

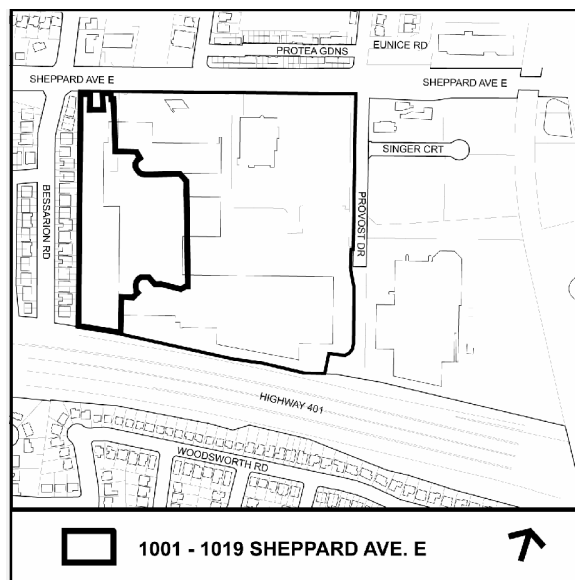
**1001-1019 Sheppard Ave East – Official Plan  
Amendment - Preliminary Report**

<b>Date:</b>	August 26, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	09 133474 NNY 24 OZ

**SUMMARY**

This application was made on May 4, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*. This application proposes a revision to the boundary between the *Park* designation and the *Mixed Use Areas* designation located at 1001-1019 Sheppard Ave East on the former Canadian Tire lands now owned by Concord Adex. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The report recommends that the subject Official Plan Amendment application be considered in conjunction with a proposed conceptual plan illustrating a revised public road network, building siting and heights, densities, streetscape character and pedestrian connections which will form the basis for pending rezoning and draft plan of subdivision applications for the applicant's lands west of Provost Drive. It also recommends that community consultation meetings and workshops with residents to consider these changes be scheduled in consultation with the Ward Councillor when the above noted conceptual plan has been filed.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. The subject Official Plan Amendment application be considered in conjunction with a proposed conceptual plan illustrating a revised public road network, building siting and heights, densities including an estimated total unit count, streetscape character and pedestrian connections which will form the basis for pending rezoning and draft plan of subdivision applications for the applicant's lands west of Provost Drive.
2. Staff be directed to develop a community consultation process in consultation with the local Councillor and schedule community consultation meetings and resident workshops together with the Ward Councillor to consider the proposed conceptual plan identified in Recommendation #1 above.
3. Notice for the community consultation meetings be given to landowners and residents within 120 metres of the site.
4. 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, now owned by Concord Adex, which are located on the south side of Sheppard Avenue between the Leslie Subway Station and the Bessarian Subway Station extending south to Highway 401. In 2000 Canadian Tire filed an application for a mixed use re-development for the 20 hectare (50 acre) property. To provide further guidance for the proposed 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.

In 2002, an Official Plan and zoning by-law amendment was approved and, in 2005 a draft plan of subdivision was approved to implement the Bessarian-Leslie Context Plan. Official Plan Amendment No. 530 created the subject block by redesignating a 3.7 hectare (9 acre) parcel from Mixed Use to Local Open Space under the former City of North York Official Plan. The parcel is located on the western boundary of the Concord Adex lands as shown on Attachment No. 1 as the existing park block. The balance of the lands retained the "Mixed Use" designation. Official Plan Amendment No. 530 was incorporated into the Official Plan for the City of Toronto and the parcel is designated

*Parks*. The park block is to contain a community park, a Community Centre, a Daycare, two schools and a Toronto Public Library.

In November 2002 City Council approved area specific zoning by-law 1094-2002 which applies to the former Canadian Tire lands. The zoning by-law sets out permitted uses, heights and densities for the development and open space blocks including the subject park block. A plan of subdivision applies to the Concord Adex lands and consists of three phases; phase I is the Canadian Tire Store at Sheppard Avenue and Provost Drive, phase II is the lands east of Provost Drive and phase III is the lands west of Provost Drive which includes the subject Official Plan Amendment application.

