



## STAFF REPORT ACTION REQUIRED

### 724 Sheppard Avenue West Rezoning and Site Plan Control Applications Preliminary Report

<b>Date:</b>	February 10, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	09 199803 NNY 10 OZ and 09 199808 NNY 10 SA

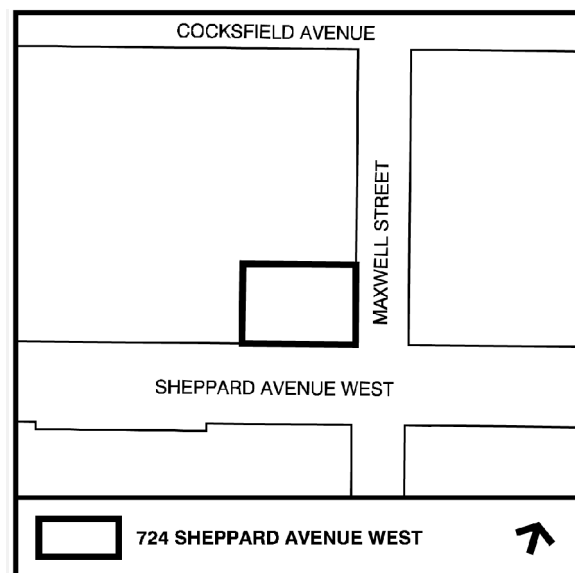
#### SUMMARY

These applications were submitted on December 24, 2009 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The rezoning application proposes to amend the Zoning By-law of the former City of North York to permit the construction of a four storey mixed use building with 18 residential units above five grade related commercial or live-work units at 724 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.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor for April 2010. A final Report and Public Meeting under the *Planning Act* to consider the rezoning application is targeted for the final quarter of 2010 provided any required information is submitted by the applicant in a timely manner.



## 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.

## DECISION HISTORY

### 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 proposing a four storey (10m) mixed use development containing 18 residential units above five commercial or live-work units at grade at the corner of Maxwell Street and Sheppard Avenue West. A total gross floor area of 2,530m<sup>2</sup> is proposed resulting in a density of 1.9 times the area of the lot.

The five single storey units on the ground floor are proposed to be commercial or live/work units and are accessed directly from Sheppard Avenue West. The 18 residential units located above are proposed to be three storey townhouses, accessed from separate corridors. Four groups of four units would be accessed from individual corridors on Sheppard Avenue West and the pair of townhouse units on the east end of the block would be accessed from Maxwell Street. Outdoor amenity space for the north-facing residential units is proposed on large terraces on the second floor which cantilever over the proposed surface parking and a smaller terrace on the fourth floor. Units that face south are proposed to have outdoor amenity space provided through a rooftop garden.

Vehicular access would be taken from Maxwell Street accessing a total of 23 surface parking spaces via a private drive aisle. A total of 14 bicycle parking spaces are proposed at the eastern end of the surface parking lot. The parking lot would be screened from Maxwell Street by a low masonry wall. A 1.5m wide raised planter is proposed

along the north property line to further screen the adjacent residential property from the parking lot.

The site statistics are presented on the Application Data Sheet (Attachment 6).

### **Site and Surrounding Area**

The site is located on the northwest corner of Sheppard Avenue West and Maxwell Street. It has a frontage of 43m along Sheppard Avenue West, a depth of 30.5m and an area of approximately 1,308m<sup>2</sup>. The site is currently occupied by a two-storey single detached dwelling fronting onto Maxwell Street and a single storey accessory garage along the north property line. The western part of the site is bisected by a significant drainage swale and vegetation.

Land uses surrounding the subject site are as follows:

*North:* single detached dwellings fronting Maxwell Street.

*East:* across Maxwell Street, a single storey place of worship and a three storey retirement residence fronting Sheppard Avenue West.

*South:* across Sheppard Avenue West, a large property at the corner of Sheppard Avenue West and Harlock Boulevard containing a vacant single detached dwelling.

*West:* single detached dwellings fronting Sheppard Avenue West and a place of worship at 756 Sheppard Avenue West.

