

**Part of 1181 Sheppard Avenue East (Part of Lots 14 & 15
Concession 2 EYS) – Official Plan Amendment &
Rezoning Applications - Preliminary Report**

Date:	October 29, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	08 196808 NNY 24 OZ

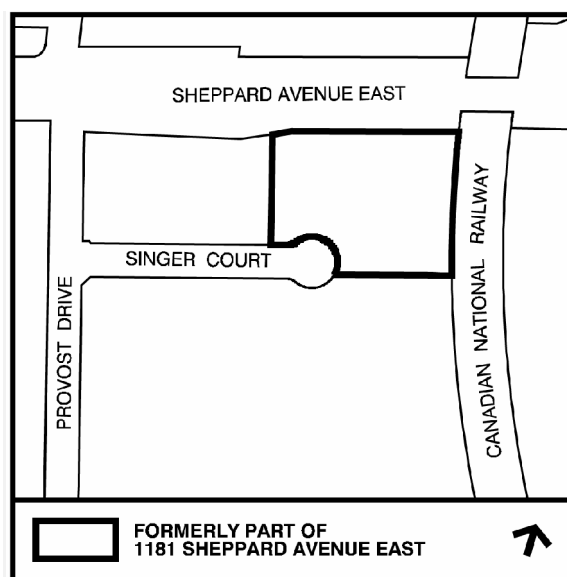
SUMMARY

This application was submitted on August 25, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes a new head office building for Canadian Tire office uses, ancillary retail and a daycare facility in the southwest quadrant of Sheppard Avenue East and the CN rail line west of Leslie Street.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted 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 by the end of January 2009.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject site is part of the former Canadian Tire lands which are located on the south side of Sheppard Avenue between the Leslie Street subway station and the Bessarian subway station and extend south to Highway 401. The lands are 20 hectares (50 acres) in area and are contained within the Sheppard Avenue East Subway Corridor Secondary Plan.

In 2000 Canadian Tire filed an application for a mixed use re-development for the 20 hectare property. In order to evaluate the application and provide further guidance for a comprehensively planned, mixed use community, the Bessarian-Leslie Context Plan was undertaken and, after community consultation, was approved in 2002. The Context Plan identified an appropriate public road network, streetscape character, pedestrian connections, development density and building heights for the property. A Zoning by-law (1094-2002) and a Plan of Subdivision implemented the Bessarian-Leslie Context Plan. Canadian Tire sold the lands to Concord Adex in the fall of 2006 but retained ownership of the subject site identified as formerly part of 1181 Sheppard Avenue East and located at the south west corner of Sheppard Avenue East and the CN rail line, west of Leslie Street.

ISSUE BACKGROUND

Proposal

Canadian Tire has indicated an interest in consolidating its head office operation from several mid-town and other locations across the GTA to their lands at Sheppard Avenue East and Leslie Street. The purpose of the applications is to permit an increase in density on this site in order to accommodate Canadian Tire head office space needs. Amendments are also requested to permit the extension of the building into the 30 metre setback requirement adjacent to the CN rail line by 28 metres.

The subject site is 0.84 hectares (2.08 acres) in size. An 18 storey (75.2m) office building with 63,550 m² (673,369 ft²) of floor space is proposed at a Floor Space Index of 7.5. The office building includes a 738 m² daycare with 419 m² outdoor play space, and as specified in Zoning By-law 1094-2002, the floor area of the daycare is not included in the calculation of total floor area. The east side yard setback, adjacent to the CN rail line is proposed to be reduced from 30 metres to 2 metres in order to accommodate the additional density requested without increasing the building height.

Two vehicular accesses are proposed. One is from Singer Court which connects to Provost Drive. The second is a driveway connection from Esther Shiner Boulevard through the Concord Adex residential block underground parking structure located on the lands to the south. A total of 1,135 parking spaces are provided in an underground garage with six of these as surface parking spaces.

The proposed office building would contain on a 4 storey podium. The podium would have pedestrian entrances at the Sheppard Avenue frontage and the internal street to the south, Singer Court. These two entrances both provide pedestrian connections to an underground retail concourse, which leads directly to the Leslie subway station. A pedestrian connection from the Leslie Subway Station was constructed concurrently with the construction of the subway. The uses proposed in the podium include a Canadian Tire corporate reception area, conference facility and other corporate support activities.

The building design features green building technologies. The building is configured to maximize access to natural daylight and promotes a sustainable design technique called “daylight harvesting”. The floor plates are oriented east-west and are long and thin with the greatest possible exposure to the south and southwest sun. This is intended to reduce energy consumption. The Application Data Sheet is contained in Attachment No. 6.

Site and Surrounding Area

The subject site is located at the Leslie Station on the Sheppard Subway line. It has 105 metres frontage on Sheppard Avenue East and rises in elevation from the west to the east. The site also slopes downward to Singer Court, the new local street to the south.