### **Pre-Application Consultation**

Pre-application consultations between City staff and the applicant on proposed changes to the lands west of Provost Drive, which includes the subject park block, were held during 2008 and 2009. The public uses to be located in the park block, their siting, access and servicing needs and the relationship of the park block to the remaining *Mixed Use Areas* lands were discussed. The applicant presented concept plans for changes to the planning framework for their lands west of Provost Drive which propose a revised street and block layout with a central traffic circle. Staff advised that applications to amend the Official Plan, zoning by-law and draft plan of subdivision are required for the proposed changes to the park block, street pattern and block layout of the remaining lands. Staff advised that additional Official Plan Amendments may be required. Pre-application consultations were held on October 22, 2008, November 20, 2008, December 11, 2008 and February 5, 2009. In addition, Planning staff attending two meetings held by the local Councillor with area ratepayer representatives on January 21 and April 28, 2009 and a community information meeting held by the local Councillor on June 9, 2009.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed Official Plan Amendment is requested in order to change the configuration of the boundary between the *Park* designation and the *Mixed Use Areas* designation located at the western end of the Concord Adex lands as shown on Attachment No. 1. The proposed amendment results in an extension of lands designated *Parks* further into the surrounding *Mixed Use Areas* lands and a corresponding deletion of *Parks* to be redesignated *Mixed Use Areas* as shown in Attachment No. 2. The proposed reconfiguration creates two park areas which are approximately 2.7 ha (6.7 acres) and 1 ha (2.5 acres) in size. The total area of lands designated *Parks* is 3.7 hectares (9.2 acres) which remains unchanged from the 2002 Official Plan and zoning approvals for these lands. The applicant indicates that in addition to the public use buildings, examples of what might be accommodated in the parkland includes; hard and soft landscaped space, pathways, a water feature and a playing field.

The owner proposes to revise the plans for the lands west of Provost Drive through future applications. The owner indicates that the subject application to change the configuration of the boundary between the *Park* designation and the *Mixed Use Areas* designation is a first step in developing revised plans for the lands west of Provost Drive. The applicant submitted three options for a conceptual site plan for the lands west of Provost Drive in order to show three different possibilities for accommodating public use buildings within the park block. The applicant's preferred option has been developed as the proposed Official Plan Amendment and is contained in Attachment No. 3.

### **Site and Surrounding Area**

The subject site consists of the park block which was part of the former Canadian Tire lands, now owned by Concord Adex. The park block is bordered on three sides by *Mixed Use Areas* which are planned as the future new community on these lands and by the Bessarian residential neighbourhood to the west. The Bessarian Subway Station on the Sheppard Avenue East line is located immediately to the north west.

The abutting properties include:

North: Sheppard Avenue East and a gas station and retail plaza on the north side of Sheppard Avenue;

South: Highway 401;

East: future new mixed use community and the Canadian Tire retail store; and

West: Bessarian residential neighbourhood

### **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.

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 be consistent with the PPS and are required to conform, or not conflict with the Growth Plan.

### **Official Plan**

The subject lands are designated *Parks* and *Mixed Use Areas* in the City of Toronto Official Plan. The *Parks* designation generally prohibits development, except for recreation and cultural facilities among other public uses. Policy 4.3 provides development criteria which provides that the size and usability of publicly owned parkland be maintained or expanded, that any development respect the physical form,

design, character and function of the park and that comfortable and safe pedestrian conditions are provided.

Policy 3.1.1 provides guidance for development within the public realm. Public buildings are to maintain, frame and where possible create public views to public places. They are to be located and designed to promote their public status on prominent, visible and accessible sites, including street intersections, and sites that end a street view. Policy 3.1.1 also provides guidance for new parks which includes; locating and designing parks to connect and extend where possible with existing parks and open spaces, providing a comfortable setting for use and providing appropriate spaces and layouts for recreational needs. As well, parks are to front onto streets for good visibility, access and safety.

