

**275, 277 and 279 Sheppard Avenue West – Official Plan Amendment, Rezoning & Site Plan Control Applications - Preliminary Report**

<b>Date:</b>	April 16, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	09 112006 NNY 23 OZ 09 112012 NNY 23 SA

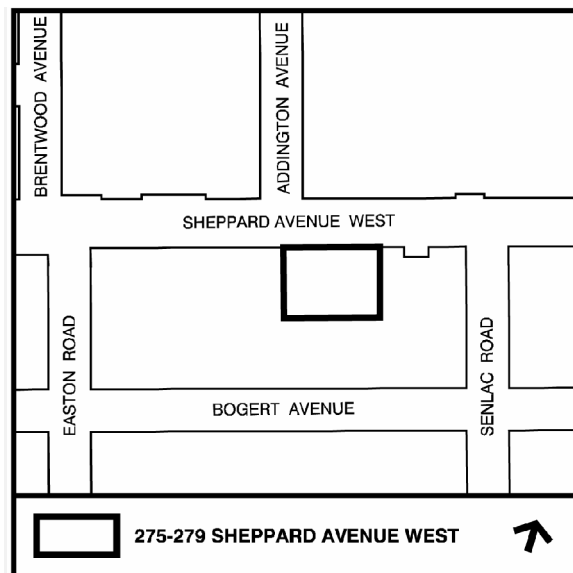
**SUMMARY**

These applications were made on February 25, 2009 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose a four story commercial office building with 33 parking spaces located to the rear on three existing lots known municipally as 275, 277 and 279 Sheppard Avenue West.

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.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the fourth quarter of 2009.



## RECOMMENDATIONS

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### 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.
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.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The applicant is seeking permission to construct a four storey commercial office building, with 33 parking spaces located to the rear, accessed via a driveway from Sheppard Avenue. As proposed, the driveway will cut through the westerly portion of the building, and the four upper stories will be cantilevered overhead. The proposal has a Floor Space Index (FSI) of 1.6 and a height of 15 metres.

### Site and Surrounding Area

The site consists of three lots located on the south side of Sheppard Avenue, immediately west of Senlac Road. A single detached two storey dwelling is located on 275 Sheppard Avenue West; single detached one storey dwellings are located on 277 and 279 Sheppard Avenue West. The site has a total frontage on Sheppard Avenue West of 46 metres and a gross lot area of 1,533 m<sup>2</sup>.

This portion of Sheppard Avenue West is undergoing transition, with single detached dwellings being redeveloped or converted for commercial office uses. Abutting uses are as follows:

North: single detached dwellings converted to commercial uses, with a recently approved five storey addition to the Lansing Residence Retirement Facility (File # 05

142549 NNY 23 OZ) to the northeast and a local neighbourhood commercial area at the Sheppard Avenue and Senlac Avenue intersection;

South: single detached residential dwellings;

East: single detached buildings, ranging in height from 1 to 4 stories, the majority of which have been converted to commercial uses; a two storey commercial building presently under construction at 229 Sheppard Avenue and an active Site Plan Control Application for a proposed redevelopment for a three storey office building at 261 Sheppard Avenue (File # 07 289402 NNY 23 SA), and

West: single detached dwellings, some converted to commercial uses; further west is located a six storey residential building complex at the Sheppard Avenue and Easton Road intersection.

### **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 lands are governed by the policies of the Sheppard Avenue Commercial Area Secondary Plan. The general objective of the Sheppard Avenue Commercial Area Secondary Plan is to permit and encourage development and redevelopment which will create a commercial district accommodating primarily office and health care uses. The retention of existing houseform buildings or the development of new buildings which complement existing houseform buildings is also encouraged.

The Sheppard Avenue Commercial Area Secondary Plan (Map D.4.1. Brentwood Avenue / Beecroft Road) provides for detached dwellings, financial institutions, institutional uses, office uses, necessary public utilities and accessory uses. The Plan seeks to ensure compatibility with adjacent residential areas and contains density limits and development criteria that are met through appropriate zoning and site plan control requirements.