The abutting properties include:

North: Sheppard Avenue, a small park, commercial uses and low density residential neighbourhood

East: CN rail line, Leslie TTC Subway Station, Oriole GO Station, office and institutional buildings

South: proposed residential condominium buildings (Concord Adex Blocks 19 & 20), Esther Shiner Boulevard and the IKEA store

West: gas bar, McDonalds restaurant, Provost Drive and the Canadian Tire store

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 provides a framework for managing growth in the Greater Golden Horseshoe 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 subject site is identified as part of the Sheppard Avenue East 'Avenue' shown on Map 2 Urban Structure of the Official Plan. 'Avenues' are corridors along major streets which are intended to accommodate new housing and job opportunities, supported by public transit. As shown on Attachment No. 4, the lands are designated *Mixed Uses* which are to be made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

The subject site is located within the Sheppard East Subway Corridor Secondary Plan. Policies in the Plan provide for mixed use development and a density of 2.5 FSI for the north east quadrant which contains the subject lands as shown on Attachment No. 5. The Secondary Plan also provides for the transfer of density when land for public uses such as parkland or roads is provided. In order to assist in obtaining the dedication of additional lands required for these public purposes the density transferred is not counted as part of the density calculation for the receiving sites. The density proposed under the Secondary Plan for the subject site is 3.0 FSI.

The Secondary Plan requires that applications which exceed 5,000 m² gross floor area provide a traffic certification which states that the development meets criteria concerning the level of service on the road network, the effect on local roads north of Sheppard Avenue including noise, dust and fumes, mitigation measures for traffic infiltration, adequate pedestrian and vehicular circulation and adequate parking.

Zoning

The subject lands are zoned C1(111) in Zoning By-law 1094-2002. Permitted uses include business and professional offices, retail stores and personal shops and a day nursery. The maximum building height is 20 storeys and 76 metres. A maximum gross floor area of 37,500 m² is permitted for this site and can be increased by 2,944 m² if a finished, furnished and equipped day nursery and 401 m² of contiguous outdoor play space is provided. The permitted gross floor area, with the density incentive, results in a permitted gross floor area of 40,444 m² and a Floor Space Index of 4.8. The east yard setback, adjacent to the CN rail corridor is 30 metres.

Site Plan Control

The proposed development is subject to site plan control. An application must be submitted and will be considered concurrently with the Official Plan and Zoning By-law amendment applications.

Economic Development – Development Application Concierge Service

The City's "Agenda for Prosperity" recommends creating a Concierge Investment Service to expedite municipal approvals for the industrial and office tax base and to create permanent jobs in the city. The Canadian Tire Head Office proposal has been designated by the General Manager of EDCT as a Concierge Investment based on its size (63,550 m²) and the number of jobs retained. Accordingly, the application for Official Plan and zoning by-law amendments is to be expedited and the first quarter of 2009 is targeted for completion of the application process.

Municipal Tax Increment Program

The Municipal Tax Increment Program was approved by City Council on December 11, 2007 and supports new building construction through tax deferrals for targeted sectors across the City. The subject application may be eligible for this program because it is a proposed head office, retains employment in the City of Toronto, proposes 63,550 m² in floor area and is adjacent to public transit, the Leslie Subway Station. A qualifying development could benefit from a deferral of approximately 60% of the tax change for new development. EDCT has provided Canadian Tire Corporation with an application form for the Municipal Tax Increment Program.

Reasons for the Application

An Official Plan Amendment application is required in order to permit an increase in density. An amendment to Zoning By-law 1094-2002 is required to permit an increase in the maximum gross floor area and to alter setback requirements along the easterly limit of the property, adjacent to the CN rail corridor and to amend building envelope requirements concerning setback and step back conditions.

COMMENTS

Issues to be Resolved

The following issues have been identified:

- review the conformity of an additional 23,106 m² (238,019 ft²) of development intensification with the Sheppard Avenue East Corridor Secondary Plan
- identify the impacts of an additional 21,048 m² (215,866 ft²) of office and 2,058 m² (22,153 ft²) of retail gross floor area on built form objectives and traffic
- review the implications of the extension of the proposed building into the east side yard setback adjacent to the CN rail line
- review the proposed streetscape plan for the Sheppard Avenue frontage

- review subway rider access to the Leslie Street subway station and the Oriole GO station
- review the interface between the proposed Canadian Tire Head Office and the adjacent lands which include the Concord Adex site plan applications on Blocks 19 and 20 located to the south and the Gas Bar and restaurant located to the west in terms of grading, landscaping, pedestrian and vehicular circulation and location of servicing
- review pedestrian comfort with respect to wind conditions
- identification of appropriate Section 37 benefits

