

**258, 260, 264 Sheppard Avenue West & 10 Senlac Road
Official Plan & Zoning By-law Amendment Applications
Final Report**

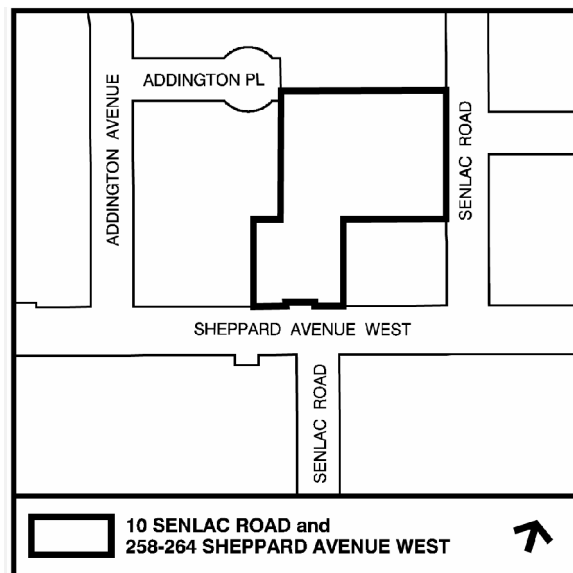
Date:	March 10, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	05 142549 NNY 23 OZ

SUMMARY

This application proposes a five-storey, 50 unit retirement home at 258, 260 and 264 Sheppard Avenue West that would be an addition to the existing Lansing Residence located at 10 Senlac Avenue.

The proposed Official Plan and Zoning By-law Amendments are in keeping with the intent of the Official Plan. The development meets the Plan’s objective to encourage a mix of transit-supportive land uses, to provide a transition in height and density to adjacent neighbourhoods, and to protect adjacent neighbourhoods from the adverse impacts of development.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No.7.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills for enactment, City Council require the applicant to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The application for Official Plan Amendment and rezoning was submitted on June 13, 2005.

A Preliminary Report and Supplementary Report were provided to Community Council on September 19 and October 18, 2005 respectively, and authorized staff to conduct a community consultation meeting with an expanded notification area. The application was dormant while the Lansing Residence and Sheppard Avenue property owners resolved ownership issues related to the application.

ISSUE BACKGROUND

Proposal

The existing 3-storey Lansing Residence at 10 Senlac Road has been in operation since 1991 through a site specific by-law that permits a maximum of 180 beds in a maximum of 125 suites. The nursing home residence offers in-house services such as 24 hour nursing staff, daily housekeeping, dining facilities and resident programs. The existing building has a loading/servicing area and surface parking for 35 vehicles.

The proposal is to expand the building through above and below-grade connections to a new 5-storey, 50-unit building located on the 258, 260 and 264 Sheppard Avenue West lands. Administrative functions and services for the new building are to continue

operating out of the existing Lansing Residence. The new rooms in the Sheppard Avenue building are designed to provide more independent living than those in the existing Lansing Residence. The new rooms include partial kitchens, and the dining facility is designed to be serviced from the existing Lansing Residence kitchen. To recognize the existing use as part of the overall development scheme, the original Official Plan and Zoning By-law amendment applications that applied only to the Sheppard Avenue lands have been expanded to also include 10 Senlac Road.

The proposed new building has a floor area of 4,268 square metres. The three consolidated lots on Sheppard Avenue have a total area of 1,730 square metres, resulting in a floor space index of approximately 2.5 on this site. The existing Lansing Residence has a floor area of 5,222 square metres on a lot of 4,797 square metres. Combining the existing floor space and lot area with the proposed Sheppard Avenue extension results in an overall floor space index of approximately 1.6 on the expanded site.

The existing three storey Lansing Residence has a height of 10.7 metres. The proposed new building has a maximum height of 14.4 metres. The connection between the buildings is a single storey in height.

The proposed Site Plan is shown in Attachment No.1. The building fronts onto Sheppard Avenue, with the front door accessing a ground floor lobby/lounge and dining area that looks onto the street. Vehicle access to parking underneath the new building is through the existing parking lot at 10 Senlac Road via a new ramp located on the west side of the existing Lansing Residence. The underground level includes 35 parking spaces and garbage rooms connected by a below-grade walkway to the existing loading facility at 10 Senlac Road. A common activity room that joins the proposed building with the Lansing Residence is located at the eastern edge of the Sheppard Avenue site and overlooks the rear yard amenity area.

Attachment No. 6 provides the detailed project data.

Site and Surrounding Area

The existing Lansing Residence site has 61 metres of frontage on Senlac Road and a depth of 79 metres. The site for the proposed expansion has a frontage of 43 metres on Sheppard Avenue and is 41 metres deep. The two sites are contiguous for approximately 30 metres and wrap around the existing commercial plaza on the northwest corner of Sheppard Avenue West and Senlac Road. The topography is flat and at similar grade to both Sheppard Avenue West and adjacent properties. The Sheppard Avenue site currently has a one and a half storey house that is being used for commercial purposes and is surrounded by a parking lot at the rear and sides.

The surrounding land uses are:

North: two semi detached houses fronting onto Senlac Road; detached houses fronting onto Addington Place

South: across Sheppard Avenue West is the continuation of Senlac Road; 1 to 2 storey house forms with residential and small scale commercial uses, and a 3 storey office building

East: Senlac Road, 1 to 2 storey commercial buildings fronting onto Sheppard Avenue, Harlandale Avenue and houses fronting onto Harlandale Avenue

West: 1 to 2 storey buildings fronting onto Sheppard Avenue with a variety of small-scale commercial and residential uses, detached houses fronting onto Addington Place

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

The Growth Plan for the Greater Golden Horseshoe includes policies to build compact communities and optimize infrastructure by increasing densities in corridors served by transit. City Council's planning decisions are to conform to the Growth Plan.

