

**700, 702, 714 and 716 Sheppard Avenue West
Official Plan Amendment and Zoning By-law
Amendment Application - Preliminary Report**

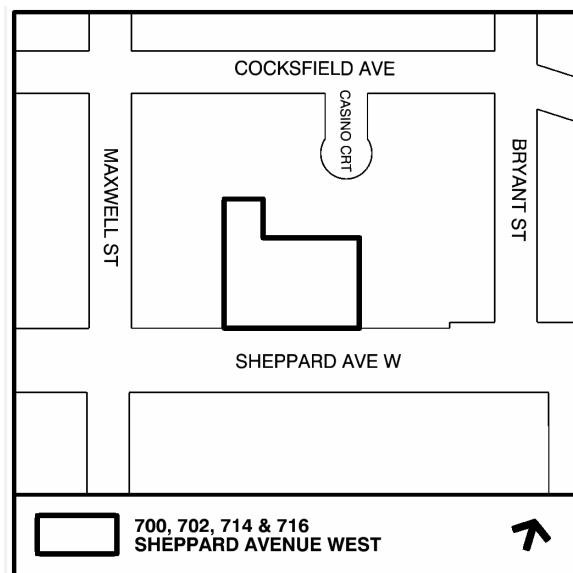
Date:	February 29, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	11 330321 NNY 10 OZ

SUMMARY

This application proposes an 8-storey, mixed-use building with 97 residential units and 402m² of commercial space at grade, at 700, 702, 714 and 716 Sheppard Avenue West. Parking is proposed largely underground with 30 at-grade spaces at the rear of the property.

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 700, 702, 714 and 716 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on October 19, 2011 with the applicant to discuss complete application submission requirements. The applicant submitted an incomplete application for Official Plan Amendment and Zoning By-law Amendment. A Servicing Report is still outstanding.

ISSUE BACKGROUND

Proposal

The applicant is proposing an eight-storey (24.5 metres), 97-unit, mixed-use building on the north side of Sheppard Avenue West, between Maxwell Street and Bryant Street. A total of 9,452m² of gross floor area is proposed which results in a density of 3.0 times the area of the lot. Of the 97 residential units, there are 52 one-bedroom units, 43 two-bedroom units and 2 three-bedroom units. The total residential gross floor area is proposed to be 9,050m². A total of 402m² of commercial space is proposed at grade. A total of 102 parking spaces are proposed, comprised of 30 at-grade spaces at the rear of the building for visitors and commercial uses and 72 underground spaces for residents. A total of 76 resident and 20 visitor bicycle parking spaces are proposed in a secure room at ground level. Additional site statistics are presented in the Application Data Sheet (Attachment 7).

The applicant is proposing to demolish the four existing single detached dwellings and their accessory structures on the development site.

Site and Surrounding Area

The site is located on the north side of Sheppard Avenue West, approximately two blocks west of Bathurst Street. The site has a frontage of approximately 64 metres on Sheppard Avenue West, a depth of approximately 44 metres and an area of 0.31 hectares (0.78

acres). The land is relatively flat. The assembly of these 4 properties creates a mid-block parcel between Maxwell Street and Bryant Street.

Land uses surrounding the site are as follows:

North: single detached dwellings on Casino Court and Cocksfield Avenue.

West: a 3-storey retirement home and a place of worship.

South: an 8-storey (202-unit), mixed-use building on Sheppard Avenue West is currently under construction.

East: a mix of single detached dwellings and commercial uses on Sheppard Avenue West.

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 falls 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 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 64.3 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 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 *Avenues*. *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 subject lands are zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 6. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses.

Site Plan Control

An application for Site Plan Control approval is required and has 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 allows 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 building height of five storeys. An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing an eight storey mixed use building with a density of 3.0 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

- Stormwater Management Report
- Geotechnical Study
- Phase I Environmental Site Assessment
- Arborist Report / Tree Preservation Plan
- Traffic Impact and Parking Assessment

A Servicing Report has not been submitted. A Notification of Incomplete Application issued on January 20, 2012, identifies that the Servicing Report is required for a complete application submission.

