

TORONTO STAFF REPORT

June 1, 2005

To: North York Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report
Rezoning Application 05 128488 NNY 24 OZ
Applicant: Daniels HR Corporation
Architect: Kirkor Architects & Planners
603-611 Sheppard Ave East & 9, 15, 17 Rean Dr & 6, 8, 10 Dervock Cres.
Ward 24 - Willowdale

Purpose:

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

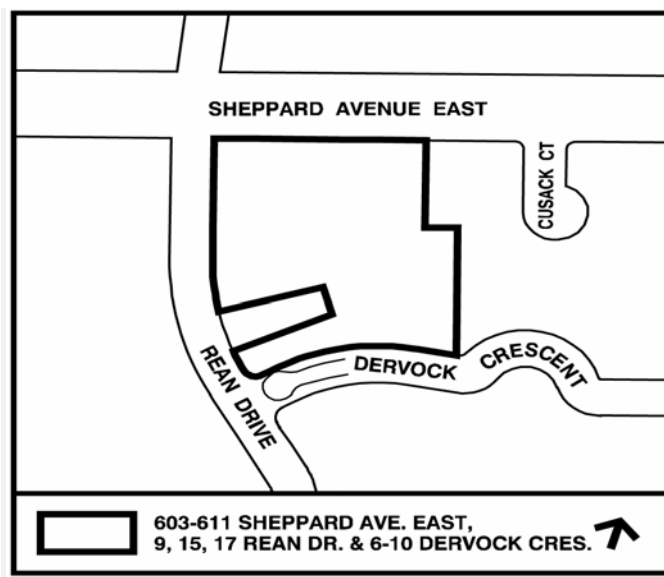
Financial Implications and Impact Statement:

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 under the Planning Act.



Comments:

Proposal

The applicant is proposing to amend the Zoning By-law to permit three apartment buildings over a shared three level underground parking garage.

Building 'A' is planned as a 6-storey, 121-unit residential building with grade related retail space that extends across the Sheppard Avenue frontage. The ground floor contains 1,136m² of retail area. Building 'B' is planned as a 10-storey, 141-unit retirement home. Building 'C' is a 10-storey, 102-unit condominium building, connected to the retirement home.

The development will have a total gross floor area of 35,251m² and yield a density of 3.0 FSI.

All resident parking for Buildings 'B' and 'C' will be accessed from a private driveway located at the southwest corner of the site from Rean Drive. Resident and visitor parking for Building 'A' and visitor parking for Buildings 'B' and 'C' will be accessed by a ramp located at the east end of Building 'A' from the internal court yard. Commercial parking is provided both at grade and in the underground parking garage.

A statistical summary of the project is provided in Attachment 4.

Site and Surrounding Area

The site is located on the southeast corner of Sheppard Avenue East and Rean Drive, situated in the area east of Bayview Avenue. The site also has frontage onto Dervock Crescent and overlooks Rean Park to the south. The site consists of 11 residential lots assembled under agreements of purchase and sale and each developed with single detached dwellings. The properties at #11 Rean Drive and #613 Sheppard Avenue East do not form part of this application and are within the development block plan set out in the Context Plan for the Southeast Bayview Node.

The following is a summary of the area context:

North:	19-storey apartment buildings across Sheppard Avenue East;
South	Rean park and townhouses, then Highway 401;
East:	the rear yards of single detached dwellings fronting Cusack Court; and,
West:	a 9-storey apartment building currently under construction (The Claridges) and single detached dwellings across Rean Drive.

Official Plan

The lands are designated Mixed Use (MU) under the Sheppard East Subway Corridor Secondary Plan (OPA 392) which permits mixed use development, multiple family development and parkland. The lands are part of a key development area that is assigned a maximum density of 3.0 FSI.

The Context Plan for this quadrant of the Bayview Node, adopted by City Council in March 2001, will be used to evaluate this application. The Context Plan consists of a structure plan, height diagram, and block pattern diagram integrating the transportation and open space options for the area as well as, urban design guidelines to assist Council in its decisions on development applications. Together, the maps and design principles provide a framework for the co-ordinated incremental development of these lands. Refinements to the development criteria are to be examined as applications proceed through the review process.

