



STAFF REPORT ACTION REQUIRED

49 Sheppard Ave East and 14, 16, 18, 20, 22 and 24 Bonnington Place - Official Plan Amendment and Zoning By-law Amendment Applications - Preliminary Report

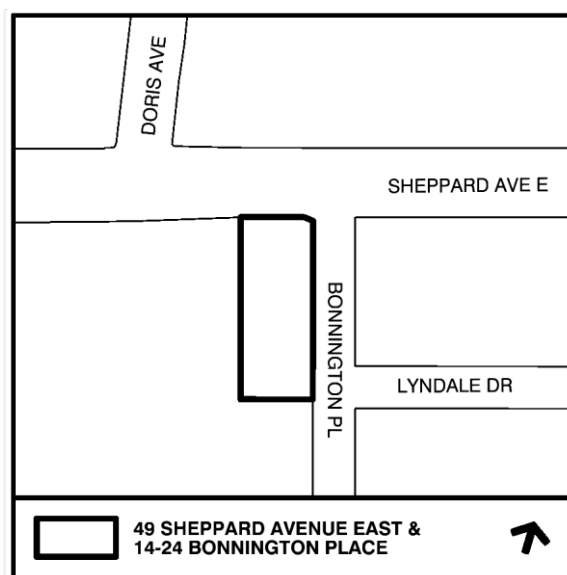
Date:	April 25, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	13 113681 NNY 23 OZ

SUMMARY

The application proposes to amend the Official Plan and Zoning By-law in order to permit a 14-storey (46 m) mixed use residential-commercial building. The project would consist of 152 residential units, a gross floor area of approximately 14,000m² and an FSI of 4.65. A total of 272 underground parking spaces on 4 levels are proposed consisting of 122 for residential use, 12 for residential visitor and 138 for retail use. Also included as part of this proposal, is a request to permit a private commercial parking lot of 95 spaces on an interim basis until the development commences.

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.

Staff schedule a community consultation meeting together with the Ward Councillor, however, the statutory public meeting under the Planning Act should not be scheduled until the North York South Service Road Environmental Assessment Study Addendum has been completed.



Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 49 Sheppard Avenue East and 14, 16, 18, 20, 22 and 24 Bonnington Place 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. The statutory public meeting under the Planning Act should not be scheduled until the North York South Service Road Environmental Assessment Study Addendum has been completed.
4. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A plan to construct the North York Service Road (NYSR) was adopted to facilitate new development and to provide new opportunities for development in the North York Centre area. An environmental assessment (the “EA”) was completed in September 1996 and addendum completed in April 1998 for the downtown plan south of Sheppard Avenue. The road is being constructed in phases as development proceeds.

The subject properties on Sheppard Avenue East and Bonnington Place are all owned or controlled by one owner and are required for the NYSR as set out in the approved EA. This section of the NYSR has not proceeded to date. Discussions have been held with the Owner with respect to acquisition of these properties by the City.

On August 17, 2010 North York Community Council received and endorsed a report (July 28, 2010) from the Director, Transportation Services Division, North York District. The purpose of the report was to report on the time lines to implement the planned improvements and interim measures identified in the 1998 Downtown Plan South of Sheppard Avenue Environmental Assessment Report Addendum and the 2009 Yonge Street Traffic Management Study.

One of the planned improvements is the configuration of the intersection at Sheppard Avenue East and Doris Avenue (north of Sheppard)/Bonnington Avenue (south of Sheppard). Staff has identified another alternative configuration for this intersection which would avoid encroaching into the office building underground parking lot and

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

entrance/exit ramps at 45-47 Sheppard Avenue East. The proposed alternative configuration has the new road shifted to the east and will create a short offset signalized intersection between Doris Avenue and Sheppard Avenue, and will still require additional property to be purchased. The potential alternative deviates from the original approved configuration and an amendment to the original environmental assessment study is required. Transportation Services Infrastructure Planning initiated the environmental assessment study addendum in March 2013. The report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY36.82>.

On June 28, 2011 Government Management Committee considered a joint report from the City's Chief Corporate Officer and General Manager of Transportation Services with recommendations that City staff begin the expropriation proceedings in order to acquire the subject lands for the purposes of the Service Road. Government Management Committee deferred the item indefinitely. The report and direction from Government Management Committee can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.GM5.10>.

City Council at its meeting of May 21-23, 2002 adopted Official Plan Amendment 521 (By-law 351-2002) and Zoning By-law 480-2002. The effect of these amendments deleted parking lots as a permitted use in the C7 zone on Sheppard Avenue east of Yonge Street, prohibited front yard parking and introduced a requirement for a 1.5 metre landscaping buffer strip where a permitted parking area abuts Sheppard Avenue. The applicant's properties at 49 Sheppard Avenue East and 24 Bonnington Place were impacted by the zoning amendment.

On July 16, 2002 the applicant appealed Zoning By-law 480-2002 to the Ontario Municipal Board. Associated Official Plan Amendment 521 was not appealed to the OMB as the appeal was submitted after the deadline date. The appeal was launched in 2002, and this matter has been on hold and a hearing has not been scheduled. More recently, prehearing conferences have been held on June 21, 2010, November 14, 2012 and February 26, 2013, which City Legal staff attended in June and February. The Ontario Municipal Board has set a further prehearing conference date of October 31, 2013 to chart the progress of the parties in respect of this development application.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The application proposes a 14-storey (46 m) mixed use residential-commercial building. The building has a 2-storey base element at the south end of the property, Sheppard Avenue and Bonnington Place, 1 and 3-storeys along the west property line, and then stepping up to 6-storeys and then 14-storeys (See Attachment #1A). The ground floor

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

and second floor would consist of commercial uses and floors 3-14 would consist of residential uses. The tower component of the building located from the 7th-14th storey would have a floor plate of 720 m². An outdoor amenity area is proposed to be located on top of the 2nd storey along the southern portion of the building.

The project would consist of 152 residential units consisting of 89 one-bedroom, 19 one-bedroom plus den, 12 two-bedroom and 32 two-bedroom plus den. The total gross floor area proposed would be 13,894 m² consisting of 10,137 m² residential and 3,757 m² commercial with total FSI of 4.65 after density incentives. The entrance to the residential portion of the building would be from Bonnington Place and entrances to the commercial portion would be both from Bonnington Place and Sheppard Avenue East.

Vehicular access to the site, including a drop-off/pick-up area, is located at the south end of the site off of Bonnington Place. A loading space is provided internal to the site at the south end. A total of 272 underground parking spaces on 4 levels are proposed consisting of 122 for residential use, 8 for residential visitor, 134 for retail use, and 8 shared between visitor and retail parking. There are 168 bicycle parking spaces proposed with 58 located on the ground floor and 110 located with parking level 1.

Also included as part of this proposal is a request to permit a private commercial parking lot for 95 spaces on an interim basis until the development commences. The proposed temporary parking lot would have 2 way access from Sheppard Avenue East and from two locations along Bonnington Place. The existing buildings located at 49 Sheppard Avenue and 20-24 Bonnington Place would remain during this period (See Attachment 1B).