Policy 3.2.3 provides direction for parkland acquisition which is to take into account urban form and the effects of development from adjacent properties including shadows, noise, traffic and wind on parks. Such effects will be minimized as necessary to preserve the utility of parks. The location and configuration of land to be conveyed is to be free of encumbrances, visible and accessible from adjacent streets and be of a useable shape, topography and size that reflects its intended use.

*Mixed Use Areas* include a broad range of commercial, residential and institutional uses as well as parks and open spaces. Development within *Mixed Use Areas* will provide a balance of high quality uses that will reduce auto dependency.

### **Sheppard East Subway Corridor Secondary Plan**

The subject site is contained within the Sheppard East Subway Corridor Secondary Plan which establishes the Concord Adex lands as a new mixed use community. Development is to be transit supportive, with high quality urban design and sufficient community amenities to serve future residents including new parkland and community facilities.

### **Bessarian-Leslie Context Plan**

The Bessarian-Leslie Context Plan applies to the former Canadian Tire lands, now owned by Concord Adex and was adopted by City Council in January 2002. The Context Plan provides a framework for the development of the new mixed use community proposed for this location. The Context Plan identifies an appropriate public road network, streetscape character, pedestrian connections, development density and building heights. The Bessarian-Leslie Structure Diagram is contained in Attachment No. 4.

### **Zoning**

The subject site is zoned Open Space 01(26), Apartment Zone – Sixth Density RM6 (122) and RM6(123) under zoning by-law 1094-2002. The Open space zone permits a public park, community centre, schools, day nursery and a public library. The RM6(122) zone permits mixed use development which includes residential, office, restaurant and retail uses within 30 metres of the Sheppard Avenue street line and apartment house dwellings, a Day nursery and personal service shops beyond 30 metres of the Sheppard Avenue street line. The RM6(123) zone permits apartment house dwellings and a Day nursery.

## **Plan of Subdivision**

A draft plan of subdivision for the entire former Canadian Tire lands was approved in 2005 and provides for public streets, blocks for mixed use and residential development and a park block.

## **Reasons for the Application**

An Official Plan Amendment is required in order to accommodate the proposed reconfiguration of the boundary between the *Park* designation and the *Mixed Use Areas* designation.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning Rationale including a draft Official Plan Amendment and a Conceptual Site Plan containing Three Options. A Notification of Complete Application was issued on May 28, 2009.

### **Issues to be Resolved**

This application is part of a larger number of changes proposed for the lands located west of Provost Drive. The proposal will require changes to the street and block layout and other aspects of the Bessarian-Leslie Context Plan. Changes to heights and/or density may also be proposed. At the present time, information on proposed heights and density has not been provided. If a review of the Context Plan is going to be undertaken then it is important to have an understanding of all of the changes being proposed so they can be addressed in a comprehensive manner. The concept plan to be provided by the applicant needs to include a revised public road network, building siting and heights, densities, streetscape character and pedestrian connections. Density information should be provided on a block basis and an overall site basis and an estimated total unit count should be provided.

The subject Official Plan Amendment application and the accompanying conceptual plan for the lands west of Provost Drive raise the following issues:

- provision of an appropriate internal street pattern and block layout
- the maintenance of a safe, comfortable and attractive pedestrian environment
- appropriate transitions and built form edges
- consideration of the locations of the community centre, day nursery, schools and library on the park block and facilities within these buildings which could be appropriately shared
- accommodating the grade changes along the western portion of the park block
- provision of appropriate linkages to the residential neighbourhood to the west

Changes proposed to the lands west of Provost Drive will require meaningful engagement with the community. A community consultation process consisting of community wide meetings as well as workshops for residents is proposed and the details of the community consultation process will be discussed with the local Councillor. As noted above, proposed changes to the Bessarian-Leslie Context Plan can be reviewed comprehensively when the necessary supporting information is provided. Providing the relevant information allows for fulsome consultation with the community.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