New 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 and prehearing conferences are now taking place.

Once the new Official Plan comes into full force and effect, it will designate the lands as a *Mixed Use Area*. *Mixed Use Areas* are to consist of a broad range of commercial, residential and institutional uses, as well as parks and open spaces. The current policies of the Sheppard East Subway Corridor Plan have been carried forward and incorporated into the new Official Plan.

Zoning

The lands are currently zoned R4 (One Family Detached Dwelling Fourth Density Zone) and RM4 (Multiple-Family Dwellings Fourth Density Zone). The R4 designation generally permits single detached dwellings. The RM4 designation permits a range of residential uses including townhouses and apartment buildings.

Site Plan Control

An application for Site Plan Control is required but has not yet been filed.

Reasons for the Application

An amendment to the Zoning By-law is required as the R4 zoning that applies to the site does not permit the proposed mixed-use building and apartment building uses while the RM4 zoning that applies to the site does not permit the proposed density.

Issues to be Resolved

The following issues have been identified for review and evaluation. Further issues may be identified through the processing of the application or through community consultation.

Buildings 'B' and 'C' exceed the building heights set out in the Context Plan. The proposal will be evaluated to ensure the development meets the objectives of the Sheppard East Subway Corridor Plan and the principles and guidelines of the Context Plan.

The applicant will need to submit a traffic impact study for review and traffic certification will be required.

The residential lots at #11 Rean Drive and #613 Sheppard Avenue East do not form part of this application. The Sheppard East Subway Corridor Secondary Plan encourages comprehensive land assemblies in order to achieve the maximum permitted density and to prevent piecemeal development. Resolution of the future use of these properties will be assessed in the review of this application. It is staff's understanding that negotiations are underway with the owners to incorporate the lots in the development scheme.

The proposed development involves an increase in height and density therefore appropriate Section 37 benefits will be reviewed as part of the application.

Conclusions:

The application has been circulated for comments to the relevant divisions and reporting agencies. This report recommends that a community consultation meeting be scheduled by staff, in consultation with the local Councillor and, upon the completion of the evaluation of the proposal, a Final Report be prepared with notice provided for a Public Meeting when appropriate.

Contact:

