

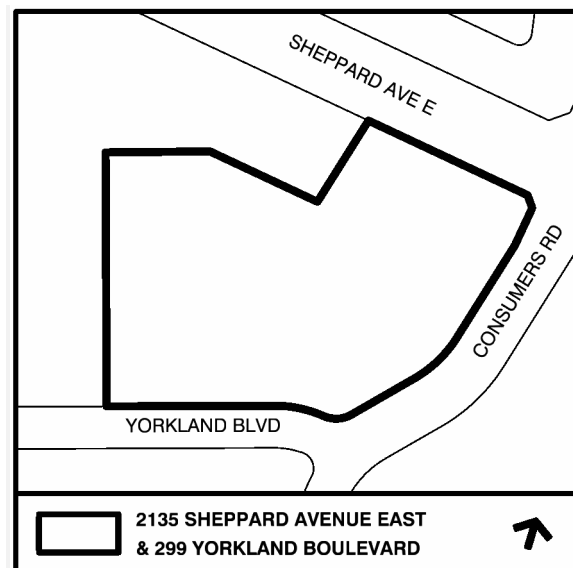
**2135 Sheppard Avenue East & 299 Yorkland Boulevard  
Official Plan and Zoning By-law Amendment Application  
- Preliminary Report**

<b>Date:</b>	May 10, 2012
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Acting Chief Planner and Executive Director, City Planning
<b>Wards:</b>	Ward 33 – Don Valley East
<b>Reference Number:</b>	Pg12036 (File No. 12 126689 NNY 33 OZ)

**SUMMARY**

This site, municipally known as 2135 Sheppard Avenue East and 299 Yorkland Boulevard, is shown on Map 2 - Urban Structure of the Official Plan, as an *Avenue* and within an *Employment District*. The underlying land use designation of the site is *Employment Areas*. The application proposes to amend the Official Plan *Employment Areas* designation for the site to permit a mixed use development with residential, retail and other commercial uses. The application also seeks to amend the Zoning By-law to permit the proposed uses.

The proposal comprises a 3-storey, stand alone large format retail building located along the Sheppard Avenue/Consumers Road frontage and three residential buildings along the southern portion of the site with building heights of 30, 39 and 47 storeys. The development proposes a total gross floor area of 108,859m<sup>2</sup> including 1,243 dwelling units and 14,619m<sup>2</sup> of retail/commercial space, 1,479 parking spaces, a new public road and a 2,721 m<sup>2</sup> public park. The total gross floor area results in an overall site density of 5.2 FSI.



This is the third application seeking permission to convert employment lands to provide for residential uses in this area.

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's directions on further processing of the application and on the community consultation process.

## **RECOMMENDATIONS**

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

1. Staff be directed to review the application to amend the *Employment Areas* designation for the subject lands to permit residential uses concurrently and in the context of the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review, that is being undertaken by the City Planning Division.
2. Upon completion of the Municipal Comprehensive Review, staff be authorized to:
  - (i) Schedule a community consultation meeting for the lands at 2135 Sheppard Avenue East and 299 Yorkland Boulevard, together with the Ward Councillor.
  - (ii) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
  - (iii) 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**

This is the third application seeking permission to convert employment lands to provide for residential uses in this area.

City Council at its meeting of September 26, and 27, 2007 refused an Official Plan Amendment application filed by Dorsay Investments, the owner of the Atria office complex at 2205 Sheppard Avenue East located east of the subject application, to permit the introduction of residential and commercial uses on a portion of their site. The site is also on an *Avenue*, in an Employment District and designated *Employment Areas*. The application was appealed to the Ontario Municipal Board (OMB) and in its decision dated August 28, 2009 the Board approved the re-designation of the site to *Mixed Use Areas* ruling that the Growth Plan would not in itself prevent a redesignation of the site

for residential uses and that a redesignation to *Mixed Use Areas* under the Official Plan was appropriate.

The associated rezoning application was subsequently supported by City Council and approved by the OMB on October 27, 2011. The approved development to be built by Tridel comprises 94,000m<sup>2</sup> of gross floor area with 1,150 dwelling units in 5 buildings ranging in height from 5 storeys along the Sheppard Avenue East frontage up to 43 storeys, parking for 1,282 vehicles, two new public roads and 0.29 ha (2,947m<sup>2</sup>) of public parkland.

In September 2004, Monarch Construction Limited received City Council support and OMB approval for a mixed-use residential development at their Heron's Hill site located at the southeast corner of Sheppard Avenue East and Yorkland Boulevard. The development was reviewed under the former City of North York Official Plan as the application was submitted prior to the adoption of the current City of Toronto Official Plan. Construction is underway on a 93,814m<sup>2</sup> mixed-use development with 1,070 dwelling units in four buildings ranging in height from 5 storeys along Sheppard Avenue East up to 38 storeys. The development incorporates a new public road with a signalized intersection at Sheppard Avenue East.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements and to review and provide feedback on the proposal. Staff advised the applicant that any application to redesignate the site to provide for residential uses would be considered premature given the City is currently undertaking the Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to redesignate the lands located at 2135 Sheppard Avenue East and 299 Yorkland Boulevard from *Employment Areas* to *Mixed Use Areas*. The proposed mixed-use development would be comprised of two main components: a stand alone, large format retail building; and a residential development consisting of 3 towers and a 6-storey podium building (refer to Attachment 1 – Site Plan). The principle components of the development are summarized as follows:

- A new north-south public road along the west edge of the site, connecting Yorkland Boulevard to an internal private road system with driveways connecting to Sheppard Avenue East and Consumers Road;
- 2,721 m<sup>2</sup> public park fronting Yorkland Boulevard and the new public street;

- 14,619 m<sup>2</sup> of retail space in a 3-storey (19.5 metre) building located along the Sheppard Avenue East frontage and a portion of the Consumers Road frontage;
- Three residential buildings on the southern portion of the site containing 1,243 residential units in buildings with heights of 30, 39 and 47 storeys.