## **CONTACT**

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## **SIGNATURE**

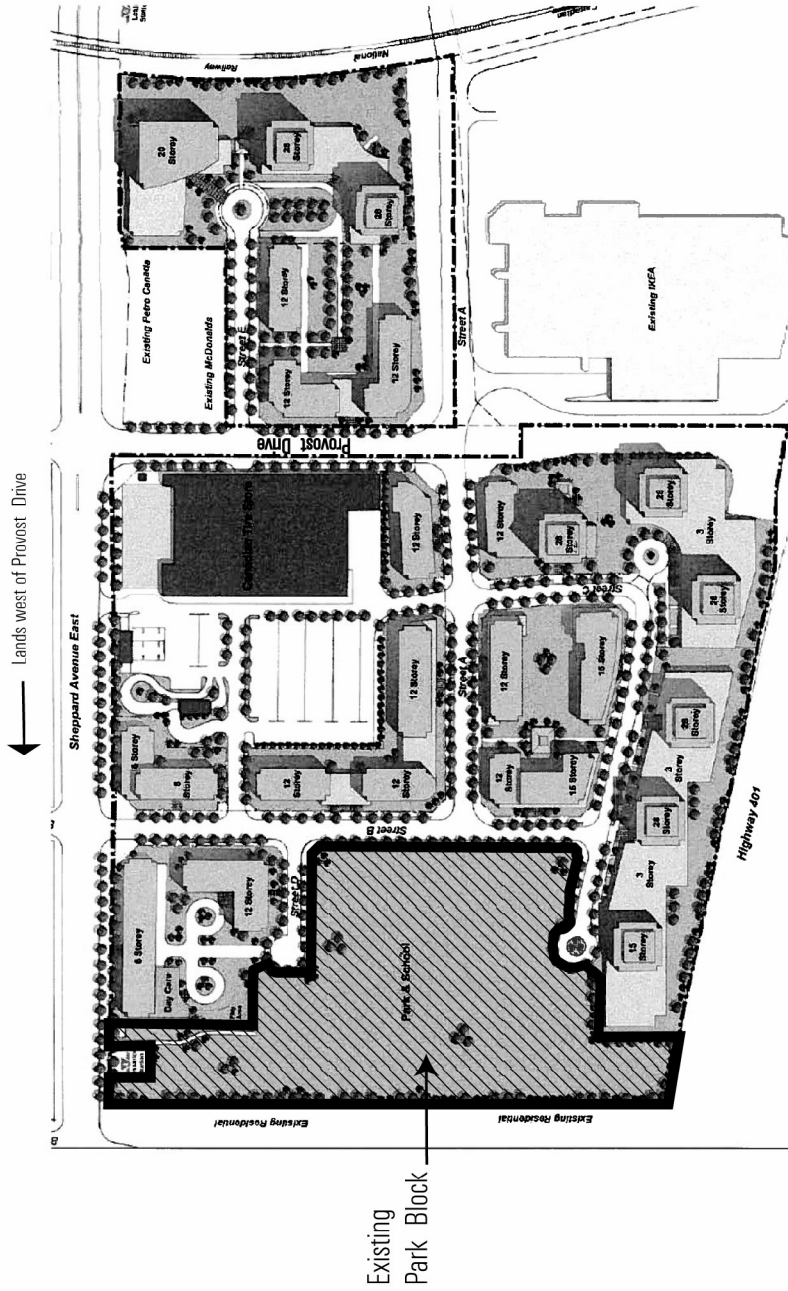
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Existing Park Block  
Attachment 2: Proposed Official Plan Amendment  
Attachment 3: Conceptual Site Plan  
Attachment 4: Bessarian-Leslie Structure Diagram

# Attachment 1: Existing Park Block



CONCORD PARK PLACE MASTER PLAN DEVELOPMENT | 090121  
 Kowabara Payne McKenna Blumberg Architects