Official Plan

The Official Plan designates the existing Lansing Residence site as *Neighbourhoods*. The lands fronting Sheppard Avenue are in the *Mixed Use Areas 'A'* designation of the Sheppard Avenue Commercial Area Secondary Plan. The proposed development is an expansion of an existing use within the *Neighbourhoods* designation to lands within the *Mixed Use Areas* designation.

Lands that are designated as *Neighbourhoods* are stable areas that will see little physical change. Compatible infill development is to be achieved on properties that vary from the local pattern, for example in terms of lot size.

Lands that are designated as *Mixed Use Areas* are designated for growth. The general policies support a broad range of commercial and residential uses that, among other matters, are in buildings that frame the street comfortably for pedestrians, and limit shadow impacts and provide transition towards adjacent lower density *Neighbourhoods*.

The general Official Plan identifies this portion of Sheppard Avenue west of Yonge Street as an *Avenue*. The *Avenues* policies provide a framework for facilitating and shaping growth along these corridors. An Avenue segment review is not required for this application because this portion of Sheppard Avenue West is in the Sheppard Avenue Commercial Area Secondary Plan area, and the Secondary Plan has policies that address

the form, scale, and intensity of development by which the application has been reviewed and has been determined to be appropriate along this Avenue segment, with consideration to the site's distinguishing circumstances as an extension of an existing and unique use and configuration.

The general objective of the Sheppard Avenue Commercial Area Secondary Plan is to encourage redevelopment towards a commercial district of primarily office and health care uses and to either retain existing detached houses or redevelop them with buildings that complement existing houseform buildings. The Secondary Plan provides for uses including, among others, detached dwellings, offices and institutions. The Secondary Plan includes a height policy to ensure that structures are compatible with and do not overshadow houses and rear yards in adjacent residential areas. The Plan establishes a maximum building height of 8.0 metres and provides direction to maintain a houseform character which protects the adjacent residential *Neighbourhood*. The Secondary Plan permits a maximum density of 1.0 times the area of the lot.

Zoning

The lands are governed by two different sets of zoning provisions. The existing Lansing Residence lands are zoned RM5 by site-specific Zoning By-law No. 27764. Among other matters, the By-law: permits a "Personal Care Residence" of no more than 125 units or 180 beds; defines a unit as not having kitchen facilities; permits other uses such as a barber shop/beauty shop, personal service shop, retail store, licensed lounge and geriatric day care centre; and permits a maximum building height of 35 feet (10.7 metres) and a gross floor area of 1.25 times the area of the lot.

The Sheppard Avenue properties are zoned C6 Special Commercial Area Zone. This permits business and professional offices, financial institutions, places of worship, public libraries, museums and art galleries, and day nurseries. In this zone the maximum permitted height is 8 metres, the required front yard setback is 18 metres from the centre line of Sheppard Avenue, the rear yard setback is 5.5 metres and the permitted side yard setback is 0 metres. The maximum density is 1.0 times the area of the lot.

Site Plan Control

A Site Plan Control Application has not yet been filed but will be required to have been submitted and to have been approved in principle prior to introducing the necessary Bills to Council for enactment.

Reasons for Application

The application has been submitted to amend the City of Toronto Official Plan and Zoning By-law No.7625 as they do not permit the proposed addition to the Lansing Residence and to establish standards for matters such as permitted floor area and building height.

Community Consultation

A Community Consultation Meeting was held on September 17, 2007 at the Willowdale Middle School. Approximately 12 members of the public attended. Issues raised and discussed at the meeting included: the proposed use of the new building; noise and odour associated with existing garbage bins on the Lansing Residence site; the location, number and access to parking spaces, particularly with respect to busy special events organized for visitors; the noise, light and drainage issues associated with the proposed driveway ramp; and building height, density and overlook onto adjacent homes. The issues raised by area residents have been considered in the review of this proposal.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMENTS

Provincial Policy Statement (PPS) and Provincial Plans

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the PPS. The project appropriately and efficiently uses land, existing infrastructure and public service facilities. The proposed rezoning includes appropriate development standards that maintain public health and safety and contribute towards a greater range of housing types suitable for the elderly and residents with special needs. The proposed development represents a land use pattern and density that supports public transit and protects for the Sheppard Avenue West right-of-way corridor.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed development is an appropriate increase in density along an Intensification Corridor that will support the viability of existing and planned transit.

Land Use

The City of Toronto Official Plan includes the existing Lansing Residence lands in the *Neighbourhoods* designation which provides for lower scale residential uses including, among others, low scale local institutional uses such as seniors' and nursing homes and long-term care facilities, as well as existing apartments. As a low scale local institutional use the Lansing Residence is provided for in the *Neighbourhoods* designation.

The Sheppard Avenue Commercial Area Secondary Plan permits a range of uses that includes both residential and institutional uses. While the permitted residential use is in the form of "detached dwellings" rather than the proposed building form, the Secondary Plan nonetheless recognizes residential uses as being appropriate along this corridor.

In terms of the proposed expansion of this use onto the Sheppard Avenue West portion of the site, the City's Official Plan provides for both residential and institutional uses in the

Mixed Use Areas designation on Sheppard Avenue. The proposed extension of the Lansing Residence use into the *Mixed Use Areas* recognizes the unique configuration and relationship between the two components and is in keeping with the general intent of this land use designation.

The original Official Plan and Zoning By-law amendment applications were only for the Sheppard Avenue lands. The recommended site-specific amendments in Attachments 7 and 8 include both the Sheppard Avenue and existing Lansing Residence lands to reflect the unique function of the proposed development as a related extension to the existing land use. The site-specific Official Plan Amendment applies to the Sheppard Avenue Commercial Area Secondary Plan for the Sheppard Avenue lands, and to lands adjacent to the Secondary Plan area for the 10 Senlac Road site. The use in both buildings on the combined site is identified in the proposed Official Plan Amendment and Zoning By-law as a 'Retirement Home'. To reflect the differing levels of personal care in the existing and proposed building, the Zoning By-law defines the Retirement Home use, and permit bed-sitting rooms (without any kitchen facilities) in the existing building, and allows units (e.g. with kitchenettes) in the new building. The uses provided by the site specific by-law are appropriate.

