

1015 Sheppard Avenue East - Site Plan Control Application – Final Report

Date:	May 19, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 24 – Willowdale
Reference Number:	File No 08 147886 NNY 24 SA

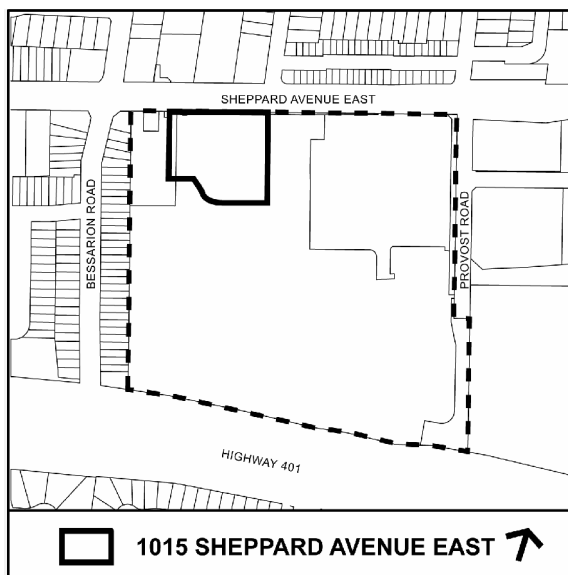
SUMMARY

This application was made on April 16, 2008 and is subject to the provisions of the *Planning Act* and the *City of Toronto Act, 2006*. The applicant, Concord Adex, has applied for Site Plan Control approval for a presentation centre on the former Canadian Tire lands which they purchased in 2006. This application has been referred by the local Councillor to City Council for a decision through North York Community Council in accordance with By-law 483-2000. This report reviews and makes recommendations for revisions to the currently proposed site plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council require the applicant to submit a revised site plan with respect to the location of the driveway and loading area as shown on Attachment 2 and a revised landscape plan to the satisfaction of the Director of Community Planning, North York District.



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 East Subway Corridor Secondary Plan.

In 2000 Canadian Tire filed an application for a mixed use redevelopment for the 20 hectare property. A Context Plan was undertaken which set the framework for a new mixed use community and a Zoning By-law and Plan of Subdivision were approved in 2002 and 2003. In 2006 Canadian Tire sold a large portion of the lands to Concord Adex which has applied for a presentation centre on the lands with Sheppard Avenue frontage adjacent to the Bessarian subway station.

On January 21, 2009 the Committee of Adjustment approved variances for building setbacks and parking supply for the proposed presentation centre.

PROPOSAL

The proposal is for a presentation centre to support the sale of residential units in the development known as Concord Park Place. The proposal is for a one storey building with 784 m² of gross floor area. Vehicle access to the site is proposed at two locations; first from Sheppard Avenue at the western edge of the subject property, second, extending east from the parking lot at the rear of the site and connecting to a future public street, Billes Heights. A roundabout for vehicles and a driveway oriented on the diagonal is located in the Sheppard Avenue front yard. Pedestrian circulation is accommodated with two walkways, one on the east side of the diagonal driveway and the other, also on a diagonal, leading outward toward Sheppard Avenue and Billes Heights. The site plan is shown on Attachment 1. Parking is proposed to be located at the side and rear of the presentation centre and contains 45 spaces.

The presentation centre is proposed as a temporary use, however, due to the amount of future development which is to occur on Concord Park Place, it is expected that the presentation centre will be in place for several years. The marketing and build out of a site this size may take 10 years or longer.

SITE DESCRIPTION

The site comprises a block with an area of 11,000 m² and is located within a draft plan of subdivision. The block fronts onto Sheppard Avenue and abuts a future local street, Billes Heights to the east and a future cul-de-sac, Flynn Gardens to the south. The Canadian Tire Gas Bar previously located on the eastern portion of the site has been demolished and with a new gas bar to be constructed on the west side of the Canadian Tire store.

Surrounding land uses include:

North: Sheppard Avenue East, commercial uses and low density residential neighbourhood

East: future Billes Heights and proposed Canadian Tire Gas Bar and the existing Canadian Tire Store

South: future Flynn Gardens cul-de-sac and vacant land proposed for mixed use development

West: vacant land proposed for mixed use development, Bessarian subway station and Bessarian low density residential neighbourhood

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. The lands are designated *Mixed Use Areas* 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 also located within the Sheppard East Subway Corridor Secondary Plan.

The Official Plan contains policies stating that new development will locate and organize vehicle parking, vehicle access, service areas to minimize their impact on the property and to improve the safety and attractiveness of adjacent streets, parks and open spaces. The plan also states that new development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

REASONS FOR THE APPLICATION

Site Plan Control Approval is required for a temporary sales office.

COMMENTS

This application for site plan approval for a presentation centre was first filed on April 16, 2008. In the fall of 2008 the applicant proposed a revision to the site plan which relocated the building from the Sheppard Avenue frontage to the rear of the subject site and placed it on an angle within the site. Parking and driveways were located between the building and the public street (Sheppard Avenue). Staff commented that the location of the building at the rear of the property with parking and a driveway between the building and the public street was not acceptable as the Official Plan requires new buildings to be parallel to and fronting on public streets.

