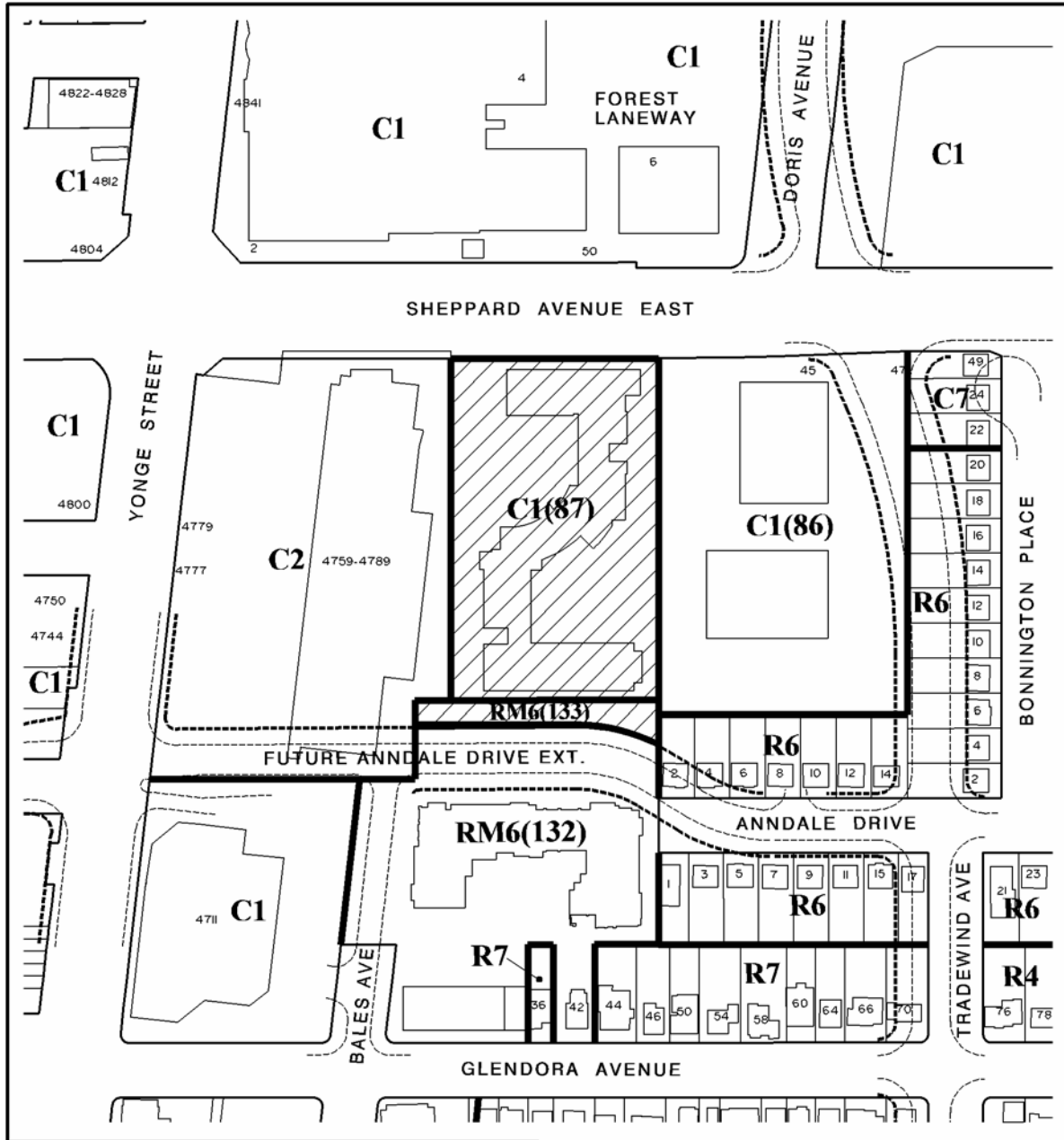
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Attachment 5: Official Plan



- DMU-1 Downtown Mixed Use - 1
- DMU-2 Downtown Mixed Use - 2
- DMU-3 Downtown Mixed Use - 3
- DR-1 Downtown Residential-1
- RD1 Residential Density One

Attachment 6: Zoning



23 & 33 Sheppard Avenue East

File # 05_211881

- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone



Not to Scale
Zoning By-law 7625
Extracted 01/16/06

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 211881 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2005
Municipal Address:	43 SHEPPARD AVE E, TORONTO ON		
Location Description:	PLAN 2090 PT BLK A RP 66R19563 PARTS 1 2 AND 7 **GRID N2306		
Project Description:	Proposed 33-storey residential building		

PLANNING CONTROLS

Official Plan Designation:	DMU-3 & DMU-2	Site Specific Provision:	Y
Zoning:	C1(87) & RM6(133)	Historical Status:	N
Height Limit (m):	100 m & 65 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	10391 (9541 for density purposes)	Height: Storeys:	33
Frontage (m):	76.15	Metres:	100
Depth (m):	134.03		
Total Ground Floor Area (sq. m):	3739		Total
Total Residential GFA (sq. m):	57246	Parking Spaces:	923
Total Non-Residential GFA (sq. m):	851.52	Loading Docks	2
Total GFA (sq. m):	58097.52		
Lot Coverage Ratio (%):	36		
Floor Space Index:	6.1		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	57246	0
Bachelor:	32	Retail GFA (sq. m):	851.52	0
1 Bedroom:	667	Office GFA (sq. m):	0	0
2 Bedroom:	203	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	902			

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