Issues to be Resolved

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

- The appropriateness of the increase in height and density;
- Built form as it relates to the Sheppard Avenue West streetscape;
- Compatibility with the surrounding neighbourhood including appropriate building transitions to the stable residential neighbourhoods to the north of the site;
- The appropriateness of the vehicular and service access to the site from Sheppard Avenue West, as well as any operational issues related to parking demand and/or traffic management;
- A Servicing Report to the satisfaction of Technical Services;
- The adequacy of proposed outdoor residential amenity space;
- Issues related to the protection and retention of privately owned trees located to the rear of the site;
- The applicability of Section 37 to secure appropriate community benefits should the application be recommended for approval; and
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff 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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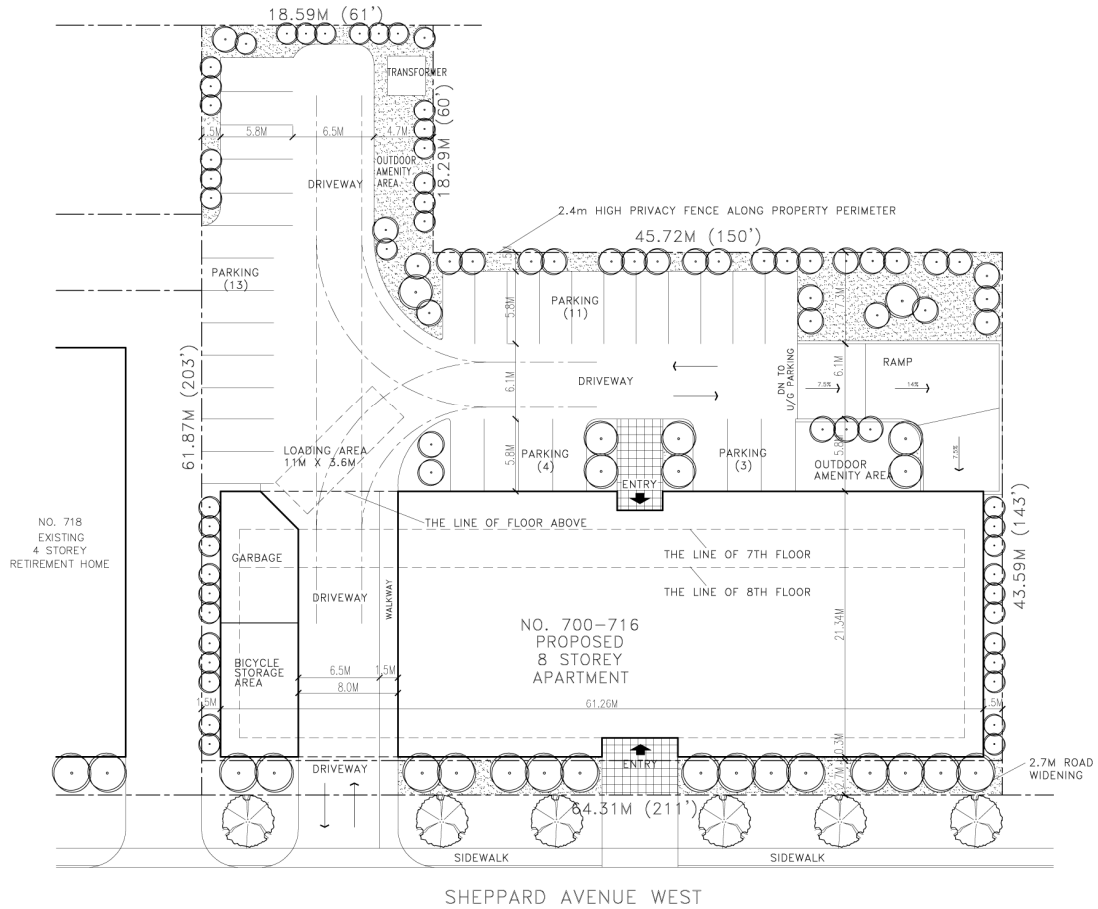
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Underground Garage Plan
Attachment 3: Front and Rear Elevations
Attachment 4: Side Elevations
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

