

633 Sheppard Avenue West - Zoning Application - Preliminary Report

Date:	May 9, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Ward:	Ward 10 – York Centre
Reference Number:	07 114567 NNY 10 OZ

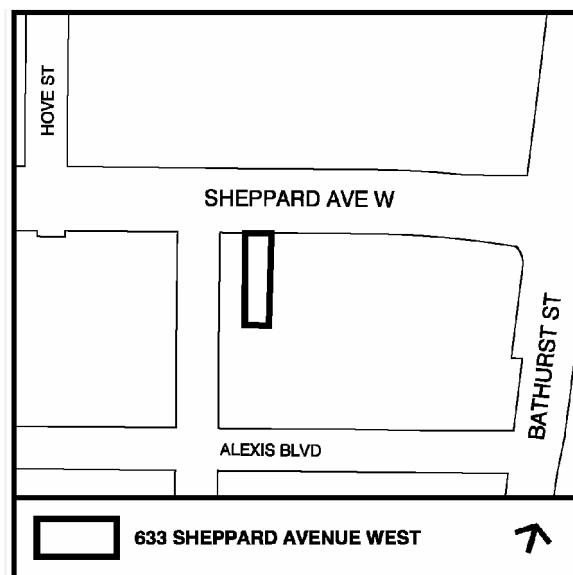
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to rezone the property at 633 Sheppard Avenue West to permit the construction of a second floor on the existing dwelling and convert the building into an office.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for fall 2007, provided that any required information is forthcoming in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends 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; and
3. 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.

BACKGROUND

Proposal

The applicant has applied for an amendment to the Zoning By-law to permit the conversion of an existing residential building to allow for a professional office use. A second-storey addition to the existing building is also proposed. Eight parking spaces are proposed at the rear of the property.

Site and Surrounding Area

The site is located on the south side of Sheppard Avenue West, just west of Bathurst Street. The site has an overall area of 534 square meters. The site currently contains a one-storey single detached dwelling.

Development occurring along the Sheppard Avenue West corridor consists of detached dwellings converted to commercial and office uses, as well as new townhomes and mid-rise apartment buildings with retail at grade. Development in the vicinity of the site can be described as follows:

North: commercial plaza;
South: single-detached dwellings;
East: office use in a converted dwelling;; and
West: single-detached dwellings.

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. City Council's planning decisions are required to be consistent with the PPS.

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.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth 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 is designated *Mixed Use Area 'A'* in the Sheppard West/Dublin Secondary Plan. This designation provides for a broad range of commercial, residential and institutional uses, as well as parks and open space. The Plan identifies that the *Mixed Use Area 'A'* designation is intended to be the primary commercial areas for the Secondary Plan Area. The maximum permitted density is 2.0 times the lot area. Commercial uses cannot exceed 1.0 times the lot area.

The Plan also contains policies to ensure adequate buffering between lands designated *Neighbourhoods* and new development along Sheppard Avenue West. They are:

- suitable fencing along the property lines between new development and *Neighbourhoods*; and
- a minimum 1.5 metre landscape strip provided and maintained along the rear of the property line of new development.

The site is also located on an *Avenue* as shown on Map 2, Urban Structure of the Official Plan. *Avenues* are important corridors along major streets where reurbanization can create new housing and jobs while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service to community residents.

Zoning

The site is currently zoned Single Detached Dwelling Fourth Density (R4) zone, by the former City of North York Zoning By-law 7625. The R4 zone permits single-detached dwellings and accessory buildings with a minimum lot frontage of 15 meters and maximum lot coverage of 30%.

Site Plan Control

An application for Site Plan Control has been received and will be processed concurrently with the re-zoning application.

Reasons for the Application

An amendment to the Zoning By-law is required because the proposed office use is not permitted in the R4 zone.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The following issues need to be resolved in addition to any further issues identified through the community consultation process and the processing of this application:

1. Assessment of the required number, location and layout of the parking spaces;
2. Ensuring that any increase in stormwater run off will be contained on site; and
3. Appropriate landscape plans/details and amenity space on site.

