



STAFF REPORT ACTION REQUIRED

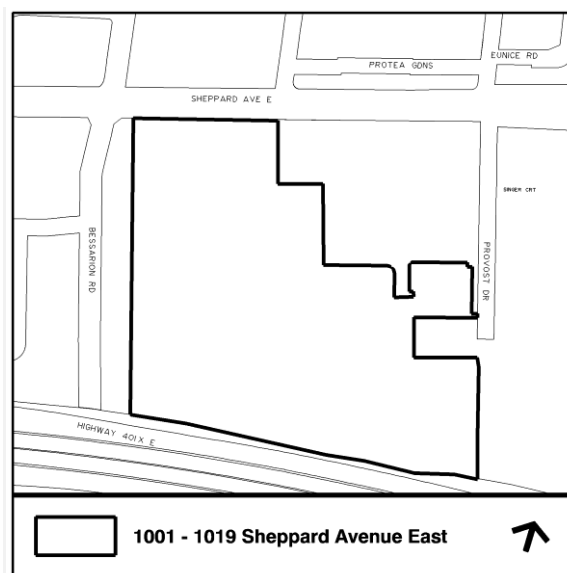
1001-1019 Sheppard Ave East – Official Plan, Rezoning, Subdivision Approval Applications - Preliminary Report

Date:	December 9, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	10 227038 NNY 24 OZ & 10 246801 NNY 24 SB

SUMMARY

This application was made on July 23, 2010 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This application proposes Official Plan, zoning and plan of subdivision amendments to the 2002 approvals for a new mixed use community at 1001-1019 Sheppard Ave East located between the Bessarian neighbourhood and Provost Drive. A revised street, block and open space plan is proposed with residential uses with commercial at grade. Two park blocks are proposed and provide sites for a public Community Centre, a public library, a Daycare and two schools. An estimated total of 3,885 residential units is proposed. The proposed gross floor area is 338,800m² (3,646,900 ft²) which represents an approximate Floor Space Index (FSI) of 2.2. 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.

An initial community meeting is targeted for February 2011 with subsequent community meetings as needed with a statutory public meeting targeted for the end of 2011 or early 2012. The target dates assume that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at [1009 – 1019 Sheppard Avenue East](#) 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.

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 to create a new mixed use community on the 20 hectare (50 acre) property as well as a Canadian Tire retail store. Official Plan and zoning amendments were adopted for the Canadian Tire retail store in October 2000. To provide further guidance for a new mixed use community, the Bessarian-Leslie Context Plan and concurrent Environmental Assessment (EA) for Esther Shiner Boulevard were undertaken and, after community consultation, was approved in February 2002. The Context Plan consists of a structure plan, height diagram and transportation linkages diagram, as well as urban design guidelines, to assist Council in its decisions on development applications. In November 2002, Official Plan, Zoning By-law and draft plan of subdivision approvals were granted which implemented the Bessarian-Leslie Context Plan. Official Plan Amendment No. 530 to the former North York Official Plan, now incorporated in the City of Toronto Official Plan, created a 3.7 hectare (9.2 acre) park block located on the western boundary of the subject site. A public community centre, public library, Daycare and two school sites are planned for the park block. Site specific Zoning By-law 1094-2002 sets out permitted uses, heights and densities for the proposed new mixed use community. The 2002 approved plan is shown in Attachment 1.

A plan of subdivision applies to the 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 application. Draft plan of subdivision approval was granted for all three phases in 2002 and phases I and II were registered in 2006.

The November 28, 2002 City Council decision document can be found at <http://www.toronto.ca/legdocs/2002/agendas/council/cc021126/ny12rpt/cl022.pdf>.

In 2006 Concord Adex purchased the lands from the Canadian Tire Corporation with the exception of the retail store site, a mixed use block to the west of the store and the Canadian Tire office block at Sheppard and Leslie Street. In May 2009, Concord Adex filed an Official Plan Amendment application to change the boundaries of the *Mixed Use Areas* and *Parks* designations of the park block. At its meeting of September 15, 2009 North York Community Council adopted a recommendation that the application be considered in conjunction with the applicant's pending rezoning and draft plan of subdivision applications for the lands west of Provost Drive. The September 15, 2009 North York Community Council decision document can be found at <http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22960.pdf>.

BACKGROUND - PUBLIC USES

The proposed community centre was identified as a priority public recreational need during the 2002 approval process and in a 2008 Community Services and Facilities Study. A \$5.2 million contribution from the applicant toward the community centre is secured in the Subdivision Agreement. Since that time, subsequent approvals in the Sheppard Avenue East corridor have provided Section 37 cash contributions toward a new public community centre on these lands.

Zoning By-law 1094-2002 and the 2002 Section 37 Agreement with the applicant contain a requirement that the applicant provide a finished, furnished and equipped 52 space Daycare facility (532 m²) on the subject lands. The Zoning By-law provides for a Daycare facility on Block 5, which permits a mixed use building at Sheppard Avenue East adjacent to lands owned by Canadian Tire.

A requirement for the applicant to set aside a two acre reserve for two elementary schools on the park block with a three year time limit was adopted by City Council in October 2002.

With respect to a public library on the subject lands there were discussions with the Toronto Public Library about including a library facility on the park block, potentially in a joint use facility with the Community Centre and the Daycare. A letter dated November 20, 2001 from the Toronto Public Library indicates that locating on the park block and/or within a joint use facility are acceptable options.

Pre-Application Consultation

Pre-application consultations with the applicant on proposed changes to the lands west of Provost Drive were held during 2008, 2009 and 2010. The applicant presented concept plans for changes to the planning framework for their lands which proposed a revised street and block layout, a reconfigured park block and a central traffic circle. To implement their proposed development applications to amend the Official Plan, zoning by-law and draft plan of subdivision were discussed including the requirements for a complete application. Staff encouraged the filing of these applications so that progress on considering changes to the planning framework could commence.

Four pre-application consultations were held in 2008, four in 2009 and one in 2010. In addition, two meetings were held by the local Councillor where the proposed development concept was presented by the applicant to area ratepayer representatives with City Planning staff in attendance on January 21 and April 28, 2009. A pre-application community consultation meeting was held on June 9, 2009 and issues raised included traffic impacts, the use of parkland and the community centre for nearby residents, adequacy and location of parking for the public uses and whether the schools would locate here. Residents also thought the concept plan was creative and represented upscale development.

A community consultation meeting was held on October 28, 2009 for the Official Plan Amendment application to reconfigure the park block and for the proposed development on the lands west of Provost Drive for which applications had not yet been filed. Residents comments included; concern about the capacity of the existing road network to accommodate the traffic generated, whether the parking supply would be adequate given on street parking problems in adjacent neighbourhoods, the impacts of increased height on adjacent neighbourhoods, what would be proposed if the schools do not locate in the development and the effects of proposed increases in density on traffic and community services. Residents also made positive comments that the development concept looked innovative and modern. There was a discussion about the challenges of obtaining funding for a new public community centre and the idea of incorporating some portion of private amenity space required in residential buildings into the proposed public community centre. On June 9, 2010 the applicant held an update meeting with Ratepayer groups to describe the upcoming application submission to the City.