The proposed development would have total gross floor area of 108,859m<sup>2</sup> with an overall site density of 5.2 FSI. A total of 1,479 parking spaces are proposed. A total of 1,091 spaces would be provided for residential tenants and 126 spaces for visitors in 4 levels of underground parking. A total of 338 parking spaces would be provided for the retail component consisting of 219 spaces located below grade, 63 spaces located at grade and 56 spaces within a mezzanine level of the building. Access to the parking and loading facilities would be provided from an in-right/out-right driveway from Sheppard Avenue East, and an in-right/out-right driveway from Consumers Road and from the new public road. The intersection of Consumers Road and Yorkland Boulevard is proposed to be signalized.

Refer to Attachments 1-4 for drawings detailing the proposal and Attachment 7 for the Application Data Sheet.

## **Site and Surrounding Area**

The site is located at the southwest corner of Sheppard Avenue East and Consumers Road and is municipally known as 2135 Sheppard Avenue East and 299 Yorkland Boulevard. The site is irregular in shape and has a total area of approximately 20,963m<sup>2</sup> with frontages of approximately 88 metres on Sheppard Avenue East, 146 metres on Consumers Road and approximately 111 metres on Yorkland Boulevard. There are two buildings on the site: a vacant single storey building surrounded by surface parking, formerly occupied by a car dealership and service shop (Don Howson Chev Olds), and a single story building fronting Yorkland Boulevard currently occupied by Enterprise Rent-A-Car and Carstar Collision Centre.

Surrounding land uses include:

South: Yorkland Boulevard then employment lands;

East: Consumers Road then employment and mixed use lands (Dorsay/Tridel's Atria IV development);

West: employment lands and mixed use lands (Monarch's Heron's Hill development); and

North: Two restaurants at 2111 and 2115 Sheppard Avenue; two automobile service and repair uses at 2125 Sheppard Avenue, and Sheppard Avenue, then semi-detached dwellings on lands designated *Neighbourhoods*.

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The site is situated within the Consumers Road Employment District which is bounded by Sheppard Avenue East to the north, Victoria Park Avenue to the east, Highway 401 to the south and Highway 404 to the west. The Consumers Road Employment District was one of several office parks established in the 1960's along the Don Valley/Highway 404 corridor.

There are approximately 60 buildings in the employment area. The area is comprised primarily of office buildings, ranging in height from 1 to 17 storeys, surrounded by large surface parking lots. The south side of Sheppard Avenue East between Highway 404 and Victoria Park Avenue contains a broad mix of land uses. The mix of existing and approved uses include low density, automobile-oriented commercial uses; low rise and high rise office uses; and high density residential uses, including Monarch's Heron's Hill development under construction at Yorkland Road and Dorsay's Atria IV development east of Consumers Road.

Sheppard Avenue East is a major arterial road identified as an *Avenue* in the Official Plan and intended to have a 36 metre right-of-way width. Map 4 of the Official Plan identifies Sheppard Avenue East as a planned Higher Order Transit Corridor extending easterly from the existing Don Mills subway station. There is an approved Environmental Assessment for an LRT line that would run underground from the Don Mills station beneath Highway 404 and would emerge above grade at a planned Consumers Road stop. East of Consumers Road, the LRT line would run at grade within the centre median of Sheppard Avenue East, with an additional stop at Victoria Park Avenue.

### **Statutory Official Plan Review of Areas of Employment Under the Planning Act**

The City is currently undertaking the Five Year Review of the Official Plan as required under Section 26 of the *Planning Act*. Section 26 1(b) of the *Planning Act* requires municipalities to revise the Official Plan, as it contains policies dealing with areas of employment including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment to ensure those policies are confirmed or amended.

The City is therefore reviewing all the policies in the Official Plan addressing areas of employment and the designation of lands currently shown on Maps 13 to 24 of the Official Plan as *Employment Areas*. The City is also reviewing policies regarding the removal of land from these areas of employment. The City has a statutory obligation to undertake this review under the *Planning Act*, and would have this obligation even if the Growth Plan and PPS did not address this matter.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS establishes the policy foundation for regulating the use and development of land. City Council's planning

decisions are required to be consistent with the PPS. Section 1.3 of the PPS requires the City to:

- i) provide for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;
- ii) provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses; and
- iii) protect and preserve employment areas for current and future uses.

The PPS defines employment areas as "areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities".

Section 1.3.2 of the PPS states that the City may only permit the conversion of lands within employment areas to non-employment uses through a Comprehensive Review where it has been demonstrated that:

- i) the land is not required for employment purposes over the long-term; and
- ii) there is a need for the conversion.

### **Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) 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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

The Growth Plan includes similar policies to the PPS directed at the preservation of employment areas for future economic opportunities. The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate the employment growth forecasts of the Growth Plan. The Growth Plan requires municipalities to promote economic development and competitiveness by:

- i) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- ii) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide

- range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- iii) planning for, protecting and preserving employment areas for current and future uses; and
  - iv) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

The definition of an employment area in the Growth Plan is the same as that used in the PPS.