AS-OF-RIGHT PLAN  
 1:2000

Existing Park Block  
 1001 - 1019 Sheppard Ave. E

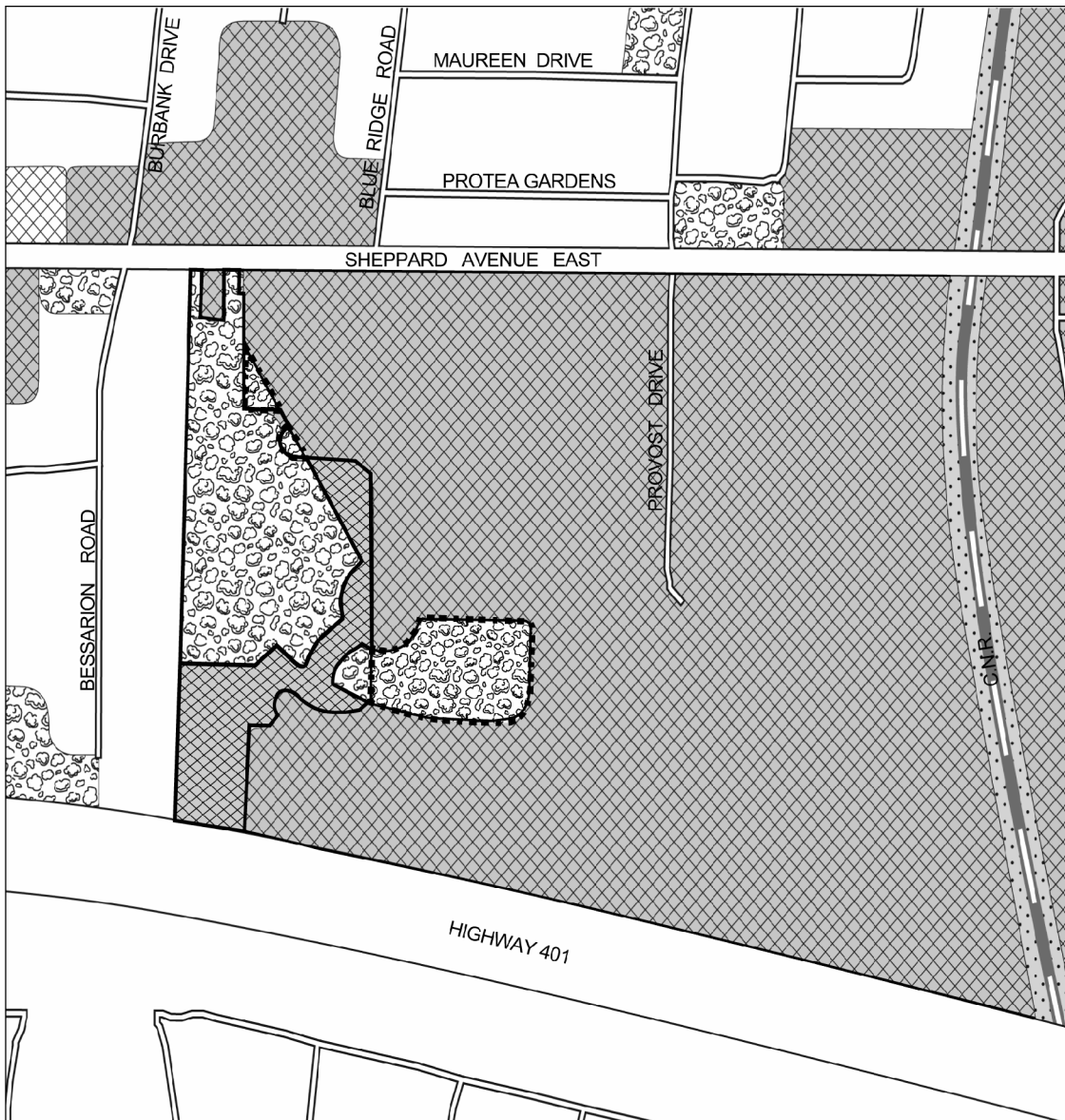
Applicant's Submitted Drawing

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## Attachment 2: Proposed Official Plan Amendment



**TORONTO** City Planning

1001 - 1019 Sheppard Ave. E.

