

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

Date:	June 18, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 23 - Willowdale
Reference Number:	File No. 05 142549 NNY 23 OZ

SUMMARY

This report responds to the April 8, 2008 North York Community Council direction for a further report on whether there may be other sites in this portion of Sheppard Avenue West where development of a similar type could also be appropriate. This report concludes that any such development could only be achieved on a few contiguous sites that are to the immediate south and east of the subject lands, and that it is appropriate to process the submitted Site Plan Control application prior to introducing the Bills to Council.

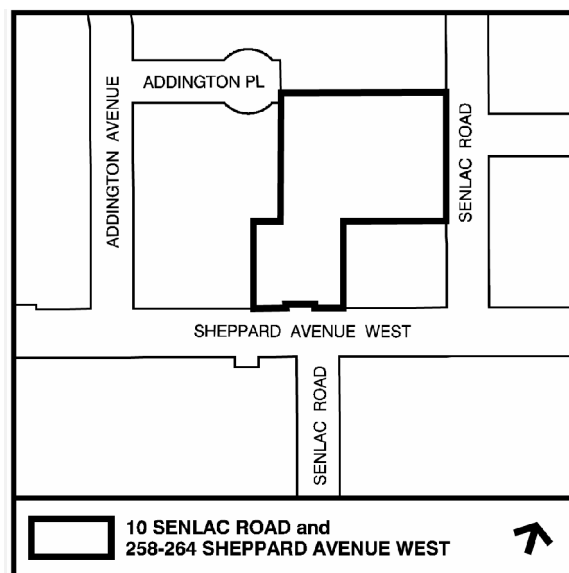
RECOMMENDATION

The City Planning Division recommends that:

- (1) The recommendations in the Final Report (March 10, 2008) from the Director, Community Planning, North York District, be adopted.

Financial Impact

There are no financial impacts arising from the adoption of this report.



ISSUE BACKGROUND

At its April 8, 2008 meeting North York Community Council:

- “1. deferred consideration of the Final Report (March 10, 2008) from the Director of Community Planning, North York District, pending a further report.....on the findings of a review of the lands along Sheppard Avenue West between Beecroft Road to the east, and Easton Road and Brentwood Avenue to the west, including all lands within the Sheppard Avenue Commercial Area Secondary Plan to determine if there may be any other sites with similar conditions where development of a similar type could be achieved and also to identify those sites where this type of development would be appropriate;
2. directed that the applicant be requested to submit a Site Plan Control application and be further advised that the Site Plan Control application must be approved prior to the introduction of the bills to City Council; and
3. requested the Director, Community Planning, North York District, to:
 - a) address the issues raised by the residents through the study and the site plan, as appropriate;
 - b) ensure that residents of Lansing Retirement Home have been notified of this application; and
 - c) target this report for the July 7, 2008 North York Community Council meeting or earlier.”

COMMENTS

To address Item 3, Community Planning Staff met with area residents on Tuesday, May 13, and Tuesday, June 17 to discuss the corridor review and issues related to the site plan; the City has circulated notice of this report on the application to residents of Lansing Retirement Home and, this report meets the July 7, 2008 targeted timeframe.

Sheppard Avenue West lands

Community Council requested a review of the Sheppard Avenue West lands between Beecroft Road and Easton Road/Brentwood Avenue in order to identify other sites that could be redeveloped similar to the proposed project to add a 5 storey addition to the Lansing retirement home at 10 Senlac. As noted in the March 10, 2008 Final Report on the Official Plan and Rezoning applications, the specific character of the proposed development was described in terms of:

- site location and configuration
- land use
- built form/height/massing/setbacks/density
- access, parking, loading/servicing
- landscape open space

It is appropriate to consider these same characteristics collectively in assessing whether there are other sites where similar development would be appropriate.

Site Location

In the rest of the corridor there are no other properties of similar size and dimensions comparable to 10 Senlac Road that are located contiguous to properties fronting on Sheppard Avenue West. The implementing site-specific Zoning By-law reinforces this unique relationship by applying to both the Sheppard and Senlac properties as a whole instead of just the Sheppard Avenue properties.

Site Configuration

The Sheppard Avenue properties in this block are approximately 5 metres deeper than what is typical to the corridor. The deeper lots on Sheppard Avenue in this location mean a greater distance can be achieved between development on Sheppard Avenue and the adjacent low density neighbourhood.