For further project information please refer to the Application Data Sheet found as Attachment 7 to this report.

Site and Surrounding Area

The subject site consists of a number of properties, including 49 Sheppard Avenue East and 14, 16, 18, 20, 22 and 24 Bonnington Place. The total site area is 2,988 m² (32,162 ft²). The development site fronts both Sheppard Avenue East (34.4 m) and Bonnington Place (86.8 m). All the properties on Bonnington are 1½ storey residential dwellings including a frame detached garage in the rear with the exception of number 16 and 24 which do not have garages. The property at 49 Sheppard Avenue East is used as a condominium sales centre and the property at 24 Bonnington Place is used as an office with their rear yards paved and used as a commercial parking lot.

The area contains a mix of residential, commercial and offices uses as follows:

West: Two office buildings of 7 and 9 storeys in height. West of the office buildings are two 33-storey residential apartment buildings.

North: Along the north of Sheppard Avenue East is a four storey office building of the Toronto District Catholic School Board set back from the street with a landscaped open space area on the east side of Doris Avenue. East of the school board building is a 7 storey office building with a surface parking lot at the north end of the property. The parking lot has been recently approved for a 34 storey residential condominium building. To the west of Doris Avenue are three 29-storey apartment buildings and the Sheppard Centre containing a mix of office and commercial uses.

South: Single detached residential dwellings along Bonnington Place and Lyndale Drive.

East: Single detached residential dwellings along Bonnington Place and Lyndale Drive. East along Sheppard Avenue are residential and 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 located within the North York Centre as identified on Map 2 of the Official Plan. The City's four Centres, along with Avenues, Employment Districts and the Downtown, are key components in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to Centres in order to: use municipal land, infrastructure and services more efficiently; concentrate jobs and people in areas well served by surface transit and rapid transit stations.; promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips; and facilitate social interaction, public safety and cultural and economic activity.

Section 2.2.2 of the Official Plan states that the North York Centre should continue to grow as an important commercial office location and should also continue to be a vibrant residential and cultural centre. The Plan provides that a priority for managing growth in

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

the City is the establishment of vibrant and transit supportive mixed-use Centres with the use of Secondary Plans. Each Centre will have a Secondary Plan that will support the potential for growth within the Centre while protecting adjacent Neighbourhoods from encroachment of larger scale development by establishing firm boundaries for the development area, ensuring an appropriate transition in scale and intensity of activity from within the Centre to surrounding Neighbourhoods and connecting the Centre with the surrounding City fabric.

Other relevant policies which will be used to review this development proposal include those in “The Public Realm” and “Built Form” sections of the Plan.

The subject property is located within a Mixed Use Areas designation within the Official Plan (Attachment 3). Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

North York Centre Secondary Plan

The subject properties are also located within the North York Centre South Secondary Plan and designated Mixed Use Area – Area B. The permitted uses in Mixed Use Area B are: commercial, institutional, residential, public parks and recreational uses, and transit terminals. The total of all residential uses on a site in this designation will not exceed 50% of the maximum permitted gross floor area on the site or portion of the site. The proposal will be reviewed against the policies in the North York Centre Secondary Plan, which include but are not limited to, the policies in the following sections.

Secondary Plan Policy 1.14 requires that in considering proposed site-specific amendments, the City will be satisfied that the proposed amendment is minor in nature and local in scope, and that it does not materially alter provisions of the Secondary Plan dealing with boundaries, land use, density, height or built form. However, the numeric limits contained in this Secondary Plan with respect to density, and the limits respecting height, will nonetheless be considered absolute. In dealing with such site-specific amendments, the City will further be satisfied that the traffic certification requirements of the Secondary Plan are satisfied and that the amendments do not adversely impact stable residential areas.

Secondary Plan Policy 1.17 regarding stable residential areas states that residential areas which are not within the boundaries of the North York Centre, and are therefore outside the redevelopment areas proposed by the Secondary Plan, are considered to be stable residential areas. The stability of these residential areas is to be maintained and enhanced in accordance with established Official Plan policies for those areas. Stable residential areas encompass all lands outside the North York Centre South and North York Centre North that are designated Neighbourhoods or Parks and Open Space Areas in the Official Plan.

The Secondary plan allows for a maximum permitted density on the subject lands of 3.5 times the lot area exclusive of any density incentives and transfers (Attachment 4A). Secondary Plan policies state that in no event will the City approve a development proposal that can reasonably be accommodated in conformity with applicable policies of the Secondary Plan; and exceeds the maximum permitted gross floor area as set out in the Plan by more than 33 percent through density incentives and density transfers combined.

The completion of the North York Centre South and North Service Roads are necessary transportation network improvements in the North York Centre to support development to the land use and density levels permitted (Attachment 4B). Where lands have been identified, through the relevant planning processes, as required for the construction of the North York Centre South or North Service Roads, and where such lands form part of a development site, it is the policy of the City to acquire, or to secure the acquisition of such lands before permitting redevelopment of the site. Lands for planned road improvement may be directly purchased or expropriated by the City, in order to foster the planned and orderly development of the North York Centre.

Secondary Plan policies regarding the service road and enactment of zoning by-laws require that no zoning by-laws may be enacted to permit new development unless: no new functional section is required for the development, or the City has acquired either: the lands required for any new functional section required for the development, or binding commitments to convey to the City the lands required for any new functional section for the project.

Policy 4.6.1 states that no zoning by-law may be enacted that allows any new development to proceed with a parking supply that is not demonstrated to be consistent with achievement of the overall average auto modal split value. Parking is to be provided in accordance with the North York Centre Parking Policy with a minimum and maximum motor vehicle parking requirement for all projects requiring a rezoning for increased density or change in land use.

Policy 4.6.3 of the Secondary Plan states that private commercial parking lots for non-accessory parking, either interim or temporary, will not be permitted within the North York Centre as such use is contrary to the objectives of the plan to attain a high transit model split associated with the development of the Centre.

Policy 4.7 (b) regarding traffic management requires monitoring traffic levels on roads in the vicinity of the North York Centre to determine which roads show a pattern of increasing traffic volume. Traffic control devices or measures will be deployed and implemented as appropriate in the circumstances to prevent undesirable infiltration of stable residential areas.

Policy 5.3.3 requires that on Sheppard and Finch Avenues, in the North York Centre, building will be set back approximately 4 metres from the property line adjacent to Sheppard Avenue in order to create a publicly accessible boulevard approximately 10

metres in with from the roadway. This setback will also establish a build-to-line to ensure a continuous building façade.

Policy 5.3.4 (a) requires that where the service roads are located at the outer boundary of the North York Centre, low rise development fronting along new sections of the service road will be encouraged in order to provide a transition between the higher density uses in the North York Centre and the adjacent stable residential neighbourhoods.