Height, Massing, Setbacks

The envelope for the new building in the draft Zoning By-law Amendment contains a maximum height of five storeys and 14.4 metres. The minimum setback from the rear yard of the nearest low density property on Addington Place is also 14.4 metres. The new building envelope is lower than a 45 degree angular plane measured from the rear property line of the adjacent low density residence and has a considerable increase in rear yard setback from the 7.5 metres permitted as-of-right in the existing C6 and adjacent C1 commercial zones.

The single storey connection between the existing and new building is located at the eastern property line which enables the rear yard to be maximized and separates this portion of the building from the home on Addington Place to the immediate west of the site. The new building's 0- metre side yard setbacks on the east and west sides are appropriate for this location on Sheppard Avenue. It is the same as the current commercial zoning and existing developments on Sheppard Avenue.

The minimum front yard setback of 2.75 metres is appropriate for the site and accommodates a potential widening of Sheppard Avenue to 36 metres in accordance with the Official Plan.

The Secondary Plan includes a policy to maintain a 'houseform character' in the corridor. Given the relationship of the Sheppard Avenue lands with the existing Lansing Residence, and recognizing that the development on the lands to the immediate east (commercial buildings) and the existing Lansing Residence to the north do not reflect 'houseform character', it is appropriate that a built form of other than a 'houseform character' be considered on this site. The proposed development more closely reflects the

function of houseform buildings by providing space for a private rear yard amenity area and a landscaped and planted front yard in an area where little such amenities exist.

Density

The zoning by-law for the existing Lansing Residence permits a density of 1.25 times the area of the 10 Senlac Road property. When considered in isolation the density of the addition on the Sheppard Avenue lands is approximately 2.5 times the area of the Sheppard Avenue site. When taken over the combined site the overall density is approximately 1.6 times the area of the total lot. Locating the higher density portion on Sheppard Avenue provides an appropriate transition from the existing low density neighbourhoods to the west, north and east.

A similar relationship exists with respect to lot coverage: the existing building covers 36% of the 10 Senlac Road site; the proposed new building covers 50% of the Sheppard Avenue site; and, the total coverage over the combined site is 40%. Given that appropriate height, massing and setbacks have been incorporated into the proposed Zoning By-law, the proposed density and resulting lot coverage are acceptable.

Sun and Shadow

A sun/shadow study was completed for the proposed development. A review of the study indicates that the Official Plan policies objectives have been met through locating the new building envelope in proximity to the Sheppard Avenue frontage so that the new building addition will have limited shadow impact on properties in the adjacent *Neighbourhoods*.

Parking and Access

The existing Lansing Residence site-specific zoning provides for 35 parking spaces in a 125 dwelling room facility for a supply of 0.28 spaces per room. The proposed below grade parking garage for the proposed 50-unit building provides 35 parking spaces resulting in a supply of 0.7 spaces per unit. The overall combined site would have 70 parking spaces for the 175 units/dwelling rooms for a rate of 0.4 spaces per unit/dwelling room. A Transportation Assessment was prepared that included a survey of the existing Lansing Residence operation and other similar facilities, and the anticipated level of parking demand by both residents, staff and visitors for the proposed addition was deemed to be much less than the proposed supply of 0.7 spaces per unit in the new building. While no visitor parking rate applies to the current facility, the proposed By-law now includes a minimum level of 13 visitor parking spaces for the overall site. The proposed parking supply is appropriate and the location of occupant and visitor parking will be identified through the site plan process.

In terms of parking location, the connection with Lansing Residence allows parking to be provided below-grade and reduce potential impacts upon both the Sheppard Avenue streetscape and the adjacent low density residential neighbourhood.

In terms of site access, the Official Plan's *Mixed Use Areas* policies support site access and ramps that are located to minimize impacts on adjacent streets and residences. The

policy is being met by removing the existing curb cuts and vehicle access points from Sheppard Avenue and replacing them with a ramp to the below-grade parking that is accessed from the existing parking lot on 10 Senlac Road. The existing access and surface parking are to be screened from adjacent residential properties which will be reviewed as part of the Site Plan process.

With respect to locating the underground access ramp on the existing Lansing Residence site, the *Neighbourhoods* policies in the Official Plan indicate how infill of properties that vary from local pattern are to minimize impact on existing streets and residences. The Secondary Plan also includes policies to protect adjacent neighbourhoods from adverse noise, odour and visual impacts. The small number of vehicles using the ramp means that the impact of the ramp location is expected to be minimal. The 9.5 metre setback between the existing building and adjacent neighbourhood provides sufficient space for fencing and landscape screening to minimize any impact of the ramp. Any necessary improvements to fencing, landscaping, and lighting will be secured through the Site Plan approval process.

Loading/Serviceing

The Official Plan requires that development on properties in *Neighbourhoods* that vary from the local pattern are to screen service and garbage storage areas. The Secondary Plan for Sheppard Avenue directs garbage receptacles to be behind buildings located on Sheppard Avenue and screened from the view of adjacent neighbourhoods.

A loading space and facility is currently located towards the east end of the existing Lansing Residence and can accommodate the increased loading activity from the new building. A solid waste and recycling room is located in the lower parking level of the new building, and material is to be transferred through the below grade connection to the existing loading facility. In addition, a garbage storage structure is located at the western edge of the existing parking lot at 10 Senlac Road. As a result of the underground ramp at this location, this structure may be relocated and/or further screened. The details of the solid waste and recycling operation will be secured through the site plan approval process so as to minimize any potential impacts upon the adjacent low density residential area.

Landscaped Open Space

The Official Plan policies for *Mixed Use Areas* support indoor and outdoor recreation space for building residents. The Sheppard Avenue Commercial Area Secondary Plan also directs front yard landscaping to be maximized. The building location, setbacks and access to below-grade parking result in ample front yard landscaping and outdoor amenity space in the rear yard and adjacent to the low density residential area. The garden and patio areas in the rear yard are also connected to the activity room in the new building. The details of the landscaping in the rear yard and the use of planting, fencing/trellis and other landscape features to provide a buffer to the adjacent low density residence will be addressed through the Site Plan control process.