ISSUE BACKGROUND

Proposal

The subject applications propose revisions to the 2002 OPA, zoning and subdivision approvals for the 16 ha (40 ac) lands west of Provost Drive in a new mixed use community to be located on Sheppard Avenue East between the Bessarian and Leslie subway stations. The Canadian Tire Corporation retains ownership of the mixed use block on the east side of Billes Heights, adjacent to their retail store. No application has been filed for this block.

These applications propose revisions to the street and block pattern and park configuration. Eight development blocks and two park blocks are proposed. A redistribution of building massing and density and increases in height and density are also proposed. The total estimated number of units is 3,885 with 2,720 bachelor and 1-bedroom units and 1,165 2-bedroom and greater units. The gross floor area is 338,800 m² (3,646,900 ft²) including 3,000 m² (32,400 ft²) of retail space representing an approximate total floor space index of 2.2

In terms of street pattern, the extension of Esther Shiner Boulevard west, its intersection with north/south Billes Heights and McMahon Drive to the south is generally maintained. The street pattern changes with the westward extension of Esther Shiner Boulevard and a

loop southward connecting with McMahon Drive and a re-alignment of McMahon Drive along its length connecting to Esther Shiner Boulevard. The previous cul-de-sac extending westward from Billes Heights at the north end of the site is replaced with a street which connects to Sheppard Avenue.

Parkland under the approved plan calls for a 3.7 hectare (9.2 acre), generally rectangular block located at the western edge of the development. While the area of the park remains the same and the block continues to abut the existing neighbourhood to the west, the shape of the park is elongated eastward and divided into two park blocks. The two blocks are separated by the westward extension of Esther Shiner Boulevard. The Community Centre is shown on the southern park block's west half. Sites for a library and two schools are shown within the park block on sites abutting the western boundary. The areas of land under the *Mixed Use Areas* designation and the *Parks* designation remain the same.

One block of mixed use development fronts onto Sheppard Avenue with a 6 storey building at Sheppard and 12 storey buildings to the south. Mid-rise and tall buildings are proposed for the central portion of the subject lands, located on either side of Billes Heights and the north side of Esther Shiner Boulevard. The building heights include portions at 5 and 6 storeys, mid-rise buildings at 8 storeys and tall buildings at 14, 16, 22, 24 and 28 storeys. The applicant is proposing retail uses at grade for the Esther Shiner Boulevard frontage. Seven tall buildings are located in the southern portion of the site between McMahon Drive and Highway 401. Tall buildings here feature low rise buildings at their base including townhouses and low rise apartments surrounding internal courtyards. These buildings range from 12 storeys to 36 storeys in height with the 12 storey building and a 2 storey amenity building located closest to the Bessarian neighbourhood to the west. The proposed Master Plan is shown on Attachment 2 and the Application Data Sheet is shown on Attachment 4.

All areas of the subject application are within 500 metres and a seven minute walk of the Bessarian subway station. A pedestrian route extends diagonally in a southeast-northwest direction providing access from the central development blocks, along the park block to the Bessarian Subway station.

Parking is provided in underground parking facilities to be located beneath the proposed residential and mixed use buildings. The applicant proposes to adopt the parking standards outlined in the Zoning By-law for "Avenues on a Subway" with some further reductions proposed based on shared parking between residential and commercial uses and providing a car share program. A parking rate of between 0.6 and 1.0 spaces per unit for apartment residents and 0.1 spaces per unit for visitors is proposed.

The applicant is requesting an Official Plan Amendment which;

- redesignates *Mixed Use Areas* and *Park* to accommodate a revised configuration of the streets, blocks and parkland;

- provides that a new public community centre is the first Section 37 priority;
- provides credit in the form of a density increase for the \$5.2 million paid in 2002 toward a new public Community Centre;
- provides a Section 37 cash contribution of \$5.46 million dollars toward a new public community centre in exchange for increased height and density;
- provides a Section 37 cash contribution for a 52 space daycare facility;
- provides for a provision that permits a public library to be located on privately owned lands and that density incentives and exemptions that would apply for a public facility, specifically a community centre are permitted.

Proposed zoning amendments are requested to: facilitate increases in height and a gross floor area increase of 57,009 m². Proposed changes to yard setbacks, building step backs, parking and loading also require zoning amendments.

An amendment to the draft plan of subdivision and conditions approved in 2002 is requested. The amendment changes the block, street and open space layout of the draft plan of subdivision.

The applicant is proposing that the development blocks on the immediate north west (Block 4) and south west (Block 14) corners of the intersection of Esther Shiner Boulevard and Provost Drive proceed by severance. This is so that site plan approval and building permits can be issued for Block 14 ahead of the development application process for the lands west of Provost Drive. Accordingly, the present Official Plan and zoning amendment applications do not include the south west block and the plan of subdivision application does not include the north west block. The lands for which this application applies are shown on Attachment 3.

Site and Surrounding Area

The 16 hectare (40 ac.) subject property is vacant and was the site of the Canadian Tire Warehouse, now demolished, and a Canadian Tire gas station, now relocated onto the Canadian Tire retail store property located immediately to the east. The Bessarian Subway Station on the Sheppard Avenue East line is located immediately to the north west. The site is bounded on the south by Highway 401 and on the east by the Canadian Tire retail store, Provost Drive and the IKEA retail store. The whole of the lands west of Provost Drive slope gradually downward from Sheppard Avenue in the north to Highway 401 in the south. There is a significant change in grade between the lower subject site and the higher Bessarian neighbourhood to the west. The middle portion of the site is fairly flat with gradual slopes down toward to the eastern boundary at Provost Drive and the IKEA store.

The abutting properties include:

North: Sheppard Avenue East, gas station and retail plaza on the north side of Sheppard Avenue and low density residential neighbourhood beyond;

South: Highway 401;

East: the Canadian Tire retail store, Provost Drive, the IKEA store and mixed use development by Concord Adex beyond ; and

West: low density 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. 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 Sheppard Avenue frontage of the subject lands is identified as an *Avenue* on Map 2 - Urban Structure and the lands are designated *Mixed Use Areas* and *Parks*. Official Plan designations are shown on Attachment 5.

Avenues are corridors along major streets which are intended to accommodate new housing and job opportunities, supported by public transit.

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 commercial, residential, institutional and open space uses that reduces auto dependency and meets the needs of the local community.