Policy 5.3.6 regarding interface between the North York Centre and adjoining Neighbourhoods require:

- the use and form of development in the North York Centre should create a well defined boundary and facilitate a stable buffer from surrounding residential neighbourhoods to the North York Centre South and North;
- the lands within the North York Centre South and North adjacent to the adjoining residential neighbourhoods, are intended to establish a clearly defined edge, generally with provision of low-rise residential uses or landscaped open space;
- the interface between the North York Centre and the adjoining residential properties will develop in a manner to minimize adverse impacts and to respect the character of the stable residential areas; and
- in the North York Centre South, the lands located along the perimeter of the North York Centre South boundary serve as a buffer to the adjacent stable residential areas.

The Secondary Plan establishes maximum permitted building heights and the maximum permitted height for the subject site is the lesser of 11 metres (36 feet) or 3 storeys (Attachment 4C). Policy 5.4.2 states that site-specific amendments to the height limits in the Plan are discouraged. When considering an application for such an amendment, the City will be satisfied that the contemplated height increase: is necessary to provide for desirable flexibility in built form; would have no appreciable impact on the residential amenity of properties within the stable residential area; and meets the urban design objectives of the Secondary Plan.

Policy 5.6.6 requires that buildings and structures in the North York Centre should be designed in a manner that ensures that access to sunlight is not significantly reduced in residential areas outside of the North York Centre boundary, as well as along public streets and public open spaces in the Centre.

Policy 6.6 regarding common outdoor space requirement for non-residential development requires that non-residential development having a gross floor area of 1,000 m² or greater will be required to provide a minimum common outdoor space area equal to 4% of the non-residential floor area or 10 percent of the lot area, whichever is greater.

Policy 6.7 regarding private outdoor recreational space for residential development requires that: residential development of 100 dwelling units or greater will be required to

provide a minimum 1.5 m² per dwelling unit of private outdoor recreational space; the private outdoor recreational space will be located at grade and should incorporate outdoor play areas and passive recreational areas for the use and benefit of the residents of the development; and rooftop outdoor recreational space will not be counted as part of the private outdoor recreational space requirement.

Roads and Services Policy 8.3 requires the implementation of the Service Roads to support the full development of the Centre. The roads are intended to provide capacity to the road network, as well as vehicular circulation and access to developments. In no case will a site specific zoning by-law allowing a development to proceed be enacted until the City has acquired, or secured binding commitments to acquire, the lands required for the functional section of the service road that is relevant to a particular development.

Policy 8.6 regarding the North York Centre South Service Road requires that:

- the location of the North York Centre South Service Road is located in accordance with the approved Environmental Study report (ESR). This road is to be separated from the adjacent stable residential area by the creation of a suitable buffer. Accordingly, in all cases the nearest curb of the North York Centre South Service Road yet to be constructed, including widening, will be a minimum of 12 metres from the property lines of detached or semi-detached dwellings located in the adjacent stable residential area. Where ever possible, the intervening property will either form part of the road right-of-way or be appropriately landscaped, owned by the City, and form part of a linear park and/or other public open space; and
- In all cases, road construction within the North York Centre South will be in accordance with the Environmental Study Report (ESR) for the "Downtown Service Road and Associated Road Network" as approved by the Minister of the Environment".

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The subject properties consisting of 49 Sheppard Avenue East and 22 – 24 Bonnington Place are zoned Mixed Use Commercial Area Zone (C7) and the properties at 14-20 Bonnington Place are zoned One-Family Detached Dwelling Sixth Density Zone (R6) (Attachment 6).

The C7 zone permits both a variety of commercial and residential uses, however a parking lot is not a permitted commercial use. The R6 zone permits one-family detached dwellings and does not permit any commercial uses.

Site Plan Control

A site plan control application is required, however, was not submitted with the Official Plan and Zoning By-law amendment applications.

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 Official Plan Amendment is required in order to amend the North York Centre Secondary Plan to allow an increase in the maximum permitted height from 11 metres or 3 storeys to 46 metres or 14 storeys. An Official Plan amendment is also required to allow an increase in the maximum permitted gross floor area of residential uses from 50% to 73% of the site area, to adjust the alignment of the service road, to increase the maximum amount of parking permitted by approximately 45 spaces and to allow the proposed interim privately owned commercial parking lot on site. Through the review of the application, other amendments to the Secondary Plan may be identified, such as the setback to Sheppard Avenue or the setback of the service road to residential properties.

An amendment to the Zoning By-law is required to permit the mixed-use development and establish appropriate development standards such as gross floor area, building height, setbacks and building envelopes, number of units, parking and loading, landscaping and amenity area requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Report,
- Preliminary Stormwater Management Brief (Proposed Temporary Gravel Parking Lot),
- Preliminary Stormwater Management and Servicing Report (Proposed Mixed-Use Development),
- Arborist Report,
- Toronto Green Standard Checklist,
- Stage 1-2 Archaeological Assessment,
- Pedestrian Level Wind Analysis,
- Subway Vibration Analysis,
- Traffic Impact Study, and
- Parking Assessment.

A Notification of Complete Application was issued on March 5, 2013.

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

Issues to be Resolved

Environmental Assessment Study Addendum

The subject properties are required as part of the service road based on the April 1998 Environmental Study Report and as identified in the North York Centre Secondary Plan. Transportation Services Infrastructure Planning staff have initiated an environmental assessment study addendum for this portion of the service road to investigate alternate alignments. There are significant implications on the development lands relating to the work yet to be completed on the environmental assessment addendum. It is premature to make a final determination on the site specific amendments to the Official Plan and Zoning By-law as an alternative configuration for the service road at this location could impact road alignment and property requirements. Staff should continue to process the application and schedule a community consultation meeting to identify issues, however, the statutory public meeting under the Planning Act should not be scheduled until the North York South Service Road Environmental Assessment Study Addendum has been completed.

Site Specific Issues

The following is a list of issues based on the current development site and proposal:

- The results of the service road EA Study Addendum discussed above and the land required to complete the service road;
- Consistency with the Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan and North York Centre Secondary Plan policies;
- Appropriateness of proposed increase in height and number of storeys;
- The height and massing of the building to achieve appropriate built form and relationships to the street and surrounding properties,
- Appropriate transition in scale from the Centre to surrounding areas, in particular, the low scale residential neighbourhood to the south and east of the subject site with respect to shadow and other possible impacts;
- Proposed mix of commercial and residential gross floor area;
- Traffic and parking impacts, the appropriateness of increasing the maximum amount of parking and allowing for an interim parking lot;
- Assessment of pedestrian connections, public realm and accessibility to Sheppard Avenue and the Yonge-Sheppard intersection/subway;
- The location, orientation and organization of the building and site including service areas, building entrances and ground floor uses;
- Review of proposed setbacks, step backs, building separation distances and building floor plates;
- Evaluation of vehicular access and driveways;

- Tall Building Official Plan policies and the Design Guidelines for Tall Buildings;
- Appropriateness of the requested zoning changes;
- Consideration of the proposed density incentives, including the provision for bicycle parking facilities, street retail, indoor recreational amenity space and monetary contributions as may be required;
- Adequate provision of indoor and outdoor amenity space; and
- Appropriate Section 37 community benefits should the application be recommended for approval.

