

**Preliminary Report
Official Plan and Zoning Amendment Applications
872 - 878 Sheppard Avenue West**

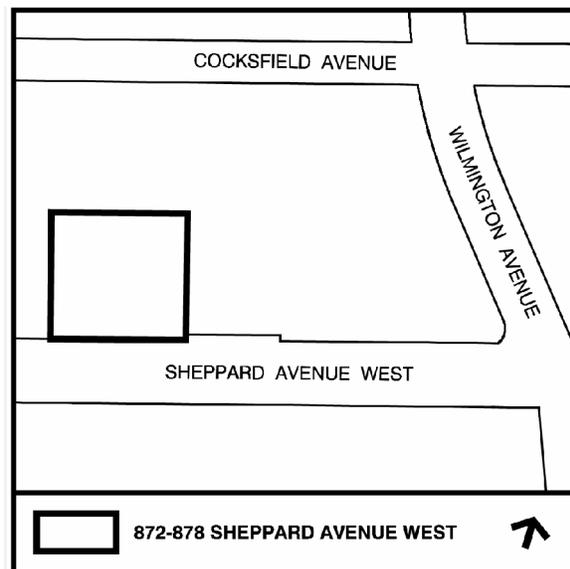
Date:	January 25, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 10 – York Centre
Reference Number:	File No. 05 212039 NNY 10 OZ

SUMMARY

An application has been submitted to permit an eight (8) storey, mixed-use condominium apartment building with 323m² of ground floor commercial space, 122 residential units above and one level of underground parking at 872 to 878 Sheppard Avenue West.

This report provides preliminary information on the above-noted applications and seeks Community Council’s direction on further processing of the applications.

Subsequent to submitting outstanding information required from the applicant, it is recommended that upon completion of the evaluation of the proposal, a Final Report be prepared with notice of a Public Meeting under the *Planning Act*.



RECOMMENDATIONS

The City Planning Division recommends that:

1. notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

APPLICATION HISTORY

In December of 2005, the owner of 866-868 Sheppard Avenue West submitted an application for an amendment to the Official Plan and Zoning By-law for the property at 872 Sheppard Avenue West. The proposal was for a six storey, 49-unit addition to the existing 103-unit retirement residence at 866-868 Sheppard Avenue West which was completed in 2004.

In December 2006, the applicant notified City Planning that the property at 872 Sheppard Avenue West had been acquired by the owner of 874 Sheppard Avenue West. The new owner has assembled a number of properties and the current application now includes four properties immediately west of the retirement home, 872 to 878 Sheppard Avenue West.

ISSUE BACKGROUND

Proposal

The applicant is proposing an eight (8) storey mixed-use condominium apartment development with 323m² of ground floor commercial space and 122 dwelling units above. A floor space index of 3.0 is proposed. A total of 159 parking spaces will be provided, 113 of which will be located below grade. The site statistics are presented on the Application Data sheet (Attachment 5)

Site and Surrounding Area

The site is located on the north side of Sheppard Avenue West between Wilson Heights Boulevard and Wilmington Avenue. The land assembly has an overall site area of 3,912m² and a frontage of approximately 65 metres on Sheppard Avenue West. The site currently contains two vacant, one-storey residential dwellings.

Land uses surrounding the subject site are as follows:

North: Single family detached dwellings;

South: A mix of single family detached dwellings, mid-rise mixed used developments and commercial uses;

East: A mix of institutional and commercial uses; and

West: Single family detached dwellings and mid-rise mixed use developments.

Official Plan

The site is within the Sheppard West/Dublin Secondary Plan area where the policy objectives are to encourage and maintain a diversity of residential, institutional, retail, service commercial, office and open space uses. The subject site is designated *Mixed Use Area “B”*, the preferred development form being mixed use developments which contain ground floor commercial uses with upper floor residential uses. On lots with frontages greater than 30 meters, mixed use buildings may have a maximum density of 2.0 times the lot area and a maximum height of 5 storeys.