### **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**

Map 2 of the Toronto Official Plan identifies this portion of Sheppard Avenue West as *Avenues*. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents. Map 4 of the Plan identifies Sheppard

Avenue West as a possible higher-order transit corridor expansion opportunity and Map 5 identifies Sheppard Avenue West as a Transit Priority Segment demonstrating the intention of maintaining and improving transit service along this corridor over the short- and long-term.

The Official Plan designates the site *Mixed Use Areas* which provides for a wide range of land uses to create animated districts along transit routes that provide opportunities to rely less on private automobile trips. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in these districts is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

The site also falls within the Sheppard West/Dublin Secondary Plan. The objectives of this Secondary Plan are very similar to those of the *Avenues* in structuring growth along this transit corridor. The Secondary Plan designates the property *Mixed Use Area 'B'*. The preferred form of development in this designation contains ground floor commercial units with upper floor residential uses. This designation provides for greater densities on development parcels that provide a mix of commercial and residential uses and have a frontage on Sheppard Avenue West greater than thirty meters. Given the frontage of the development site and the mix of uses being proposed, the Secondary Plan provides for a maximum density of 2.0 times the area of the lot.

The maximum height permitted by the Secondary Plan is five storeys with the height of any building not exceeding the horizontal distance separating that building from any lands designated *Neighbourhoods*. The minimum rear yard setback provided for is 9.5m, and the Secondary Plan directs that a 1.5m landscaped strip is to be provided along property lines that abut *Neighbourhoods*.

## **Zoning**

The site is zoned One-Family Detached Dwelling Fourth Density Zone (R4) as indicated in Attachment 4. The R4 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

## **Site Plan Control**

An application for site plan control is required and has been submitted by the applicant. Staff are reviewing the site plan application concurrently with the rezoning application.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law and an arborist report has been submitted.

## **Reasons for the Application**

An application to amend the Zoning By-law is required to permit the proposed mixed use development at the proposed height and density, as well as to establish appropriate performance standards to facilitate the proposal.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey and Architectural Drawings
- Landscape Plans and Details
- Site Servicing and Grading Plan
- Planning Rationale Report
- Traffic Impact Study
- Stormwater Management Report
- Arborist Report

A Notification of Complete Application for the rezoning application was issued January 21, 2010.

### **Issues to be Resolved**

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

On a preliminary basis, the following issues have been identified:

1. Built form as it relates to the Sheppard Avenue West streetscape;
2. Compatibility with the surrounding neighbourhood, including building transition to the low scale uses to the north in terms of height and massing, but also the character of the Maxwell Avenue frontage;
3. Issues related to the proposed screening of the surface parking lot at the rear of the site including Official Plan considerations;
4. The appropriateness of the proposed vehicular access to the site;
5. Conformity with DIPS and Infill Townhouse Guidelines;
6. The adequacy and appropriateness of the proposed outdoor terraces as amenity space; and
7. The adequacy of the proposed parking supply for the mix of uses proposed.

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 and South Elevations  
Attachment 3: East and West Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