The *Parks* designation generally prohibits development, except for recreation and cultural facilities, conservation projects, cemeteries and essential public works. There is no provision for schools on lands designated *Parks*. Policy 4.3 provides development criteria which provide 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 3.2.3.3 requires that the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces will be minimized as necessary to preserve their utility. Policy 3.2.3.8 c) requires that the location and configuration of land to be conveyed should be of a usable shape, topography and size that reflect its intended use. 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. It 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 3.1.3 requires that tall buildings, which are defined as having a height greater than the width of the street, have an integrated base, middle and top components which define the building and its relationship to its surroundings. City Council approved “Design Criteria for the Review of Tall Buildings” calls for the creation of slender rather than bulky forms with floor plates of 750 square metres rising from base buildings with appropriate height based on the width of the street.

The Official Plan housing policy 3.2.1.9 requires that on large sites, generally greater than 5 hectares in size, where increases in height or density are sought, that the first priority community benefit will be the provision of 20 per cent of the additional residential units as affordable housing. Large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability.

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 key development area and a new mixed use community along with requirements for appropriate transitions and protection of adjacent stable residential neighbourhoods. 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. The Secondary Plan contains urban design principles which; encourage density near Highway 401 and at locations with greatest accessibility to transit; and, promote appropriate relationships and transitions between buildings.

The Secondary Plan permits a density of 2.0 Floor Space Index for the subject lands. Policy 4.2.3(f) states that where land is conveyed for parkland the density attributable to such land may be transferred to another parcel within the same node or to land in the Leslie Node located east of Provost Drive. Policy 4.3.2 allows density to be transferred from required roads. The Sheppard East Subway Corridor Secondary Plan is shown on Attachment 6.

Bessarian-Leslie Context Plan

The Bessarian-Leslie Context Plan was adopted by City Council in January 2002 and applies to the subject lands. The Context Plan provides a framework for the development of the new mixed use community proposed for this location and identifies an appropriate public road network, streetscape character, pedestrian connections and development density to be secured through zoning and subdivision. The applications will require

revisions to the Bessarian-Leslie Context Plan and the Context Plan is shown on Attachment 7.

Zoning

The subject site is zoned under Site Specific Zoning By-law 1094-2002 of the former City of North York which provides for Open Space (01), Apartment Zone – Sixth Density (RM6) and General Commercial (C1). The Open space zone applies to the Park block and permits a public park, community centre, schools, day nursery and a public library. The Apartment zone applies to the remainder of the lands west of Provost Drive and permits mixed use development which includes residential, office, restaurant and retail uses. The General Commercial zone applies to the portion of Provost Drive between the subject lands and the IKEA store.

Zoning By-law 1094-2002 sets out provisions mixed use development, heights which range from 2 to 28 storeys, maximum unit sizes for 25% of the residential units and a total gross floor area of 281,800 m². This by-law also requires the provision of a 532 m², 52 space finished, furnished and equipped Daycare Centre for the lands west of Provost Drive. Existing zoning is shown on Attachment 8.

New Toronto Zoning By-law

Three blocks within the subject lands are “holes” in the new City of Toronto Zoning By-law 1156-2010 where the new zoning by-law does not apply. These are Block 5 at the Sheppard Avenue frontage, Block 4 on the north west corner of Provost Drive and the extension of Esther Shiner Boulevard and Block 15 which forms the extension of Provost Drive into a private driveway currently owned by the IKEA store.

Plan of Subdivision

A draft plan of subdivision for the whole of the former Canadian Tire lands was approved in 2002 and provides for public streets, development blocks and a park block. An amendment to the draft plan of subdivision for the subject lands is required and accordingly the applicant filed the required application and paid the associated fee.

Section 37

Policy 4.3.3 of the Sheppard Avenue East Secondary Plan provides density incentives for the provision of specific facilities or public objectives. The gross floor area of such facilities is exempt from the calculation of densities and, in the case of a public community centre, three times the gross floor area of the centre is available as an incentive. Where a Daycare facility is provided, the gross floor area of the facility is exempt from the calculation of density and four times the gross floor area of the facility is available as an incentive.

In 2002, Official Plan and zoning approvals were granted for a new mixed use community on the former Canadian Tire lands with a density of 2.0 FSI on the lands west of Provost Drive and 2.5 FSI for the lands east of Provost Drive. At the time of these approvals, the applicant agreed to provide two daycare facilities and \$5.2 million toward

a new public community centre in exchange for Official Plan and zoning approvals. Development charge credits were credited for the \$5.2 million contribution.

The applicant wishes to have the option of paying cash to provide a 52 space daycare facility and is requesting an Official Plan Amendment to permit the payment of cash rather than the present requirement to provide a finished, furnished and equipped 52 space daycare facility.

The applicant is proposing an increase in height and density over what was approved in 2002. In exchange, the applicant proposes to make a cash contribution of \$5.46 million toward a new public community centre. To vary from Policy 4.3.3 in the Sheppard East Secondary Plan with respect to the type of benefit or the incentives provided, in this case cash for a public community centre, an amendment to the Secondary Plan is required.

Reasons for the Application

Amendments to the Official Plan, Zoning By-law and draft plan of subdivision are required to implement the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Pedestrian Comfort Wind Study
- Planning Rationale Report
- Traffic Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Phase 2 Environmental Site Assessments
- Noise and Vibration Report
- Stage One Archaeological Assessment
- Geotechnical Report
- Arborist Report

A Notification of Complete Application was issued on August 20, 2010.

Issues to be Resolved

1. Does the proposed development meet Official Plan policies, in particular:
 - a) parkland policies that require that the effects of development including additional shadows be minimized to preserve their utility and that the park configuration be useable for its intended use;
 - b) tall buildings policies which require specific building components and that the buildings relate to the existing/planned context, take into account topography and other tall buildings and provide high quality, comfortable and usable publicly accessible open space areas; and

- c) housing policies which, for this proposal, require that the first priority community benefit be the provision of 20 per cent of the additional residential units as affordable housing.
- 2. What is the density increase proposed for the Secondary Plan and zoning by-law and is it appropriate.
- 3. Is the revised block, street and open space pattern and proposed built form for the subject lands appropriate, specifically:
 - a) does the location and organization of buildings meet Tall Buildings Guidelines and Mid-Rise Guidelines by providing appropriate built form relationships to the streets, open spaces and adjacent uses including acceptable impacts on sunlight and skyview among other requirements;
 - b) do the proposed sizes, configurations and siting of public uses (community centre, schools, library, child care) within the Park Block work for the requirements of those public uses;
 - c) does the park configuration support the City's programming needs and flexibility;
 - d) does the proposal meet the City's requirements that the streets be public;
 - e) does the proposed pedestrian circulation optimize pedestrian comfort and transit use;
 - f) does the proposed built form provide appropriate height and density in accordance with the Tall Buildings and Mid-Rise Guidelines including transitions from Sheppard Avenue to 401 and from the Bessarian neighbourhood to Provost Drive;
 - g) does the proposal promote opportunities for shared loading, servicing, driveways;
 - h) is there adequate space for public realm improvements in the public boulevard and adjacent private lands which include landscaping, pedestrian amenity and public art.
- 4. Can the existing road network adequately accommodate the proposed development and does the development meet the Traffic Certification requirements contained in the Sheppard Avenue East Subway Corridor Plan.
- 5. Is the parking supply proposed adequate for the site.
- 6. Is there still a requirement to provide sites for the Toronto District School Board and the Toronto Catholic District School Board and if the school boards identify a need for school sites, will an Official Plan Amendment be required to permit the use.
- 7. Determining the appropriate community benefits (Section 37) in exchange for proposed increases in height and density.