The Secondary Plan further requires a minimum building setback from *Neighbourhoods* of 9.5 metres and that suitable fencing and a minimum 1.5 metre landscape strip be provided and maintained along the rear property line between new development and *Neighbourhoods*.

Zoning

The subject lands are zoned “R4” (One-Family Detached Fourth Density Zone) in the former City of North York Zoning By-law 7625. This zone permits single family detached dwellings and accessory uses. A limited number of institutional and recreation uses as well as home occupations are also permitted in this zone.

Site Plan Control

A Site Plan Control application has been submitted. The Site Plan Control application is being reviewed concurrently with the Official Plan and Zoning By-law Amendment applications. Issues such as screening, landscaping and pedestrian amenities will be reviewed through the site plan approval process.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and an Arborist Report will be required.

Reasons for the Application

Amendments to the Official Plan and Zoning By-law are required because the proposal does not comply with the height and density provisions of the Mixed Use Area “B” designation nor the land use permissions contained within the “R4” zoning category.

COMMENTS

Community Consultation

A community consultation meeting has been scheduled for February 12, 2007.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application:

1. The submission of all outstanding studies and background material needed to complete the technical assessment of the proposal;
2. The appropriateness of the requested increase in height and density will be considered;
3. The compatibility of the proposed development within the surrounding neighbourhood context will be evaluated;
4. The traffic impacts of the proposal including parking demand and loading area design will be analyzed; and
5. The adequacy of the proposed indoor and outdoor residential amenity space will be evaluated.

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

CONTACT

Cathie Ferguson, Senior Planner
Tel. No. 416-395-7117
Fax No. 416-395-7155
E-mail: cfergus@toronto.ca

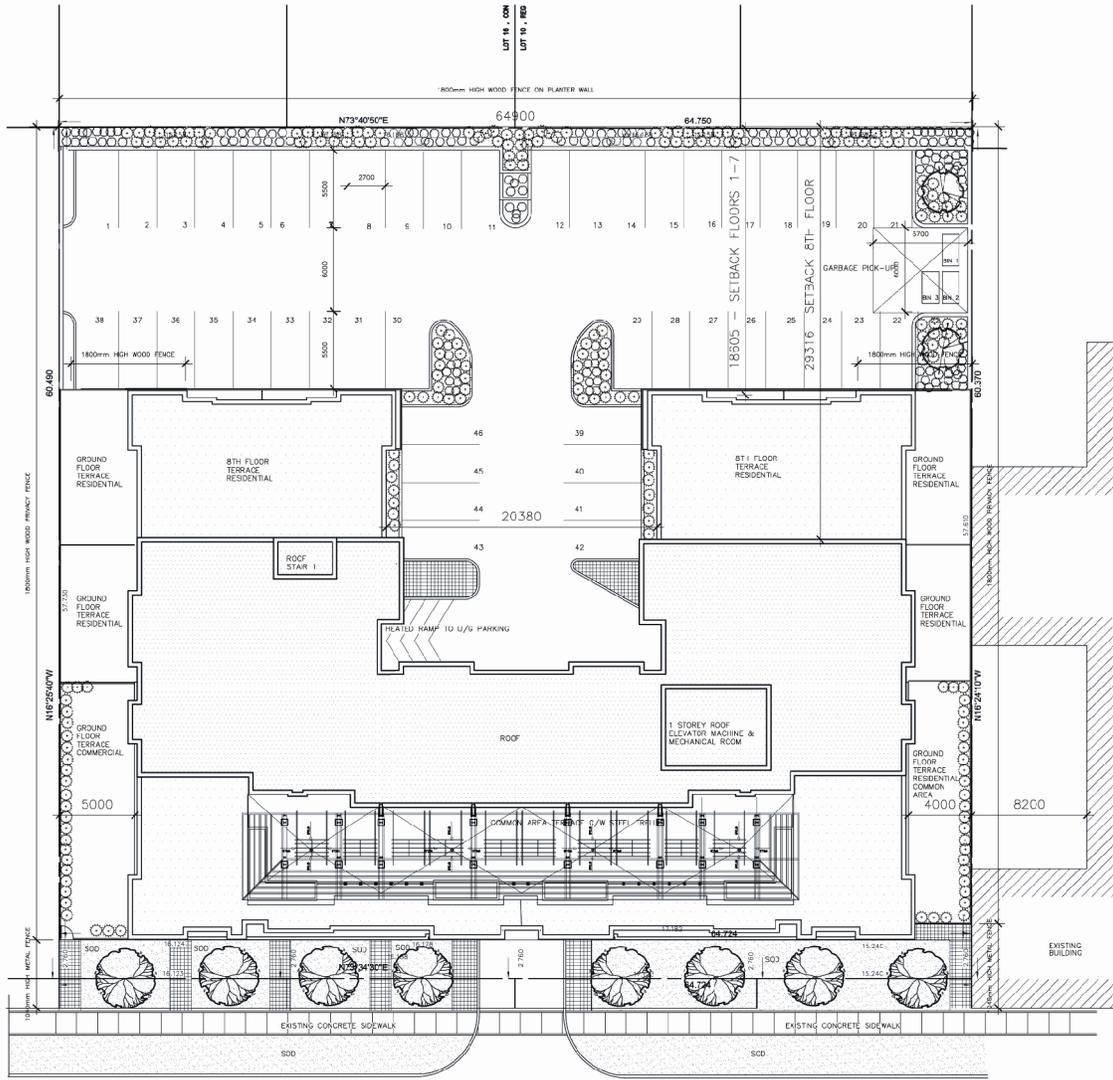
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North and South Elevations
Attachment 3: East and West Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