700, 702, 714 & 716 Sheppard Avenue West

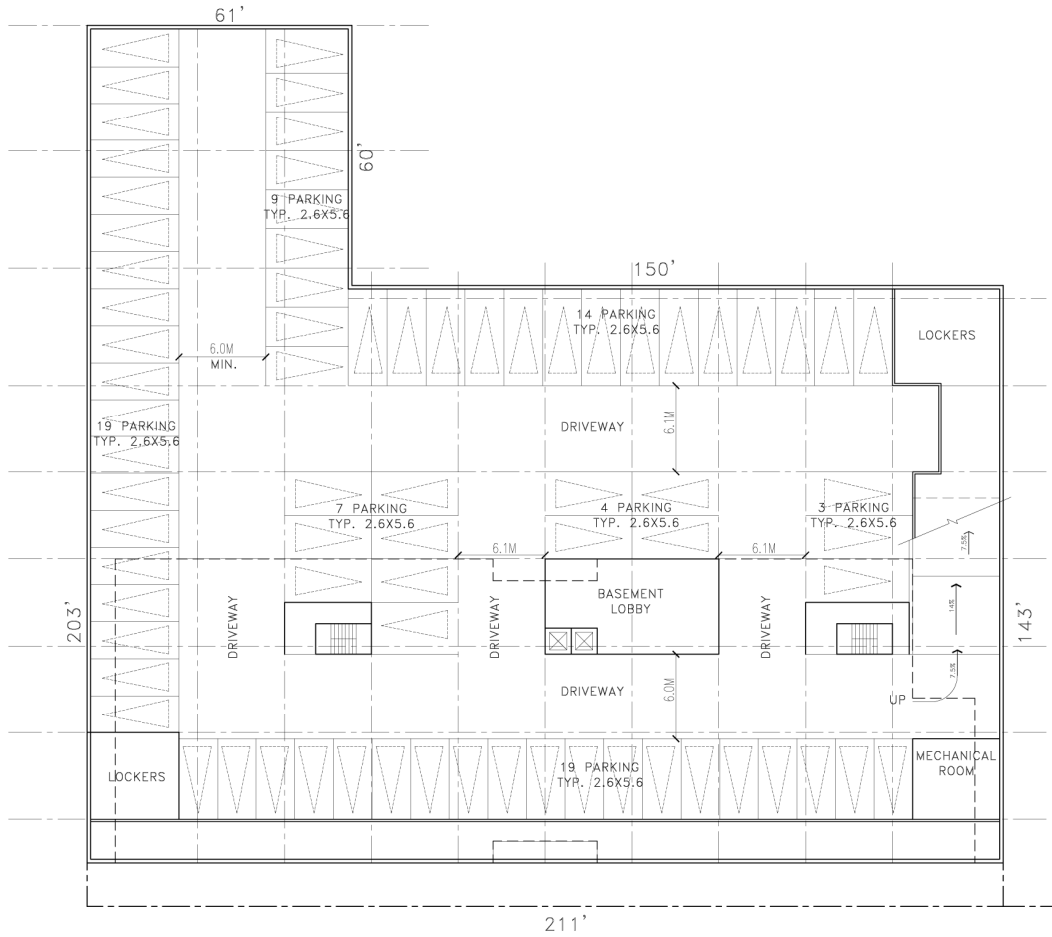
Applicant's Submitted Drawing

Not to Scale 

02/02/2011

File # 11 320321 NNY 10 0Z

Attachment 2: Underground Garage Plan



Underground Garage

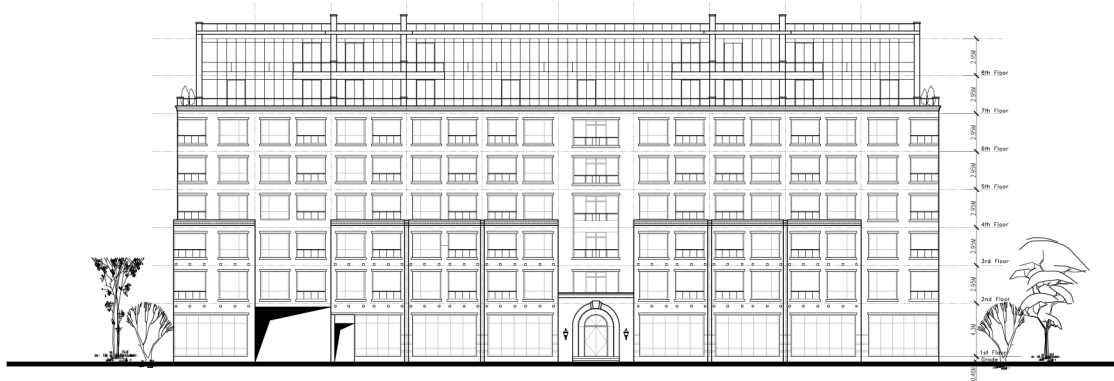
700, 702, 714 & 716 Sheppard Avenue West