Municipalities may permit conversion of lands within employment areas to non-employment uses only through a Municipal Comprehensive Review. The Growth Plan defines a Municipal Comprehensive Review as "an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan" (Growth Plan). Consistent with the PPS, the Growth Plan limits such conversions to areas where it has been demonstrated through the Municipal Comprehensive Review that it meets a number of criteria.

## **Official Plan**

The part of the site known as 2135 Sheppard Avenue is shown on Map 2 - Urban Structure, as an *Avenue*. The part of the site known as 299 Yorkland Boulevard is located within an *Employment District*. The underlying land use designation of the site is *Employment Areas* as shown on Land Use Plan, Map 19. There are no Secondary Plan or Site and Area Specific policies that apply to this site. The site forms part of a larger employment area which extends east to Victoria Park Avenue, south to Highway 401 and west to Highway 404. It is a key policy directive of the Official Plan to protect *Employment Districts* from the encroachment of non-economic functions and uses. The Plan's policies seek to promote *Employment Districts* exclusively for economic activities and permit uses that support this function including a range of industrial, business and commercial uses, and does not include residential uses.

Policy 4.6.1 of the Official Plan states *Employment Areas* are places of business and economic activity. Uses that support this function consist of restaurants and small scale stores and services that serve area businesses and workers, as well as offices, manufacturing, warehousing, distribution, research and development facilities, media facilities and hotels. The Plan notes some uses are extensive land users, and not directly supportive of the primary employment function such as places of worship, post secondary schools and large scale, stand alone retail stores, and can detract from the economic function of the employment area and are not permitted in *Employment Areas*.

Policy 4.6.3 of the Official Plan states that consideration may be given to permit large scale and stand alone retail stores and "power centres" in *Employment Areas* in locations on major streets which form the boundary of an employment area (as Sheppard Avenue

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East does for the lands comprising the Consumers Road Employment Area). Where a site meets this locational requirement, new large scale, stand alone retail stores and “power centres” may be permitted if it can be demonstrated that:

- a) Sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- b) The function of other economic activities within the *Employment Areas* and economic health of nearby shopping districts are not adversely affected.

The Official Plan provides criteria to review development proposed within *Employment Districts* (Section 2.2.4) and *Employment Areas* (Section 4.6). The objective of these criteria is to ensure that proposed developments contribute to the creation of competitive, attractive, highly functional employment areas.

The Official Plan also includes policies addressing the public realm and built form. Section 3.1.1 includes policies on the public realm that address the layout and design of new streets, parks and development blocks. Section 3.1.2 of the Plan includes policies regarding built form and addresses site layout and organization of the site as well as massing of buildings.

Section 3.2.3.5 of the Official Plan provides the City's policies on parkland. The Plan states that an alternative parkland dedication rate of 0.4 hectares per 300 residential units will be applied to proposals for residential development in parkland acquisition priority areas where Council has identified a need for parkland and enacted an Alternative Parkland Dedication By-law.

The subject development proposes a new neighbourhood. Section 3.3 of the Official Plan (Building New Neighbourhoods) outlines a comprehensive framework for planning new neighbourhoods to ensure they function as complete communities and not just housing. This planning framework includes consideration of the pattern of streets, blocks and open spaces, the mix and location of land uses and building types and a strategy to provide parkland and community services. The policy states that for new neighbourhoods to be viable communities they need a focal point, a fine grain of interconnected streets and pedestrian routes that define development blocks, high quality parks and open spaces and services that meet the needs of residents, workers and visitors.

The Toronto Official Plan is available on the City's website at:  
[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Avenue Segment Study**

As noted previously, the site is located on an *Avenue* as indicated on Map 2: Urban Structure of the Official Plan. The Plan states *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing

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and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. A framework for change will be tailored to the situation of each *Avenue* through a local Avenue Study conducted by the City. The Plan states development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless a review is undertaken that demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

Policy 2.2.3.3 allows development to be considered prior to the completion of an Avenue Study on the condition that this review be undertaken by the applicant. The review is intended for development that has the potential to set a precedent for the form and scale of reurbanization along the *Avenue* and will consider the larger context and implications for the *Avenue* segment in which the development is located. As required by Policy 2.2.3.3b, the review will:

- i) include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- ii) consider whether the incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- iii) consider whether the proposed development is supportable by available infrastructure; and
- iv) be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

### **Tall Building Design Guidelines**

Policies 3.1.3.1 and 3.1.3.2 – Built Form Tall Buildings, ensure that tall buildings fit within their existing and/or planned context and limit local impacts. The Official Plan states tall buildings come with larger civic responsibilities and obligations than other buildings. The policies outline built form principles that are applied to the location and design of such buildings. The City's "Tall Building Design Guidelines" were developed to assist in the evaluation of tall building applications. Approved by City Council on July 25, 26 and 27, 2006, they provide guidance for the design, evaluation and approval of tall buildings and are intended to implement the built form policies of the City's Official Plan.

The Tall Building Design Guidelines will be used to inform the review and assessment of the tall buildings within this proposal. The City's Design Criteria for Review of Tall

Building Proposals is available on the City's website at:

[http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings\\_udg\\_aug17\\_final.pdf](http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings_udg_aug17_final.pdf)

## **Performance Standards for Mid-Rise Buildings**

At its meeting on July 6, 7 and 8, 2010, City Council adopted a staff recommendation to use the Performance Standards for Mid-Rise Buildings in the "Avenues and Mid-Rise Buildings Study" (May 2010) when evaluating future mid-rise building development applications for a two year monitoring period. At the end of the two year monitoring period, staff will report back to the Planning and Growth Management Committee on the effectiveness of the Performance Standards and potential implementation measures.