Staff report for action – Preliminary Report - 724 Sheppard Avenue West



Applicant's Submitted Drawing

Not to Scale  
01/21/2010

File # 09\_199803

Attachment 2: North and South Elevations



724 Sheppard Avenue West

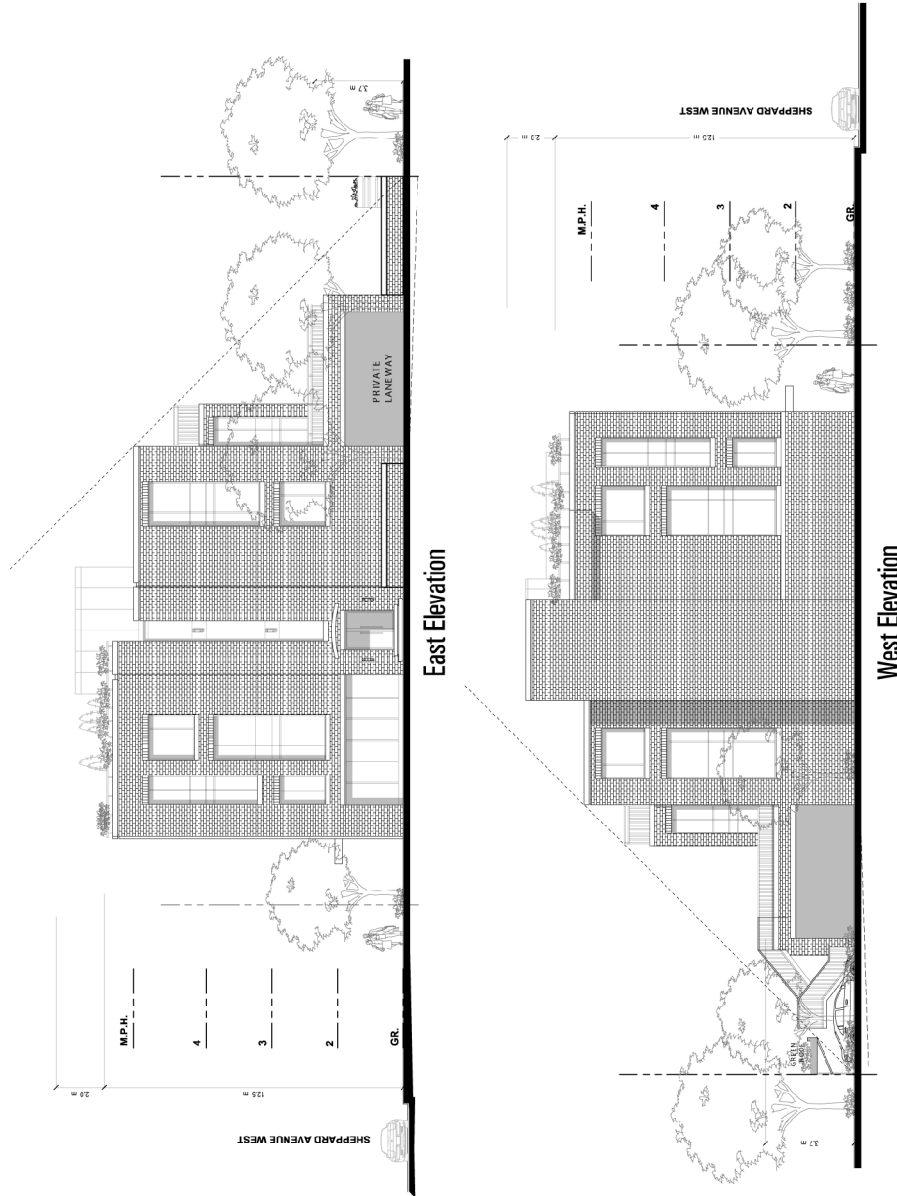
Elevations  
Applicant's Submitted Drawing

