

**110 Sheppard Avenue West - Official Plan Amendment  
Rezoning & Site Plan Applications - Preliminary Report**

<b>Date:</b>	March 31, 2010
<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>	10 111140 NNY 23 OZ & 10 111143 NNY 23 OZ

**SUMMARY**

These applications were submitted on January 28, 2010 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

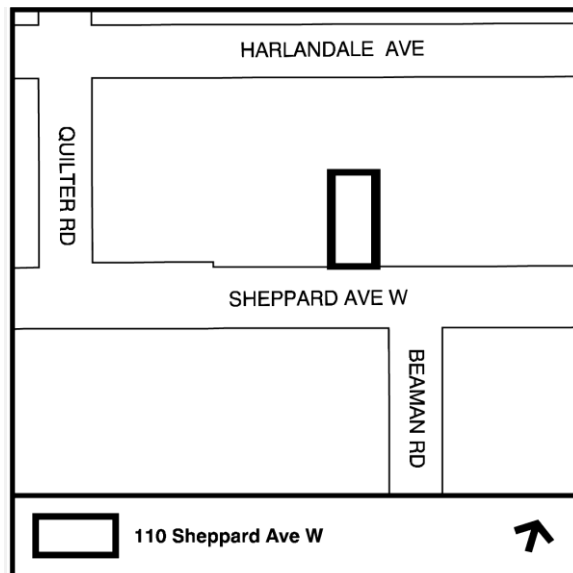
The applications propose the development of a 3-storey commercial office with 9 parking spaces on the lot known municipally as 110 Sheppard Avenue West.

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 the community consultation meeting be held in the spring of 2010.

**RECOMMENDATIONS**

**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**

In 1982 the Committee of Adjustment approved variances to permit the existing residential dwelling to be used as a dental office.

### **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 3-storey (11 metre) commercial office building, with vehicular access via a 6 metre driveway from Sheppard Avenue West. A gross floor area of 595 m<sup>2</sup> is proposed (1.0 FSI). A total of 9 parking spaces is proposed, with 4 surface parking spaces provided at the rear of the property and 5 additional spaces contained within the ground floor of the building, along with the garbage and storage areas. Additional site statistics are outlined on the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The subject site is located on the north side of Sheppard Avenue West, three blocks west of Yonge Street. The site currently contains a 2-storey single detached residential dwelling, which was previously used as a professional office. The site has an area of approximately 601 m<sup>2</sup> with a frontage of 16.8 metres and a depth of 36 metres.

Land uses surrounding the site are as follows:

North: single detached residential dwellings;

East: single detached dwellings, many converted to commercial uses;

South: commercial uses ranging in height from 2 to 4 storeys; and

West: single detached dwellings, many converted to commercial uses.

## **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. One key objective is to build strong communities by: achieving efficient development and land use patterns; providing for an appropriate range of housing types and densities; promoting healthy, active communities and safe public spaces for pedestrians; and optimizing use of existing infrastructure. 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. It includes directions for where and how to grow and how to provide the infrastructure to support that growth. 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 Official Plan designates the subject lands as *Mixed Use Areas*. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces. 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 is located within 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 designates the site *Mixed Use Area 'A'* which permits detached dwellings, financial institutions, institutional uses, office uses, necessary public utilities and accessory uses. The Secondary 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 maximum height provided for by the Secondary Plan is 8 metres with the height of any building, or portion thereof, not to exceed the horizontal distance separating that building from the rear lot line.

The 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 that land be secured for the future widening of Sheppard Avenue and that sufficient on-site parking be provided 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 may 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.

## **Zoning**

The site is 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.

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 which will be reported concurrently with the applications to amend the Official Plan and Zoning By-law.

## **Toronto Green Standard**

The Toronto Green Standard and Green Roof By-law came into force and effect on January 31, 2010. The applicant will be required to meet Tier 1 of the Toronto Green Standard and measures required to meet this standard will be secured through the Site Plan Control process.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law and a Tree Inventory Report has been prepared and submitted with the application.