### Official Plan Amendment # xx

Revisions to Land Use Map 19 to Redesignate lands from 'Mixed Use' to 'Park' & 'Park' to 'Mixed Use'

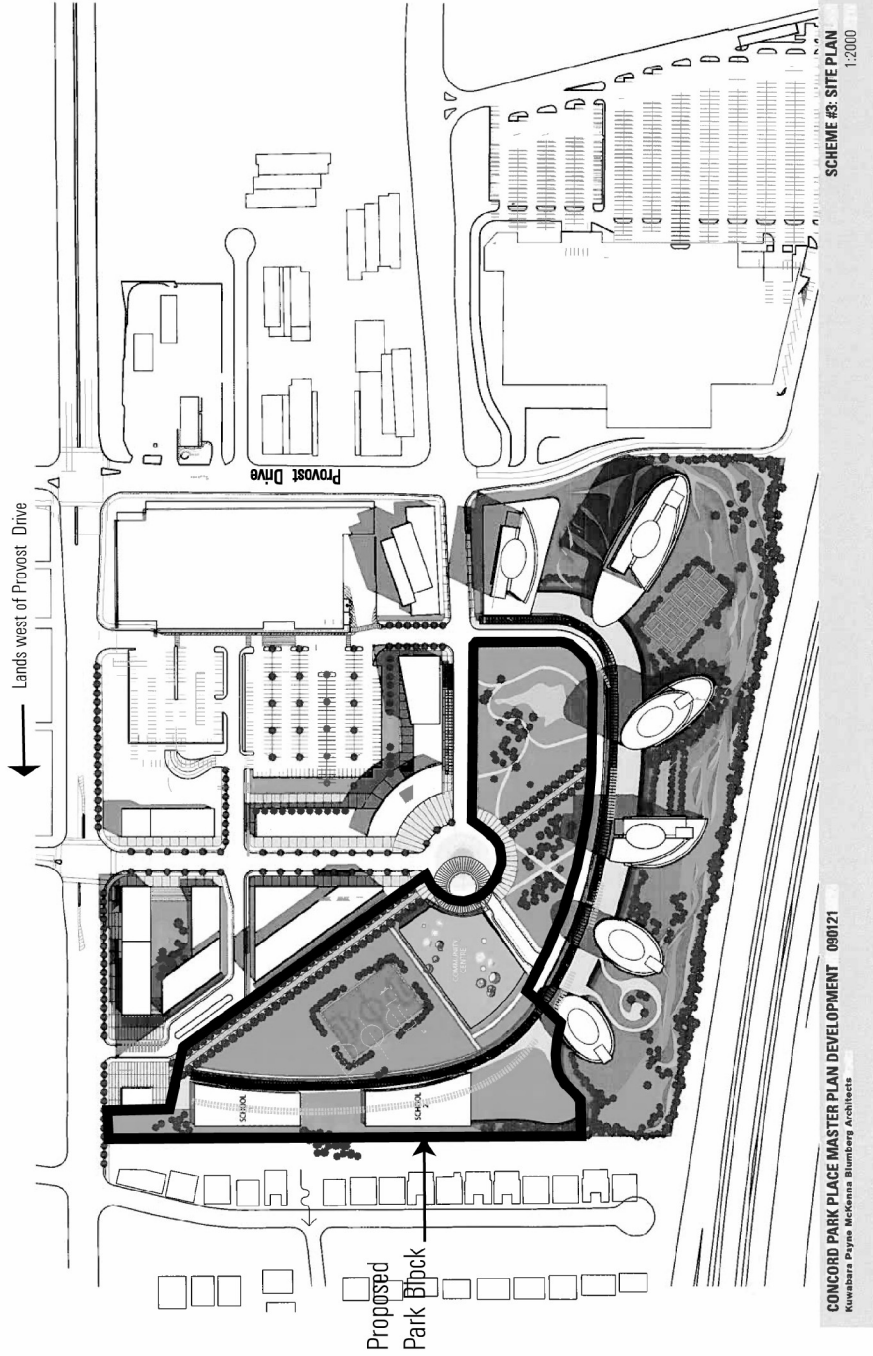
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 Existing Parkland	 Parks
 Neighbourhoods	 Proposed Park
 Apartment Neighbourhoods	
 Mixed Use Areas	