File # 09 199803

Not to Scale  
01/21/2010



### Attachment 3: East and West Elevations



#### Elevations

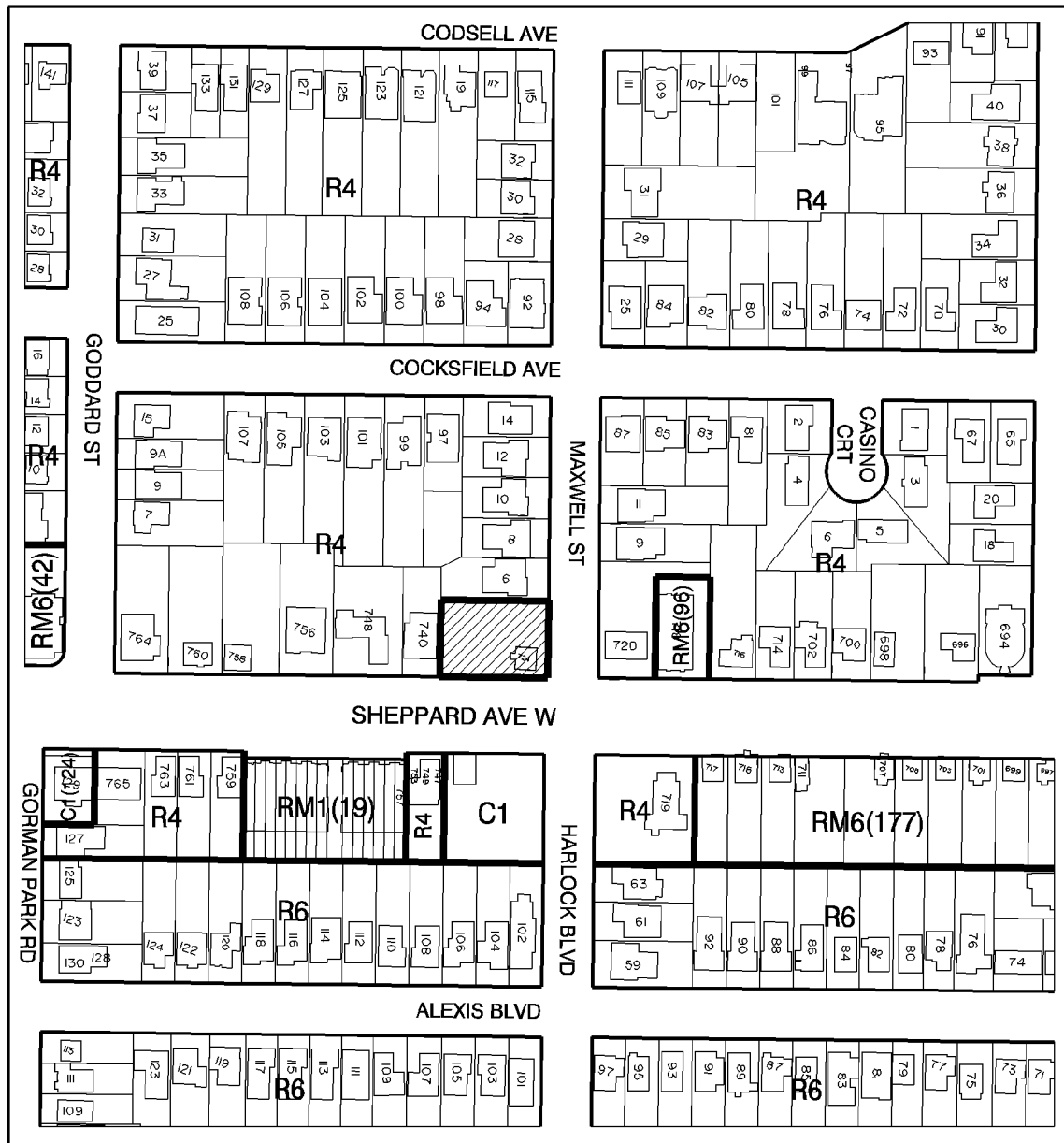
724 Sheppard Avenue West

Applicant's Submitted Drawing

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01/22/2010

File # 09\_199803

## Attachment 4: Zoning



**Toronto** City Planning  
Zoning

724 Sheppard Avenue West

File # 09\_199803

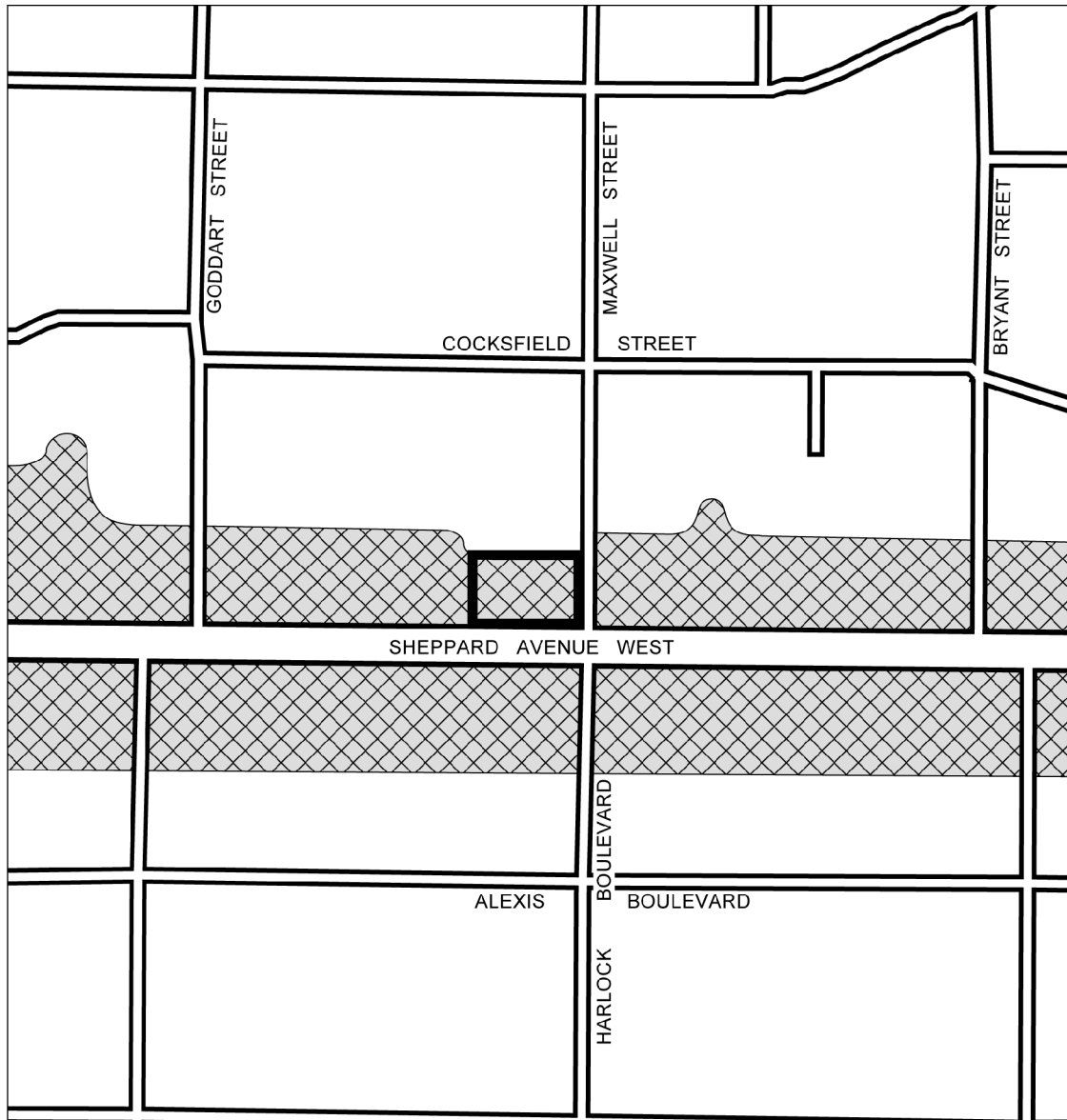
R4 One-Family Detached Dwelling Fourth Density Zone  
R6 One-Family Detached Dwelling Sixth Density Zone  
RM1 Multiple-Family Dwellings First Density Zone  
RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale  
Zoning By-law 7625  
Extracted 1/20/2010

## Attachment 5: Official Plan



**Toronto** City Planning  
Official Plan

724 Sheppard Avenue West

File # 09\_199803



↑  
Not to Scale  
01/25/2010

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	09 199803 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	December 24, 2009

Municipal Address: 724 SHEPPARD AVE W

Location Description: PLAN 3062 LOT 5 \*\*GRID N1003

Project Description: This application seeks to amend the former City of North York Zoning By-law to permit the development of a 4 storey stacked townhouse development at a density of 1.6 times the area of the lot. The applicant proposes 24 parking spaces to be accessed from Maxwell Avenue and 18 townhouse units above 5 live/work units at grade.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC. TONY VOLPENTESTA			724 SHEPPARD AVENUE WEST

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1309	Height:	Storeys:	4
Frontage (m):	42.9		Metres:	10
Depth (m):	30.48			
Total Ground Floor Area (sq. m):	290			<b>Total</b>
Total Residential GFA (sq. m):	2240		Parking Spaces:	23
Total Non-Residential GFA (sq. m):	290		Loading Docks	0
Total GFA (sq. m):	2530			
Lot Coverage Ratio (%):	22.15			
Floor Space Index:	1.93			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold, Other		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	2240	0
Bachelor:	0	Retail GFA (sq. m):	290	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	14	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	18			

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