The Performance Standards are guided by Official Plan objectives to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent *Neighbourhoods*. They are intended to provide simple, straightforward guidance for those seeking to develop mid-rise projects on the *Avenues*.

The Performance Standards for Mid-Rise Buildings will be used to inform the review and assessment of the proposal. The Performance Standards are available on the City's website at: <http://www.toronto.ca/planning/midrisestudy.htm>

## **Zoning**

The site is zoned Industrial-Office Business Park (MO) with a site specific exception (10) in former City of North York Zoning By-law No. 7625 (refer to Attachment 5). The MO zone category permits office uses and manufacturing, service commercial and institutional uses, hotels, retail stores, restaurants, financial institutions, personal service shops, fitness centres, car rental agencies, commercial schools, places of worship, community centres and day nurseries with a maximum gross floor area of 150% of the lot area. The site specific exception permits, in addition to the underlying MO zoning, a motor vehicle dealership and a motor vehicle body repair shop as an accessory use. There is no maximum building height in the MO zone. A retail store is permitted provided it does not exceed 20% of the gross floor area of the largest floor area of the buildings on the lot. Residential uses are not permitted.

## **Site Plan Control**

An application for Site Plan Control approval has not yet been filed.

## **Plan of Subdivision**

The proposed development includes a new public road and the creation of a public park. A Plan of Subdivision would be required. To date, an application has not been filed.

## **Tree Preservation**

Appropriate retention and protection measures will be required for trees that qualify for protection under applicable City of Toronto By-laws. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on City or private property. The

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Arborist Report filed with the application indicates a total of 15 trees exist on the subject lands. Three trees qualify for protection under the City's Tree Protection By-law and twelve trees qualify for protection under the Private Tree By-law.

### **Reasons for the Application**

An application for amendments to the Official Plan and Zoning by-law are required as the Official Plan and former City of North York Zoning By-law No. 7625 do not permit the proposed residential uses or the extent and type of retail and service commercial uses proposed on the lands.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale including an Avenue Segment Study and a Community Services and Facilities review
- Urban Transportation Considerations Report
- Phase I Environmental Site Assessment
- Sun/Shadow Studies
- Functional Servicing Report
- Arborist Report and Tree Protection Plan
- Economic Implications Report
- Retail Market Demand and Impact Analysis
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 26, 2012.

### **Provincial Plans and Policy Statement**

To consider an application for conversion of employment lands to non-employment use, the Provincial Policy Statement (PPS) requires a Comprehensive Review to be conducted which is based on a review of growth projections and which includes consideration of alternative directions for growth. Only after such a review can City Council consider converting employment lands and then only where the following two-part test has been satisfied:

- (a) that the comprehensive review has demonstrated that the land is not required for employment purposes over the long-term; and
- (b) that there is a need for the conversion.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) reiterates and clarifies the objectives of preserving and protecting employment lands from conversions to non-employment uses. Policy 5 of Section 2.2.6 clarifies that the City may permit a

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conversion of employment area lands to non-employment uses only through a Municipal Comprehensive Review which is described as an Official Plan review, or an Official Plan Amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Growth Plan. This review would need to demonstrate the following:

- (a) there is a need for the conversion;
- (b) the City will meet the employment forecasts allocated to it pursuant to the Growth Plan;
- (c) the conversion will not adversely affect the overall viability of the employment area and the achievement of the intensification target, density targets and other policies of the Growth Plan;
- (d) there is existing and planned infrastructure to accommodate the proposed conversion;
- (e) the lands are not required over the long term for the employment purposes for which they are designated; and
- (f) cross-jurisdictional issues have been considered.

In May 2011, City Planning commenced the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review. The subject application is premature prior to the completion of these reviews. It is therefore recommended that the application be reviewed concurrently and in the context of the Five Year Review of the Official Plan and the Municipal Comprehensive Review.

## **Official Plan**

The Official Plan states that *Employment Districts* shown on Map 2 will be protected and promoted exclusively for economic activity to maintain and grow the City's tax base, attract new employment, develop quality *Employment Districts* that are globally competitive locations for businesses, nurture a diverse economic base, provide for balanced growth between population and employment, and provide a range of employment opportunities for Toronto residents.

*Employment Districts* are large areas comprised of lands where the *Employment Areas* land use designation applies. As stated in the Official Plan, *Employment Districts* play an important role in the Plan's growth management and job intensification strategy. The *Employment Areas* land use designation is intended for a wide range of employment uses and does not provide for residential land uses.

As required by the *Planning Act*, the City is currently reviewing policies in the Official Plan related to *Employment Areas* and the application to redesignate the subject site to permit residential uses is premature at this time. Further analysis of the appropriateness of the redesignation to allow for the proposal is required in the context of the Five Year Review of the Official Plan and the Municipal Comprehensive Review.

## Issues to be Resolved

### Land Use Issues

The subject site is part of a larger employment district. The appropriateness of amending the Official Plan designation for this site to permit residential uses must be evaluated, including the impacts on the surrounding employment area. On a preliminary basis, the following land use issues have been identified:

- The appropriateness of redesignating the subject site from *Employment Areas* to *Mixed-Use Areas* to permit residential uses on the site as part of the Official Plan Review and Municipal Comprehensive Review;
- Impacts of residential land use changes proposed for this site and other sites in the employment district;
- Impacts of the proposed residential uses on the surrounding employment area;
- Transition from residential to employment uses and their location on the site; and
- The appropriateness of the proposed land uses.