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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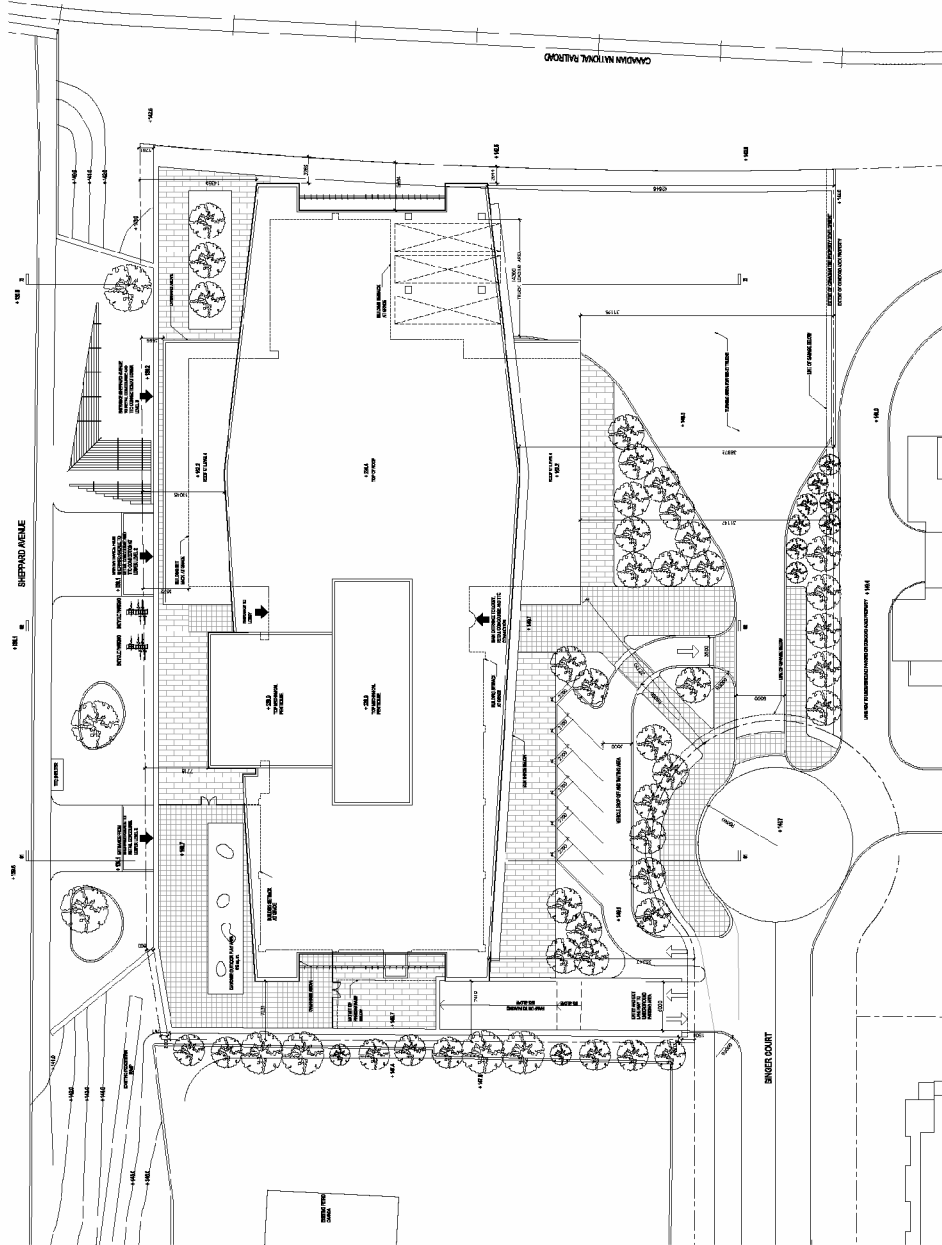
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: Elevations
 Attachment 3: Zoning
 Attachment 4: Official Plan
 Attachment 5: Sheppard Avenue East Subway Corridor Plan
 Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