8. Determine the appropriate mechanism for the provision of the secured daycare facility.
9. Determining the appropriateness of monetary contributions in exchange for increases in height and density.
10. Is it appropriate that Block 4 and Block 14 proceed by severance at this time.
11. Will the applicant consider, and if so, what Tier 2 Toronto Green Standards will be provided.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry. The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures. Tier 2 Green Standard provisions are voluntary and provide for a greater degree of environmental sustainability in development. A reduction in Development Charges is offered as an incentive to applicants that achieve Tier 2 Standards.

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

CONTACT

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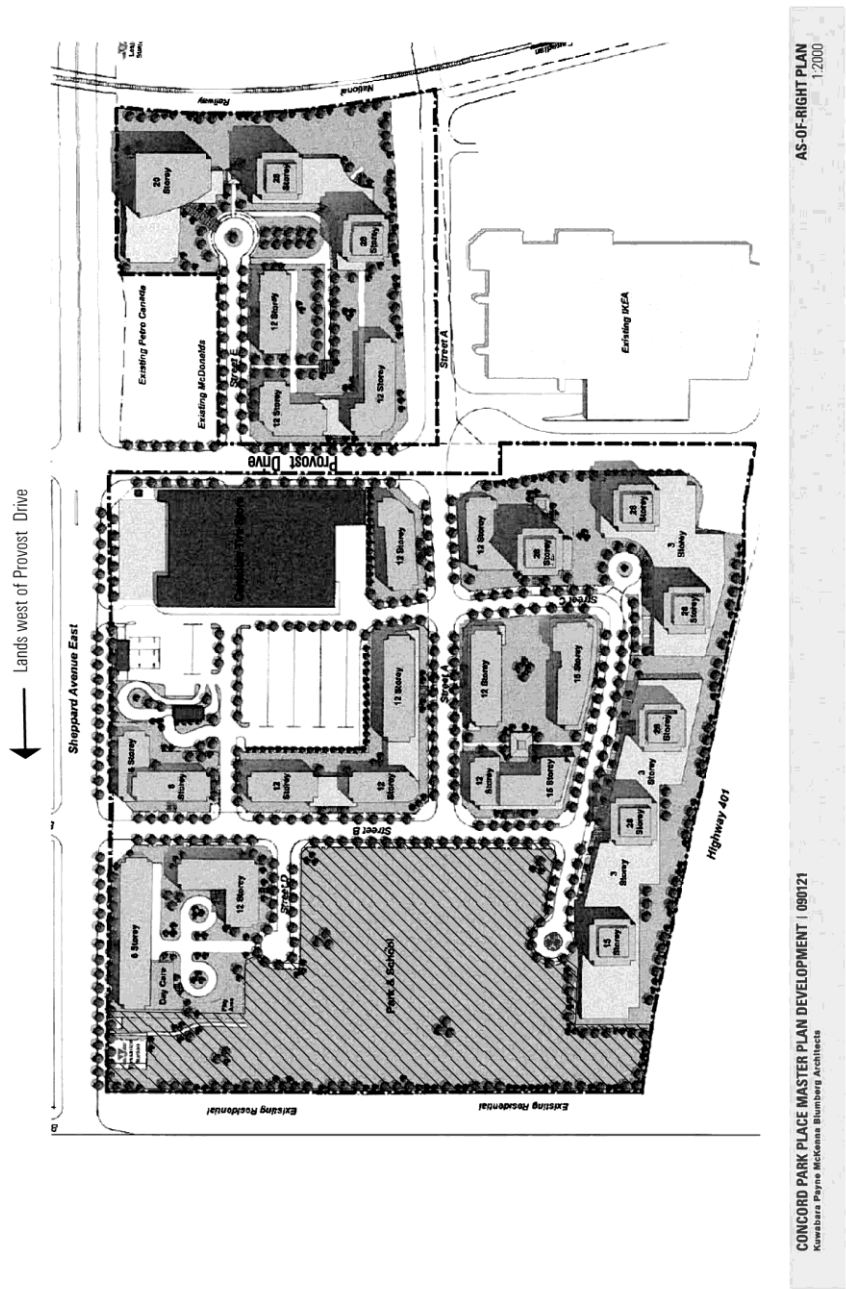
SIGNATURE

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

ATTACHMENTS

- Attachment 1: 2002 Approved Plan
- Attachment 2: Proposed Master Plan
- Attachment 3: Lands subject to the applications
- Attachment 4 : Application Data Sheet
- Attachment 5: Official Plan
- Attachment 6: Sheppard East Subway Corridor Secondary Plan
- Attachment 7: Bessarian – Leslie Context Plan
- Attachment 8a: Zoning (former City of North York)
- Attachment 8b: City of Toronto Zoning By-law (1156-2010)