## **Reasons for the Application**

An amendment to the Official Plan is required as the proposed building has a height of 11 metres, which exceeds the permitted Secondary Plan height limit of 8 metres.

The C6 zoning that applies to this site also limits building height to 8 metres, whereas the proposed development contemplates a height of 11 metres. In addition, the applicant is proposing 9 parking spaces whereas 13 are required. An amendment to the Zoning By-law is required to implement the necessary zoning standards to regulate the proposed development.

## **COMMENTS**

### **Application Submission**

A Notification of Complete Application was issued on March 19, 2010.

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Architectural Drawings
- Landscape Drawings
- Site Servicing and Grading Plan
- Soil Probe Report
- Stormwater Management Report
- Arborist Report

### **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; and
5. 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**

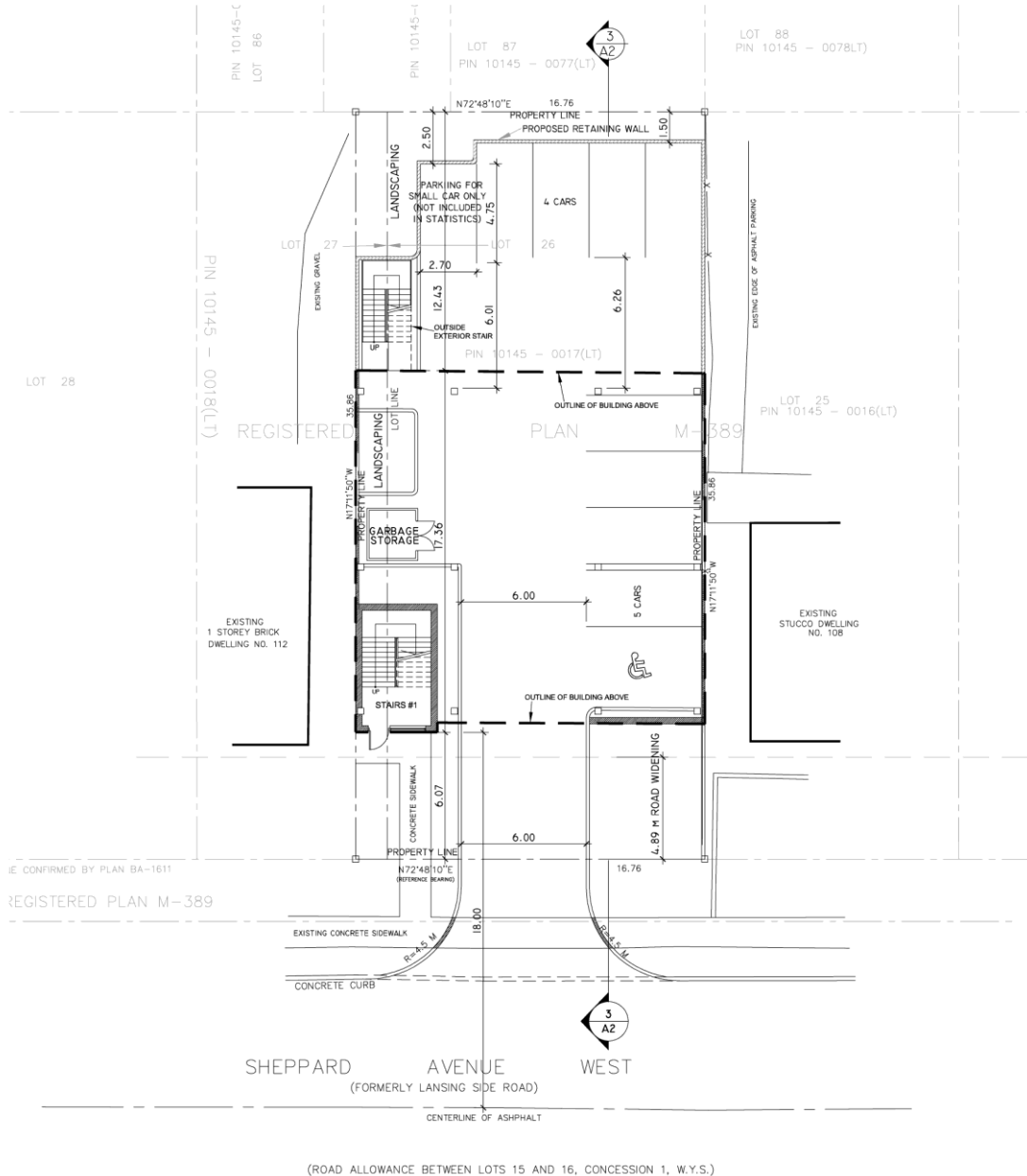
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