The Sheppard Avenue Commercial Area Secondary Plan, provides for a maximum Floor Space Index (F.S.I.) of 1.0 times the lot area for all permitted uses, subject to the

following development criteria: suitable opaque fencing between uses in the Sheppard Avenue Commercial Area Secondary Plan and uses in designated residential areas, a 1 metre landscape strip along the rear property line and signs, lighting and garbage areas which are appropriately located and screened to minimize impact on residential uses and which do not detract from the overall residential appearance of the area.

The Sheppard Avenue Commercial Area Secondary Plan also requires safeguarding of the widening of Sheppard Avenue and sufficient on-site parking located behind the principal structure so as to not create demand for street parking in designated residential areas. To ensure structures in the Sheppard Avenue Commercial Area are compatible with houses in adjacent residential areas and do not overshadow houses and their rear yards, building heights shall not exceed 8 metres, as measured between established grade and the finished ceiling of the uppermost storey.

New buildings within the Sheppard Avenue Commercial Area shall have massing and an appearance that has regard for siting, roof lines, fenestration design, floor levels and materials used in existing houseform buildings. Where new buildings are proposed on sites with a frontage in excess of 18 metres, such as in this proposal, the design shall reflect the existing predominant scale of small, individual housefronts.

## **Zoning**

The subject properties are zoned Special Commercial Area Zone (C6) in Zoning By-law 7625 for the former City of North York. This zoning permits business and professional offices, professional medical offices, financial institutions, places of worship, public libraries, museums and art galleries, and day nurseries. A single family dwelling is a permitted use if such dwelling was used as a dwelling on May 15, 1991.

This zoning requires a minimum 18 metres front yard setback from the centre line of Sheppard Avenue, and a minimum of 7.5 metres setback from the rear property line. A maximum building height of 8 metres is permitted, as measured between the established grade and the underside of the ceiling of the uppermost storey. A penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building is excluded from the calculation of the 8 metre height limit.

The C6 zone also requires a minimum 1 metre landscape strip along the rear property line.

## **Site Plan Control**

The applicant has filed a Site Plan Control Application (File # 09 112012 NNY 23 SA) which will be reported concurrently with this application.

## **Toronto Green Standard**

The applicant has been encouraged to consider sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July, 2006. The current proposal incorporates a passive green roof and other sustainable design measures, such as

solar panels, natural ventilation, water reclamation, low maintenance landscaping and permeable paving as recognized by The Leadership in Energy & Environmental Design (LEED) rating system.

### **Tree Preservation**

The proposal will require the removal of on-site trees. The application has been circulated to City Forestry for their review and opportunities for the planting of additional street trees will form part of their evaluation.

### **Reasons for the Application**

An amendment to the Secondary Plan is required as the proposed 4 storey commercial building has an FSI of 1.6 and a building height of 15 metres, both of which exceed the Plan's permissions. In addition, the proposed design of the commercial building does not reflect the design requirements of the Secondary Plan which requires new buildings to have a "house form" design.

In addition, the C6 zoning that applies to this site permits a building height of 8 metres. The proposed commercial building would have a height of 15 metres. A zoning amendment is therefore required to implement the necessary zoning standards to regulate the new development.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Arborist Report, Stormwater Management and Site Servicing Plan.

A Notification of Incomplete Application issued on March 22, 2009 identifies the outstanding material required for a complete application submission as follows: Parking Demand and Loading Study.

### **Issues to be Resolved**

In order to determine the appropriateness of the proposal, the following will be addressed:

1. Compatibility with the policies and objectives of the Sheppard Avenue Commercial Area Secondary Plan;
2. The proposed building height, orientation and massing will be reviewed to ensure appropriate development of the site and minimal impact on the adjacent low density residential area to the south;
3. Implementing the City's urban design principles as they relate to building design, pedestrian access and entrances, landscaping and the building's street relationship to ensure an attractive street edge and pedestrian environment;

4. Vehicular access, circulation, number of parking spaces and loading space requirements;
5. Adherence to the City's stormwater management policies, and
6. Conveyance requirements for the future road widening of Sheppard Avenue.