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

CONTACT

John Andreevski, Senior Planner
 Tel. No. 416-395-7097
 Fax No. 416-395-7155
 E-mail: jandree@toronto.ca

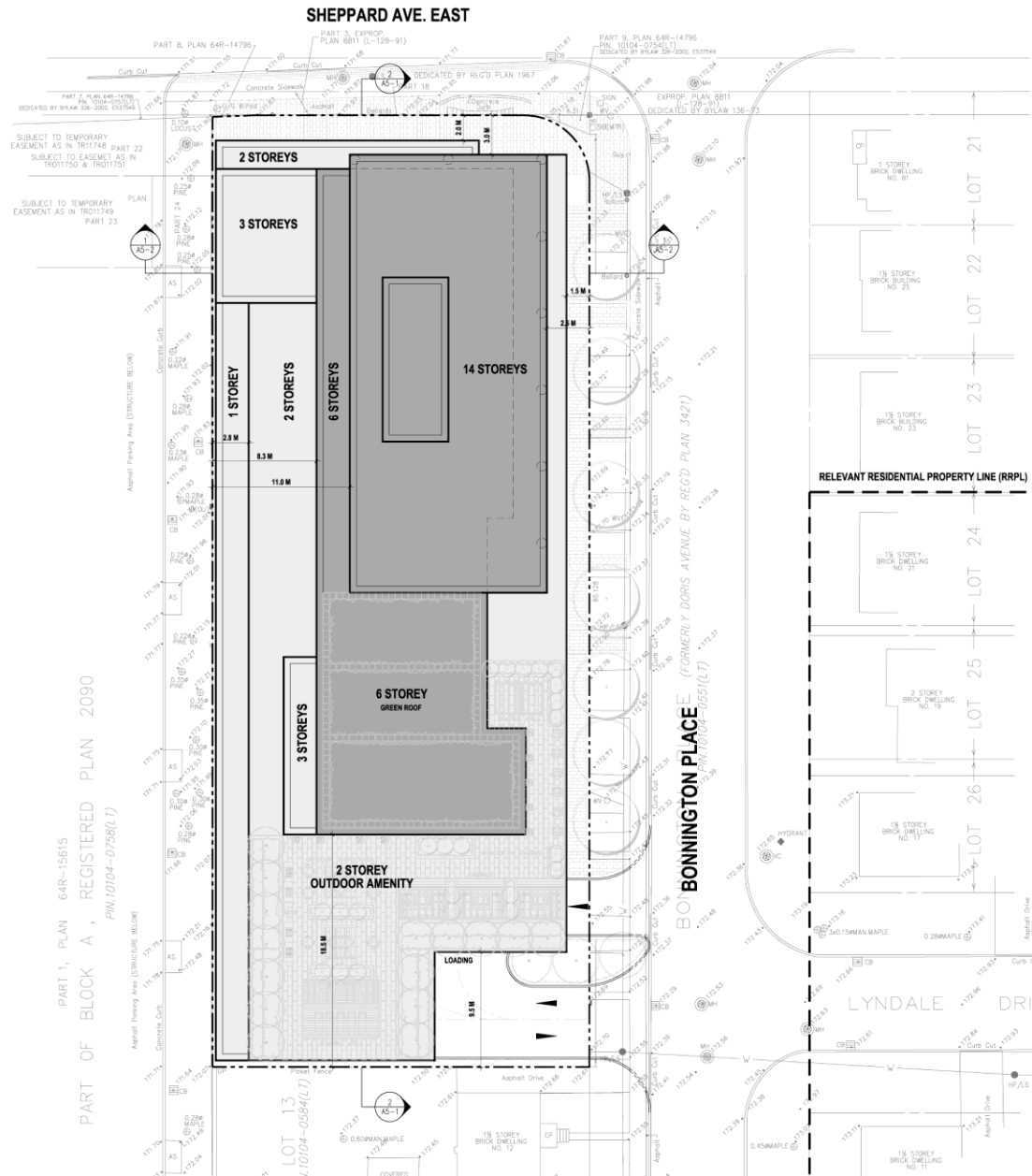
SIGNATURE

Allen Appleby, Director
 Community Planning, North York District

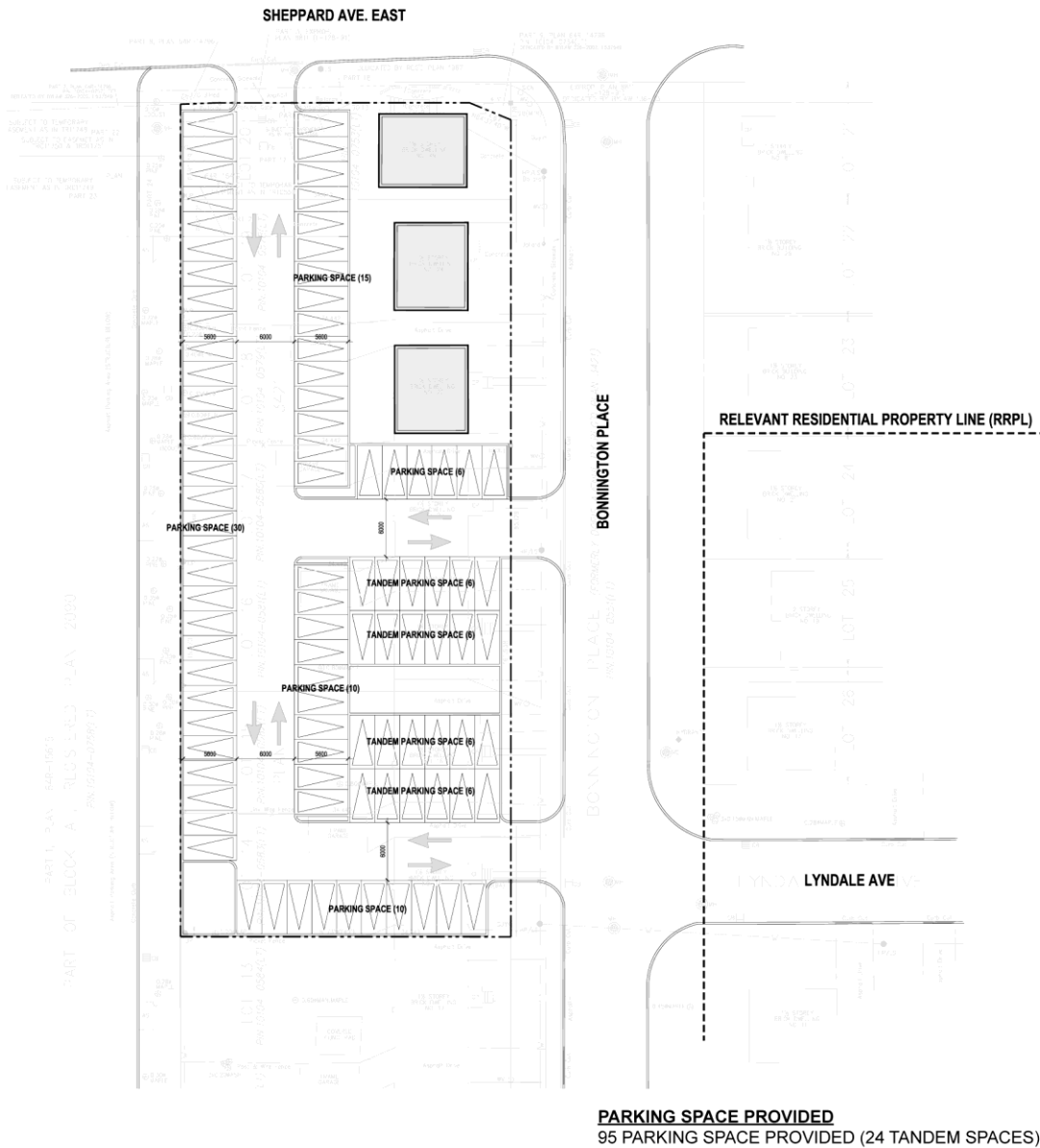
ATTACHMENTS

Attachment 1A-B:	Site Plan–Mixed Use Development and Temporary Parking Lot
Attachment 2A-B:	Elevations
Attachment 3:	Official Plan
Attachment 4A-C:	North York Centre Secondary Plan Maps
Attachment 5:	Downtown Plan South of Sheppard Avenue - Service Road
Attachment 6:	Zoning
Attachment 7:	Application Data Sheet

Attachment 1A: Site Plan – Mixed Use Development