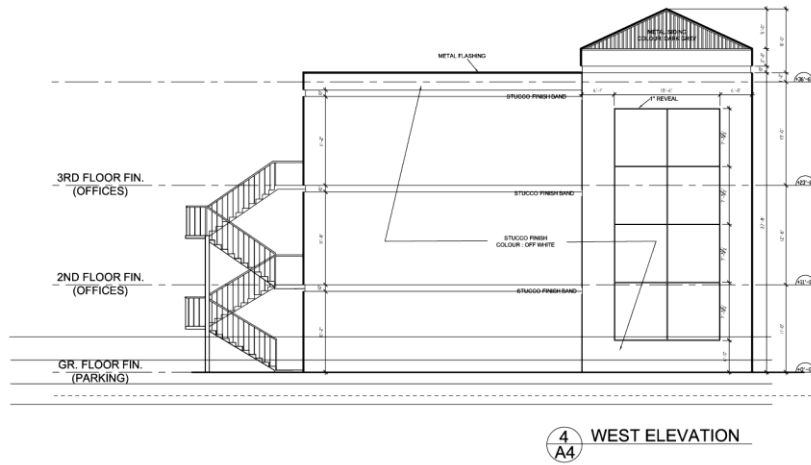
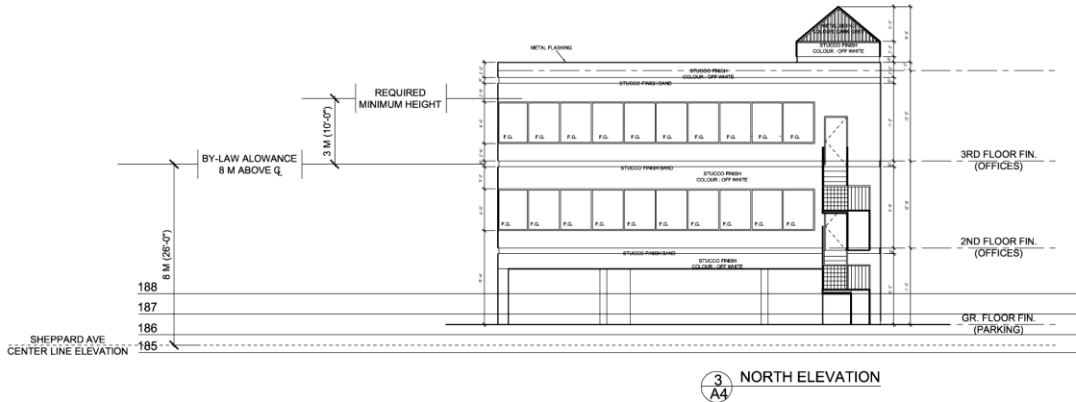
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110 Sheppard Ave. W.