CONTACT

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SIGNATURE

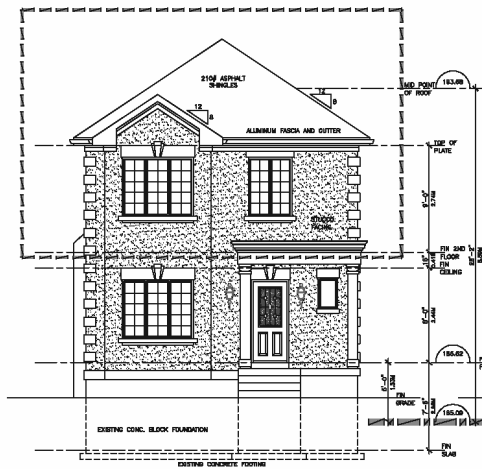
Thomas C. Keefe
Director, Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

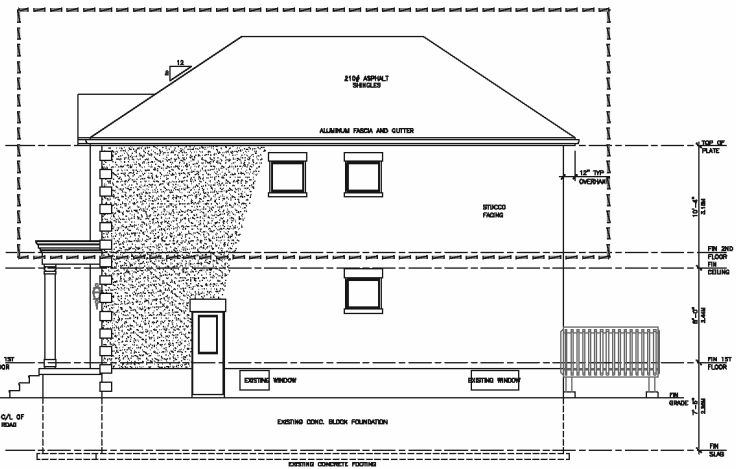
Attachment 2: Elevations

PROPOSED SECOND FLOOR ADDITION



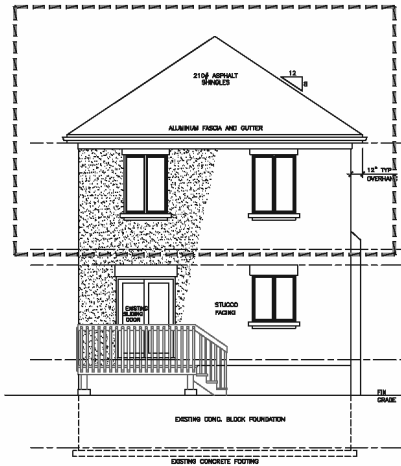
NORTH ELEVATION

PROPOSED SECOND FLOOR ADDITION



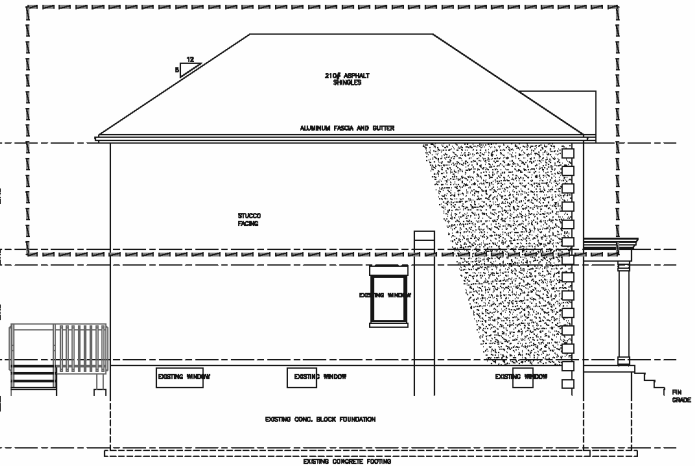