On December 2, 2008, the applicant revised the proposal bringing the presentation centre closer and parallel to Sheppard Avenue and relocating the parking from the front to the side and rear of the building.

While the revised site plan addressed concerns regarding placement of the building on the site and the location of parking spaces, two issues remain outstanding which are discussed below.

Vehicle and Pedestrian Access and Circulation

The proposal shows an angled driveway and a roundabout for vehicles in the front yard adjacent to Sheppard Avenue. This is contrary to Official Plan objectives which require that new development enhance the quality of the public realm and provide for an attractive, comfortable and safe pedestrian environment.

The applicant has been requested to remove the angled driveway and the vehicle roundabout and reconfigure the driveway to run perpendicular to Sheppard Avenue. Attachment 2 shows the recommended location of the relocated driveway and loading area overlaid on the applicant's proposed site plan. Pedestrian access may remain in the location proposed by the applicant.

Relocating the driveway leaves the front yard setback in front of the building available for landscaping and pedestrian access.

Vehicle Loading and Garbage Truck Access

The proposed loading area is on the east side of the presentation centre adjacent to a future public street, Billes Heights. The Official Plan provides that service areas are to be located so as to minimize impacts on adjacent streets. It is recommended that the loading area be relocated to the south side of the building as shown on Attachment 2. It will be located in a less visible location adjacent to a local street.

CONCLUSIONS

Given the large size of the Concord Park Place development the presentation centre will be located on this site for several years. This report recommends two changes to the proposed site plan to improve the pedestrian environment and enhance the public realm. It is preferable that the driveway and the loading area be relocated as shown on Attachment 2 and the landscaping be revised accordingly. These changes would bring the site plan into conformity with the Official Plan by creating an attractive, safe and comfortable pedestrian environment and locating servicing away from the major public streets.

CONTACT

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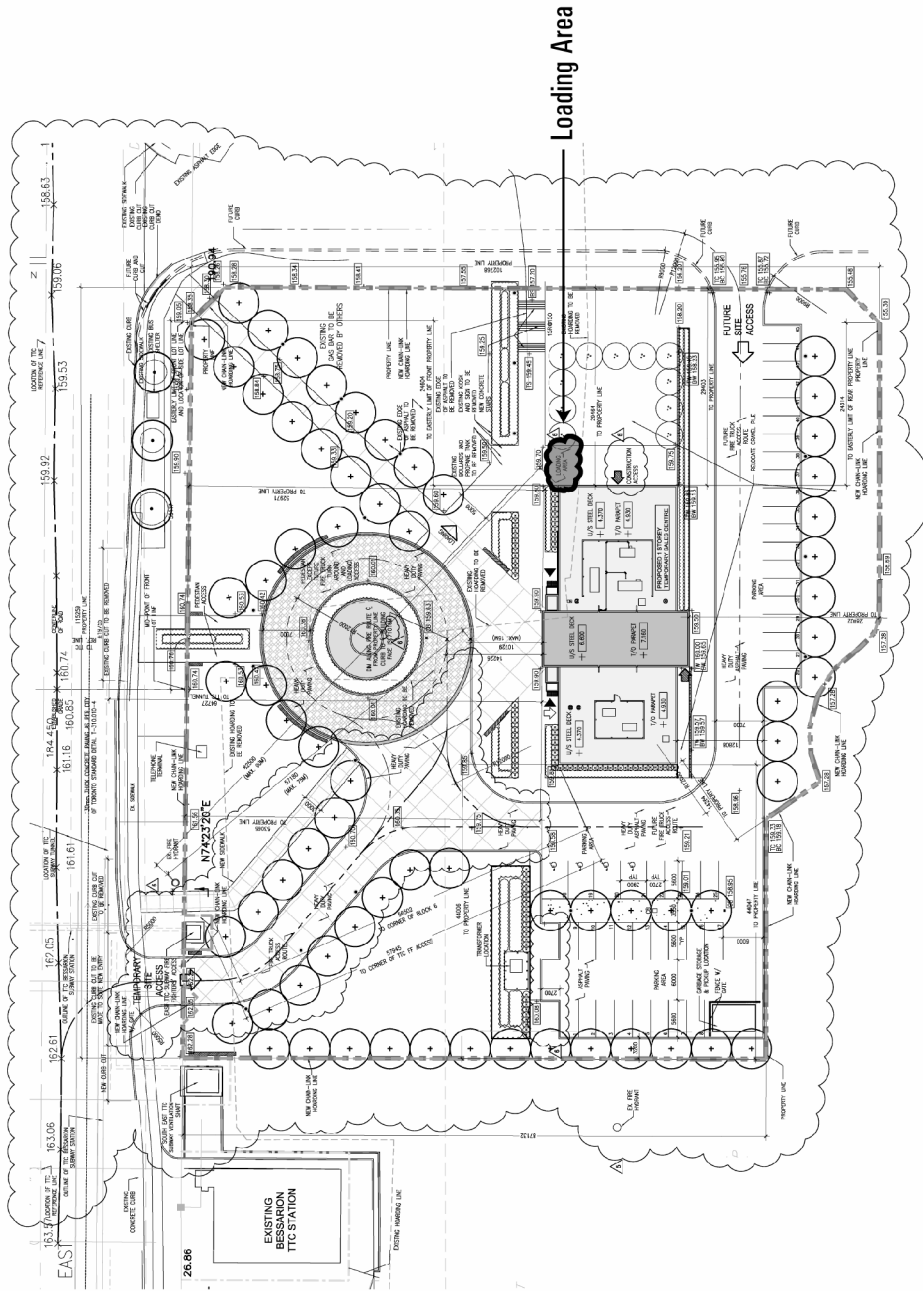
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Recommended Driveway Location