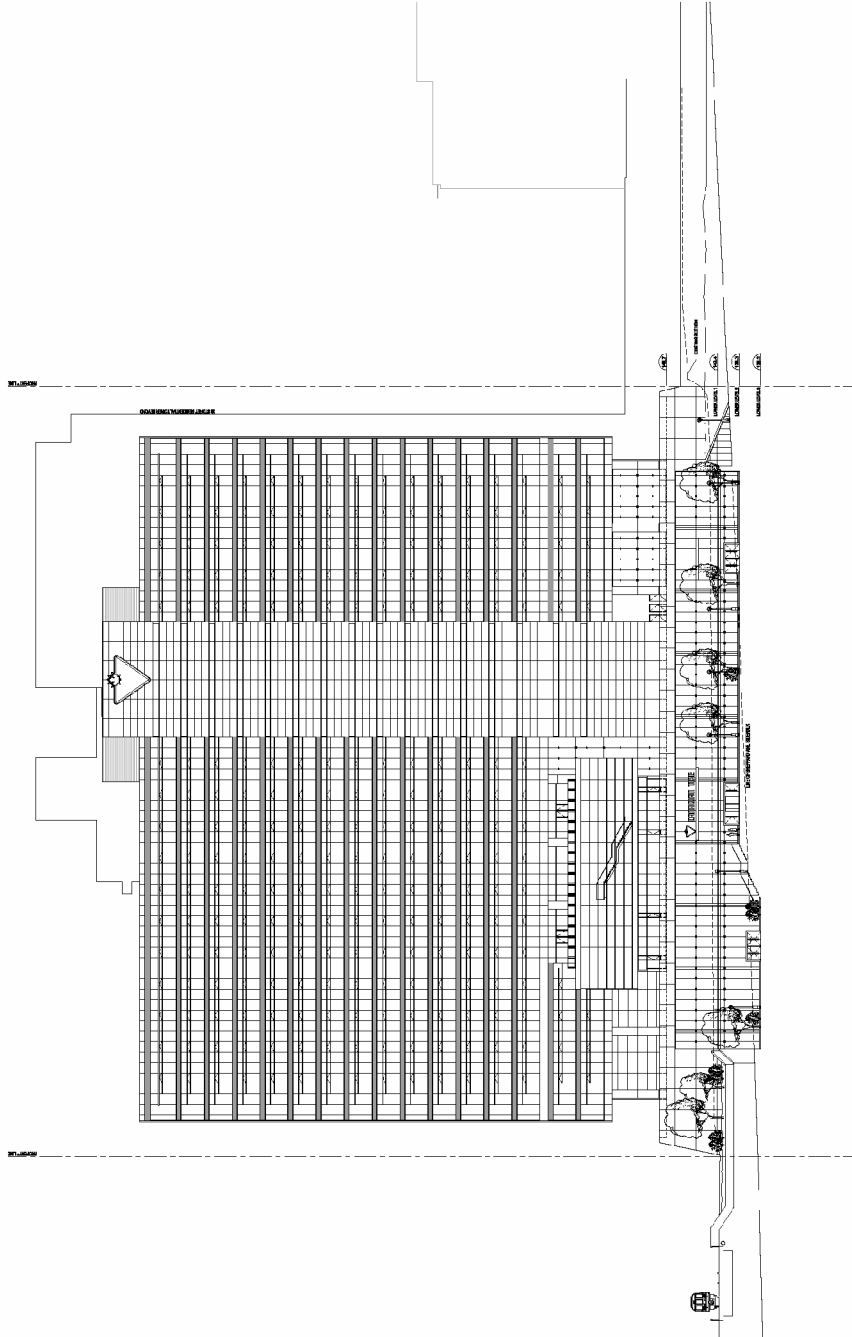
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Formerly part of 1181 Sheppard Avenue East