Applicant's Submitted Drawing

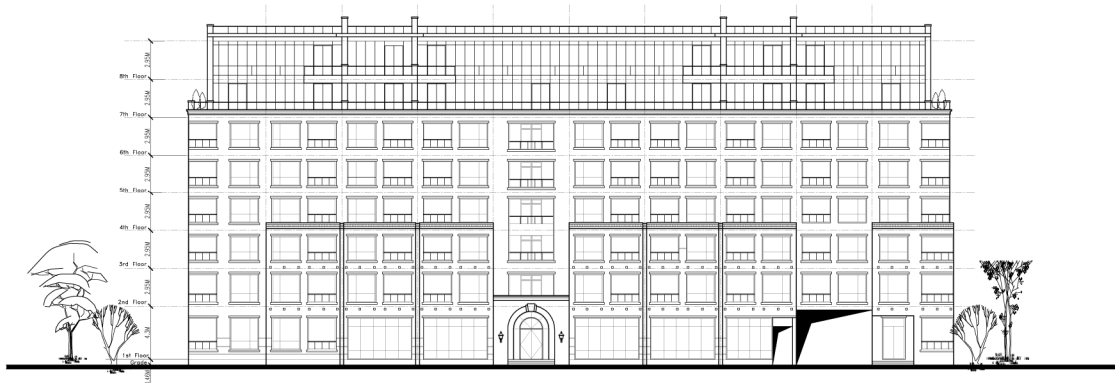
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Attachment 3: Front and Rear Elevations



FRONT ELEVATION



REAR ELEVATION

Elevations

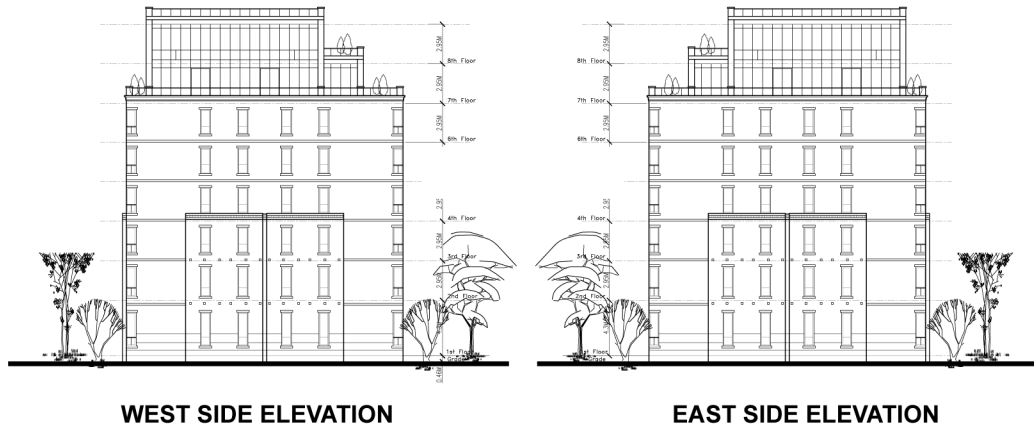
700, 702, 714 & 716 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
02/02/2011

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Attachment 4: Side Elevations