Built Form/Density/Height/Land Use

There are no other locations in the corridor where a 3-storey apartment building used for a retirement residence is located behind and contiguous to properties on Sheppard Avenue West. All other properties adjacent to the corridor are in the stable *Neighbourhood* designation of the Official Plan and are made up of low density detached residential houses. The existing Lansing Residence is approximately 6,000 square metres in size, and no other buildings of this size exist directly behind properties on Sheppard Avenue. The greater depth of properties on this block of Sheppard Avenue enables the height of the proposed new building to meet a 45 degree angular plane as measured from the rear property line of the adjacent low density residential neighbourhood (14.4 metre minimum setback and 14.4 metre maximum height limit).

Vehicular Access

The proposed development removes all current access from Sheppard Avenue and extends the existing Senlac Road access to parking underneath the proposed new building. This is unique to this site because there are no other large sites located contiguous to Sheppard Avenue West lands that have an existing access.

Landscaped Open Space

The proposed retirement home on Sheppard Avenue West has a lower number of parking spaces that can be located underground over a portion of the site, and all vehicle access and servicing is being accommodated from Senlac Road. This enables the proposed development to have a larger rear yard landscaped open space area adjacent that can fully mature and provide an enhanced buffer to the adjacent low density neighbourhood. This unique condition will be difficult to replicate elsewhere in the corridor.

Other Potential Sites

The Lansing Residence is the only large single use property that is adjacent to the properties fronting this section of Sheppard Avenue West. Therefore, the only other sites where there is potential for an addition to an existing use outside the Sheppard Avenue corridor is on the same block on Sheppard Avenue West to the immediate east of the proposed development. This is the site of the current commercial properties on the immediate northwest corner of Sheppard Avenue and Senlac Road.

Site Plan

A Site Plan Control application was submitted on June 9, 2008 to address Item 2, and is currently in circulation to City Divisions and agencies. A number of issues were identified by the residents at the April 8, 2008 statutory public meeting and also at the subsequent community meetings including:

- screening from the adjacent low density residential area with trees and fencing;
- design and operation of the ramp in terms of lighting and drainage;
- garbage operations in terms of location, timing, noise, smell, vermin;
- grading in terms of reducing runoff onto adjacent properties;
- location of air conditioners, vents, balconies/patio as well as rear yard landscape and/or security lighting;
- underground garage ventilation;
- parking space assignment to residents and visitors; and,
- construction timing, noise and dust.

These matters will also be addressed during the review of the submitted site plan application.

CONCLUSION

The analysis of this section of Sheppard Avenue West indicates that the potential for replicating the proposed development on other locations of the corridor is limited. It is appropriate for staff to continue to review and process the submitted Site Plan Control application before introducing the necessary Bills to City Council for enactment of the Official Plan and Zoning By-law amendments.

CONTACT

Rob Gibson, Senior Planner
Tel. No. 416.395.7059
Fax No. 416.395.7155
E-mail: rgibson@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Sheppard Avenue West Aerial Imagery