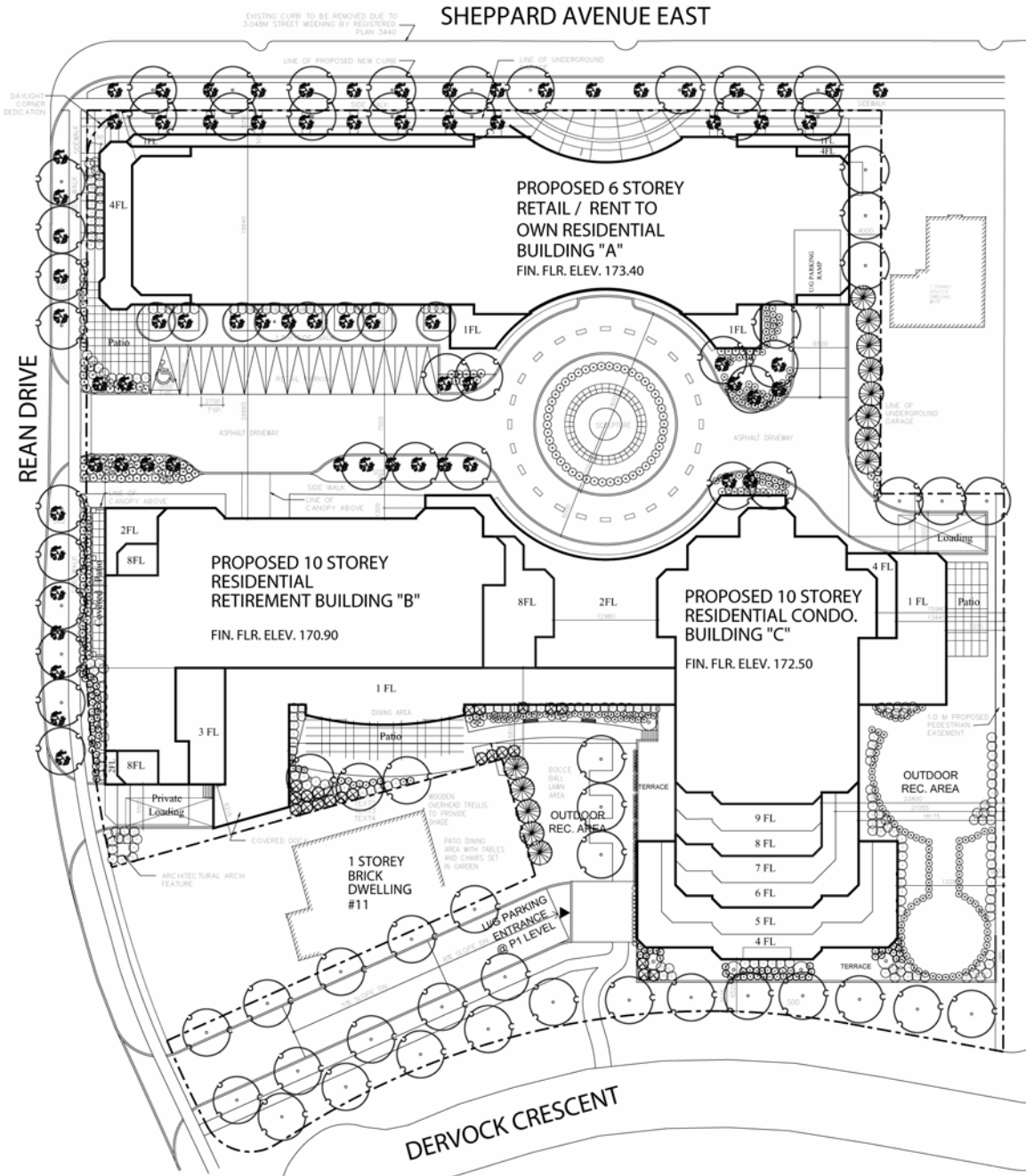
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Thomas C. Keefe, Director
Community Planning, North District

List of Attachments:

Attachment 1: Site Plan
Attachment 2A: Elevations
Attachment 2B: Elevations