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

## **CONTACT**

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## **SIGNATURE**

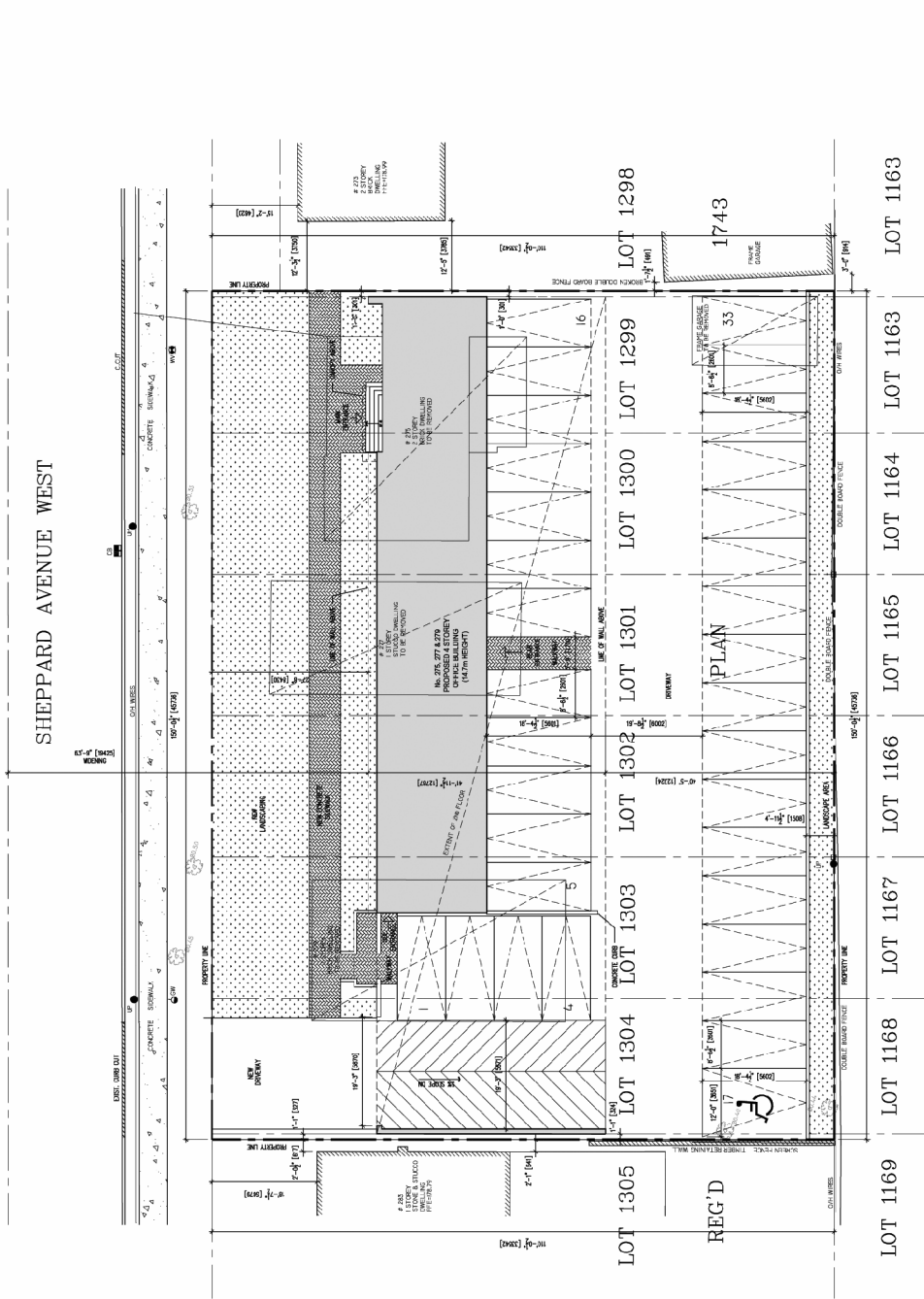
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North & South Elevations  
Attachment 3: East & West Elevations; Section  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan

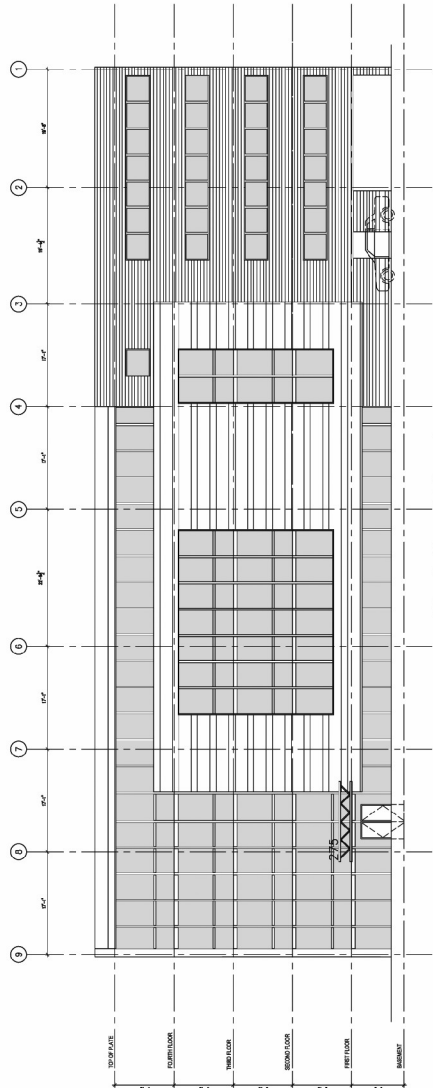


Site Plan  
 Applicant's Submitted Drawing

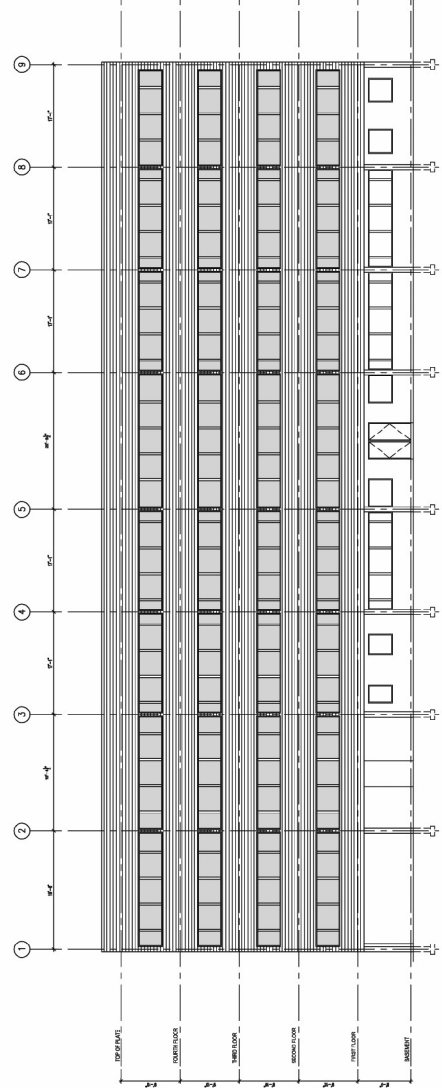
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 03/09/2009

