

2901 & 2925 Sheppard Avenue East - Rezoning & Site Plan Applications - Preliminary Report

Date:	February 17, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	10 107303 ESC 40 OZ & 10 107306 ESC 40 SA

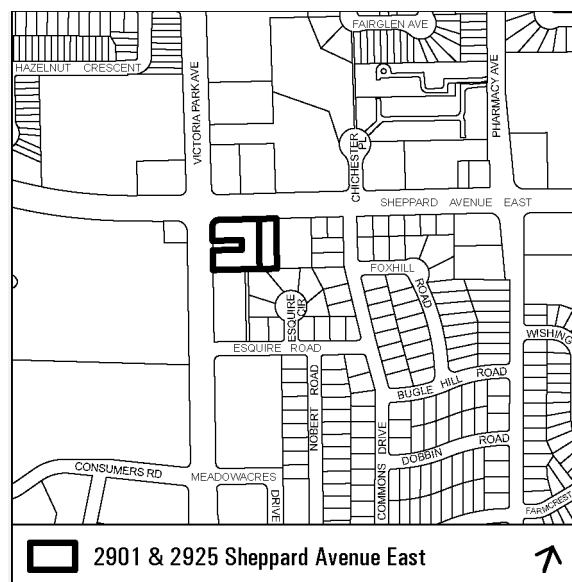
SUMMARY

The applications were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This applicant has submitted a rezoning application at 2901 and 2925 Sheppard Avenue East to permit the construction of a 3-storey, mixed-use building with the first 2 storeys being used for retail purposes and the third floor for medical offices. The applicant has also filed an application for site plan approval.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the rezoning application and on the community consultation process.

The application should proceed through the normal planning review process including the scheduling of a community consultation meeting and the preparation of a final report once all required information is submitted and issues raised during the review have been satisfactorily addressed.



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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the landowners to discuss their proposal and the submission requirements for a complete application. The applicant identified the intended use to be primarily a 2-level Shoppers Drug Mart retail store with medical offices on the third floor. Staff identified the Avenues context of the site, described the rezoning process and identified submission requirements.

ISSUE BACKGROUND

Proposal

The applicant has previously attempted to consolidate the property at 2595 Victoria Park Avenue, known as Johnny's Burgers to comprehensively redevelop this entire corner. However an agreement to re-build and relocate the existing restaurant could not be secured with the owner. The applicant has therefore proceeded on the basis of a Master Plan which contemplates further intensification of the lands in the future.

On January 20, 2010 MHBC Planning on behalf of Pelican (VicPark) Commercial Inc., applied for a zoning by-law amendment and site plan approval to permit a three-storey mixed use retail/office building. The site has frontage on two streets, Victoria Park Avenue and Sheppard Avenue East with vehicular access on both streets. The proposed building will have a gross floor area of 2,691 square metres, of which 1,891 square metres will be for the retail portion located on the first and second storeys. The third storey will contain 801 square metres of medical office space. The applicant is proposing a total of 92 surface parking spaces predominantly located at the rear of the building. See Attachment 7: Application Data Sheet.

Site and Surrounding Area

The 6,076 square metre (1.50 acre) site is located on the east side of Victoria Park Avenue, south of Sheppard Avenue East. The site was previously used as a service station. Demolition of the building and remediation of the site has occurred and is currently vacant. Immediately abutting the site to the south is an existing restaurant (Johnny's Burgers), which will be maintained and is not subject to this application.

Surrounding uses are as follows:

North:	1 and 2-storey retail plaza
East:	vacant lot and low rise detached residential uses
West:	1 storey commercial use, and 2 to 8-storey office buildings.
South:	1 storey commercial building
South East:	low rise detached residential 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. 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 Official Plan designates the site as "Mixed Use Area" on the Land Use Plan with an "Avenues" overlay on both the Sheppard Avenue and Victoria Park Avenue frontages. "Mixed Use Areas" are to be made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. "Avenues" are intended to accommodate the majority of new population and employment growth.

Staff will be reviewing the proposal relative to the Avenue, Mixed Use Area and other applicable policies to ensure that the application complies with the Official Plan.

Zoning

The subject site is split zoned under the Sullivan Community Zoning By-law 10717. The portion of the site municipally addressed as 2901 Sheppard Avenue East is within the

Highway Commercial Uses (HC) zone. The portion of the site addressed as 2925 Sheppard Avenue East is within the Single Family Residential (S) zone. Specialized retail and office uses are permitted within the Highway Commercial zone. The Single Family Residential zone permits the following uses: Correctional Group Homes, Group Homes, and Single-Family Dwellings.

