

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

Date:	March 9, 2007
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

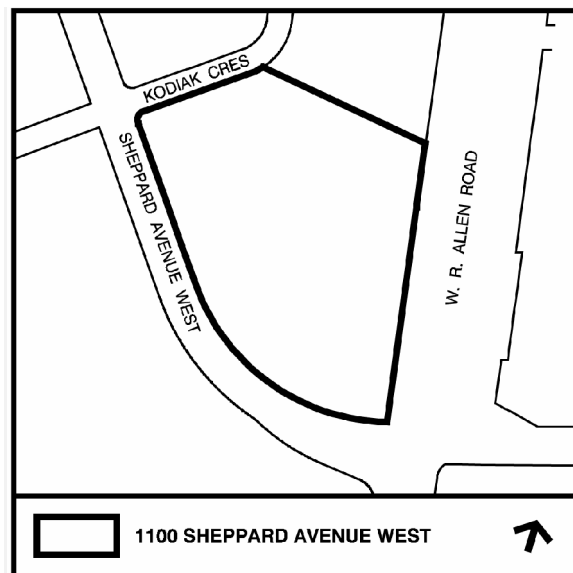
The purpose of this report is to present additional information on these applications as directed by North York Community Council at its meeting of January 16, 2007.

The attached draft Zoning By-law and Conditions of Draft Plan of Subdivision are appropriate and should be approved to permit mixed use 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 2;



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. Recommend to the Chief Planner that the draft Plan of Subdivision be generally approved, subject to the conditions set out in Attachment 3 to this report.

Financial Impact

The recommendations in this report have no financial impact.

BACKGROUND

At its January 16, 2007 meeting, Community Council deferred consideration of the reports (August 25, 2006 and December 20, 2006) from the Director, Community Planning, North York District, to its meeting of March 27, 2007 and further directed that:

- the Director, Community Planning, North York District, submit a further report on a redesign of the site to relocate the building proposed for the north-east corner of the site or otherwise deploy the permitted massing; and
- the applicant meet with the Ward Councillor and the Kodiak Crescent Business Association, to see if they can resolve the concerns raised by the Business Association.

COMMENTS

Re-examination of Site Layout

The following documents provide guidance for the relocation of the proposed building:

Allen/Sheppard Urban Design and Development Framework Study

At its meeting of June 7, 8 and 9, 2000 City Council adopted the Allen/Sheppard Urban Design and Development Framework Study for approximately 270 acres surrounding the Allen Road/Sheppard Avenue West intersection. This Study sets out guiding principles for built form, public realm and streetscape relationships for this area which includes the Idomo lands. City Council also directed that the Study be used as supporting material in the evaluation of Official Plan, Rezoning and Site Plan Control applications within this area.

The Idomo lands are intended to attract a mix of land uses supporting a vibrant and diverse street life. A number of buildings are proposed around the perimeter of the site,

surrounding a central park, and a new road will bisect the site between Allen Road and Sheppard Avenue West (see Attachment 1).

Given the Idomo site's proximity to the Downsview Subway Station, the Study provides for a well-defined medium-to-high density residential, or mixed residential neighbourhood fronting onto Allen Road, with access from both Allen Road and the proposed road tentatively known as DeBoers Drive. The Study also speaks to the distribution of density and directs that higher buildings and more intense development be located around the intersection of Allen Road and Sheppard Avenue West, and/or along Allen Road and lower buildings and massing be located on the City-owned lands west of Wilson Heights Boulevard.

The Ontario Municipal Board endorsed development on the Idomo site in keeping with the Study and issued Order No. 1706 on November 23, 2000. The Board Order contains text which reflects the intent of the Development Framework Study and includes a building height schedule. The Board Order details have been translated into Site Specific policies in the City of Toronto Official Plan.

City of Toronto Official Plan

The Official Plan designates the site as *Mixed Use Areas*, one of four designations that are intended to accommodate growth. The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses to accommodate increases in population and jobs along transit lines.

The Official Plan establishes criteria for development in *Mixed Use Areas* including a requirement for buildings to be located, planned and massed to provide a transition between areas of different development intensity, providing setbacks from and stepping-down of building heights towards existing lower scale developments and the requirement to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The Site and Area Specific Policies of the new Toronto Official Plan for the Idomo lands sets out permissions for heights of up to 45metres at the corner of Sheppard Avenue West and Allen Road and decreasing towards the north to a maximum height of 40 metres along Allen Road and 35 metres along Sheppard Avenue West.