Elevations

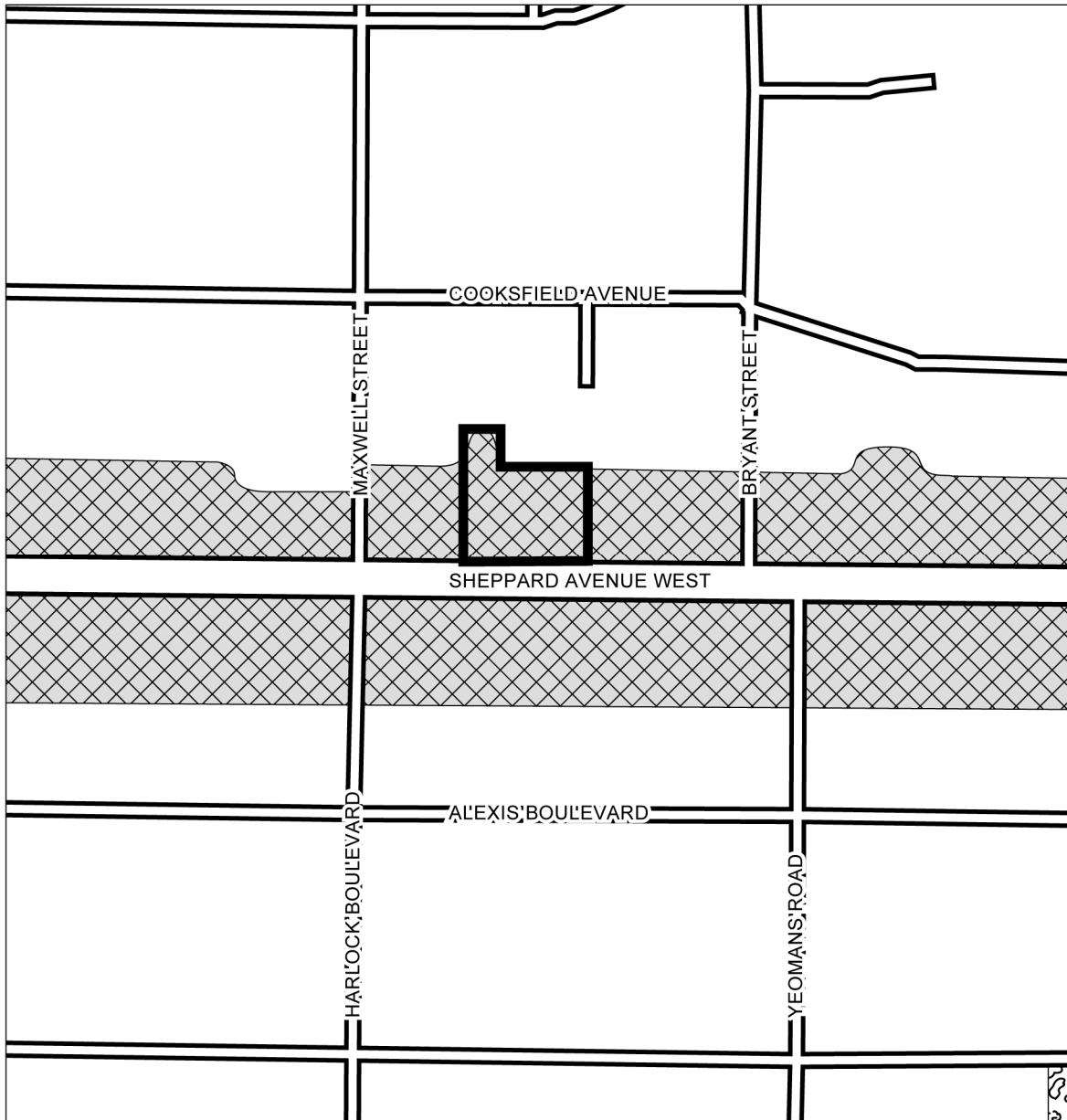
700, 702, 714 & 716 Sheppard Avenue West