Attachment 1: Site Plan



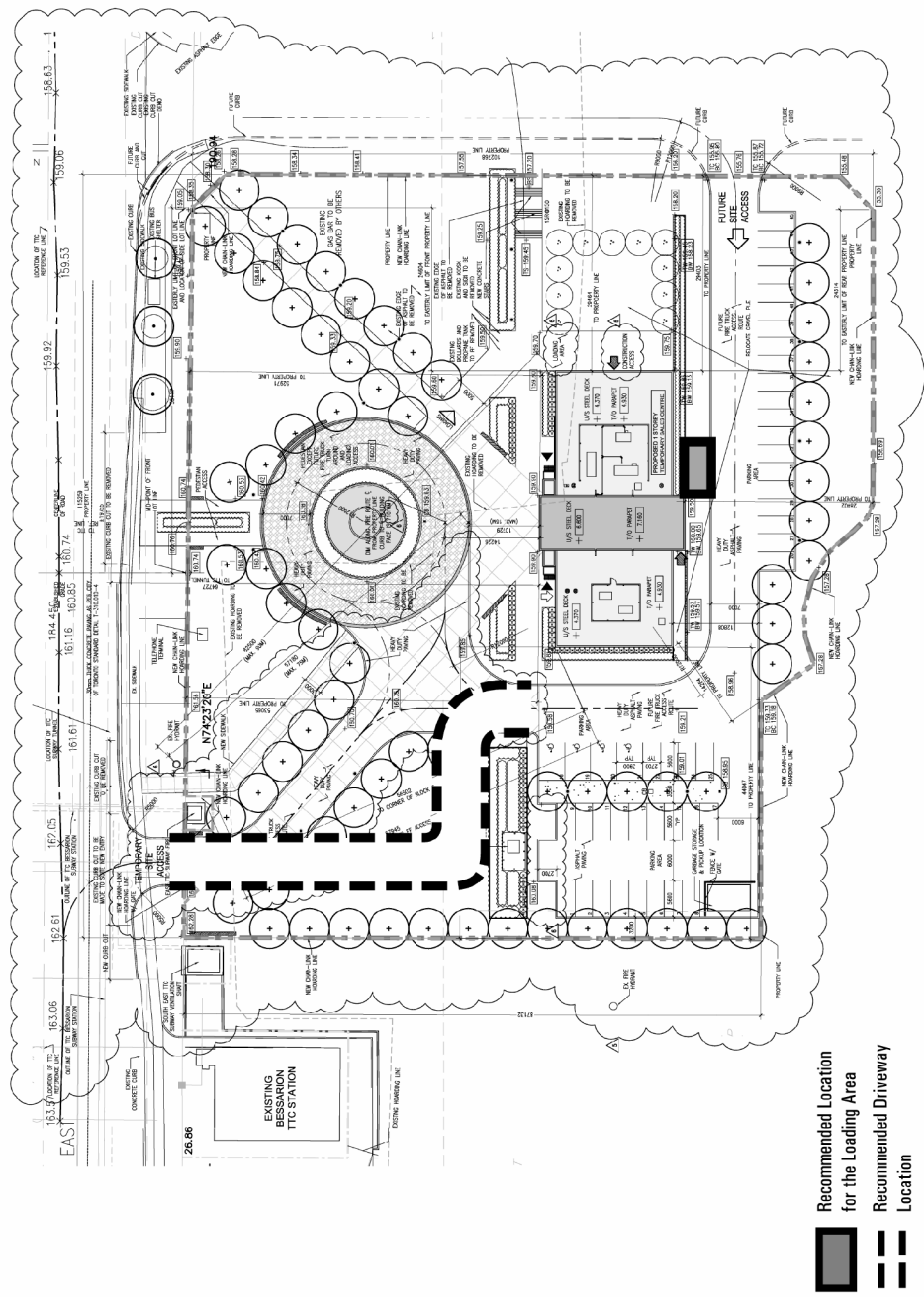
1015 Sheppard Avenue East

Site Plan
Applicant's Submitted Drawing

File # 08_147886

Not to Scale
05/20/2009

Attachment 2: Recommended Driveway and Loading Location



Site Plan 2

Applicant's Submitted Drawing

Not to Scale
05/20/2009



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