Parkland

The development will be subject to 10% cash-in-lieu of parkland dedication payment payable prior to issuance of a building permit.

Toronto Green Development Standards

The applicant has been asked to consider the Green Development Standards Checklist in preparing the details of the site plan control application.

Development Charges

It is estimated that the development charges for this project will be \$337,750.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

The proposed Official Plan and Zoning By-law Amendments for the development of a five-storey building connected to the existing Lansing Residence building are appropriate for many reasons. The retirement home use provides an increased range of housing types in the community. The density appropriately reflects and builds upon the specific context of the existing Lansing Residence, and the new building height, form, siting and access have limited impact on the adjacent low density neighbourhood. The rear access and below-grade parking improves the functioning of the Sheppard Avenue streetscape, and detailed improvements such as through increased planting, screening and fencing can be addressed through the Site Plan Control process.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North and South Elevations

Attachment 3: West Elevation

Attachment 4: Zoning

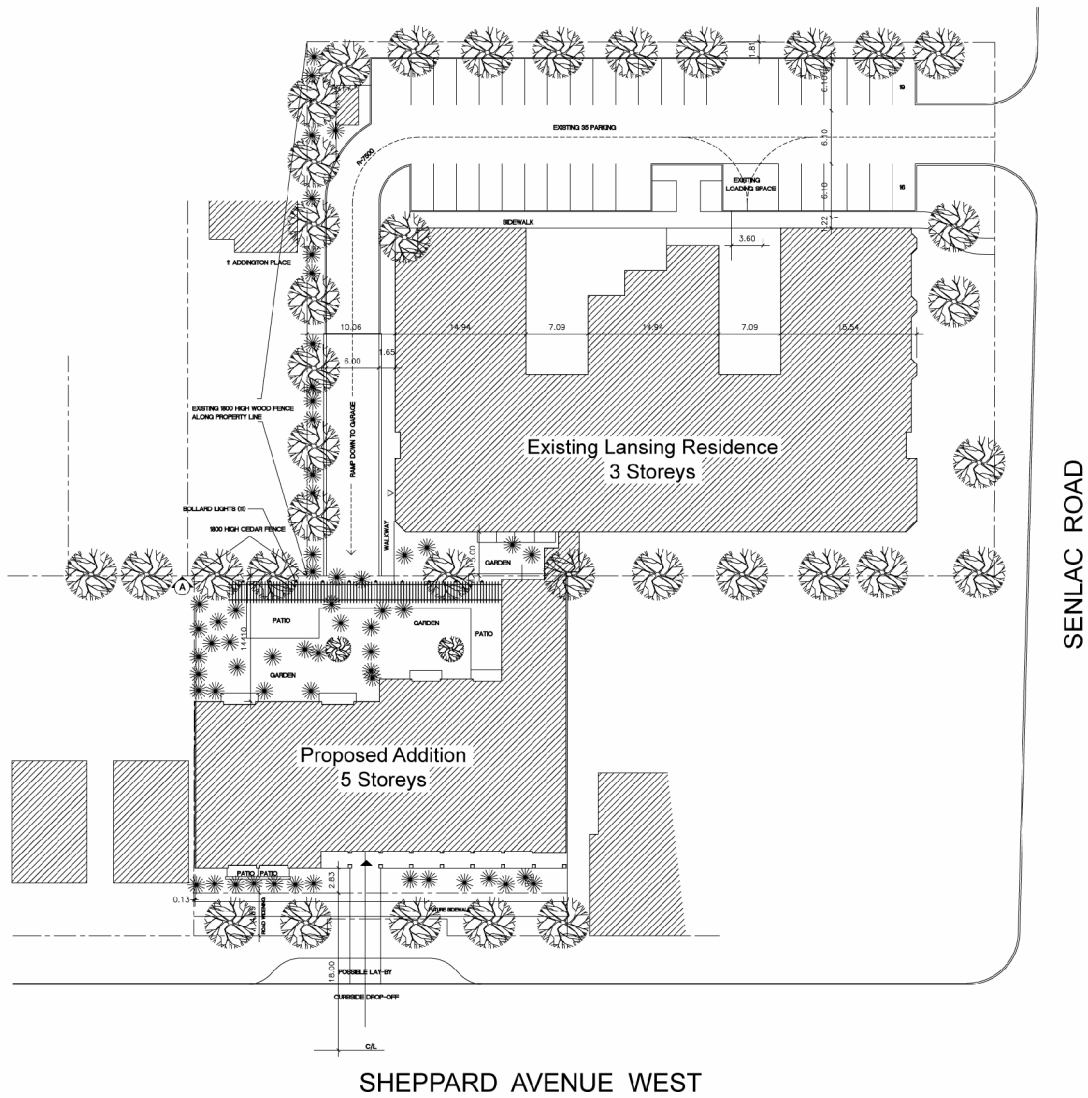
Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 7: Draft Official Plan Amendment

Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

10 Senlac Road and 258-264 Sheppard Avenue West

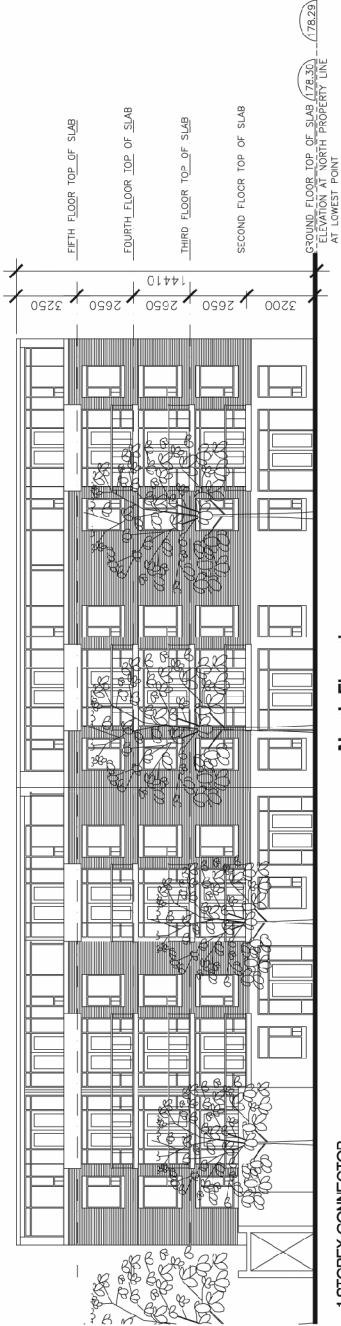
Applicant's Submitted Drawing

Not to Scale
02/22/2008

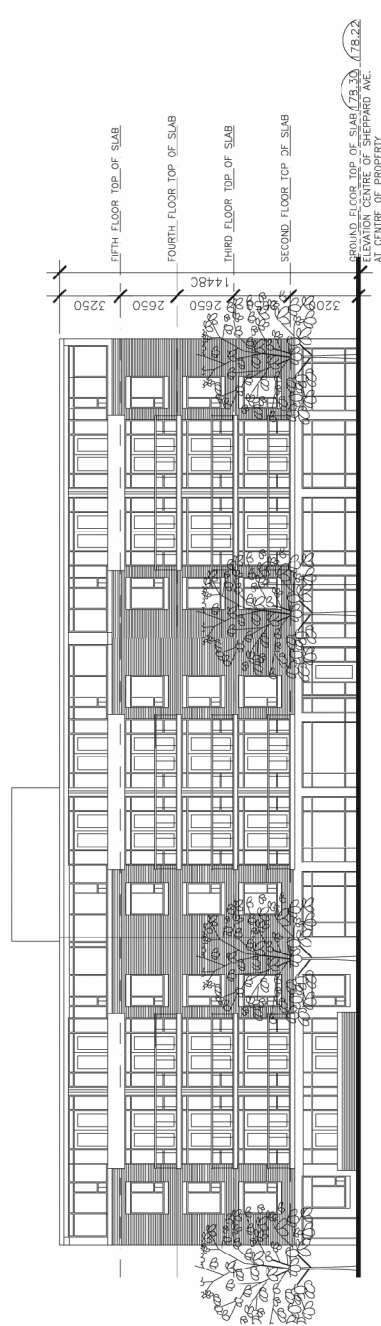


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Attachment 2: North and South Elevations