Attachment 1B: Site Plan – Temporary Parking Lot



Temporary Parking Lot

49 Sheppard Avenue East & 14-24 Bonnington Place

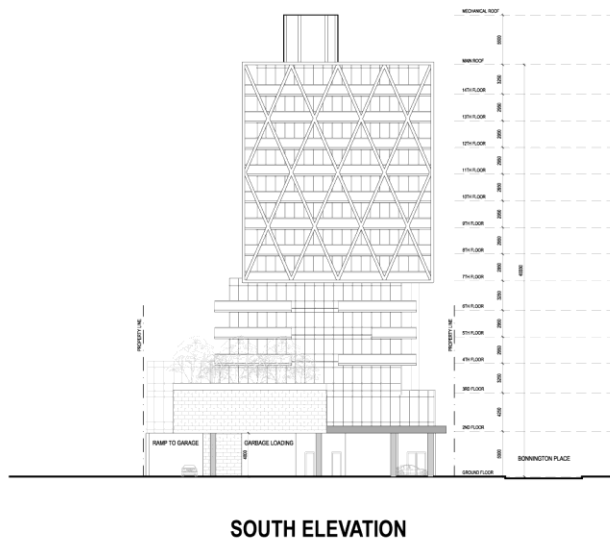
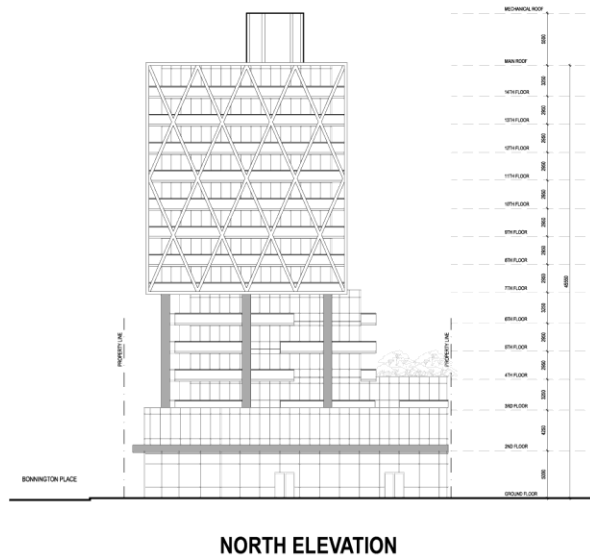
Applicant's Submitted Drawing

Not to Scale 

File # 13 113681 NNY 23 0Z

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

Attachment 2A: Elevations (North and South)



Elevations

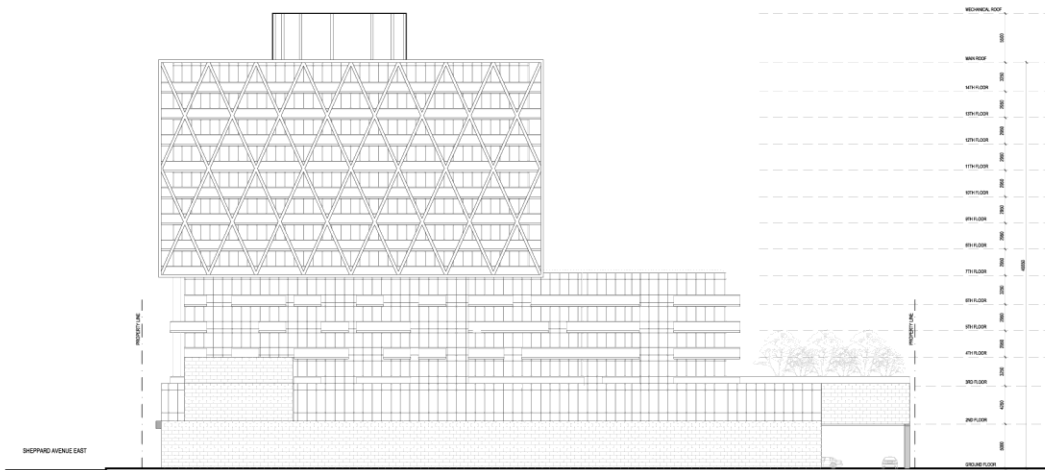
49 Sheppard Avenue East & 14-24 Bonnington Place

Applicant's Submitted Drawing

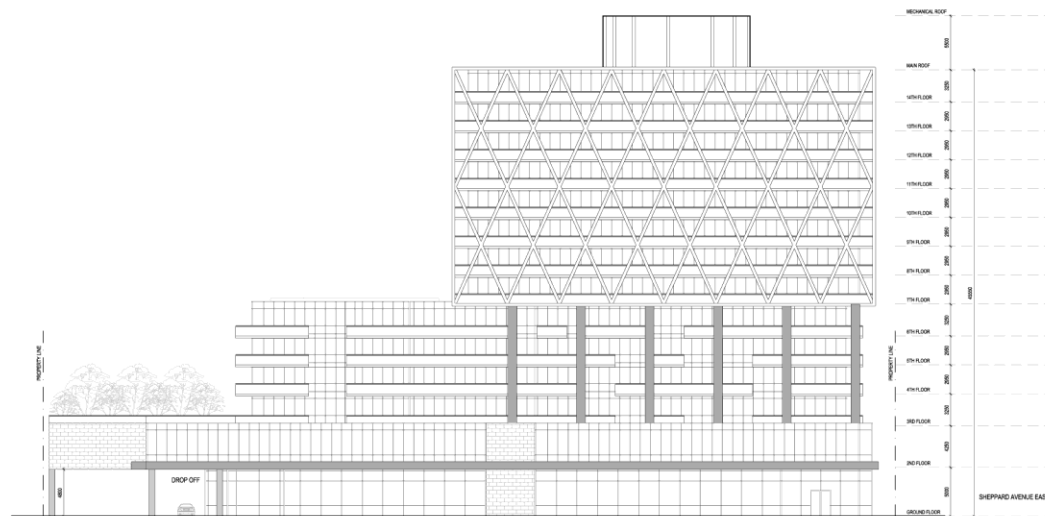
Not to Scale
02/20/2013

File # 13 113681 NNY 23 0Z

Attachment 2B: Elevations (West and East)