Applicant's Submitted Drawing

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02/02/2011

File # 11 320321 NNY 10 0Z

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

700, 702, 714 & 716 Sheppard Avenue West

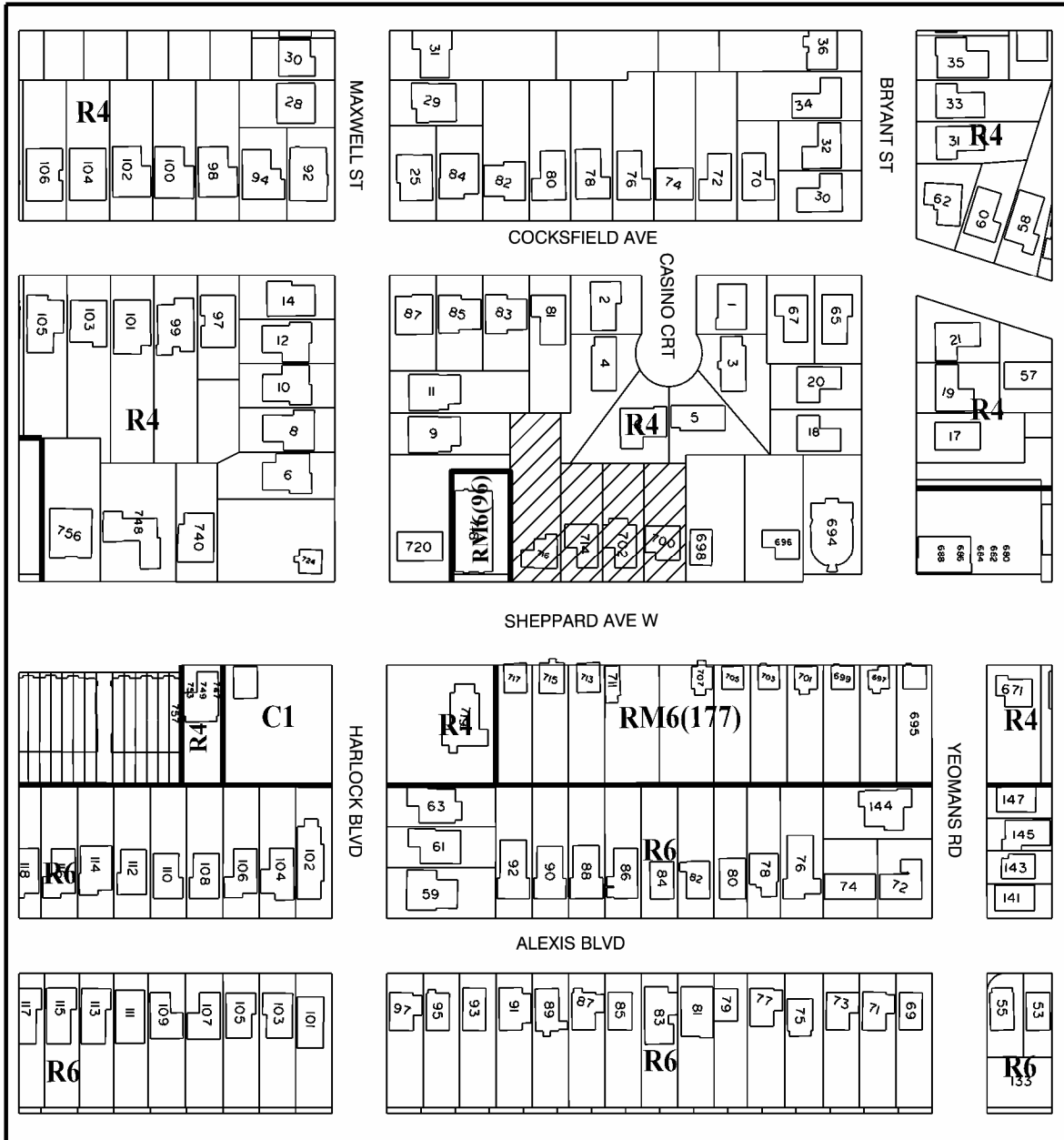
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-  Site Location
-  Neighbourhoods
-  Mixed Use Areas



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Attachment 6: Zoning



700, 702, 714 & 716 Sheppard Avenue West

File # 11 330321 NNY 10 02

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone



Not to Scale
Zoning By-law 7625
Extracted 02/02/2012

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 330321 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 22, 2011

Municipal Address: 700 - 716 SHEPPARD AVENUE WEST
 Location Description: CON 2 WY PT LOT 16 **GRID N1003
 Project Description: Proposed 8-storey, mixed-use building with 97 residential units and 402m² of commercial space at grade.

Applicant:

ALEX BOROS

Owner:

AHMAD-REZA
 AHRARNEJAD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3143.1	Height:	Storeys:	8	
Frontage (m):	64.3		Metres:	24.5	
Depth (m):	43.6				
Total Ground Floor Area (sq. m):	1203				Total
Total Residential GFA (sq. m):	9050		Parking Spaces:	102	
Total Non-Residential GFA (sq. m):	402		Loading Docks	1	
Total GFA (sq. m):	9452				
Lot Coverage Ratio (%):	38.3				
Floor Space Index:	3				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	52
2 Bedroom:	43
3 + Bedroom:	2
Total Units:	97

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9050	9050	0
Retail GFA (sq. m):	402	402	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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