North Elevation



South Elevation

Elevations

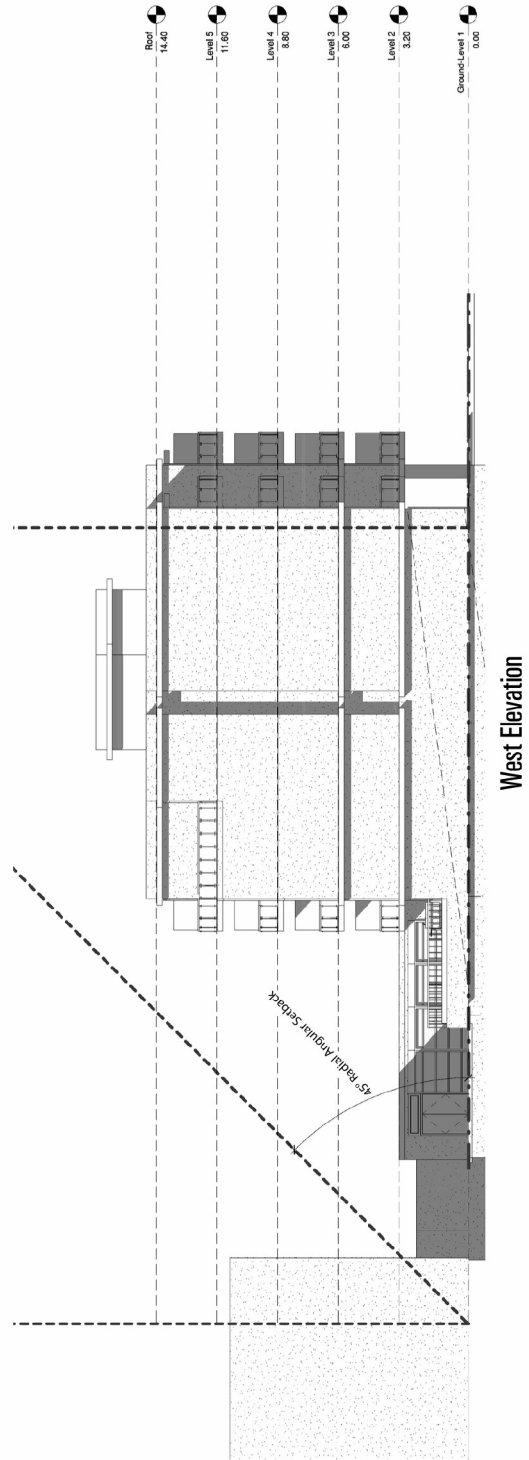
Applicant's Submitted Drawing

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02/22/2008

10 Senlac Road and 258-264 Sheppard Avenue West

File # 05_142549

Attachment 3: West Elevation



258 - 264 Sheppard Avenue West

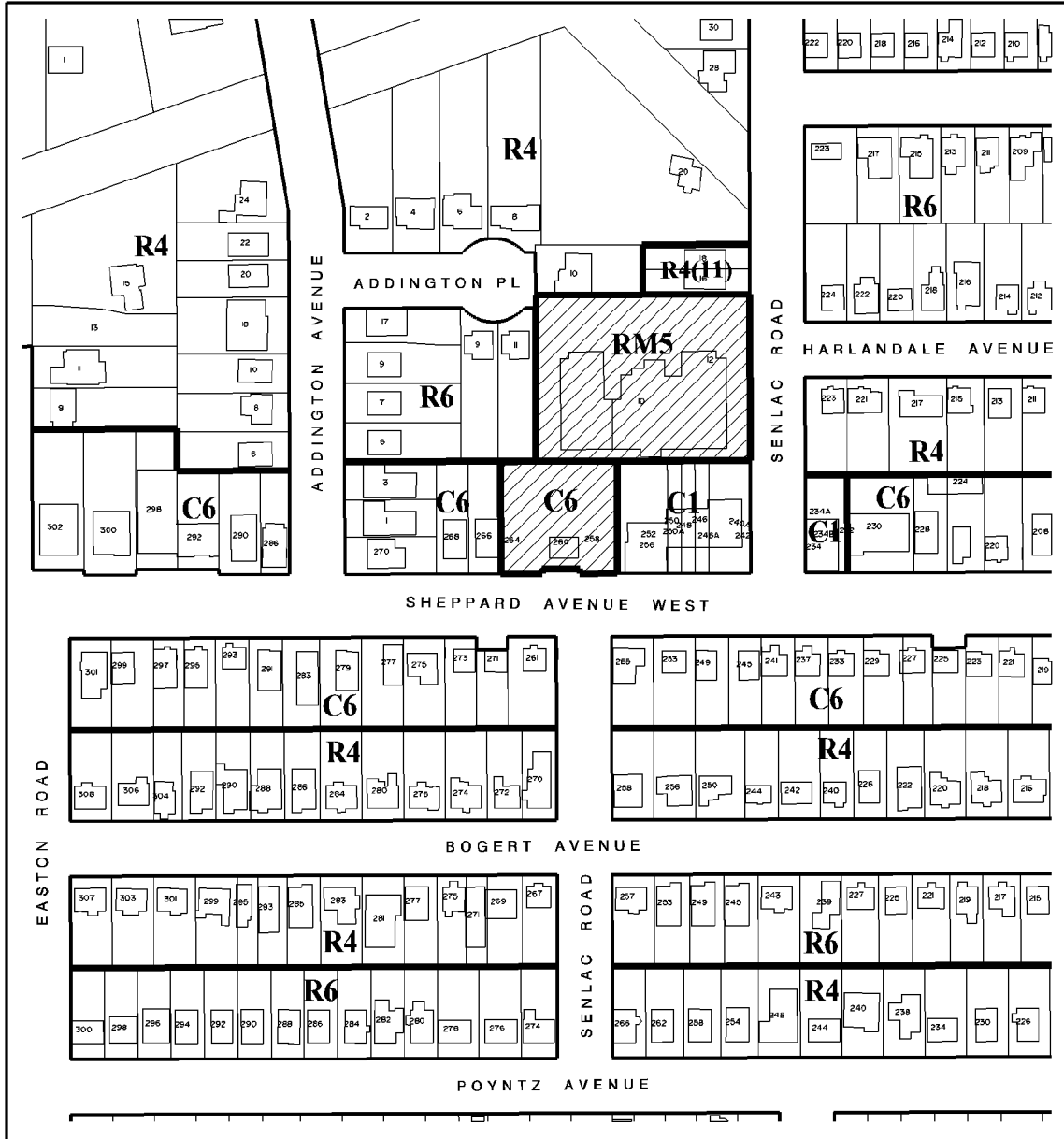
Elevations

Applicant's Submitted Drawing

Not to Scale
06/16/05

File # 05_142549

Attachment 4: Zoning



10 Senlac Road and 258-264 Sheppard Avenue West

File # 05_142549

R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 RM5 Multiple-Family Dwellings Fifth Density Zone

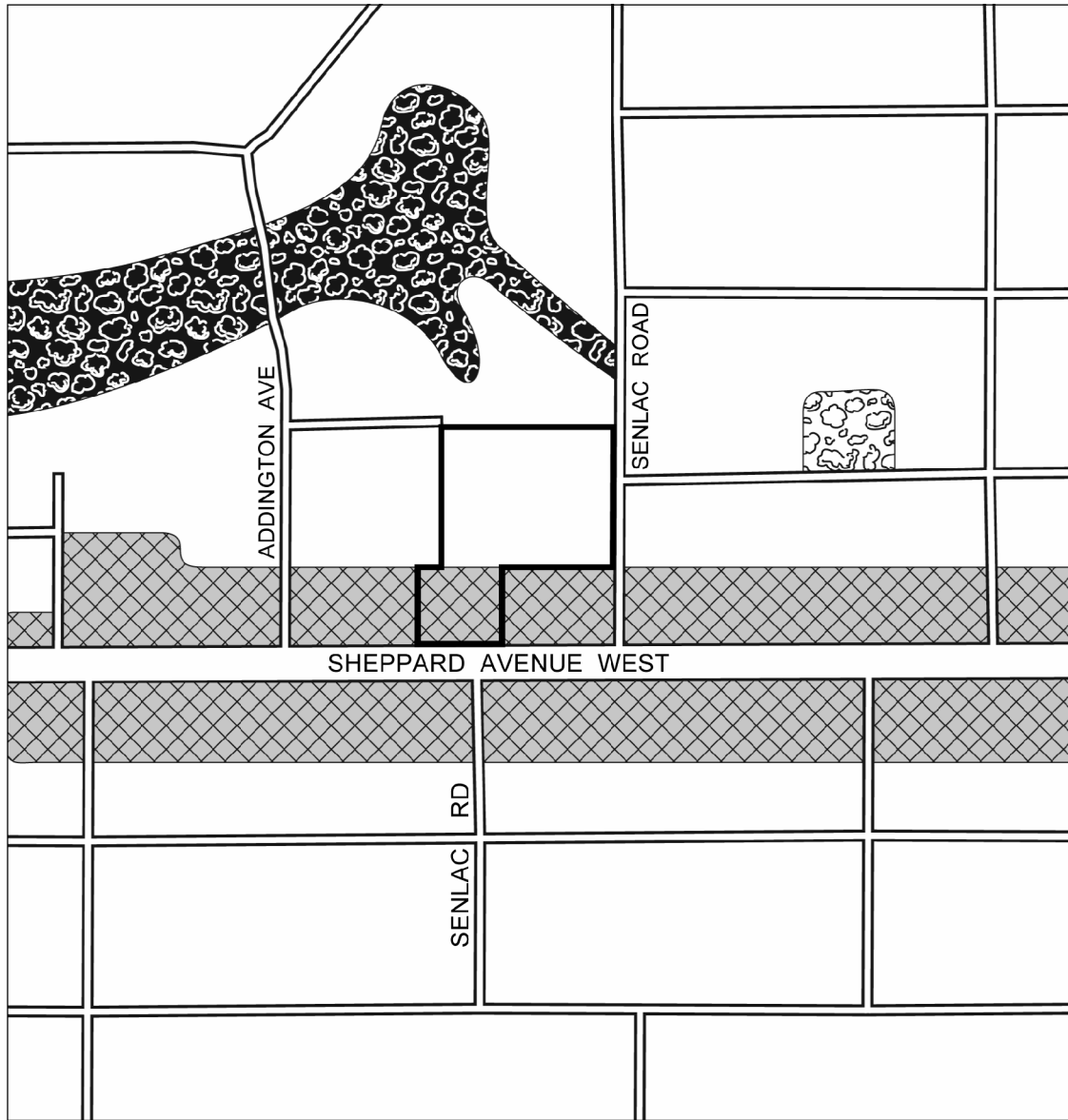
C1 General Commercial Zone
 C6 Special Commercial Area Zone