Attachment 2C: Elevations
Attachment 2D: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1



Site Plan

Applicant's Submitted Drawing

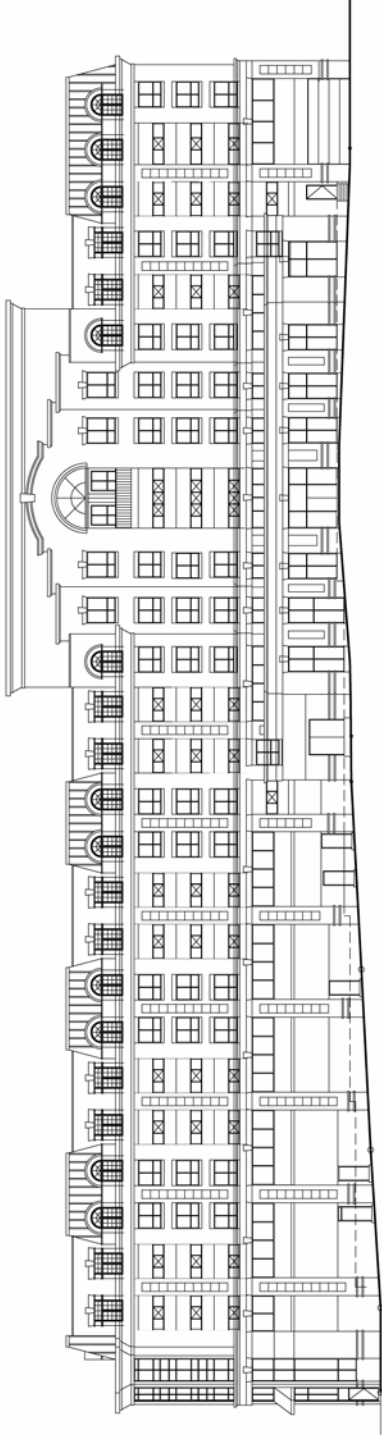
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05/27/05