### Area Wide Issues

As noted previously, the applicant is proposing an Official Plan Amendment that would permit a significant mixed use project with 108,859 m<sup>2</sup> of development. The proposed density of the project is 5.2 FSI.

On a preliminary basis, in addition to the land use issues above, the following issues have been identified that could impact the larger area as a result of the proposal:

- Needs arising from creating a new neighbourhood that should function as a viable community with interconnected streets and pedestrian routes that define appropriately shaped and scaled development blocks and create high quality parks and open spaces with services that meet the needs of residents, workers and visitors;
- The availability and adequacy of community services and facilities in the area to support the proposed residential development;

- The Transportation Impact Study and local roads must be assessed to ensure there is sufficient capacity to accommodate the extra traffic generated by the development; and
- The Retail Market Demand and Impact Analysis and the Economic Impact Assessment filed by the applicant must be assessed regarding conformity of the proposal to Policy 4.6.3 (b) of the Official Plan. It should be noted the applicant has agreed to pay for the cost of an independent peer review of both impact assessments.

### Site Specific Issues

In addition to the above issues, there are a number of site specific issues that must be evaluated to assess the merits of the proposal. Such issues include, but are not limited to:

- Roads and parks that fit within a larger pattern to enhance the residential neighbourhood;
- Appropriateness of the proposed density, built form, massing, building heights and design;
- Appropriateness of the location of the proposed residential uses on the south portion of the subject site;
- Relationship and compatibility of the proposed large scale retail use with proposed and existing residential uses;
- Transition of building heights and massing to nearby stable low density residential areas, including shadow impacts;
- Appropriateness of creating a lower density stand alone large format retail building and higher density residential blocks;
- Ground floor uses along streets and parks to support a safe pedestrian environment;
- Parkland dedication;
- Fit of the proposal with the City's Avenues and Mid-Rise Building Study and the Tall Building Guidelines;
- Appropriateness of above grade parking;
- Phasing of the development;
- Traffic impacts and parking assessment;
- Adequacy of the proposed indoor and outdoor amenity space;
- Site access and road connections;
- Assessment of site servicing including stormwater management;
- Compliance with the Toronto Green Standard Tier 1 performance measures; and
- Determination of appropriate Section 37 community benefits.

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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Gregg Lintern, MCIP, RPP  
Acting Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Context Plan