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 Zoning By-law 7625
 Extracted 06/16/05

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category




Attachment 5: Official Plan



TORONTO City Planning
Official Plan

258-264 Sheppard Avenue West

File # 05_142549

- | | |
|---|---|
|  Site Location |  Parks & Open Spaces Areas |
|  Neighbourhoods |  Natural Areas |
|  Mixed Use Areas |  Parks |


 Not to Scale
 August 2007

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 142549 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 13, 2005

Municipal Address: 258, 260, 264 SHEPPARD AVE WEST, 10 SENLAC ROAD
 Location Description: PLAN 2069 PT LOT 1 **GRID N2302
 Project Description: Expansion of an existing Residential/Institutional use on 10 Senlac Road onto 258, 260, 264 Sheppard Avenue West.

Applicant:	Agent:	Architect:	Owner:
LANSING RESIDENCE INC.	IBI GROUP	O.C.A. Architects	

PLANNING CONTROLS

Official Plan Designation:	MUA	Site Specific Provision:	By-law 27764
Zoning:	C6/RM5	Historical Status:	
Height Limit (m):	8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6,527(SheppardAve.)	Height:	Storeys:	5	
Frontage (m):	42.67		Metres:	14.4	
Depth (m):	41.14				
Total Ground Floor Area (sq. m):	864				Total
Total Residential GFA (sq. m):	4268		Parking Spaces:	35	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	4268				
Lot Coverage Ratio (%):	40				
Floor Space Index:	2.47				

DWELLING UNITS

Tenure Type:	Other
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	50
3 + Bedroom:	0
Total Units:	50

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4268	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Robert Gibson, Senior Planner
	TELEPHONE:	(416) 395-7059

Attachment 7: Draft Official Plan Amendment No. 47

Authority: North York Community Council Report No. _____ Clause _____,
as adopted by City of Toronto Council on _____

Enacted By Council: _____

CITY OF TORONTO

Bill No.

By-law No. **xxx**

To adopt amendment No. 47 to the Official Plan for the City of Toronto in respect of lands municipally known as 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road; and

WHEREAS the Council of the City of Toronto has conducted a public meeting under Section 17 of the *Planning Act, R.S.O. 1990, cP. 13*, as amended regarding the proposed Official Plan Amendment:

The Council of the City of Toronto **HEREBY ENACTS** as follows:

1. The text and map attached hereto as Schedule “A” are adopted as an amendment to the Official Plan for the City of Toronto
2. This is Official Plan Amendment No. 47.

ENACTED AND PASSED this ____ day of ____ 2008

DAVID R. MILLER
Mayor

ULLI S. WATKISS
Clerk

SCHEDULE A

Item One:

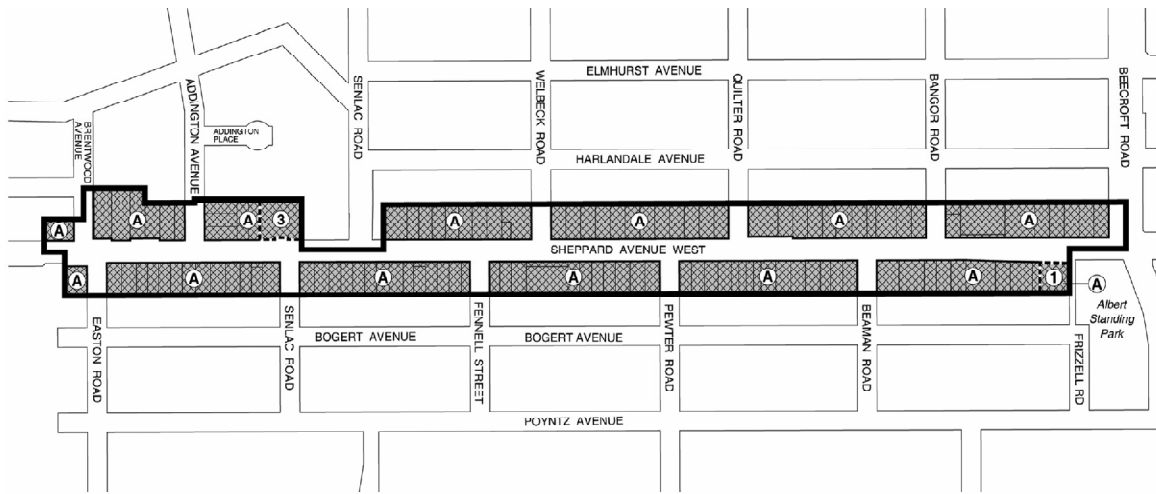
The Sheppard Avenue Commercial Area Secondary Plan is amended by adding the following to the Site and Area Specific Policies in Section 4.0:

“3. Lands located on the North Side of Sheppard Avenue West, known municipally as 258, 260 and 264 Sheppard Avenue West (3 on Map 29-1)

A Retirement Home is permitted to a maximum of 5 storeys and 14.4 metres in building height and density of 2.5 times the lot area. The policies of 3.2.2. do not apply. The policies of 3.3.1 (a) and (b) do not apply along the common lot line between 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road. Vehicular access to parking and servicing facilities will be from 10 Senlac Road.