Site Plan Control

All of the lands, with the exception of the eastern portion, 2925 Sheppard Avenue East, are located within a site plan control area. A site plan control by-law should be passed to include these lands and can be considered as part of the final staff report on the applications. An application for site plan approval has been submitted and will be considered concurrently with the zoning by-law amendment application.

Reasons for the Application

An amendment to the zoning by-law is required to permit the proposed mixed use building over the entire lands as the proposed use is not permitted in the Single Family Residential (S) zone. Additional areas of non-compliance with the zoning by-law may be identified through the further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rationale Statement, Traffic Study, Functional Servicing and Stormwater Management Report, Noise Study, and Green Development Standards Checklist.

City staff are reviewing the application for completeness.

Issues to be Resolved

Future Development Considerations

The applicant has prepared a master plan showing how future development could take place with the acquisition of 2595 Victoria Park Avenue (Johnny's Burgers), which is surrounded on three sides by the subject site. The existing site plan should not preclude further future development to the south and east of the site. The appropriateness of the proposed building form and design will be evaluated against the Avenue and Mixed Use policies of the Official Plan.

Transit City Light Rail Plan - Sheppard East LRT

The Sheppard East LRT is proposed to extend from Don Mills station to Meadowvale Road. Detailed engineering of selected segments is underway and construction has started. Once completed, the Sheppard East LRT will provide an enhanced level of public transit within the Sheppard Corridor and a direct connection to the Sheppard Subway. An LRT stop and platform is proposed at the Victoria Park Avenue and Sheppard Avenue East intersection.

Given the close proximity to the new Sheppard East LRT line configuration presently under construction, consideration of built form, streetscaping and traffic movement patterns on Sheppard Avenue East will need to be reviewed.

Traffic

The applicant is proposing to maintain full vehicular access to the site from Victoria Park Avenue East and right in/right out access only to Sheppard Avenue East given the Sheppard Avenue East LRT. An existing access easement agreement exists with the Johnny's Burgers site (2595 Victoria Park Avenue) and will remain in place. The access easement will be consolidated with access to the subject site. The appropriateness of the site accesses in relation to the existing and future conditions will be determined through a review of the traffic study.

Streetscape

The Official Plan requires that new development in Mixed Use Areas locate and mass buildings to frame the edges of streets with good proportion and maintain sunlight for pedestrians on adjacent streets. This is important in creating and maintaining strong, desirable retail activity on commercial streets that are comfortable for pedestrians. Staff will review the submission for compliance with these policies.

Site Plan Considerations

Layout of garbage pick up, site access, loading, parking, landscaping and streetscape improvements are matters that need to be finalized through the review of the site plan application.

Storm Water Management / Site Servicing

The proposed development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the development. The applicant has submitted a servicing report which is being reviewed by staff.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities, specifically Tier 1, by utilizing the Toronto Green Standard adopted by Council in 2009.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Elevations

Attachment 6: Zoning

Attachment 7: Application Data Sheet

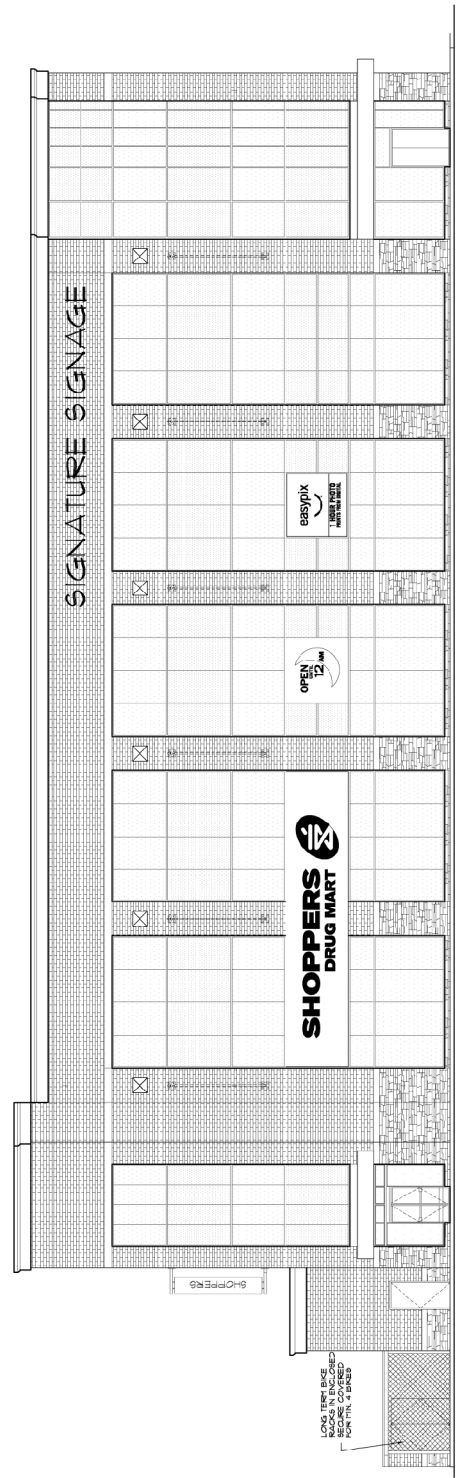
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02/02/10