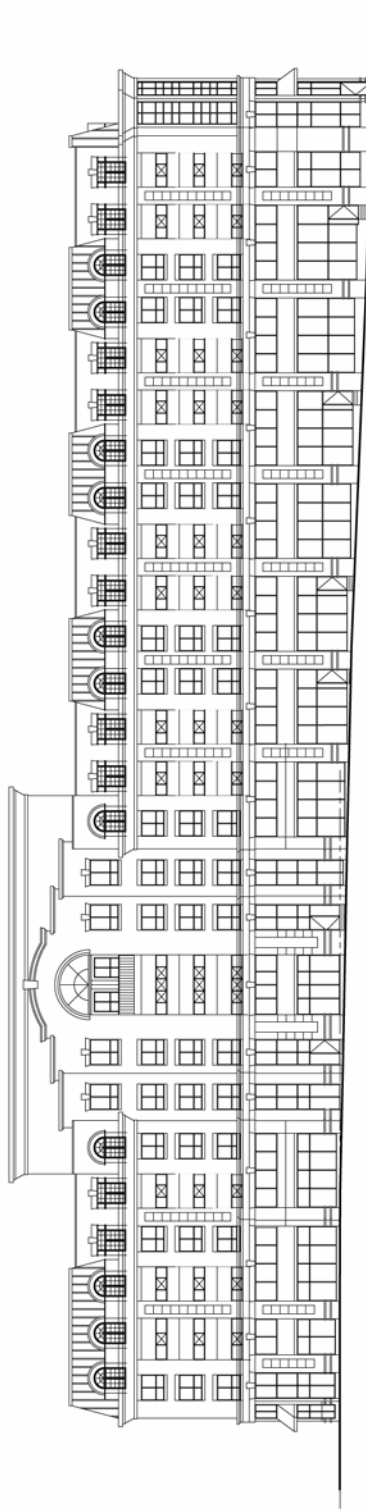
603-611 Sheppard Avenue East,
9, 15 & 17 Rean Drive, and 6-10 Dervock Crescent

File # 05_128488

Attachment 2A



Building A South Elevation



Building A North Elevation

Elevations

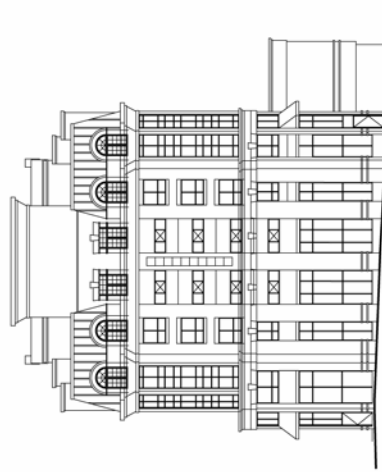
Applicant's Submitted Drawing

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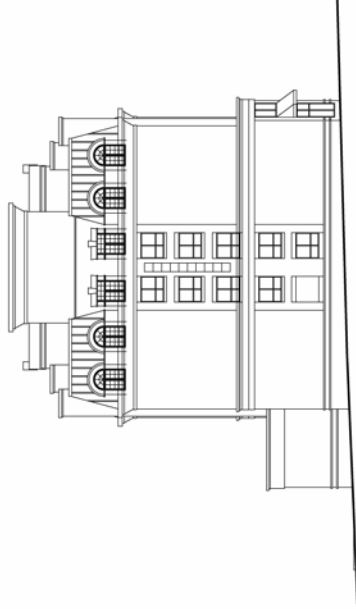
**603-611 Sheppard Avenue East,
9, 15 & 17 Rean Drive, and 6-10 Dervock Crescent**