WEST ELEVATION



EAST ELEVATION

Elevations

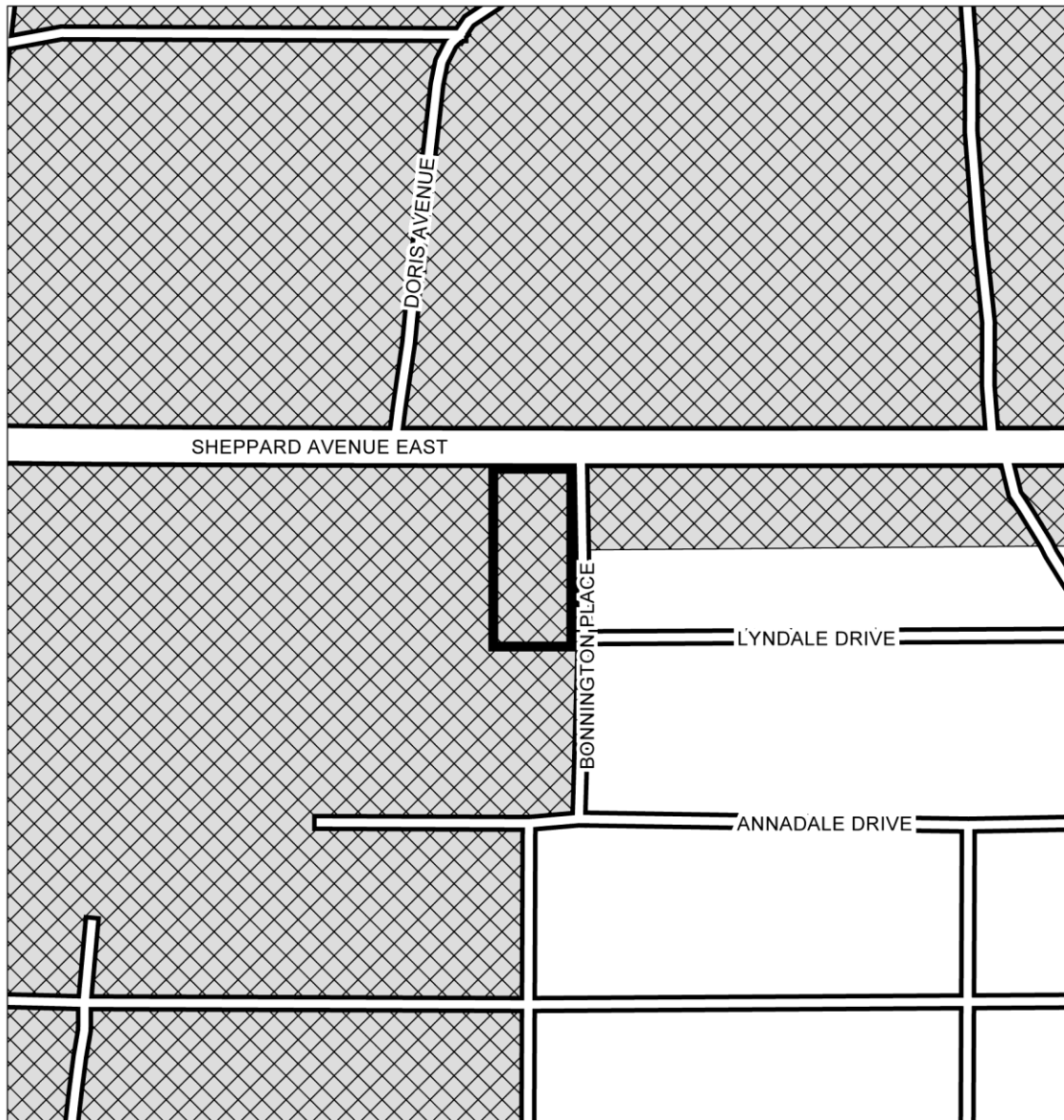
49 Sheppard Avenue East & 14-24 Bonnington Place

Applicant's Submitted Drawing

Not to Scale
02/20/2013

File # 13 113681 NNY 23 02

Attachment 3: Official Plan



Toronto City Planning
Official Plan

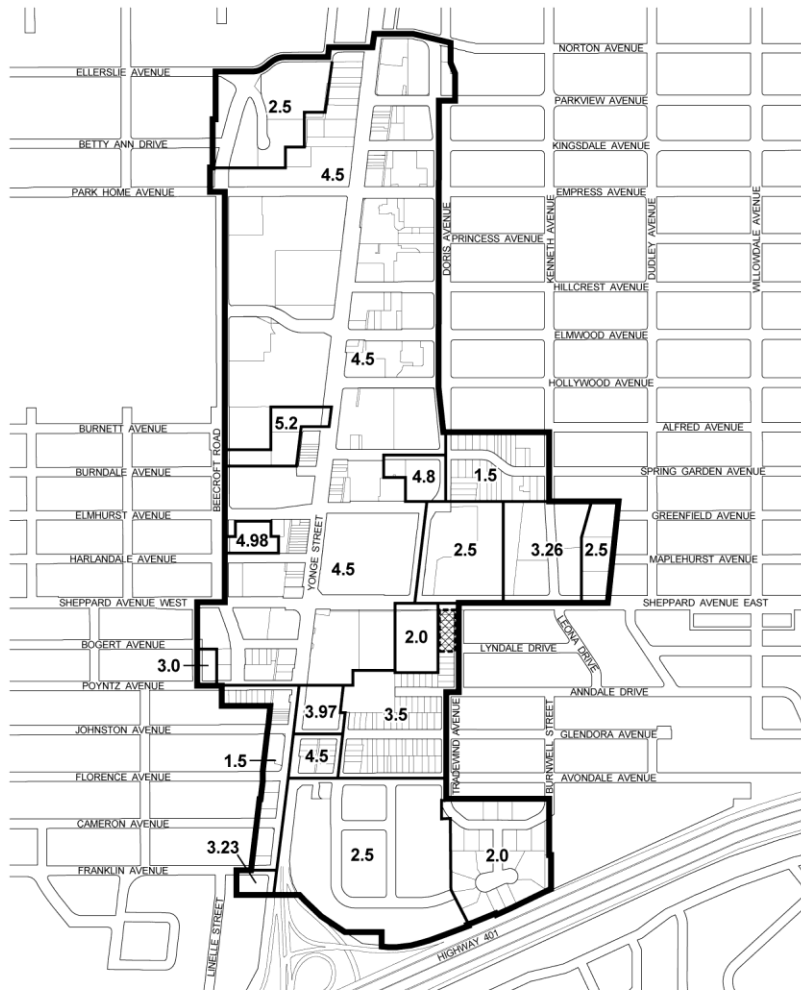
49 Sheppard Avenue East & 14-24 Bonnington Place