Attachment 1: 2002 Approved Plan



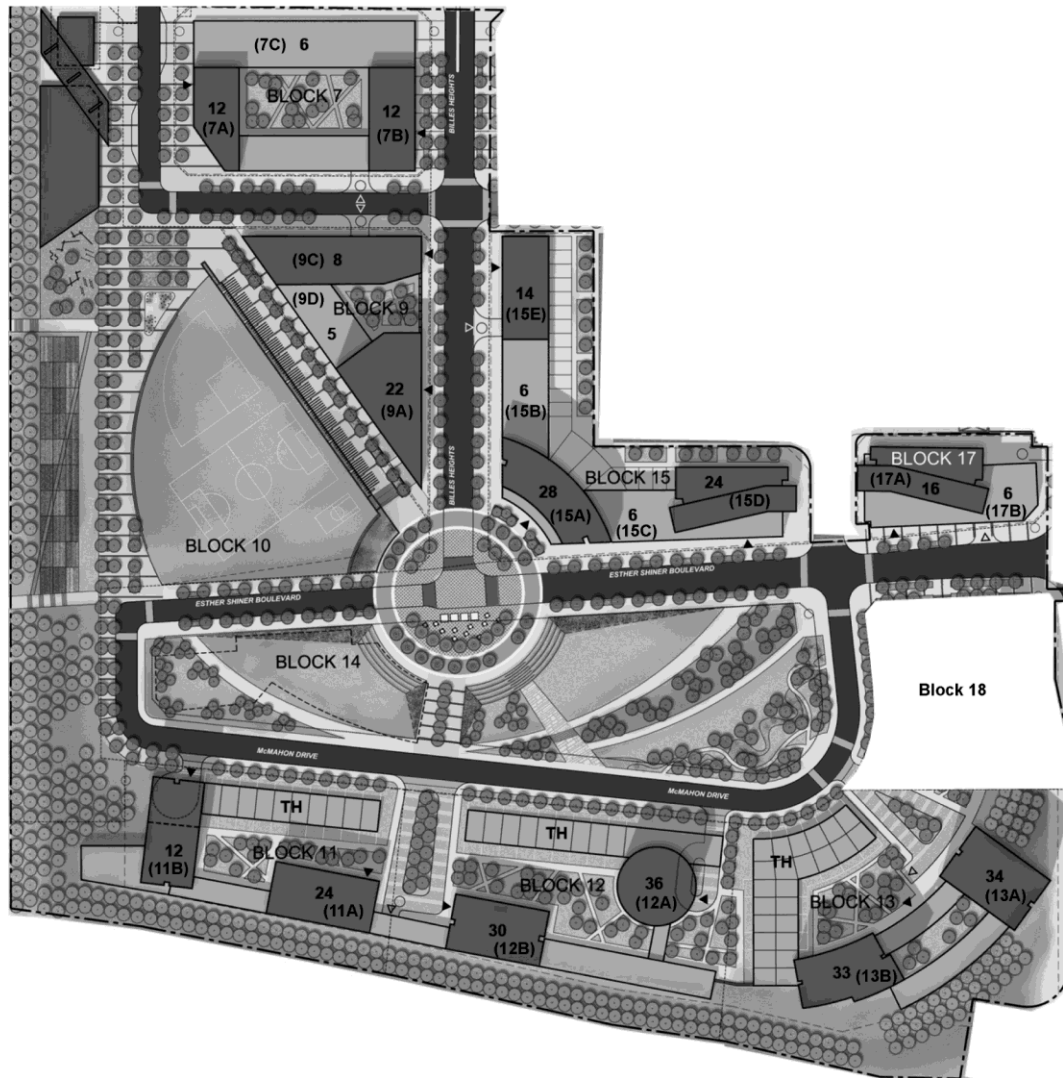
2002 Approved Plan

1001 - 1019 Sheppard Ave. E

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Attachment 2: Proposed Master Plan



Proposed Master Plan

Applicant's Submitted Drawing

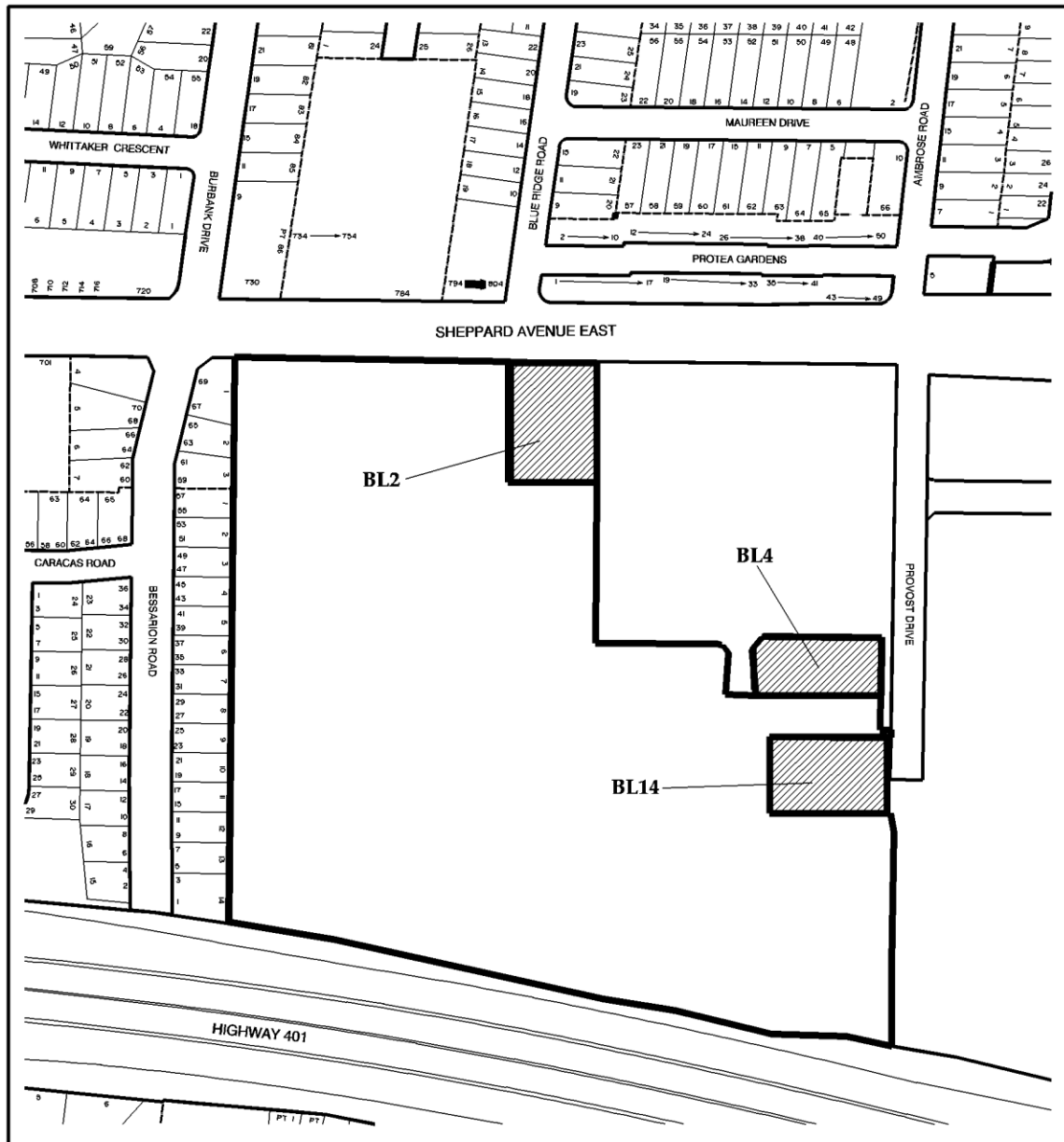
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1001 - 1019 Sheppard Ave. East

File # 10_227038

Attachment 3: Lands Subject to the applications



Toronto City Planning
Lands Subject to the Application

1001 - 1019 Sheppard Avenue East

File # 10_227038



Lands Subject to the Applications



Lands Not Subject to the Applications



Not to Scale

Attachment 4: Application Data Sheet

Application Type	Official Plan, Rezoning & Subdivision	Application Number:	10 227038 NNY 24 OZ & 10 246801 SB
Details	Amend 2002 approvals	Application Date:	July 23, 2010

Municipal Address:	1001-1019 SHEPPARD AVE E
Location Description:	CON 2 EYS PT LOTS 14 AND 15 RP 66R19264 PT PART 16 PARTS 17 TO 21 **GRID N2406
Project Description:	Re-designate park and mixed use blocks and amend the existing zoning by-law performance standards, including height and density. Also seeking revisions to draft plan of subdivision.