File # 09\_112006

## Attachment 2: North & South Elevations



North (Front) Elevation



South (Rear) Elevation

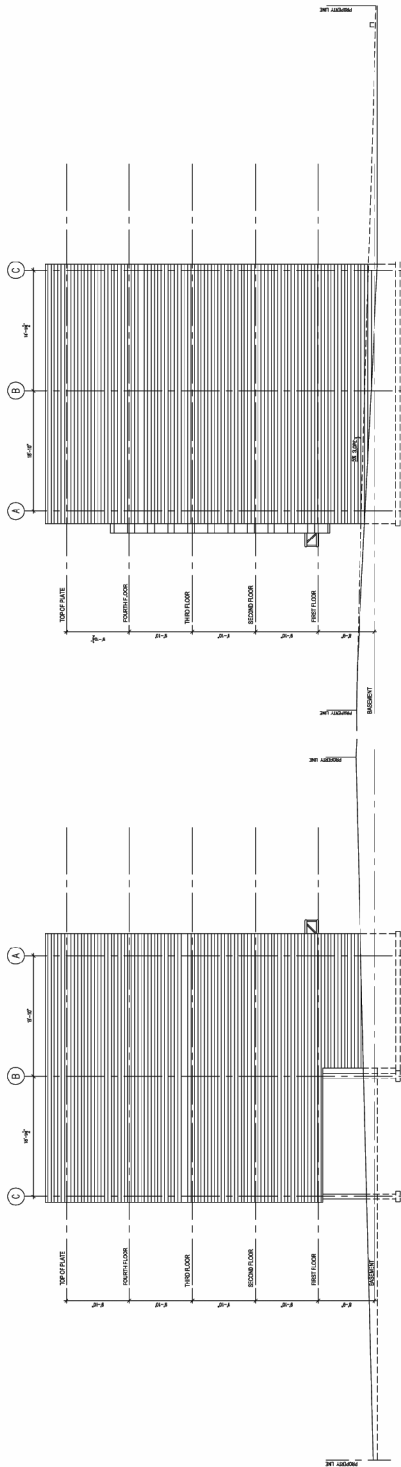
**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/08/2009