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## Attachment 2: Elevations



### Elevations

Applicant's Submitted Drawing

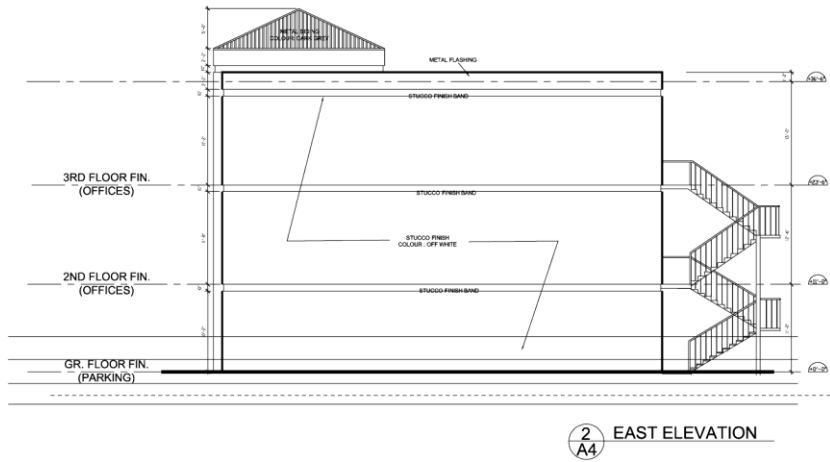
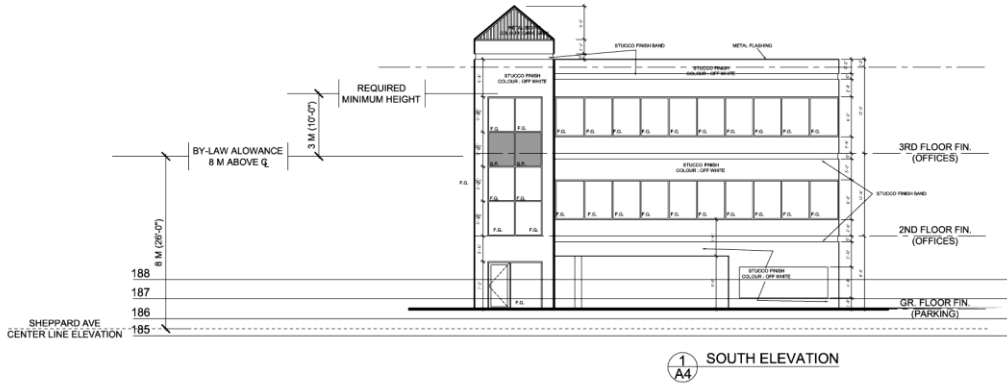
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110 Sheppard Ave. W.