Attachment 2: City of Toronto Official Plan - Urban Structure

Attachment 3: Sheppard Avenue Commercial Area Secondary Plan

Attachment 4: Sheppard Avenue West Zoning

Attachment 1: Sheppard Avenue West Aerial Imagery

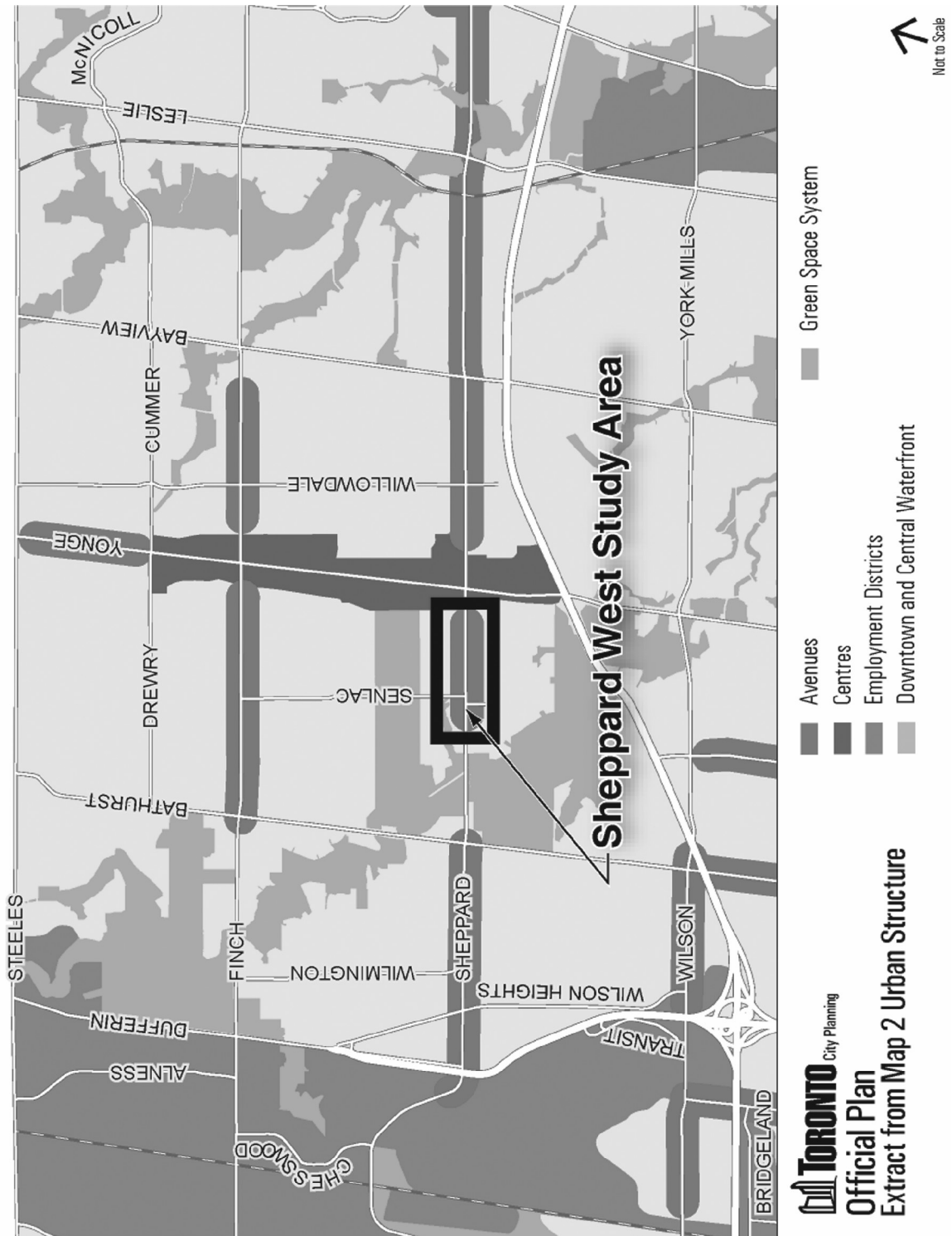


Sheppard Avenue West Aerial Imagery

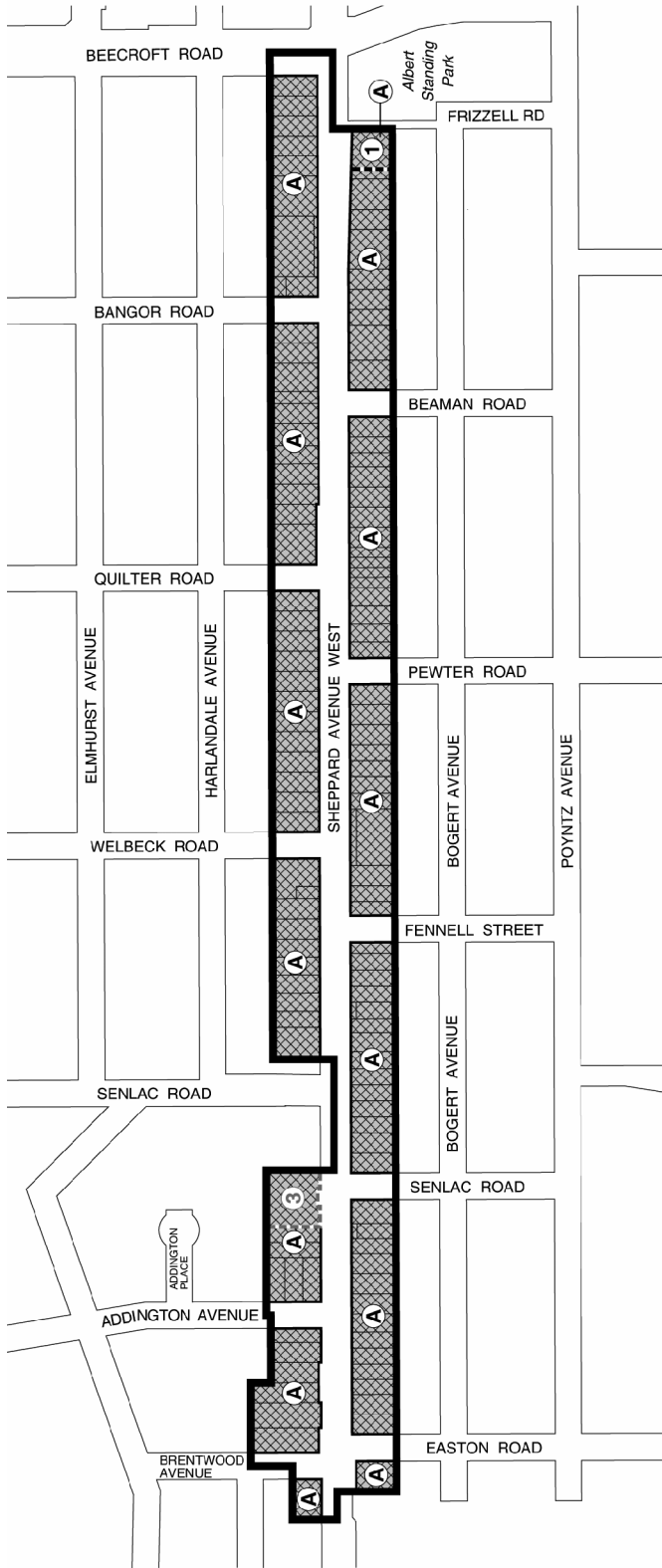


Not to Scale
Aerial Imagery 2005
Extracted 05/09/2008

Attachment 2: City of Toronto Official Plan - Urban Structure



Attachment 3: Sheppard Avenue Commercial Area Secondary Plan



