

**Supplementary Report
Zoning By-law Amendment and Draft Plan of
Subdivision Applications
1100 Sheppard Avenue West**

Date:	December 20, 2006
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 8 – York West
Reference Number:	File Nos. TB ZBL 2000 0001 & TB SUB 2001 0002

SUMMARY

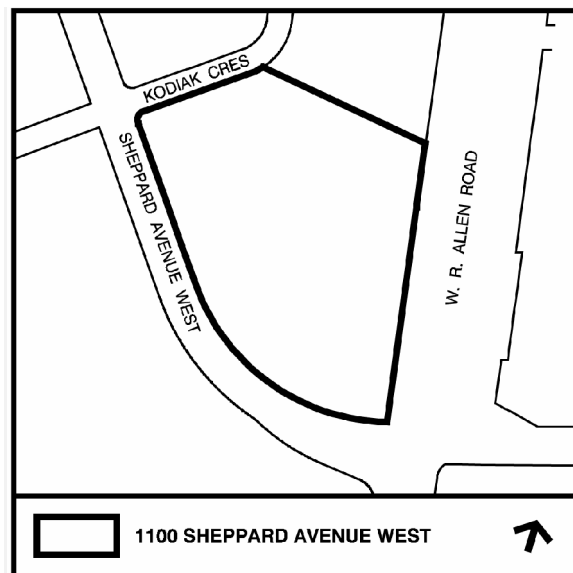
The purpose of this report is to present an updated draft Zoning By-law and updated Conditions of Draft Plan of Subdivision Approval from those attached to the previous Final Report on these applications dated August 25, 2006.

The proposed modifications contained in the attached draft Zoning By-law and Conditions of Draft Plan of Subdivision are appropriate and should be approved to permit mixed commercial residential development on the subject lands.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1;



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required; and
3. City Council approve the Draft Plan of Subdivision subject to the conditions set out in Attachment 2 to this report.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

The applicant proposes to amend the Zoning By-law for the subject site in order to permit the development of the lands for mixed commercial and residential uses to a maximum of 131,718m². A Draft Plan of Subdivision is also proposed in order to establish an east/west public road through the site connecting Sheppard Avenue West to Allen Road, and provide a centrally-located public park. The south block is to be predominantly residential with 1,100 units proposed over four buildings and ground floor commercial space incorporated into the ground floors of the buildings, particularly near the Sheppard Avenue West/Allen Road intersection. The north portion of the site is to be developed with two residential buildings containing approximately 400 units and the existing Idomo retail facility will remain.

A Final Report was prepared for this proposal dated August 25, 2006 with the intention of presenting the report to the North York Community Council on September 19, 2006 (see Attachment 1). Notices were sent out to this effect, however, the intended meeting was cancelled. At the time of the preparation of the Final Report, the parking requirements for non-residential parking had not been resolved. In the past two months, the applicant has worked with City staff to finalize this issue; the provisions for non-residential parking have now been incorporated into the draft Zoning By-law.

The applicant has also used this time to further refine the plans for the proposal as they anticipate submitting Site Plan Control Approval applications in the near future. This has implications for the building envelopes illustrated in the Zoning By-law schedules.

The Planning Division would also like to correct some typographical errors in the recommended Draft Plan of Subdivision Conditions.

COMMENTS

Non-residential parking

In the Final Report dated August 25, 2006, it was recommended that the general parking requirements of Zoning By-law 7625 for non-residential uses apply to the entire site until

such time as the applicant could articulate the expected mix of uses on the site and detail the nature of the proposed shared parking arrangement between these uses. The applicant has provided the City with these details as requested.

The non-residential parking proposal for each of the north portion of the site (Idomo site) and the south portion of the site (Liberty site) are unique due to differences in the expected mix of non-commercial uses and the potential interaction with the proposed residential uses.

Liberty Site

On the Liberty portion of the site, non-residential parking is to be provided at a rate which is 20% lower than the standard rate required for these uses in By-law 7625. The reduction is a result of the proximity of the site to higher-order transit facilities (the Downsview Subway Station and the Bus-only lanes on Allen Road). No reduction for Medical Office Uses or Commercial School Uses is proposed from the standard rate required by By-law 7625 as these uses tend to have higher parking demands.

A portion of the residential visitor parking will be shared with the non-residential parking supply on the Liberty site. It is proposed that 70% of the visitor parking for the residential component will be provided exclusively for the residential use while the remaining 30% of residential visitor parking will be shared with the non-residential component. The concept of “shared” parking between residential visitor and commercial/retail parking is predicated on the basis that the demand for residential visitor parking peaks at different times than that for commercial/retail uses and that there will likely be interaction between the various non-residential uses, particularly with regard to ‘service’ type uses such as a dry cleaner, video store or convenience store.

Idomo Site

On the Idomo portion of the site, non-residential parking is to be provided in accordance with a shared parking formula which will be incorporated into the Zoning By-law. The formula establishes two scenarios of parking requirements for three categories of uses: Home Furnishings, Office Uses, and Other Non-Residential Uses. This formula will be used to calculate a worst-case parking scenario for all proposed uses and that number will be the non-residential requirement for the site.

A reduced parking rate from that required by By-law 7625 will again be applied to the Other Non-residential Uses component as a result of the proximity of the site to higher-order transit facilities (the Downsview Subway Station and the Bus-only lanes on Allen Road) with the exception of Medical Office Uses or Commercial School Uses as these uses tend to have higher parking demands.

The traffic consultant for the applicant recommends that given the large supply of commercial/retail parking that will be available on the site due to the presence of the

Idomo Furniture Store, that residential visitor parking be accommodated in the commercial/retail area, resulting in a “sharing” of the Furniture Store-related commercial/retail parking only with residential visitor parking.

The proposed non-residential parking requirements have been reviewed by staff and are acceptable. The changes have been incorporated into the draft Zoning By-law.

Modifications to Building Envelopes

The applicant has provided staff with a diagram illustrating minor modifications to the building envelopes on the portion of the site south of the proposed new road they would like incorporated into the draft Zoning By-law. Essentially, at the penthouse level, the applicant is asking for a 5 metre setback from the floor below instead of 6 metres as originally proposed on each of the four buildings. These modifications are acceptable. Additionally, the applicant has requested that additional floor area be incorporated into the penthouse level along the DeBoers Drive frontage. Again, these changes are acceptable but the applicant will be required to continue the step-backs in the building as required on the other sides of the building.

Typographical Corrections

There were some minor typographical errors in the recommended Draft Plan of Subdivision Conditions prepared for the September 19, 2006 meeting. In addition, two sentences were unintentionally omitted from one of Technical Services conditions. Staff have taken this opportunity to correct these errors and are attaching revised Draft Plan of Subdivision Conditions for adoption.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

Attachment 2: Draft Plan of Subdivision Conditions