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS			Concord Adex Corporation

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	various
Zoning:	C1, RM6, O1	Historical Status:	No
Height Limit (m):	Various	Site Plan Control Area:	Yes

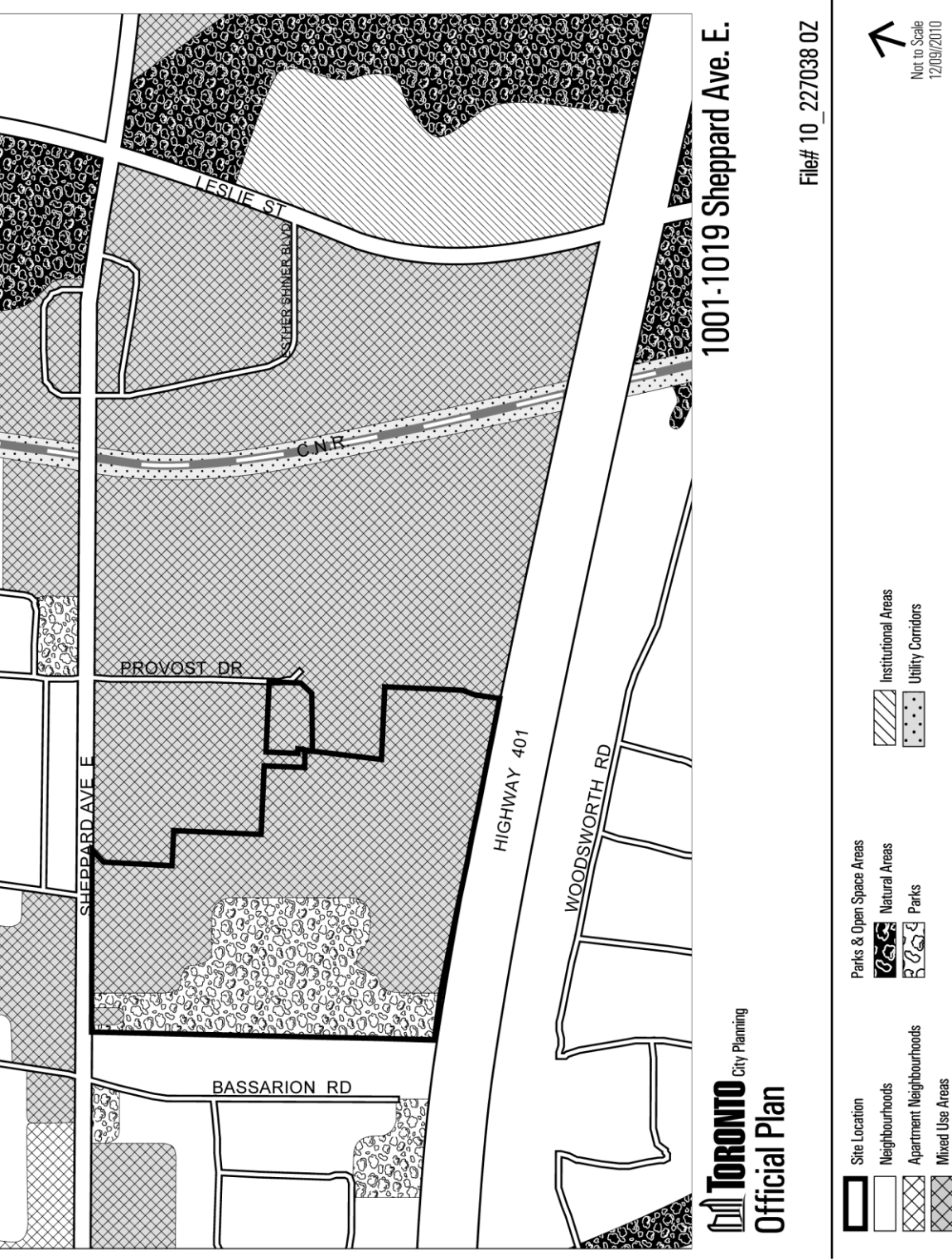
PROJECT INFORMATION

Site Area (ha):	16	Height:	Storeys:	various
Frontage (m):	122			
Depth (m):	572			
Total Residential GFA (sq. m):	335,800			
Total Non-Residential GFA (sq. m):	3,000			
Total GFA (sq. m):	338,800			
Floor Space Index:	2.18			