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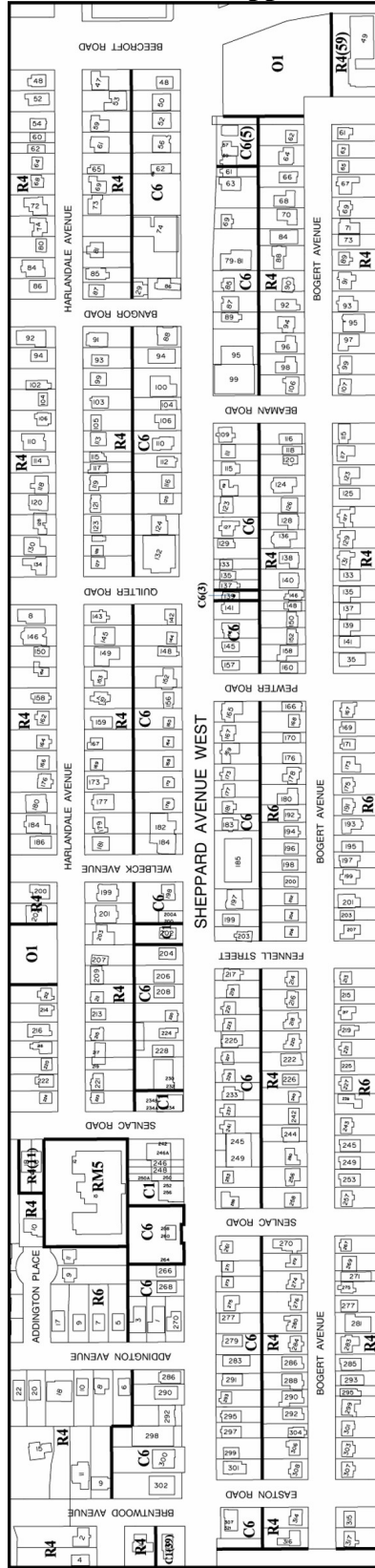
Sheppard Avenue Commercial Area Secondary Plan MAP 29-1 Land Use Areas



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

February 2008

Attachment 4: Sheppard Avenue West Zoning



Sheppard Avenue West Zoning Designations

- 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
- O1 Open Space Zone

NOTE: Numbers in brackets denote exceptions to the Zoning Category



Not to Scale
Zoning Bylaw 7625
Extracted 05/09/2008