Attachment 3: Elevations

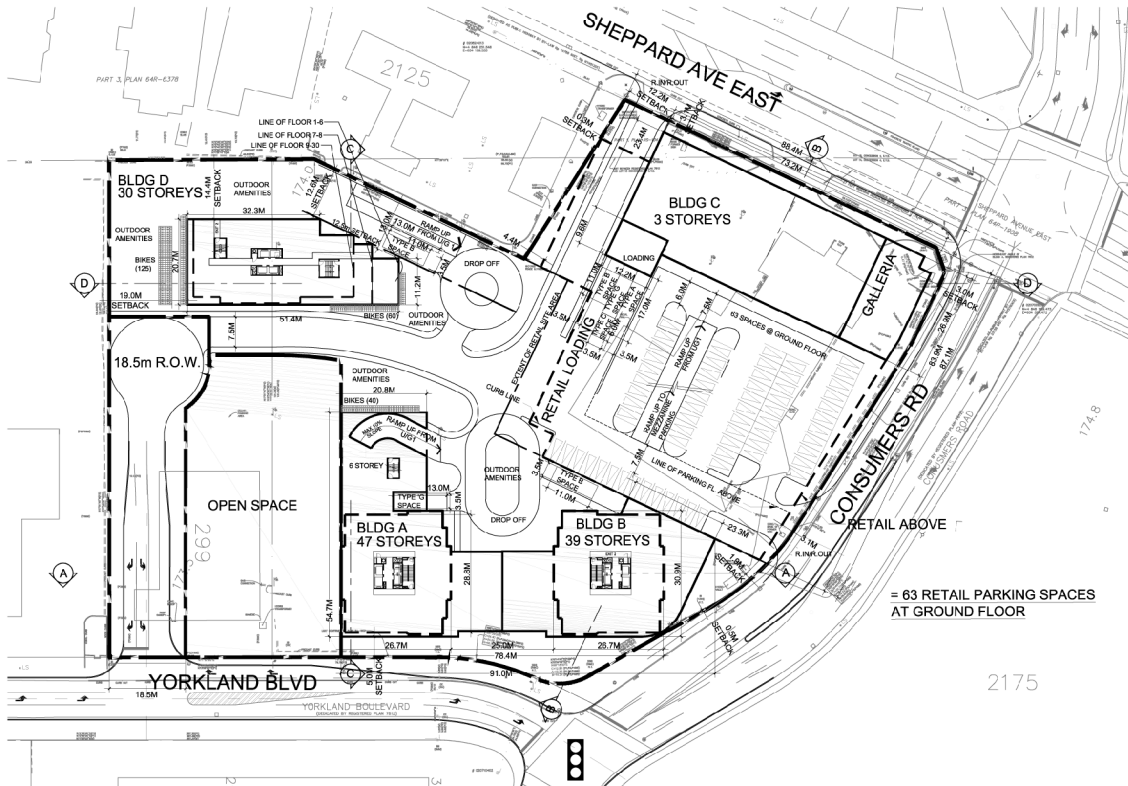
Attachment 4: Elevations

Attachment 5: Zoning

Attachment 6: Official Plan

Attachment 7: Application Data Sheet

## Attachment 1: Site Plan



Concept Site Plan

2135 Sheppard Avenue East & 299 Yorkland Boulevard

Applicant's Submitted Drawing

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03/14/2012

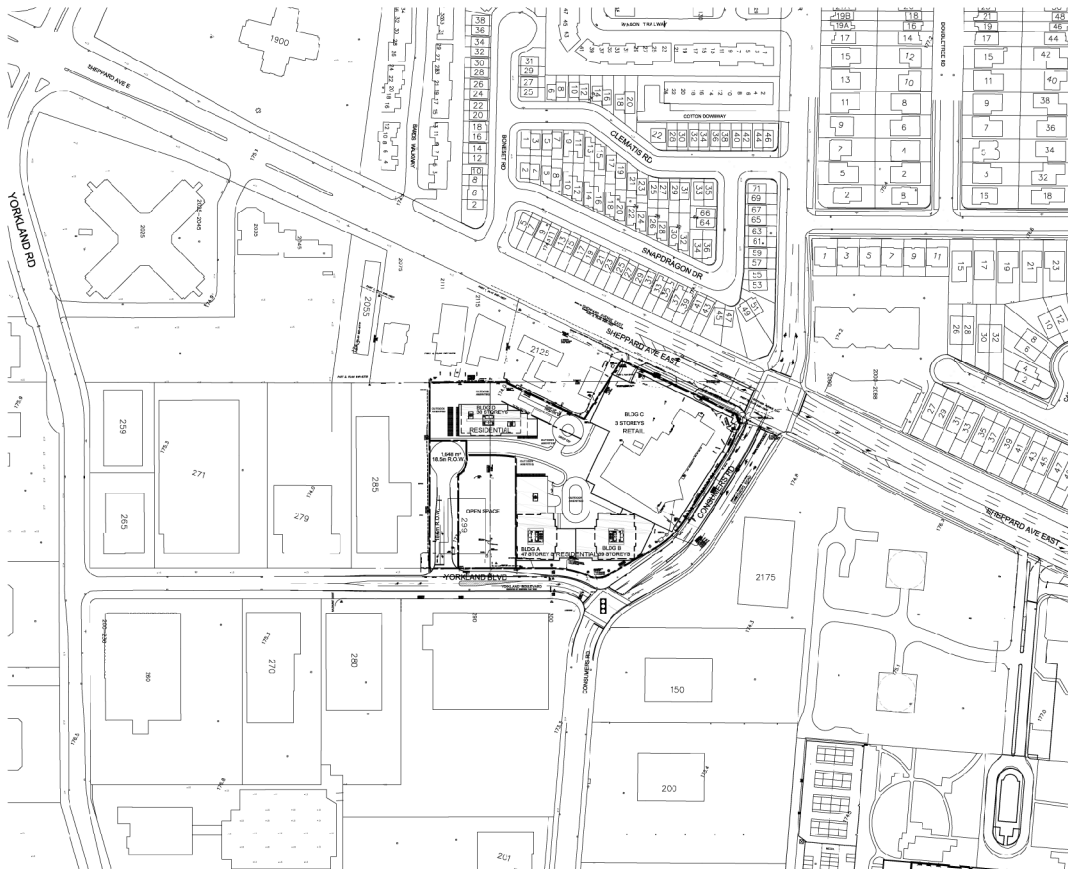


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## Attachment 2: Context Plan



### Context Plan

### 2135 Sheppard Avenue East & 299 Yorkland Boulevard

Applicant's Submitted Drawing

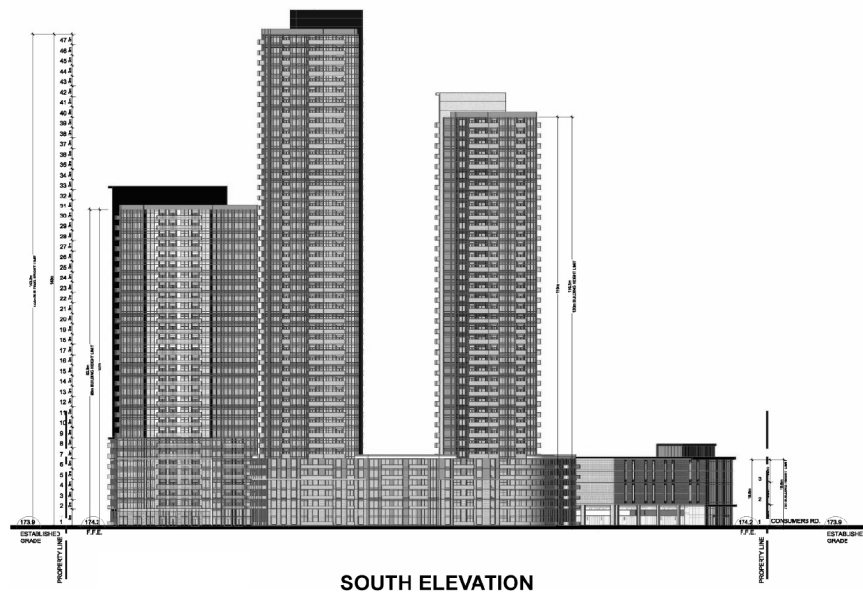
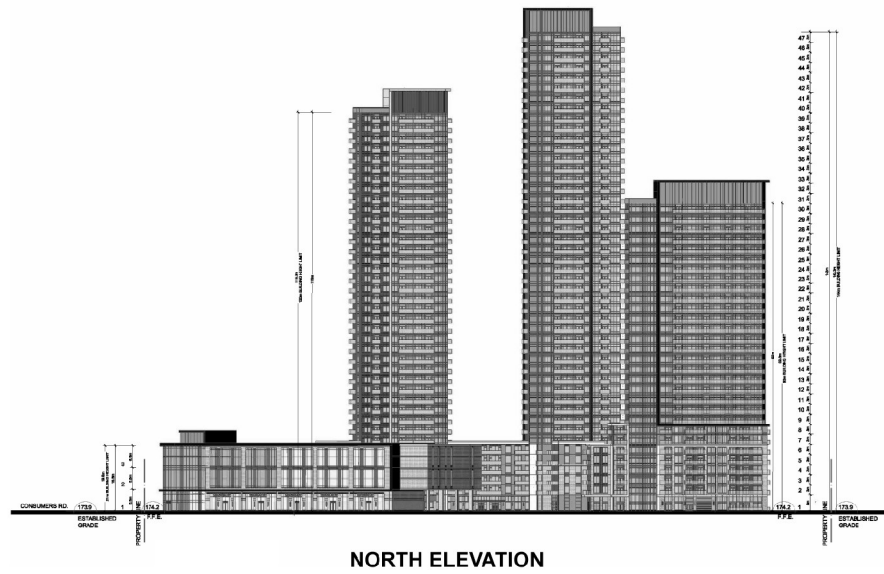
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### Attachment 3: Elevations