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# Attachment 3: Elevations



## Elevations

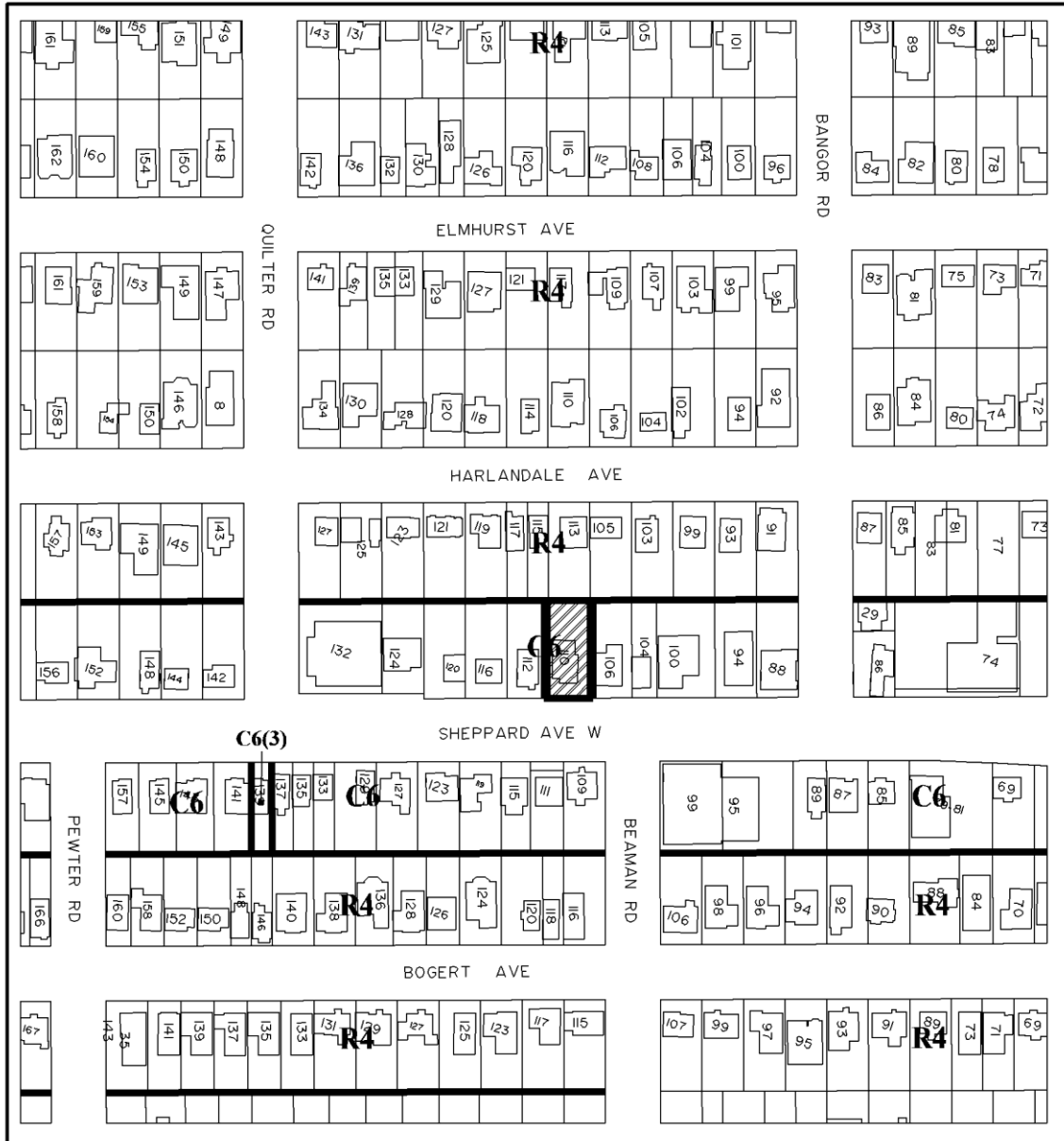
Applicant's Submitted Drawing

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110 Sheppard Ave. W.

File # 10\_111140

# Attachment 4: Zoning



110 Sheppard Ave. W

File # 10\_111140

RA Suburban Residential Zone  
 C6 Special Commercial Area Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 03/29/2010

**Attachment 5: Official Plan**



-  Site Location
-  Neighbourhoods
-  Mixed Use Areas

## Attachment 6

### APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 111140 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 28, 2010

Municipal Address: 110 SHEPPARD AVE W  
 Location Description: PLAN M389 PT LOTS 26 + 27 \*\*GRID N2302  
 Project Description: Proposed 3 storey commercial office building with 10 parking spaces at grade beneath and at rear of building. Concurrent OPA and Site plan Control applications.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MICHAEL GOLDBERG			1787338 ONTARIO LTD.

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C6	Historical Status:
Height Limit (m):	8	Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	601	Height:	Storeys:	3
Frontage (m):	16.76		Metres:	11
Depth (m):	35.86			
Total Ground Floor Area (sq. m):	26			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	594.6		Loading Docks	0
Total GFA (sq. m):	594.6			
Lot Coverage Ratio (%):	4.3			
Floor Space Index:	0.99			

#### DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

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

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	594.6	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Kelly Jones, Planner</b>
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