EAST ELEVATION

PROPOSED SECOND FLOOR ADDITION



SOUTH ELEVATION

PROPOSED SECOND FLOOR ADDITION



WEST ELEVATION

Elevations

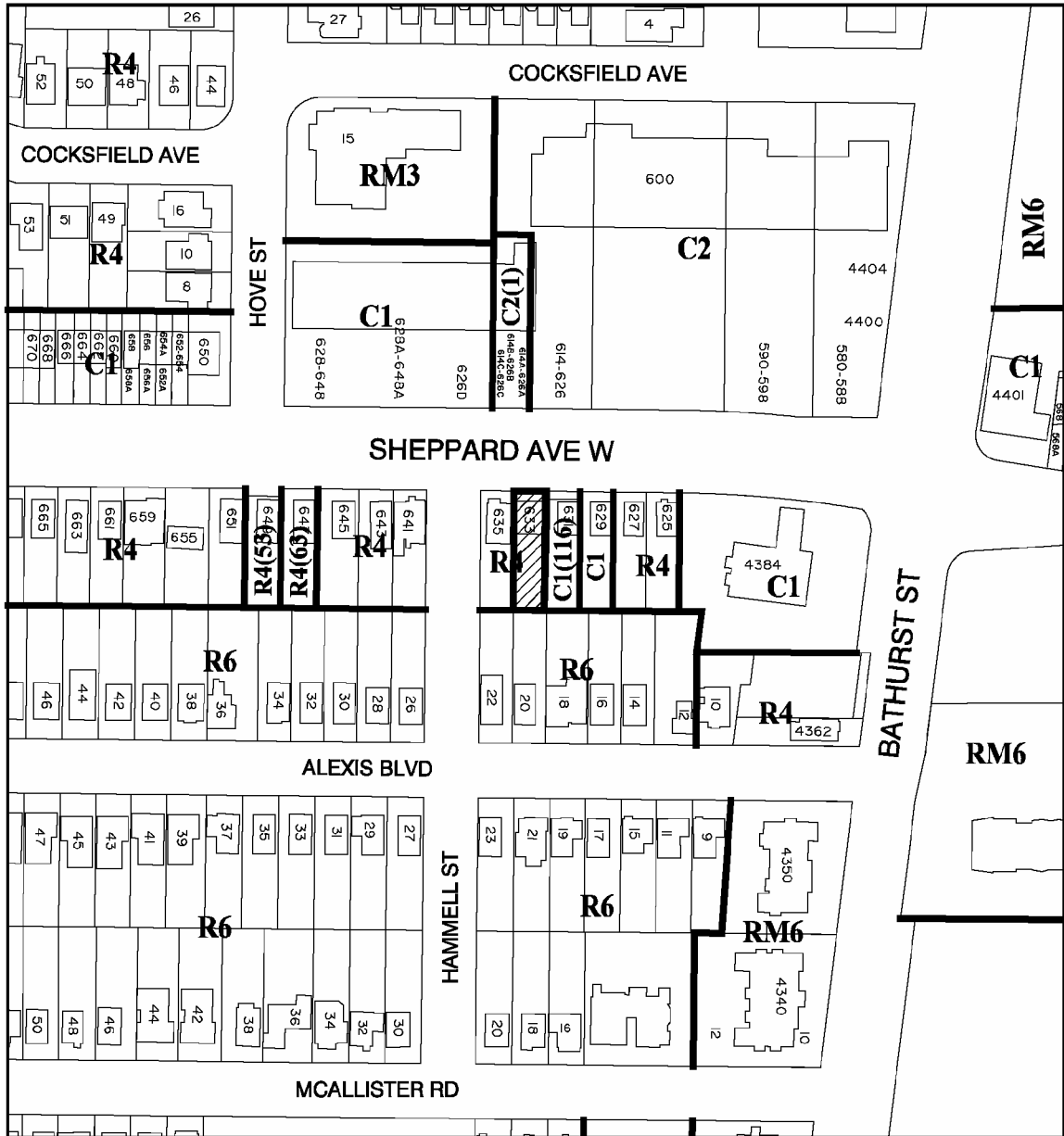
Applicant's Submitted Drawing

Not to Scale

633 Sheppard Avenue West

File # 07_114567

Attachment 3: Zoning



633 Sheppard Avenue West

File # 07_114567

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 04/26/07