File # 08 196808 s

Attachment 2: Elevations



Elevations

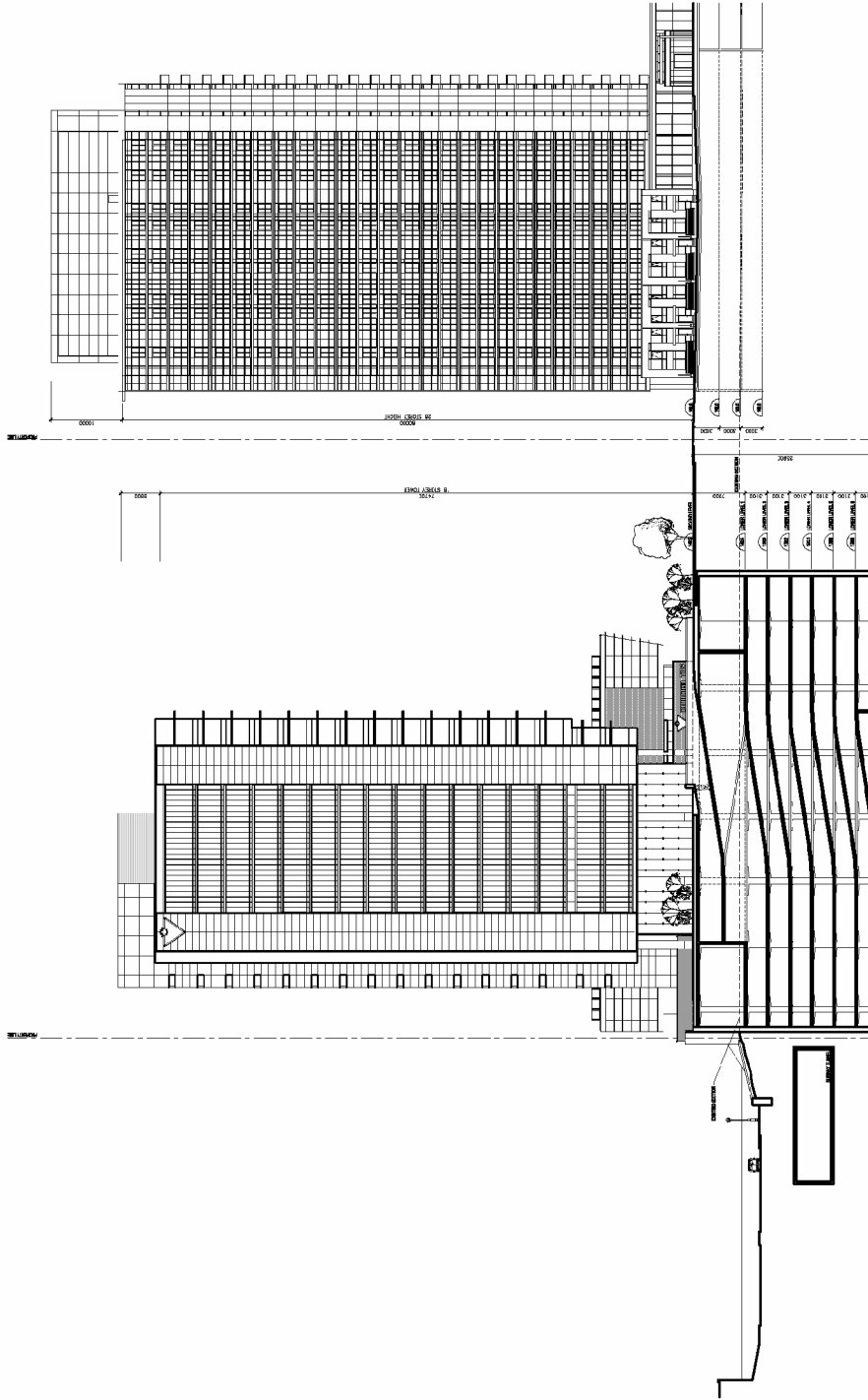
Applicant's Submitted Drawing

Not to Scale
09/11/2008

Formerly part of 1181 Sheppard Avenue East

File # 08 196808 E1

Attachment 2: Elevations



Elevations

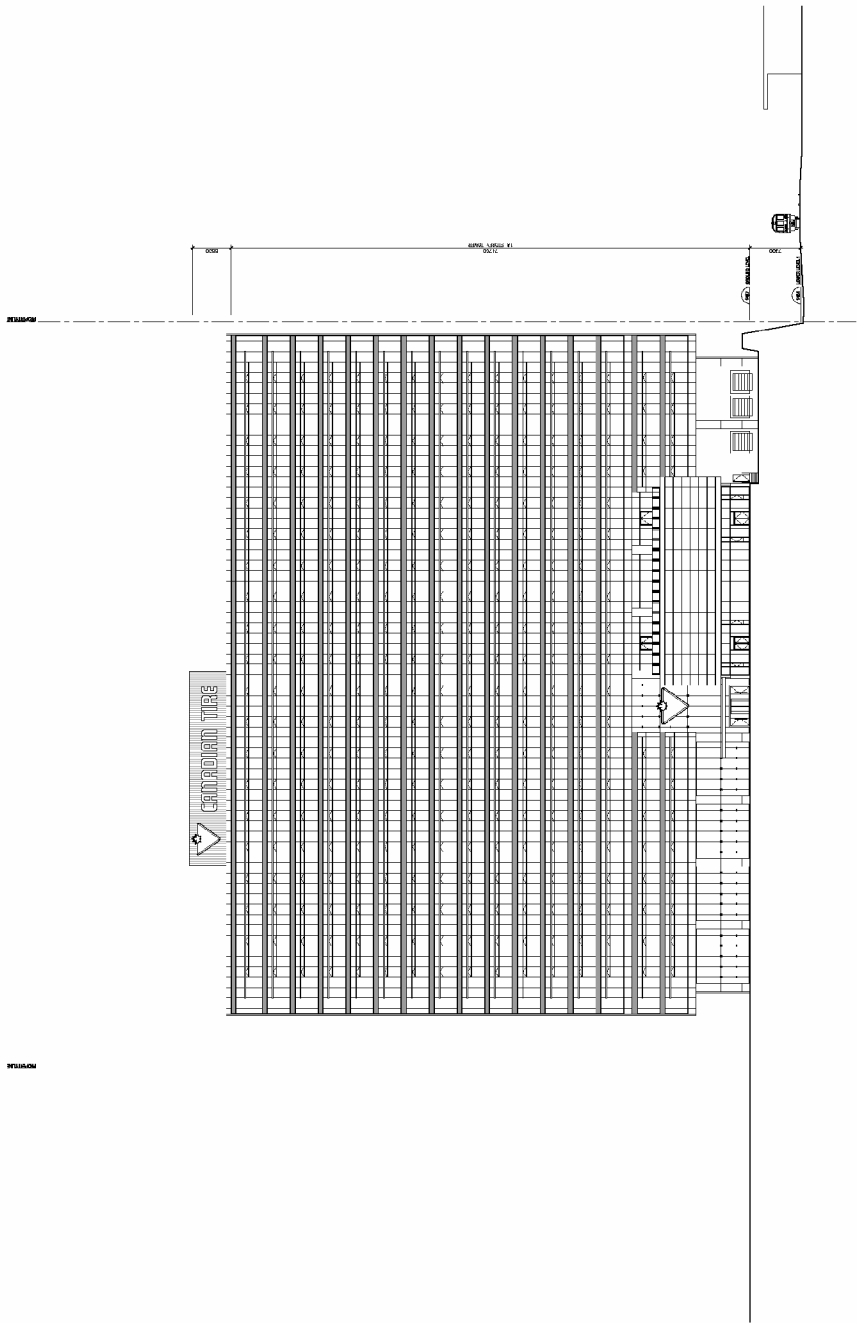
Applicant's Submitted Drawing

Not to Scale
09/11/2008

Formerly part of 1181 Sheppard Avenue East