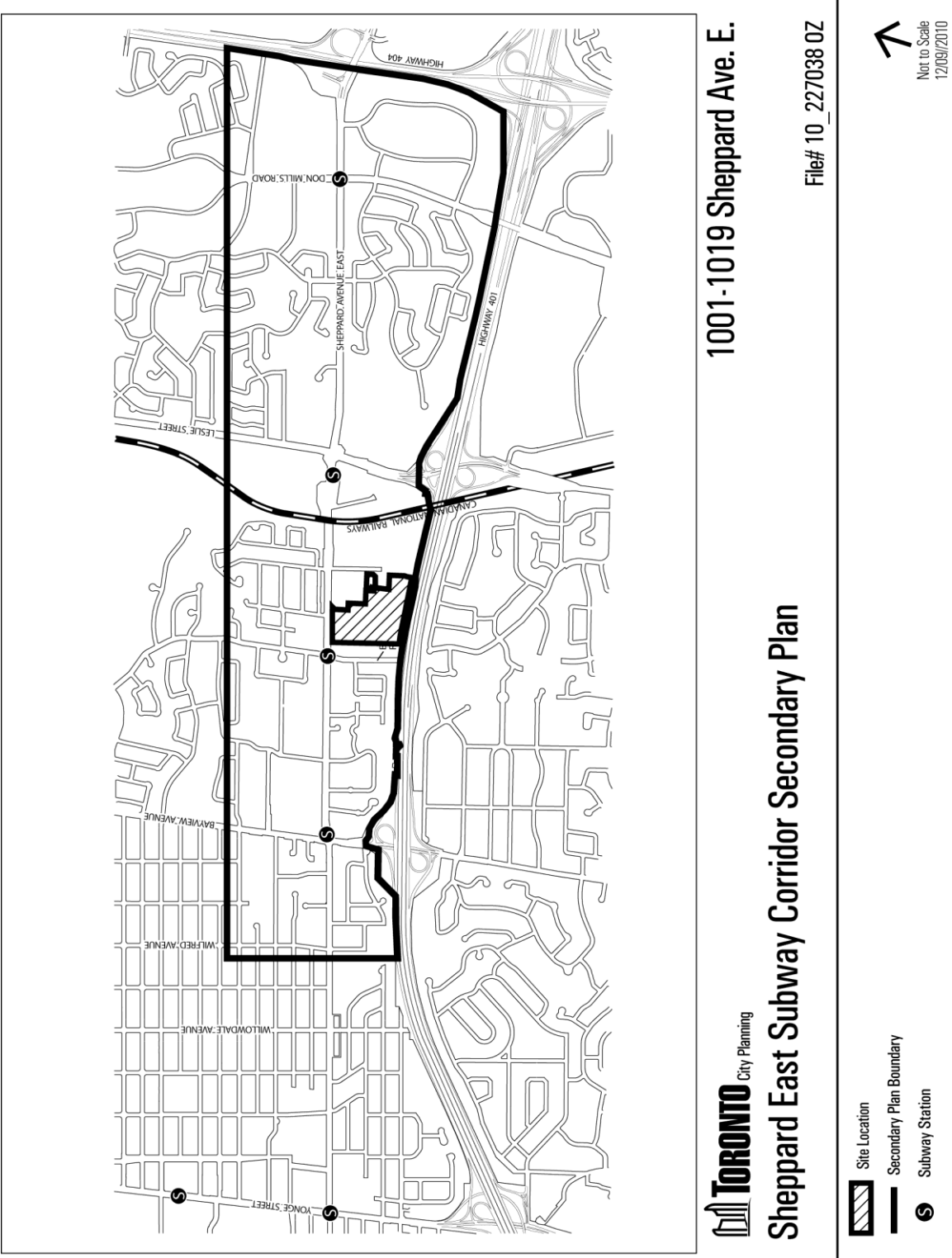
DWELLING UNITS

Tenure Type:	Condo	
Rooms:		
Bachelor & 1 bdrm:	2720	
2 Bedroom +:	1165	
Total Units:	3885	
CONTACT:	PLANNER NAME:	Lynn Poole, Senior Planner