File # 05_128488

Attachment 2B



Building A West Elevation



Building A East Elevation

Elevations

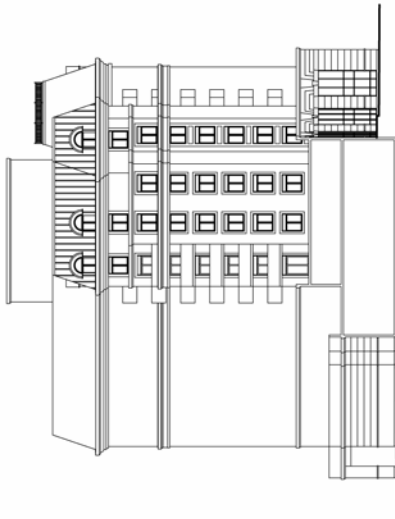
Applicant's Submitted Drawing

Not to Scale
05/27/05

603-611 Sheppard Avenue East,
9, 15 & 17 Rean Drive, and 6-10 Dervock Crescent

File # 05_128488

Attachment 2C



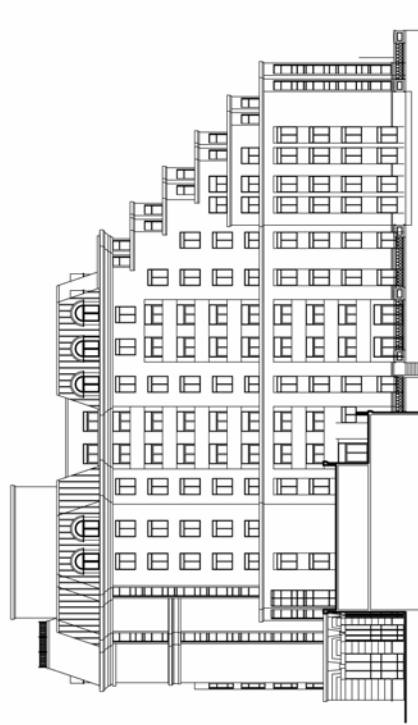
Building "B" East Elevation



Building "B" West Elevation



Building "C" East Elevation



Building "C" West Elevation

Elevations

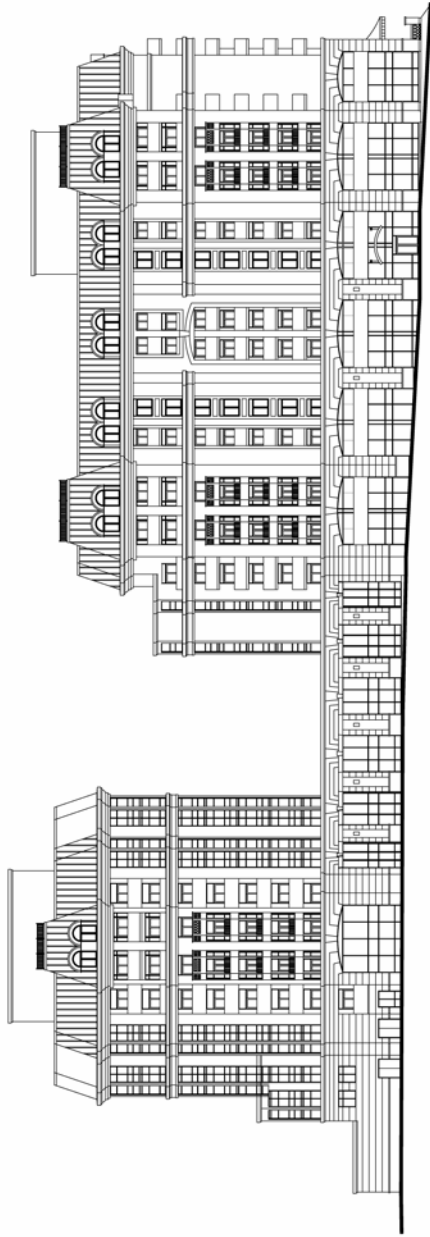
Applicant's Submitted Drawing

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05/27/05

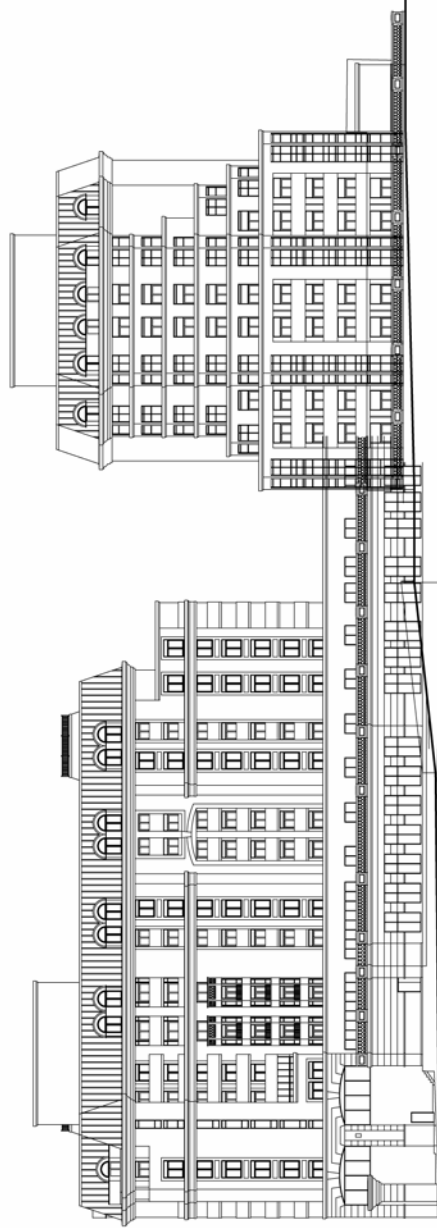
**603-611 Sheppard Avenue East,
9, 15 & 17 Rean Drive, and 6-10 Dervock Crescent**