### Elevations

### 2135 Sheppard Avenue East & 299 Yorkland Boulevard

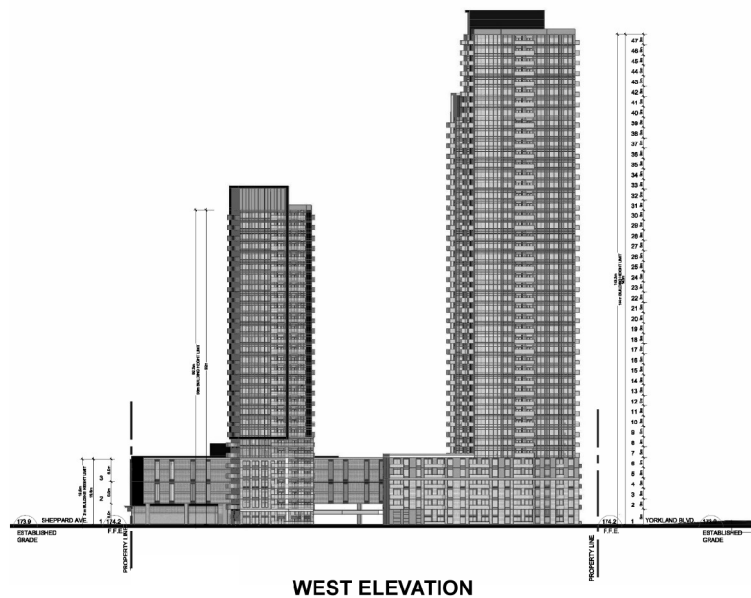
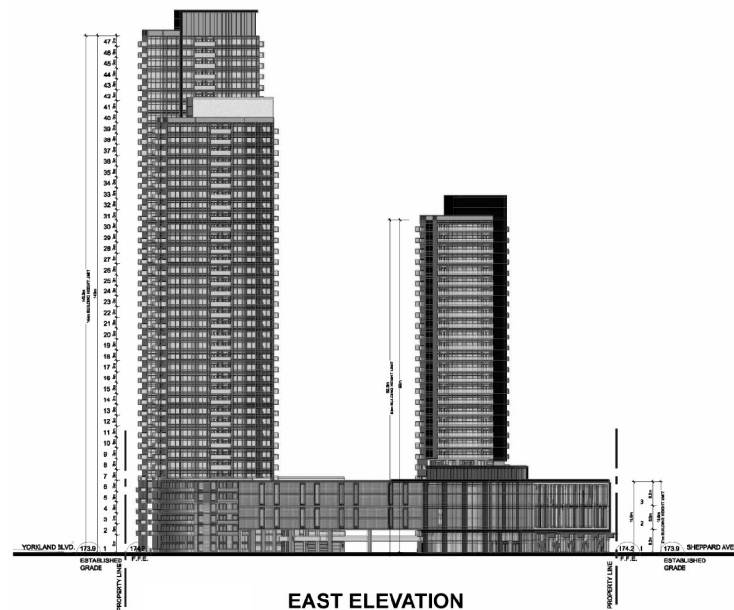
Applicant's Submitted Drawing