File # 13 113681 NNY 23 0Z



↑
Not to Scale
02/20/2013

Attachment 4A: North York Centre Secondary Plan – Density



North York Centre Secondary Plan

MAP 8-6 North York Centre South Density Limits

— Secondary Plan Boundary

Note: Density Limits are exclusive of density incentives and transfers



December 2010

MAP 8-6 North York Centre South Density Limits



Not to Scale
04/22/2013

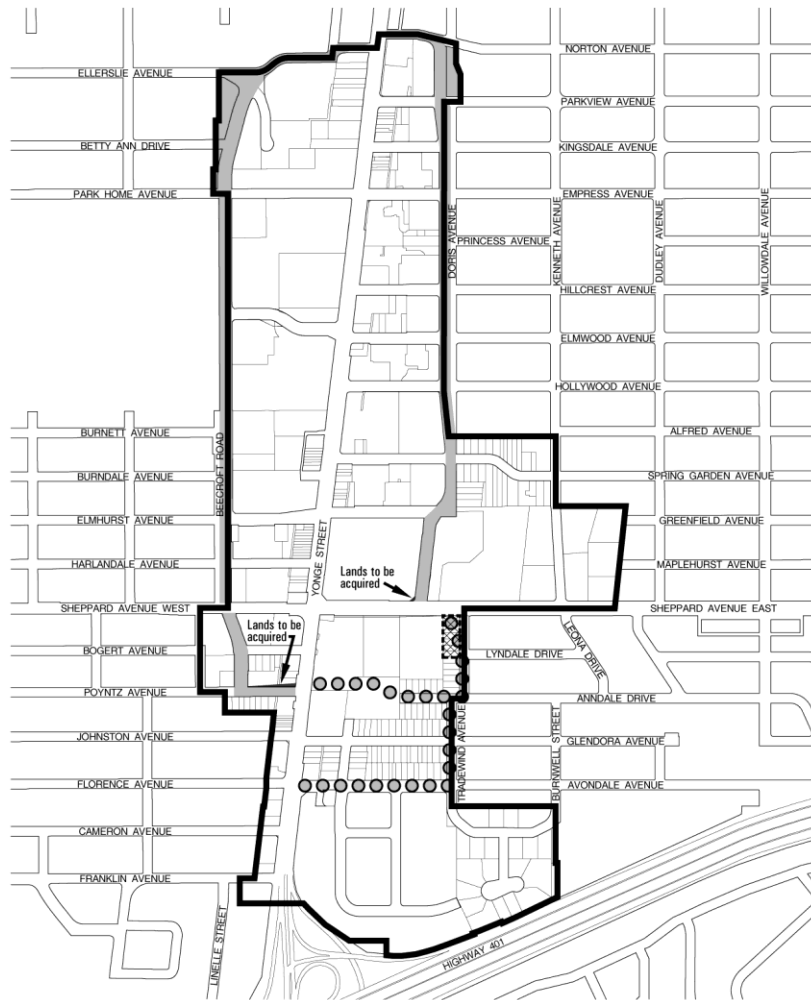


49 Sheppard Avenue East &
14-24 Bonnington Place

File # 13 113681 NNY 23 0Z

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

Attachment 4B: North York Centre Secondary Plan – Service Road



North York Centre Secondary Plan

MAP 8-10 North York Centre South Service Road

- Secondary Plan Boundary
- ○ ○ Service Road *
- City-owned lands now used or to be used for Service Road
- Lands to be acquired by the City for Service Road or associated buffer areas



June 2006

MAP 8-10 North York Centre South Service Road



Subject Site

Not to Scale
04/22/2013

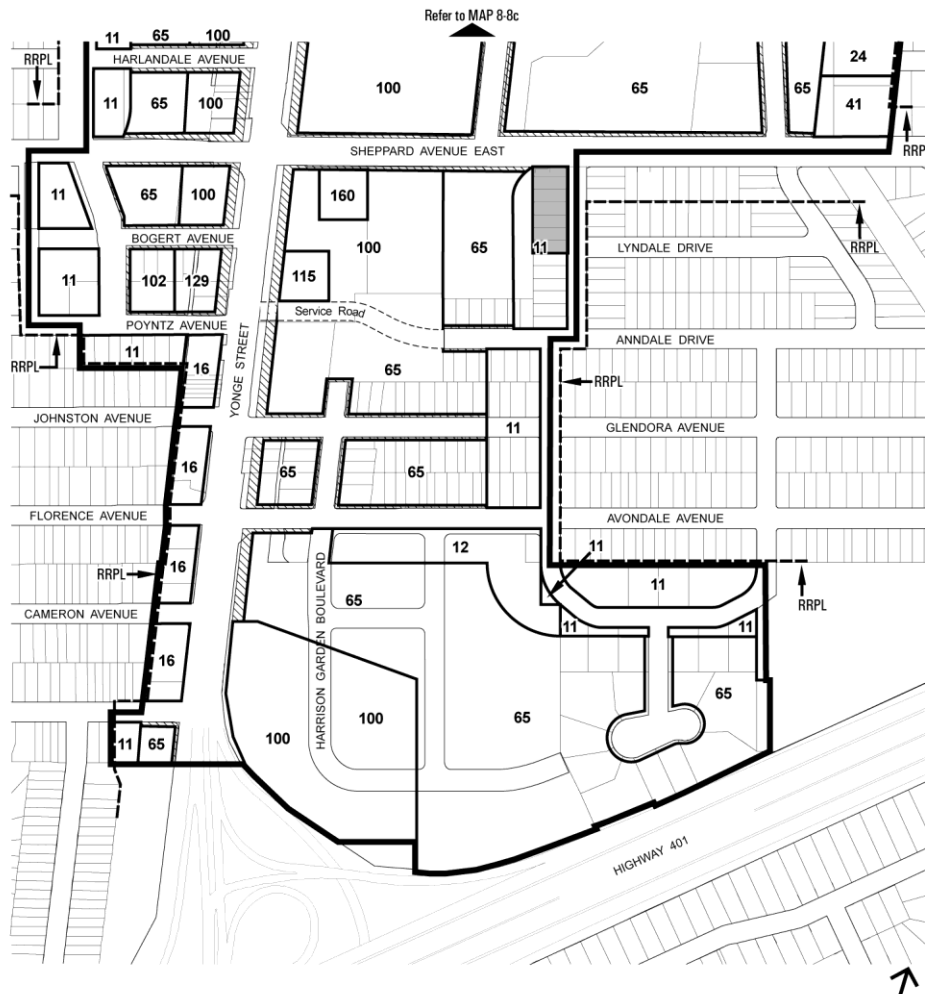


49 Sheppard Avenue East & 14-24 Bonnington Place

File # 13 113681 NNY 23 0Z

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

Attachment 4C: North York Centre Secondary Plan - Heights



North York Centre Secondary Plan

MAP 8-8d Maximum Height Limits

- Secondary Plan Boundary
- The Lesser of 11m or 3 Storeys
- The Lesser of 12m or 4 Storeys
- The Lesser of 16m or 4 Storeys
- The Lesser of 24m or 7 Storeys
- The Lesser of 41m or 13 Storeys
- Maximum 65m Above Grade
- Maximum 100m Above Grade
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)