SHEPPARD AVENUE WEST

Site Plan

Applicant's Submitted Drawing

Not to Scale
01/29/07



872-878 Sheppard Avenue West

File # 05_212039

Attachment 3: East & West Elevations



East Elevation



West Elevation

Elevations

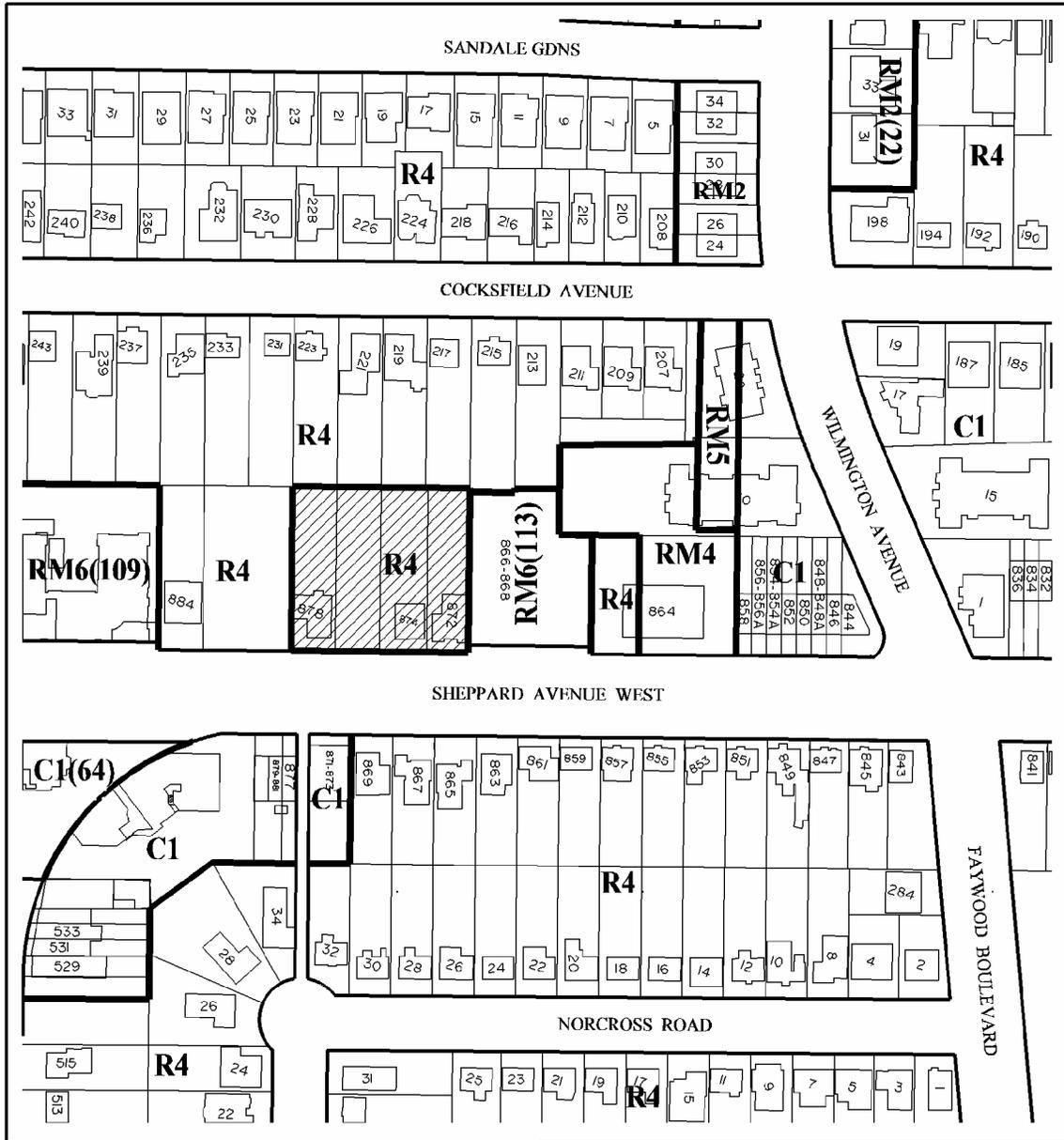
Applicant's Submitted Drawing

Not to Scale
01/19/07

872-878 Sheppard Avenue West

File # 05_212039

Attachment 4: Zoning



Toronto City Planning Division
Zoning

872-878 Sheppard Avenue West

File # 05_212039

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second 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

C1 General Commercial Zone



Not to Scale
 Zoning By-law 7625
 Extracted 01/10/07

Attachment 5: Application Data Sheet
APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 212039 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2005

Municipal Address: 872-878 SHEPPARD AVE W, TORONTO ON
 Location Description: PLAN 3103 E 10 **GRID N1003
 Project Description: Eight Storey Mixed Use Condominium Apartment Building

Applicant:	Agent:	Architect:	Owner:
206784 Ontario Limited (Nick Sampogna)	Kregg Fordyce Architect	Kregg Fordyce Architect 108-20 Leslie Street Toronto, ON M4M 3L4	206784 Ontario Limited (Nick Sampogna)

PLANNING CONTROLS

Official Plan Designation:	<i>Mixed Use Areas</i>	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3912	Height:	Storeys:	8
Frontage (m):	64.72		Metres:	26
Depth (m):	60.5			
Total Ground Floor Area (sq. m):	1260			Total
Total Residential GFA (sq. m):	11403		Parking Spaces:	152
Total Non-Residential GFA (sq. m):	323		Loading Docks	1
Total GFA (sq. m):	11726			
Lot Coverage Ratio (%):	32.2			
Floor Space Index:	3			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	14
2 Bedroom:	108
3 + Bedroom:	0
Total Units:	122

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	11403	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	323	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** Cathie Ferguson, Senior Planner
TELEPHONE: (416) 395-7117