Relocation of Residential Building in North Block

Council has directed City Planning to examine a redesign of the site to relocate the proposed building at the northeast corner of the site or otherwise deploy the permitted massing to other parts of the site.

The area located between the existing Idomo store and Allen Road is large enough to have a typical residential building containing a double-loaded corridor, underground parking and appropriate loading and drop-off areas. Access to the existing store, its fire routes and at-grade parking are maintained. Leaving this area as an open parking lot does not contribute to the development of an urban streetscape along Allen Road. Buffering between the proposed residential building and the existing uses to the north can be achieved within the zoning envelope with appropriate building design, window placement and landscape screening at the time of Site Plan Control Approval.

Staff have worked closely with the applicant to achieve a site layout that conforms to the Council-endorsed policy documents described above. Staff have evaluated the applications using the guiding documents and would not support the relocation of the building or the redeployment of the building massing. The presence of a building in the northeast corner of the site is desirable as it will contribute to a contiguous urban environment along Allen Road in a manner consistent with other buildings facing Allen Road. The layout of the proposed development adheres to the design principles of the Allen/Sheppard Urban Design and Development Framework Study, the subsequent Ontario Municipal Board Order, and the City of Toronto Official Plan, including Site and Area Specific Policy No. 55, which specifically addresses the Idomo site

In addition to the Council direction discussed above, the Ward Councillor has expressed concerns in discussions since January 16, 2007 regarding the interface between the proposed building in the northeast corner of the site and the existing retail facility. The Idomo store has a height equivalent to a 5-storey residential building and the proposed building has a height of approximately 16 storeys. At the narrowest point, the separation distance between the two buildings is approximately 11 metres. The proposed separation between the lower 5 floors of the proposed residential building and the commercial building is acceptable and is in keeping with standards used to ensure adequate light, privacy and view for residents of the proposed apartments. Residential floors above the 5th floor will overlook the retail complex roof and are not affected by the separation.

This recommended Zoning By-law reflects the current proposal for the 16-storey building at the northeast corner of the site. Should a future proposal emerge seeking to redeploy this density elsewhere on the site, a Zoning By-law Amendment or a variance through the Committee of Adjustment would be required.

Concerns of Kodiak Crescent Business Association

As directed by City Council a meeting with the Ward Councillor, the applicants and their solicitors and representatives of the Kodiak Crescent Business Association was scheduled for February 28, 2007. However, representatives of the Kodiak Crescent Business Association did not attend and staff have advised that a second meeting is being scheduled.

Revisions to the Draft Zoning By-law

The Draft Zoning By-law was attached to the Final Report dated August 25, 2006 and in the Supplementary Report dated December 20, 2006 for these applications. As the applicant for the south portion of the site continues to finalize the details of their proposal minor adjustments related to the distribution of gross floor area within the various buildings have been made to the draft Zoning By-law to accommodate the proposed development. The revised draft Zoning By-law is attached as Attachment 2.

Revisions to Draft Plan of Subdivision Conditions

In the Final Report dated August 25, 2006 and in the Supplementary Report dated December 20, 2006, the proposed Conditions of Draft Plan of Subdivision were attached for Council's approval. As the subdivision approval process is delegated to the Chief Planner and Recommendation 3 has been revised to reflect this. The wording of some of the conditions requested by the Toronto Transit Commission and the City of Toronto Technical Services have been modified to reflect current practice. The intent and obligation of the conditions has not changed. The revised Draft Plan of Subdivision Conditions is included for information as Attachment 3.

Appeal to Ontario Municipal Board Received

On January 22, 2007 the City of Toronto Clerk's Department received a Letter of Appeal from the applicant's solicitors citing Council's failure to enact the Zoning By-law and approve the Plan of Subdivision within the timelines established by the *Planning Act*. The Ontario Municipal Board has acknowledged receipt of this appeal.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Draft Zoning By-law Amendment
Attachment 3: Draft Plan of Subdivision Conditions

Attachment 1: Site Plan



Site Plan
1100 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale
08/24/06

File # 99_036260