File # 10 107303 0Z

Attachment 2: Elevations



North Elevation

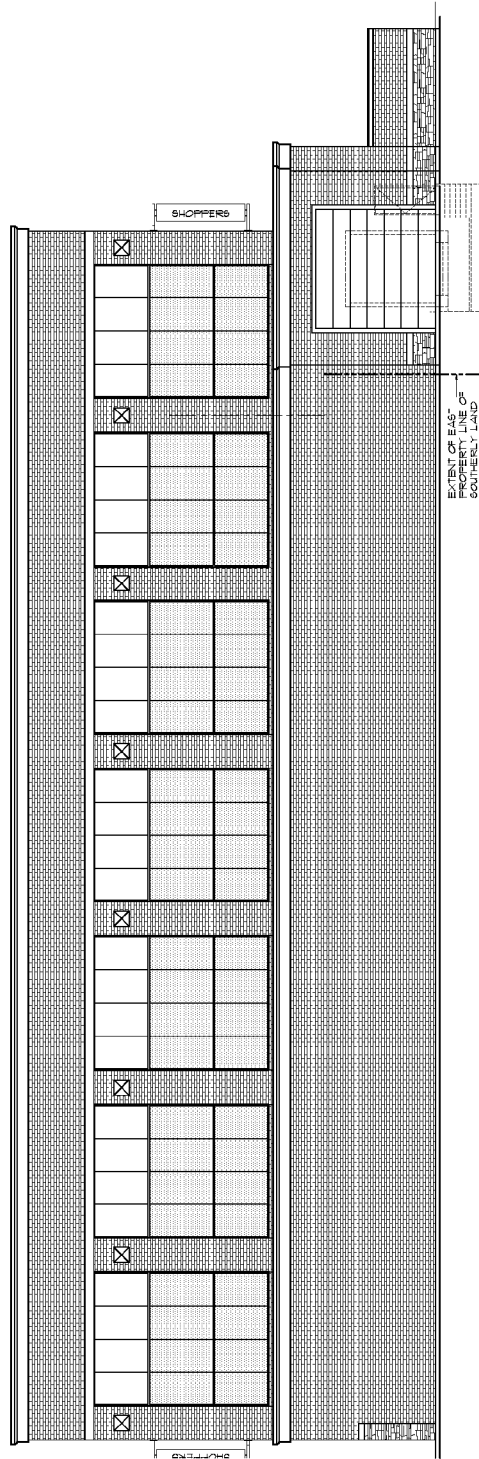
2901 - 2925 Sheppard Avenue East

Applicant's Submitted Drawing

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File # 10-107303 02

Attachment 3: Elevations



South Elevation

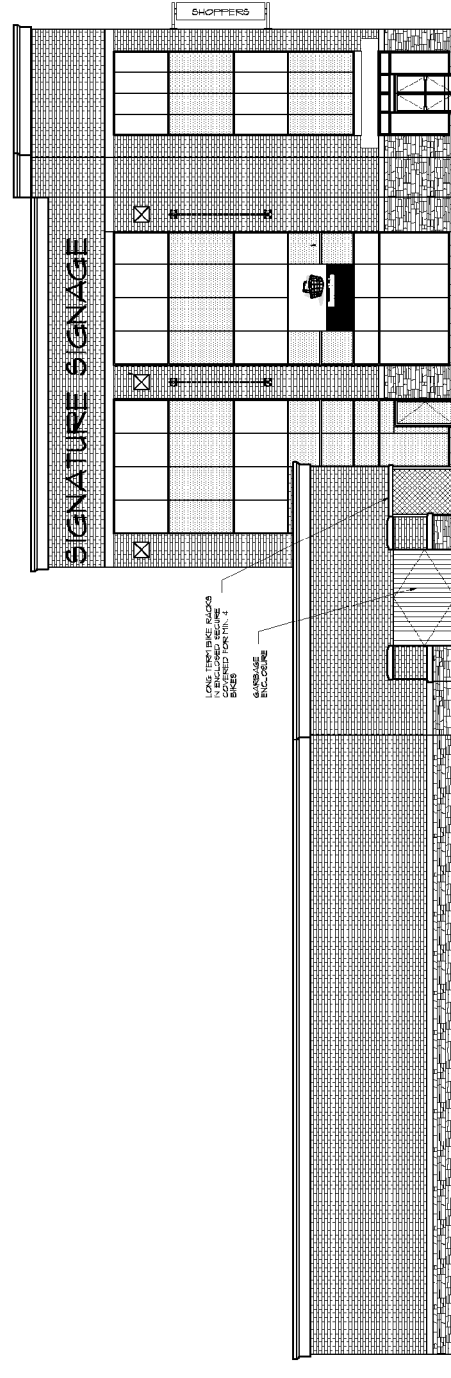
2901 - 2925 Sheppard Avenue East

Applicant's Submitted Drawing

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File # 10-107303 02

Attachment 4: Elevations



East Elevation

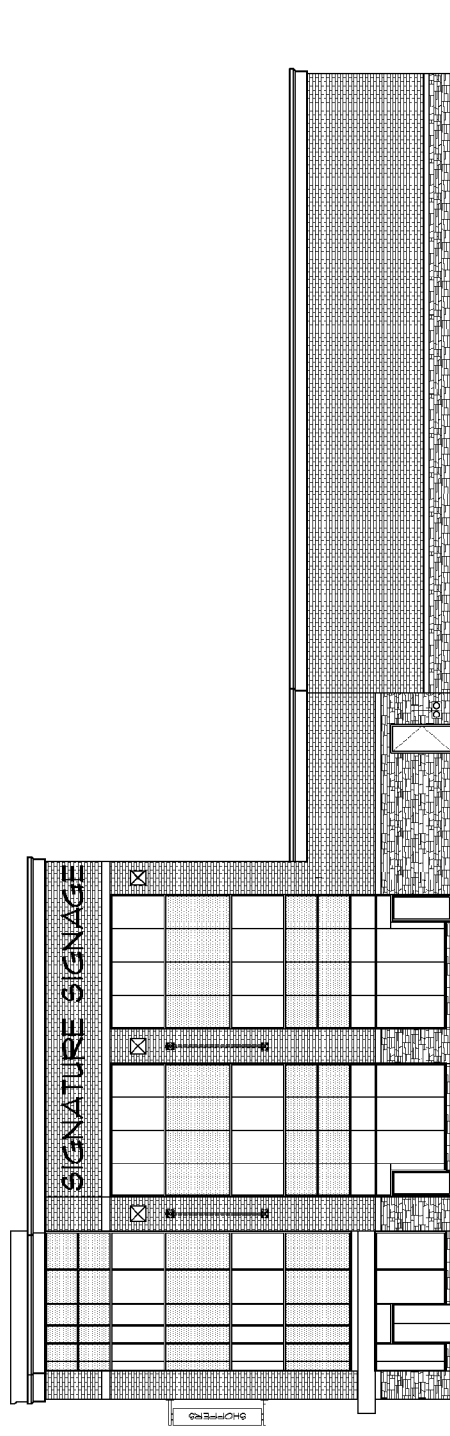
2901 - 2925 Sheppard Avenue East

Applicant's Submitted Drawing

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Attachment 5: Elevations



West Elevation

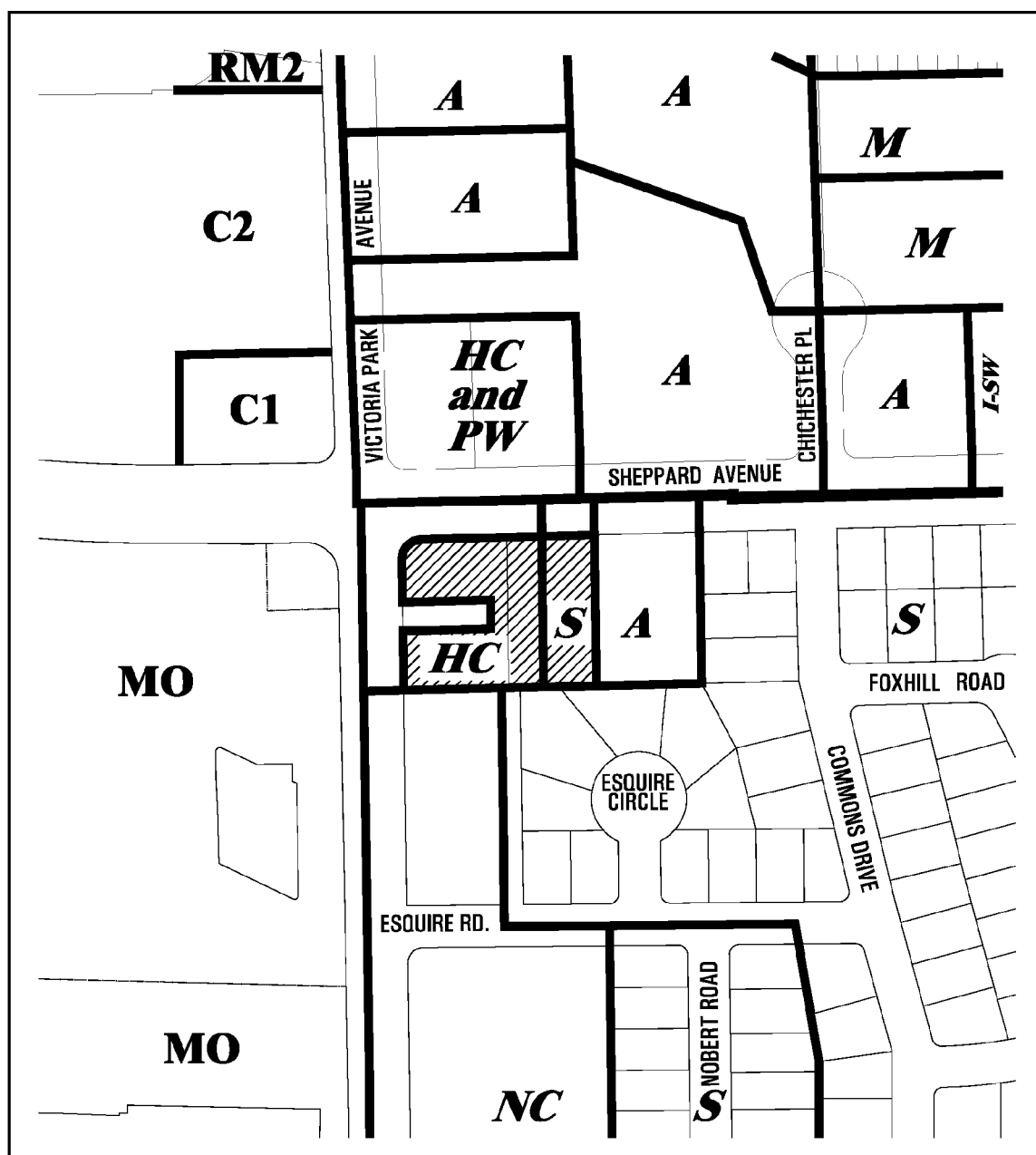
2901 - 2925 Sheppard Avenue East

Applicant's Submitted Drawing

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02/03/10

File # 10-107303 0Z

Attachment 6: Zoning