Not to Scale  
03/14/2012

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## Attachment 4: Elevations



### Elevations

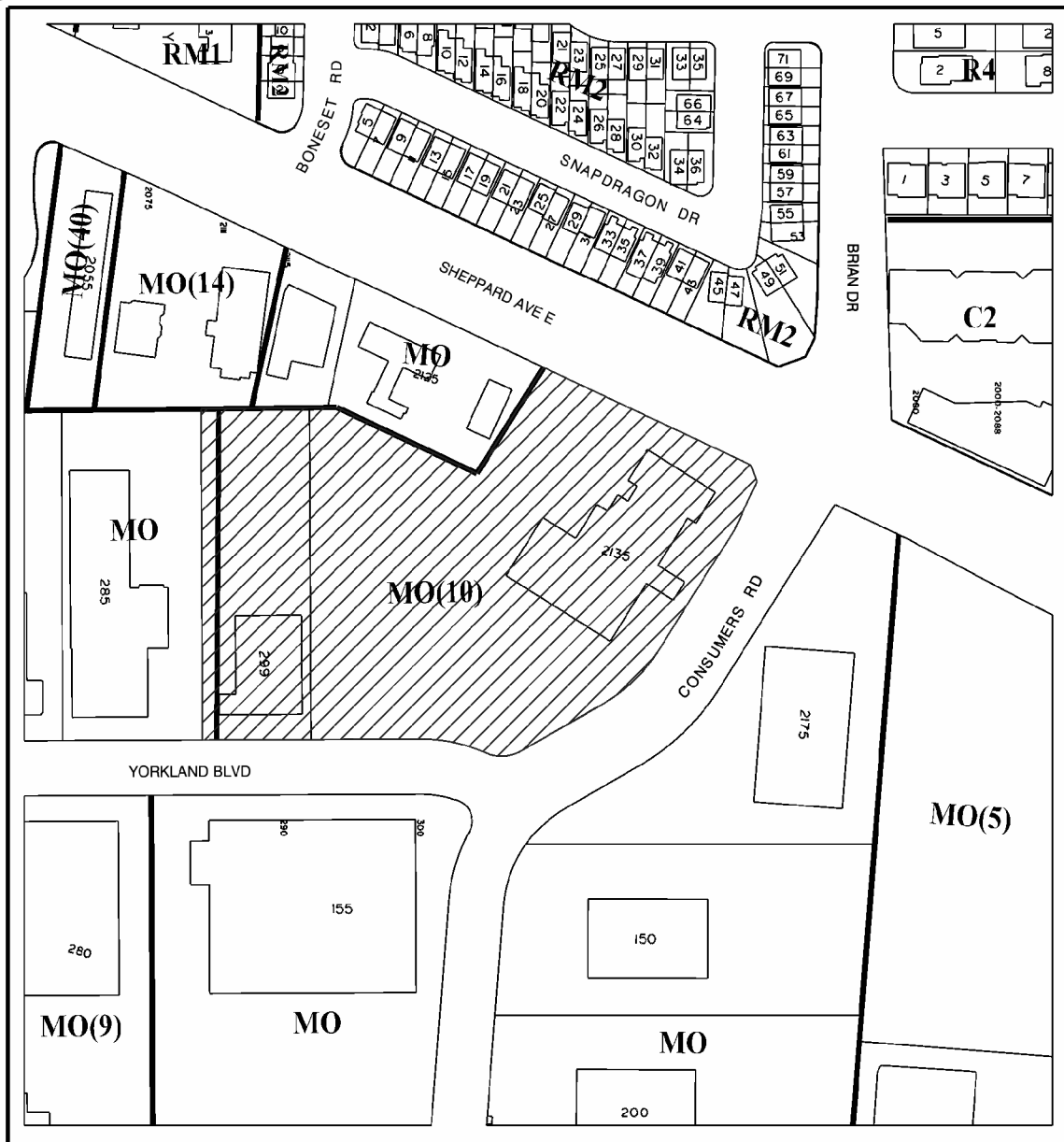
### 2135 Sheppard Avenue East & 299 Yorkland Boulevard

Applicant's Submitted Drawing

Not to Scale  
03/14/2012

File # 12 126689 NNY 33 0Z

## Attachment 5: Zoning



**Toronto** City Planning  
Zoning

2135 Sheppard Avenue East & 299 Yorkland Boulevard

File # 12 126689 NNY 33 0Z

R4 One-Family Detached Dwelling Fourth Density Zone  
RM1 Multiple-Family Dwellings First Density Zone  
RM2 Multiple-Family Dwellings Second Density Zone  
C2 Local Shopping Centre Zone  
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

MO Industrial-Office Business Park Zone



Not to Scale  
Zoning By-law 7625  
Extracted 03/14/2012

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## Attachment 6: Official Plan



**TORONTO** City Planning  
Official Plan

2135 Sheppard Avenue East & 299 Yorkland Boulevard

File # 12 126689 NNY 33 0Z



↑  
Not to Scale  
03/14/2012

Staff report for action – Preliminary Report - 2135 Sheppard Avenue East and 299 Yorkland Boulevard

## Attachment 7: Application Data Sheet

Application Type	OPA & Rezoning	Application Number:	12 126689 NNY 33 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 23, 2012
Municipal Address:	2135 SHEPPARD AVE E AND 299 YORKLAND BLVD		
Location Description:	PLAN 7612 BLK A CON 4 EY PT LOT 15		

**Project Description:** Amendment applications to permit a mixed-use development comprising a 3-storey, stand alone large format retail building along Sheppard Avenue/Consumers Road and three residential buildings along the southern portion of the site with heights ranging from 30 to 47 storeys. The development proposes a total gfa of 108,859 m<sup>2</sup> including 1,243 dwelling units and 1,479 parking spaces. The proposed gross floor area results in a gross density of 5.2 FSI. The proposal also includes a new public road and a public park.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
HILTIN HILLS DEVELOPMENT INC	Stephen Deveaux	Turner Fleischer	HILTIN HILLS DEVELOPMENT INC

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	MO(10)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	209630	Height:	Storeys:	3, 30, 39, 47
Frontage (m):	88.4 (Sheppard Ave E)		Metres:	143
Depth (m):	128.8			
Total Ground Floor Area (sq. m):	10052.5			<b>Total</b>
Total Residential GFA (sq. m):	94241		Parking Spaces:	1479
Total Non-Residential GFA (sq. m):	14619		Loading Docks	7
Total GFA (sq. m):	108859			
Lot Coverage Ratio (%):	0.48			
Floor Space Index:	5.2			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	25
1 Bedroom:	870
2 Bedroom:	348
3 + Bedroom:	0
Total Units:	1243

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	94241	0	0
Retail GFA (sq. m):	14619	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Steve Forrester, Senior Planner
	<b>TELEPHONE:</b>	(416) 395-7126

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