**275-279 Sheppard Avenue West**

File # 09\_112006

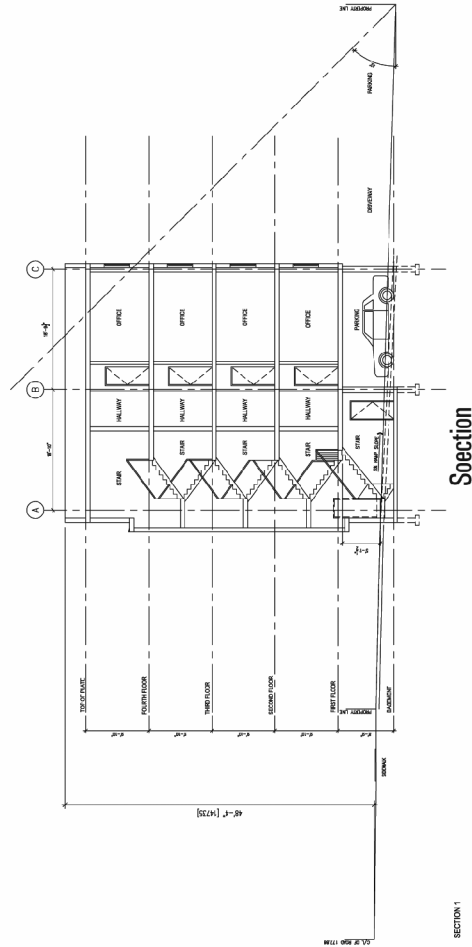


Attachment 3: East & West Elevations; Section



West Elevation

East Elevation



Section

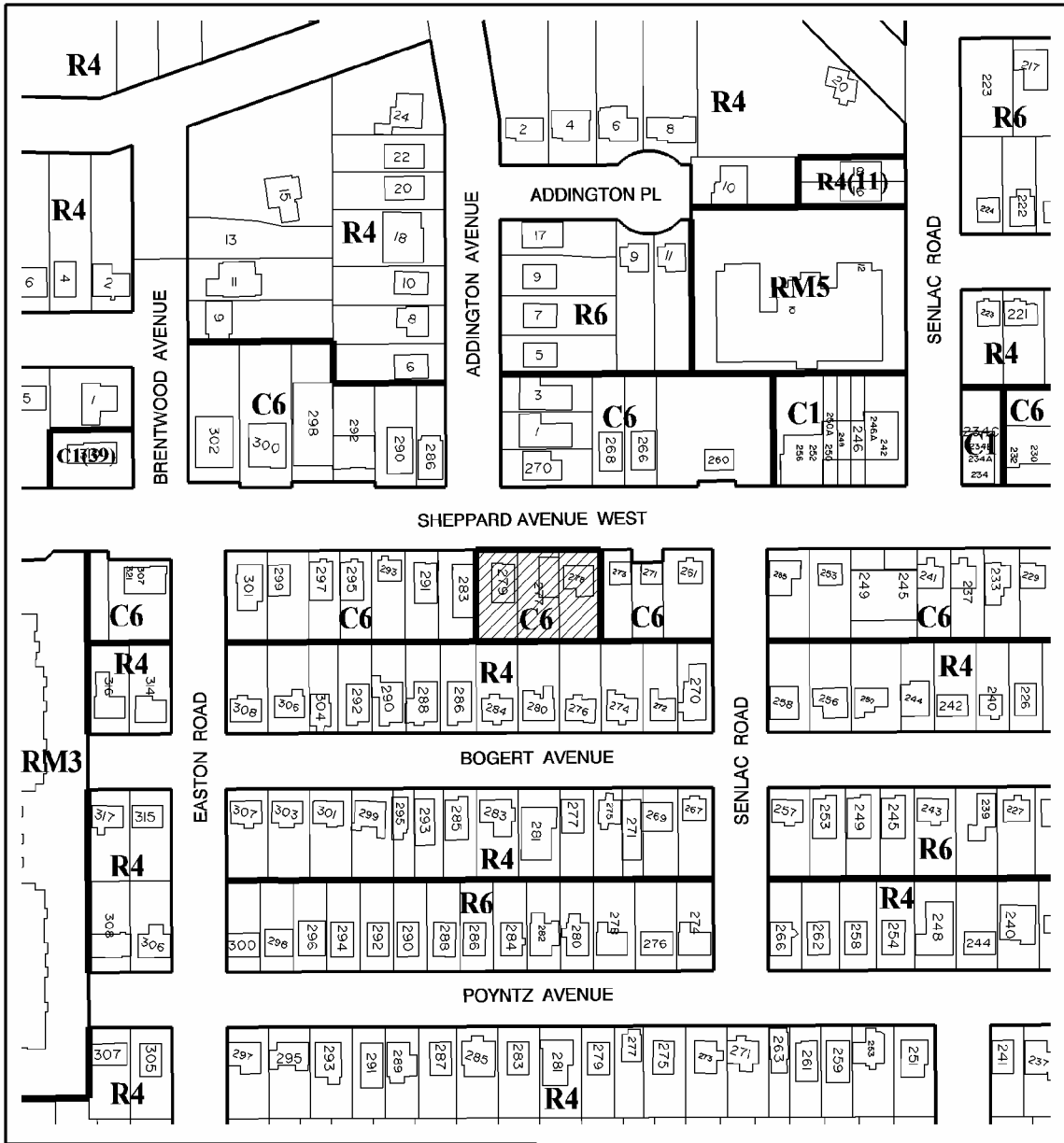
SECTION 1

**Elevations**  
 Applicant's Submitted Drawing  
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**275-279 Sheppard Avenue West**