Toronto City Planning
Division
Zoning

2901-2925 Victoria Park
File # 10-107303 OZ

S Single Family Residential
M Multiple Family Residential
NC Neighbourhood Commercial
CC Community Commercial

HC Highway Commercial
PW Place(s) of Worship
I-SW Institutional - Social Welfare

C Former City of North York By-law 7625
MO Commercial, Institutional & Industrial Density
RM Industrial - Business Park
Multi Residential

Sullivan Community
Not to Scale
02/05/10

Attachment 7: Application Data Sheet

Application Type	Rezoning & Site Plan Control	Application Number:	10 107303 ESC 40 OZ 10 107306 ESC 40 SA
Details	Rezoning, Standard; Site Plan Control, Complex	Application Date:	January 20, 2010
Municipal Address:	2901 & 2925 SHEPPARD AVENUE EAST		
Location Description:	CON 2 PT LT35 **GRID E4003		
Project Description:	Proposed rezoning and site plan control applications to permit a 3-storey commercial building with retail on floors 1 and 2 and office (medical) on the third floor.		

Applicant:	Agent:	Architect:	Owner:
MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING			IMPERIAL OIL CO LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	HC-Highway Commercial S- Single Family Residential	Historical Status:	N
Height Limit (m):		Site Plan Control Area:	Y (expect 2925 Sheppard Ave E)

PROJECT INFORMATION

Site Area (sq. m):	6075.94	Height:	Storeys:	3
Frontage (m):	58.33		Metres:	15.72
Depth (m):	92.33			
Total Ground Floor Area (sq. m):	1088.7			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	92
Total Non-Residential GFA (sq. m):	2690.89		Loading Docks	1
Total GFA (sq. m):	2690.89			
Lot Coverage Ratio (%):	17.92			
Floor Space Index:	0.44			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	1889.8	0
1 Bedroom:	0	Office GFA (sq. m):	801.09	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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