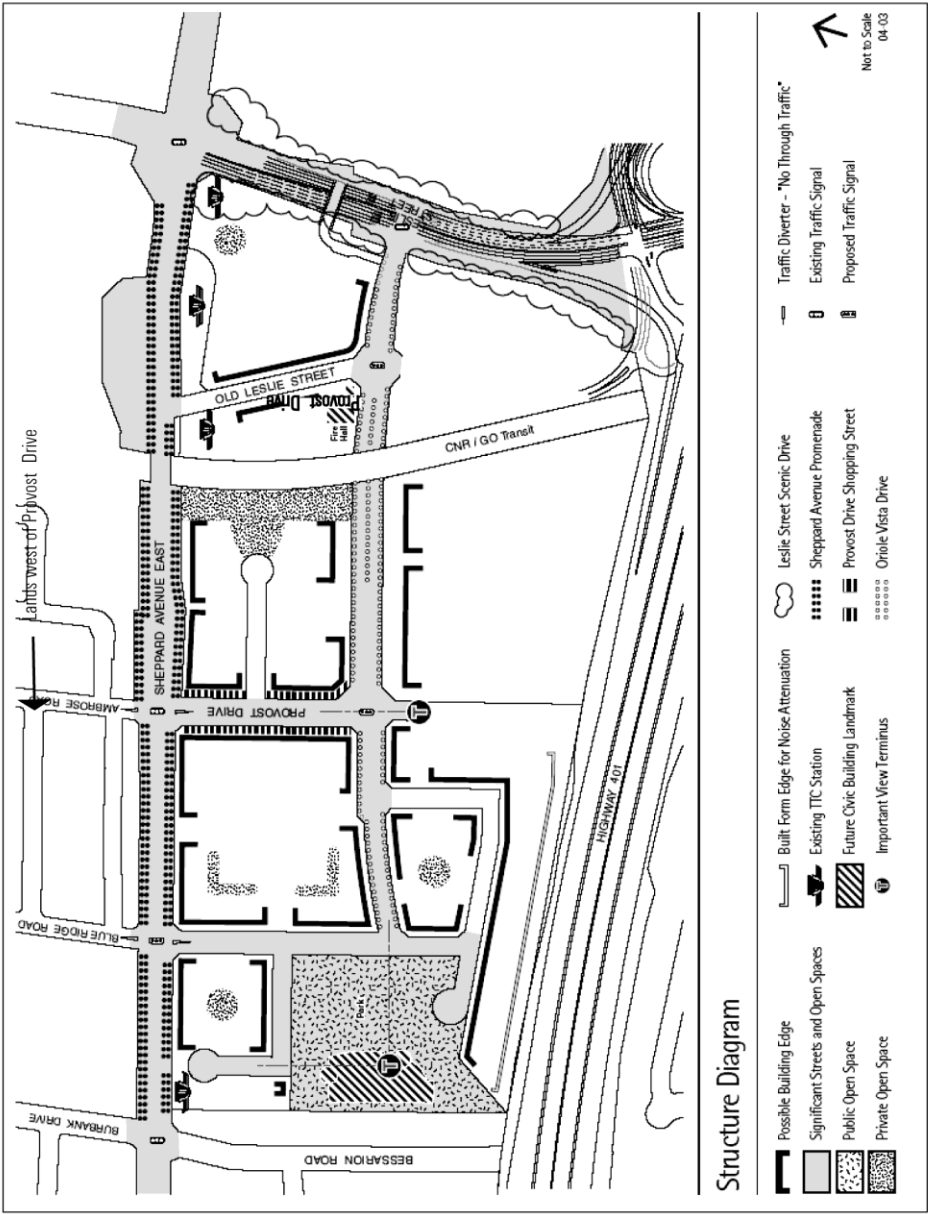
Attachment 5: Official Plan



Attachment 6: Sheppard East Subway Corridor Secondary Plan



Attachment 7: Bessarian – Leslie Context Plan



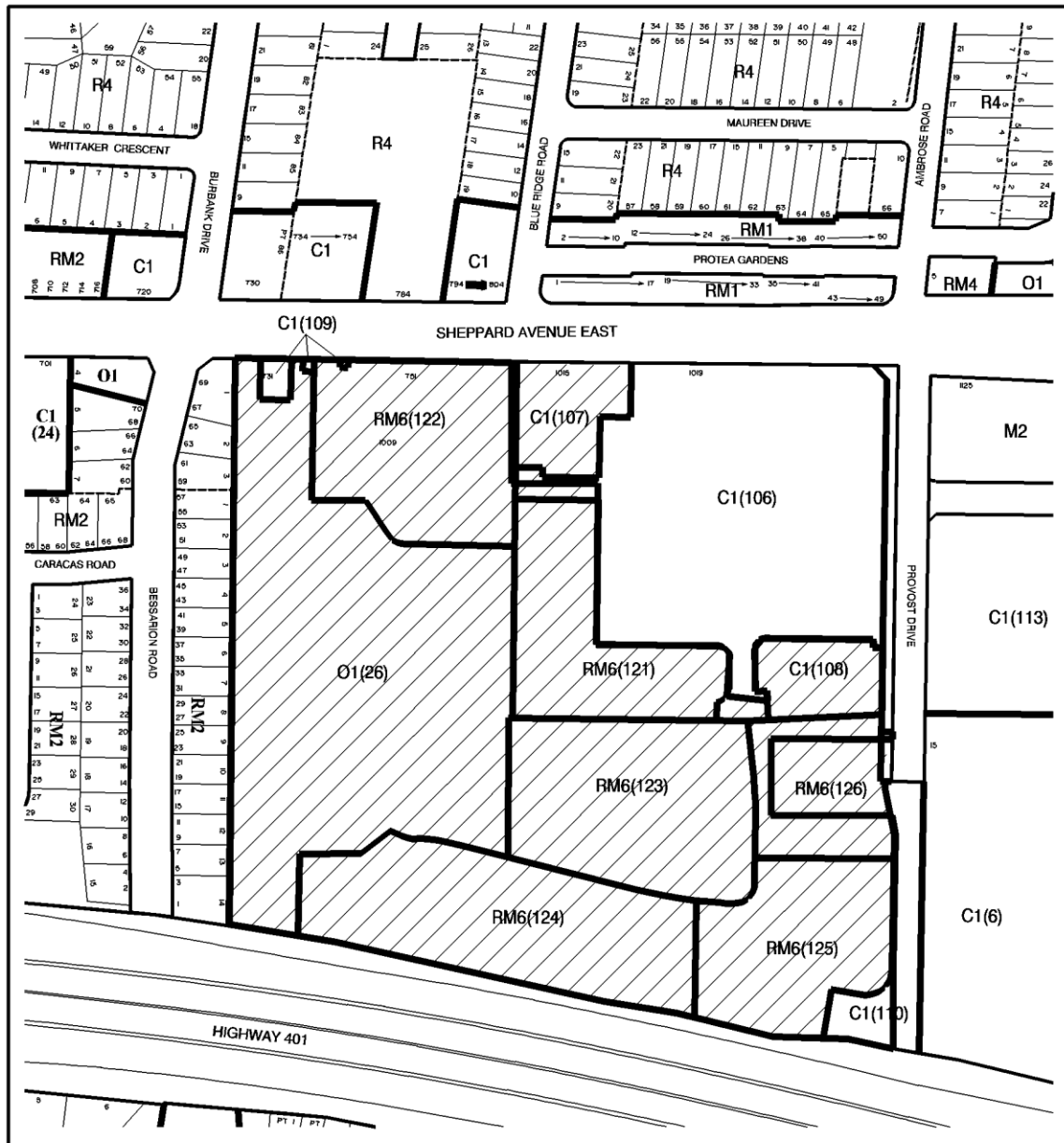
Bessarian - Leslie Context Plan
Structure Diagram

1001 - 1019 Sheppard Ave. E

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Attachment 8a: Zoning (former City of North York)



Toronto City Planning
Zoning

1001 - 1019 Sheppard Avenue East

File # 10_227038

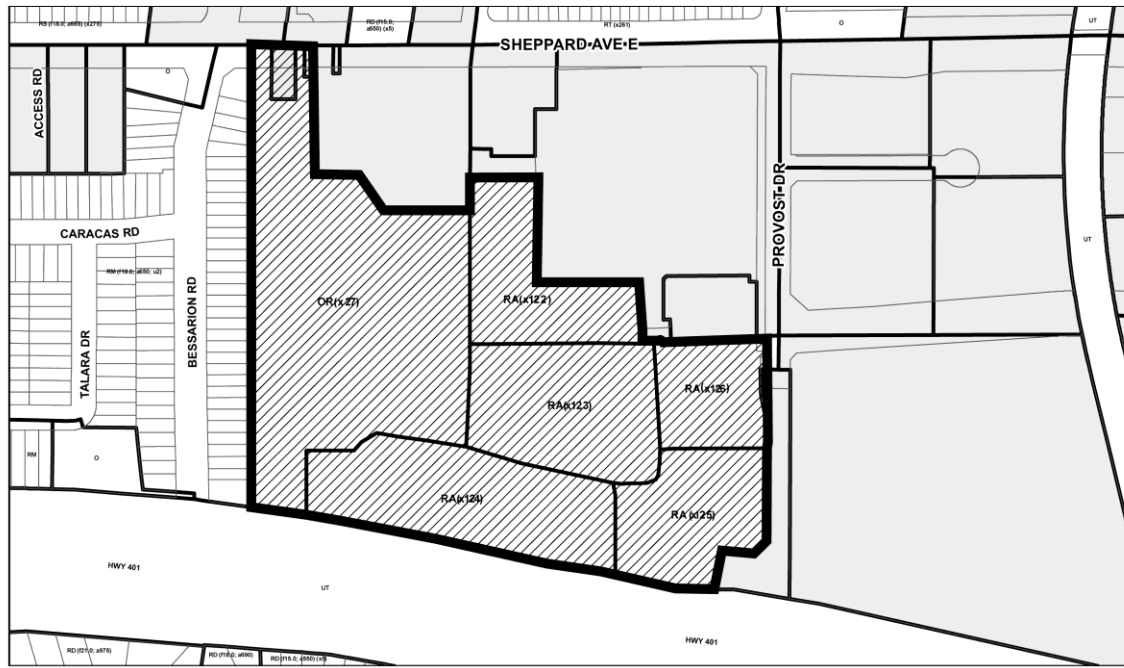
R4 One-Family Detached Dwelling Fourth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

M2 Industrial Zone Two
O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
Zoning By-law 7625
Extracted 07/29/2010

Attachment 8b: City of Toronto Zoning By-law 1156-2010



TORONTO City Planning
Zoning By-law 1156-2010

1001-1019 Sheppard Ave. E.

File # 10 227038 NNY 02

Subject Site
 RD Residential Detached Zone
 RS Residential Semi-Detached Zone
 RT Residential Townhouse Zone
 RM Residential Multiple Zone

RA Residential Apartment Zone
 O Open Space Zone
 OR Open Space - Recreation Zone
 UT Utility & Transportation Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale

Extracted 12/09/2010