File # 08 196808 E2

Attachment 2: Elevations

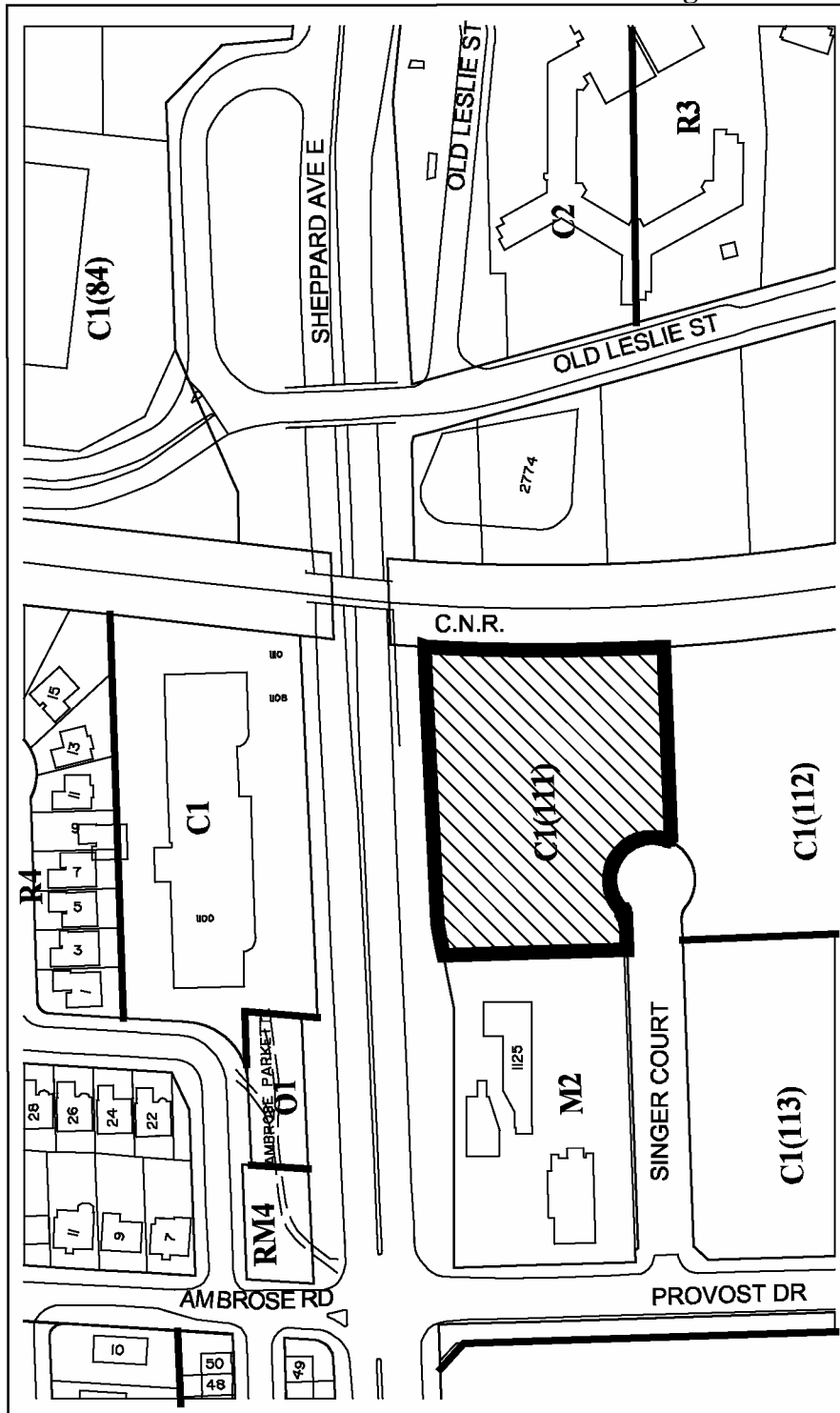


Formerly part of 1181 Sheppard Avenue East

Applicant's Submitted Drawing
Not to Scale
09/11/2008

File # 08 196808 E3

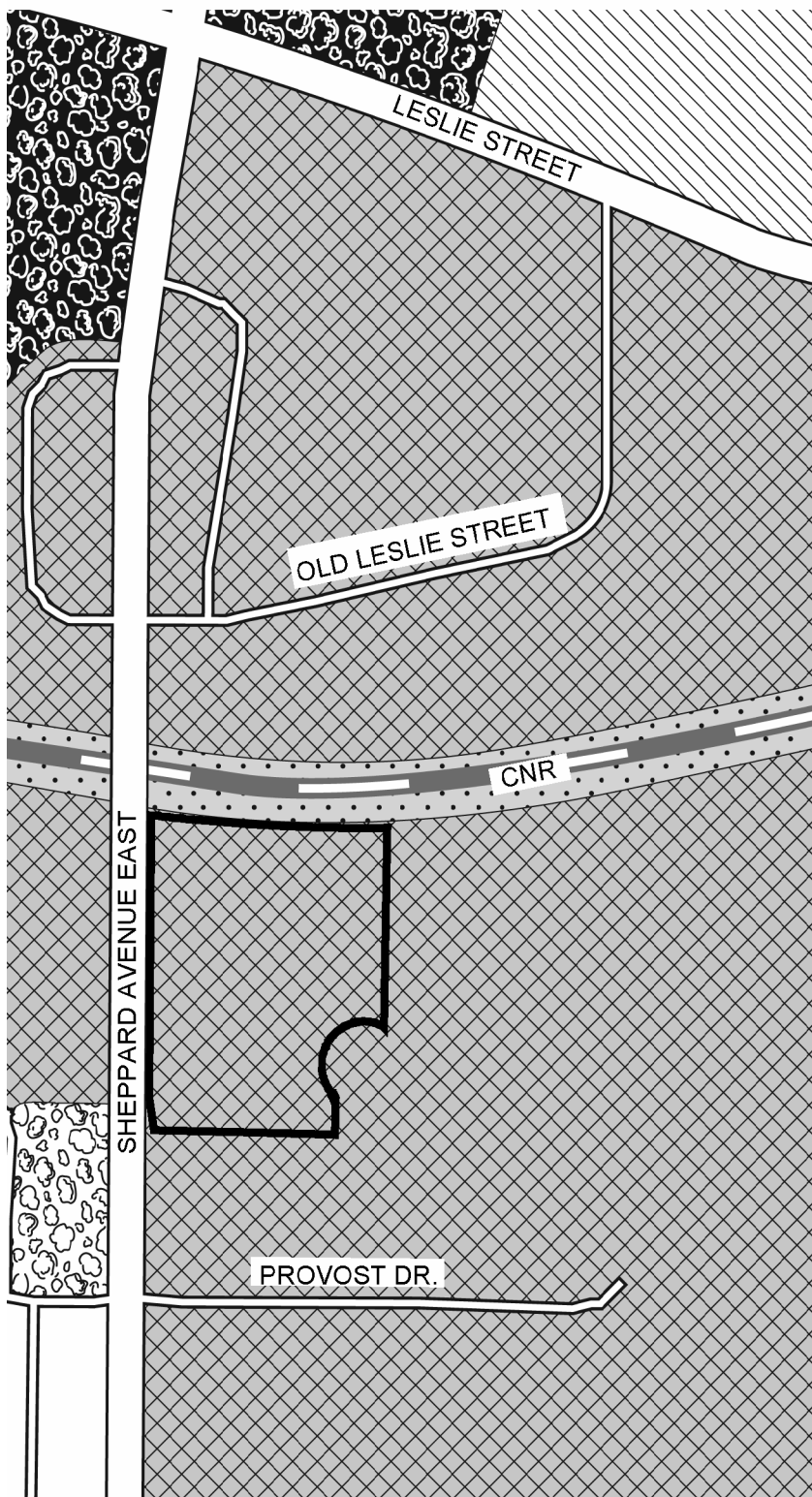
Attachment 3: Zoning



Toronto City Planning
Zoning
 Formerly part of 1181 Sheppard Avenue East
 File # 08 196808

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

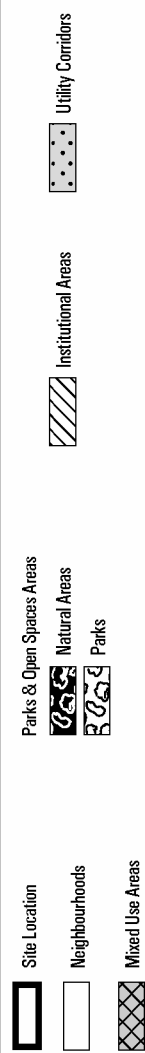
- R3 One-Family Detached Dwelling Third Density Zone
 - RM4 Multiple-Family Dwellings Fourth Density Zone
 - RM3 Multiple-Family Dwellings Third Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone
 - C2 Local Shopping Centre Zone
 - M2 Industrial Zone Two
 - O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Formerly part of 1181 Sheppard Avenue East