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06/12/09

**Attachment 3: Conceptual Site Plan**



**1001 - 1019 Sheppard Ave. E**

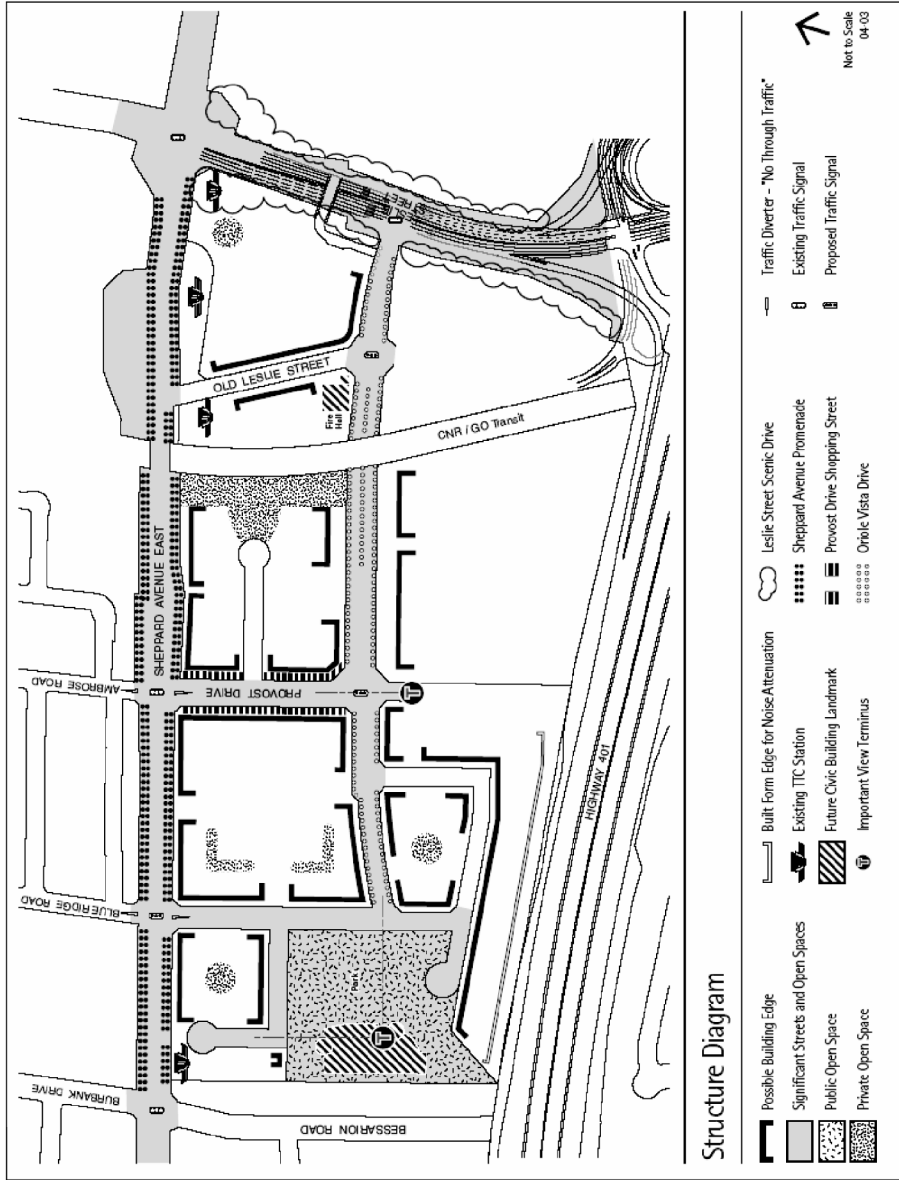
Conceptual Site Plan

Applicant's Submitted Drawing

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08/14/2009

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# Attachment 4: Bessarian-Leslie Structure Diagram



1001 - 1019 Sheppard Ave. E

Bessarian - Leslie Context Plan  
Structure Diagram

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08/14/2009

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