December 2010

MAP 8-8d Maximum Height Limits

Subject Site

Not to Scale
04/22/2013

49 Sheppard Avenue East &
14-24 Bonnington Place

File # 13 113681 NNY 23 02

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22 and 22 Bonnington Place

Attachment 5: Downtown Plan South of Sheppard Avenue - Service Road



Preferred Ultimate Infrastructure Requirements

49 Sheppard Avenue East &
14-24 Bonnington Place

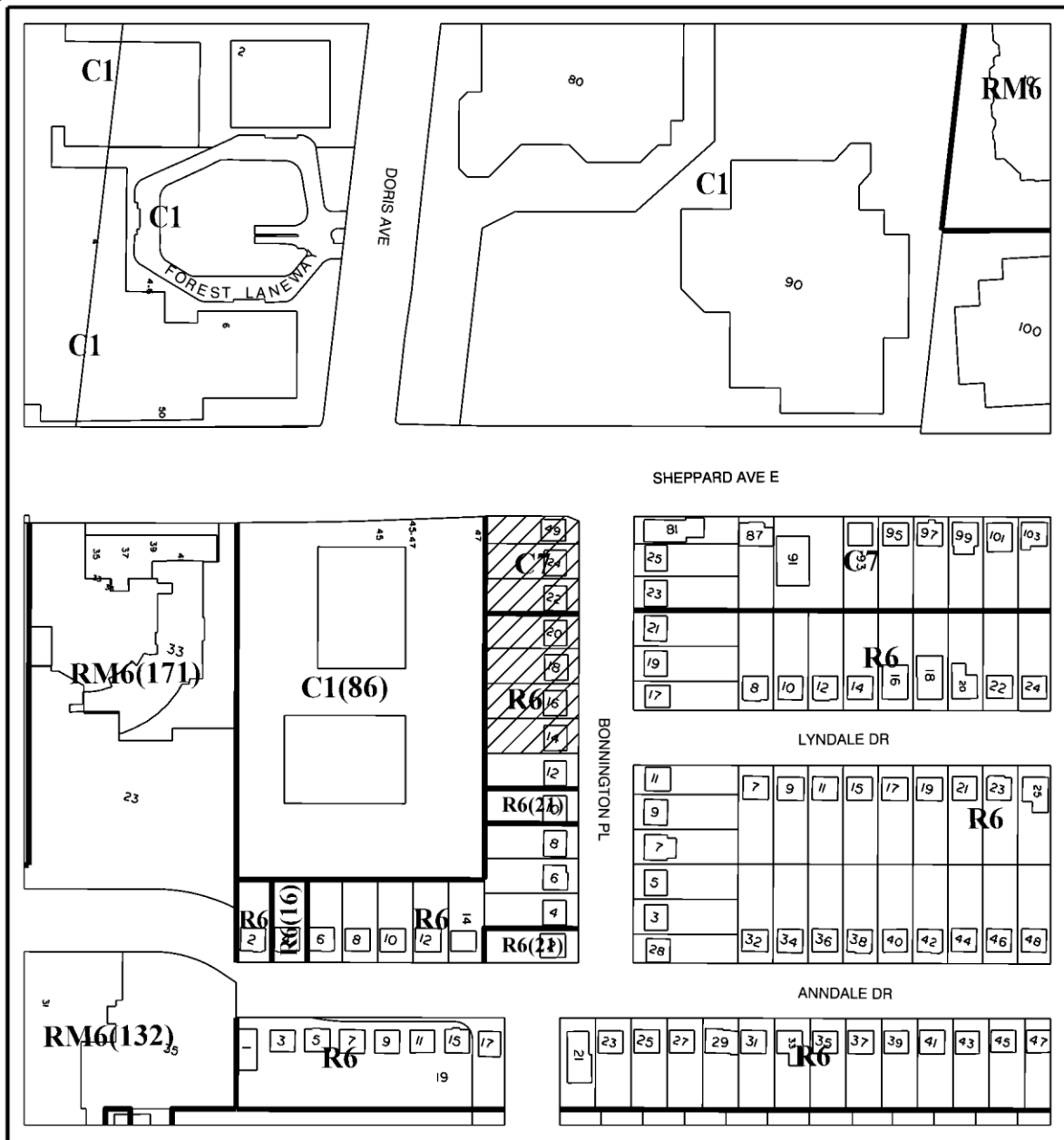
Not to Scale
04/22/2013



File # 13 113681 NNY 23 02

Staff report for action – Preliminary Report- 49 Sheppard Ave E and 14, 16, 18, 20, 22
and 22 Bonnington Place

Attachment 6: Zoning



Toronto City Planning
Zoning

49 Sheppard Avenue East & 14-24 Bonnington Place

File # 13 113681 NNY 23 02

R6 One-Family Detached Dwelling Sixth 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



Not to Scale
 Zoning By-law 7625
 Extracted 02/20/2013

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 113681 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 30, 2013
Municipal Address:	49 SHEPPARD AVE E		
Location Description:	PLAN 3421 PT LOT 20 **GRID N2306		
Project Description:	The application proposes a 14-storey (46 m) mixed use residential-commercial building. The project would consist of 152 residential units, a gross floor area of approximately 14,000m ² and an FSI of 4.65. A total of 272 underground parking spaces on 4 levels are proposed consisting of 122 for residential use, 12 for residential visitor and 138 for retail use. Also included as part of this proposal is a request to permit a private commercial parking lot (95 spaces) on an interim basis until the development commences.		

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP			1085372 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C7 / R6	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2989	Height:	Storeys:	14
Frontage (m):	30.1		Metres:	45.55
Depth (m):	86.8			
Total Ground Floor Area (sq. m):	1896			Total
Total Residential GFA (sq. m):	10137		Parking Spaces:	272
Total Non-Residential GFA (sq. m):	1757		Loading Docks	1
Total GFA (sq. m):	13894			
Lot Coverage Ratio (%):	36.43			
Floor Space Index:	4.65			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	108
2 Bedroom:	44
3 + Bedroom:	0
Total Units:	152

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	10137	0
Retail GFA (sq. m):	3757	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	John Andreevski, Senior Planner
	TELEPHONE:	416-395-7097