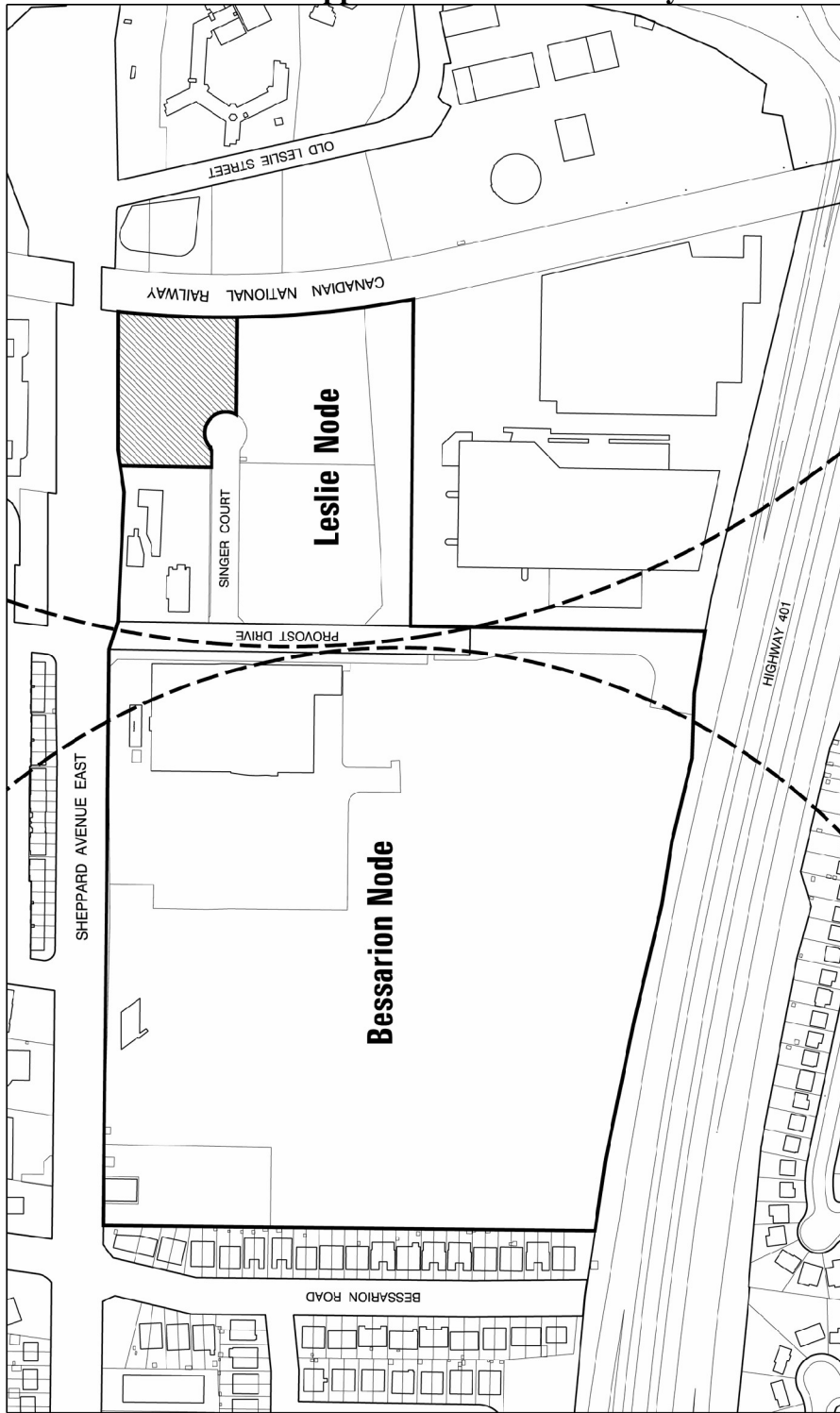
Toronto City Planning
Official Plan

File # 08_196808_op



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Attachment 5: Sheppard Avenue East Subway Corridor Secondary Plan



Toronto
City Planning

Formerly Part of 1181 Sheppard Avenue East

File # 08_196808

-  Subject Site (Retained by Canadian Tire)
-  Concord Adex Lands (formerly Canadian Tire)



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Attachment 6 APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 196808 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 25, 2008
Municipal Address:	1181 SHEPPARD AVE E		
Location Description:	CON 2 EY PT LOT 15 RP 64R11130 PART 1 **GRID N2406		
Project Description:	Increase the permitted gross floor area from 37,500 m2 to 64,000 m2 and modify the setback and building step back standards. To permit an 18-storey office building with retail uses and day care facility.		

Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC AND ASSOCIATES LTD	n/a	Sweeney Sterling Finlayson & Co Architects	CANADIAN TIRE CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C1(111)	Historical Status:
Height Limit (m):	20 storeys (76 m)	Site Plan Control Area: yes

PROJECT INFORMATION

Site Area (sq. m):	8,411	Height:	Storeys:	18
Frontage (m):	110		Metres:	75.2
Depth (m):	83			
Total Ground Floor Area (sq. m):	2,915			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	1,135
Total Non-Residential GFA (sq. m):	63,550		Loading Docks	3
Total GFA (sq. m):	63,550			
Lot Coverage Ratio (%):	34.6			
Floor Space Index:	7.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	2058
1 Bedroom:	0	Office GFA (sq. m):	54472	7020
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			