File # 09\_112006

# Attachment 4: Zoning



275 - 279 Sheppard Avenue West

File # 09\_112006

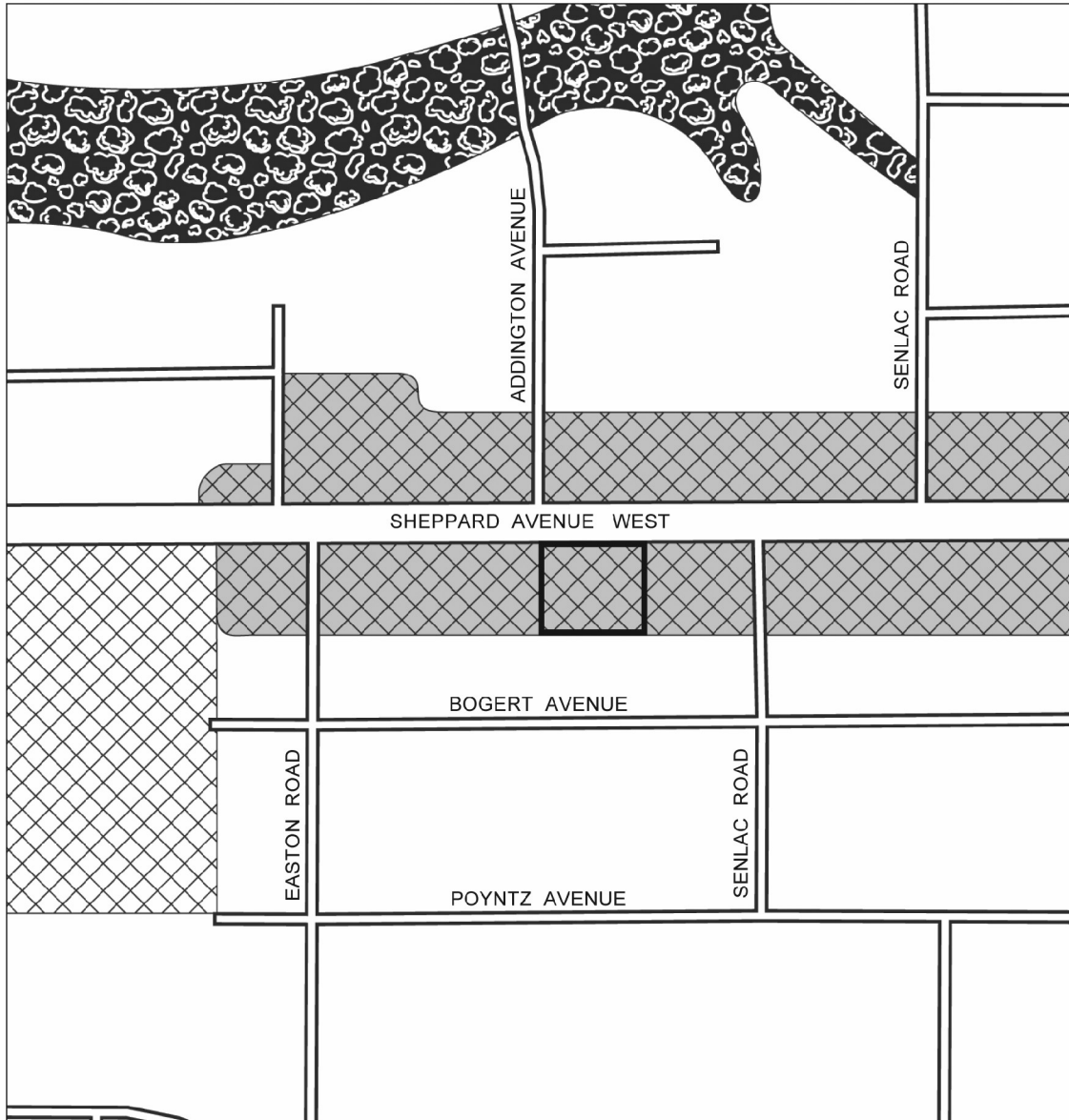
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C1 General Commercial Zone
- C6 Special Commercial Area Zone



Not to Scale  
Zoning By-law 7625  
Extracted 03/09/2009

**Attachment 5: Official Plan**



**Toronto** City Planning  
**Official Plan**

**275-279 Sheppard Avenue West**

File # 09\_112006

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



Not to Scale  
 03/09/2009

## Attachment 6: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 112006 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 25, 2009

Municipal Address: 275, 277 and 279 SHEPPARD AVENUE WEST  
 Location Description: PLAN 1743 LOT 1303 LOT 1304 \*\*GRID N2305  
 Project Description: Proposed 4 storey commercial office building with 33 parking spaces (32 regular; 1 handicapped) located at the rear on grade accessed via a driveway from Sheppard Avenue. Concurrent OPA/Rezoning/Site Plan Control applications.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
URBANSCAPE GROUP			2176799 ONTARIO INC

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C6	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1533	Height:	Storeys:	4	
Frontage (m):	45.73		Metres:	14.73	
Depth (m):	33.53				
Total Ground Floor Area (sq. m):	547.21				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	33	
Total Non-Residential GFA (sq. m):	2384.33		Loading Docks	0	
Total GFA (sq. m):	2384.33				
Lot Coverage Ratio (%):	35.7				
Floor Space Index:	1.6				

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	2189.63
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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