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Attachment 2D



Buildings "B" & "C" North Elevation



Buildings "B" & "C" South Elevation

Elevations

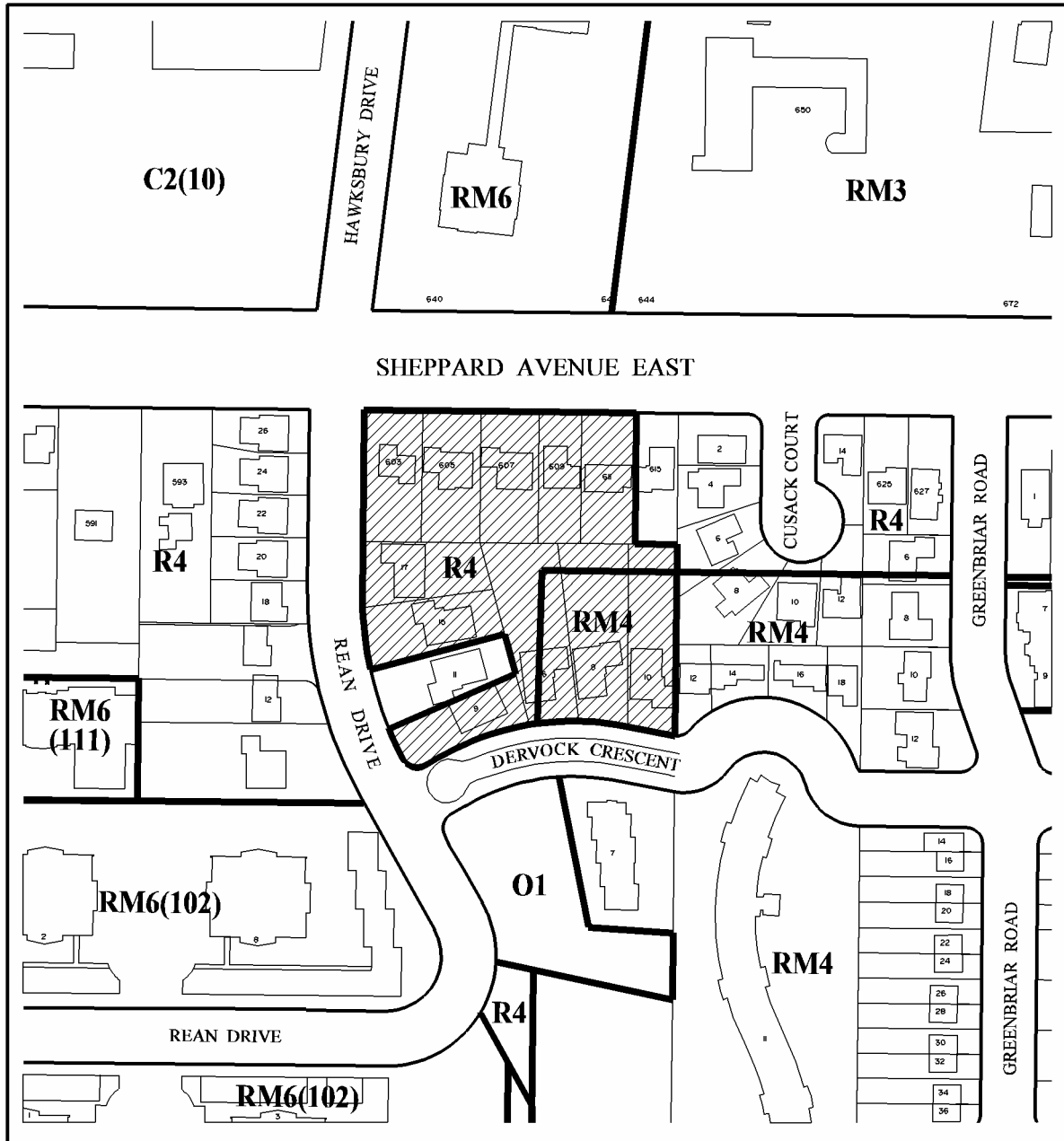
Applicant's Submitted Drawing

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**603-611 Sheppard Avenue East,
9, 15 & 17 Rean Drive, and 6-10 Dervock Crescent**

File # 05_128488

Attachment 3



Toronto City Planning
Zoning

603-611 Sheppard Avenue East,
 9, 15 & 17 Rean Drive, and 6-10 Derovck Crescent
 File # 05_128488

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C2 Local Shopping Centre Zone
- O1 Open Space Zone

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 05/26/05

Attachment 4

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	05 128488 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	May 2, 2005

Municipal Address: 603-611 SHEPPARD AVE E, 9,15,17 REAN DR., 6,8,10 DERVOCK CRES.

Location Description: PLAN 3440 LOT 1 **GRID N2406

Project Description: 6-storey rent to own residential building with ground floor retail. 10-storey retirement home and 10-storey condominium building.

Applicant:	Agent:	Architect:	Owner:
AMICA REAN DRIVE CORPORATION	LEONA SAVOIE	KIRKOR ARCHITECTS & PLANNERS	PARK AVENUE ESTATES INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use	Site Specific Provision:	
Zoning:	R4 & RM4	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11732.87	Height: Storeys:	10
Frontage (m):	115	Metres:	30.9
Depth (m):	0		
Total Ground Floor Area (sq. m):	4443.5		Total
Total Residential GFA (sq. m):	34114.2	Parking Spaces:	464
Total Non-Residential GFA (sq. m):	1136.85	Loading Docks	0
Total GFA (sq. m):	35251.06		
Lot Coverage Ratio (%):	37.87		
Floor Space Index:	3		

DWELLING UNITS**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	34114.2	0
Bachelor:	26	Retail GFA (sq. m):	1136.85	0
1 Bedroom:	164	Office GFA (sq. m):	0	0
2 Bedroom:	174	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	364			

CONTACT: PLANNER NAME: Steve Forrester, Senior Planner
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