Item Two:

Map 29-1 is amended to add site specific policy 3 above for the lands known municipally as 258, 260 and 264 Sheppard Avenue West.



Not to Scale



Official Plan Amendment #47 - Schedule "A"

258-264 Sheppard Avenue West

File # U5_142549

- Secondary Plan Boundary
- Mixed Use Areas
- Site and Area Specific Policy Areas

Map 29-1, Sheppard Avenue Commercial Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans, 29. Sheppard Avenue Commercial Area Secondary Plan is amended by adding Site and Area Specific Policy Area 3

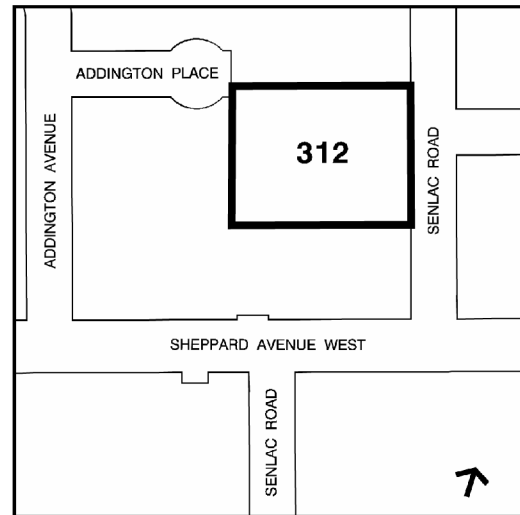
February 2008

Item Three:

Chapter Seven – Site and Area Specific Policies is amended by the addition of the following:

10 Senlac Road

- a) Shall be used as a Retirement Home to a maximum of 3 storeys and 11 metres in height, and a maximum density of 1.25 times the lot area.
- b) Vehicular access and loading for both 10 Senlac Road and 258, 260, 264 Sheppard Avenue West will be from the existing Senlac Road access.



Attachment 8: Draft Zoning By-law Amendment

Authority: North York Community Council Report No. _____ Clause _____,
as adopted by City of Toronto Council on _____

Enacted By Council: _____

CITY OF TORONTO

Bill No.

By-law No. **xxx**

To amend the City of North York By-law 7625 in respect of lands municipally known as 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road

WHEREAS authority is given to Council by Section 34 of the *Planning Act, R.S.O. cP. 13*, as amended to pass this By-law; and

WHEREAS the Council of the City of Toronto has provided adequate information to the public and as held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto **HEREBY ENACTS** as follows:

1. Schedules “B” and “C” of By-law 7625 are amended in accordance with **Schedule RM6 (179)** established by Schedule “1” to this By-law;
2. Section 64.20-A Exceptions to RM6 Zone of By-law 7625 is amended by adding the following subsection **RM6(179)** and Schedule RM6(179).

64.20-A (179) RM6 (179)

DEFINITIONS

“*Retirement Home*” means congregate living accommodations for senior citizens with common lounges, activity areas and food service facilities sized to accommodate all residents in the facility.

PERMITTED USES

(a) Within *Building Envelope “A”* on Schedule RM6(179)

A *Retirement Home* containing not more than 125 bed-sitting rooms or 180 beds with sanitary facilities but no kitchen facilities, including therein a barber shop/beauty shop *personal service shop, retail store*, licensed lounge and geriatric day care centre and *accessory uses*.

(b) Within *Building Envelope “B”* on Schedule RM6(179)

A *Retirement Home* containing not more than 50 *dwelling units* and *accessory uses*.

EXCEPTION REGULATIONS

(c) **Maximum Gross Floor Area**

- (i) The gross floor area of all buildings on the lot shall not exceed 155% of the net site area.

(d) **Net Site Area**

- (i) The “net site” shall mean the Gross Site Area minus lands conveyed for road widening purposes to the City of Toronto, and comprising an area of 6,344 square metres as depicted on Schedule RM6(179).

(e) **Building Height and Established Grade**

- (i) The maximum building height in metres and in storeys is shown on Schedule RM6(179). For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of 178.22 metres.

(f) **Yard Setbacks**

- (i) The minimum yard setbacks shall not be less than that shown on Map Schedule RM6(179).

(g) **Lot Coverage**

- (i) Lot Coverage regulations in 20-A.2.2. do not apply.

(h) **Parking Spaces**

- (i) a minimum of 70 parking spaces shall be provided for all uses and a minimum of 13 of these spaces shall be for visitor parking.

(i) Loading

- (i) One Loading Space having dimensions of 3.65 metres by 6 metres with vertical clearance of 4.2 metres shall be provided for all uses.

(j) Rooftop Mechanical

- (i) A rooftop mechanical penthouse as identified on Map Schedule RM6(179) to a maximum of 95 square metres in area is not included in number of storeys, building height, or gross floor area.

(k) Landscaping

- (i) A minimum of 2,200 square metres of landscaping shall be provided on the net site.

(l) Provisions not Applicable

- (i) The provisions of Sections 6A(6)(c), 6A(8)(c), 15.6, 15.8(a), 20-A.2.4.1. and 20-A.2.6 do not apply.

(m) Severance

- (i) Notwithstanding any future severance, partition or division of the net site as shown on map Schedule RM6(179), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.

- 3. By-law 27764 is repealed.

