

**176, 178 & 180 Sheppard Avenue East
Official Plan and Zoning By-law Amendment Application
Preliminary Report**

Date:	August 19, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	13 167649 NNY 23 OZ

SUMMARY

This application proposes a 7 storey mixed use building with 22 residential units and ground floor commercial uses at 176, 178 and 180 Sheppard Ave East.

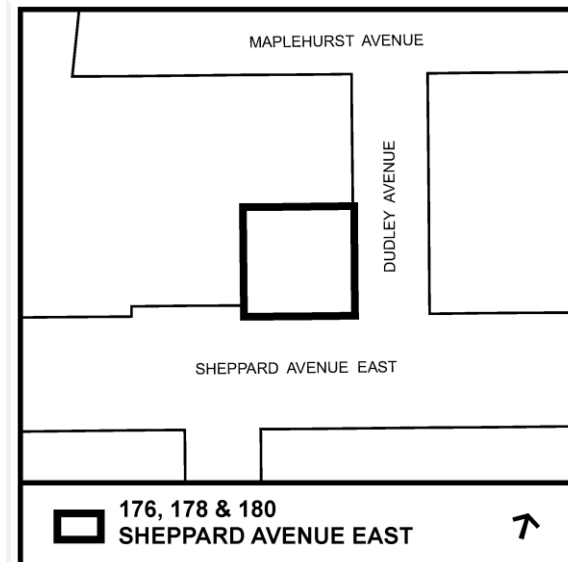
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and the community consultation process.

It is anticipated that a community consultation meeting could be held in the fall of 2013 with a target date for a statutory Public Meeting in early 2014 assuming 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 176, 178 and 180 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed development is for a 7 storey mixed use building with 22 residential units and ground floor commercial uses. The proposed building has a gross floor area of 3,136.6 m² on a site with an area of 916.3 m² equating to a floor space index (FSI) of approximately 3.4.

On the ground floor the proposed development includes approximately 364 m² of commercial floor space. The remaining 2,772 m² of floor space is for 22 residential units located on the 2nd to 7th floors. Mechanical rooms are also located in the 7th floor as well as the floor above. The tallest portion of the building is massed at the northwest corner of Sheppard Avenue and Dudley Avenue to a total building height of 27.4 metres. The proposed building includes several terraces that step down in height at each level to both the north and west sides.

The entrances to both the commercial and residential uses are located on, and connected to the Sheppard Avenue sidewalk. The residential entrance and lobby is at the west end of the building and the commercial entrance is closer to the corner at Sheppard Avenue and Dudley Avenue. Bicycle parking and residential garbage and recycling facilities are also located at grade on the Dudley Avenue frontage.

The proposed access to 2 levels of 27 underground parking spaces is off of Dudley Avenue at the north end of the site. The parking ramp is enclosed within a 1 storey portion of the building and separated from the property to the north by a 1.5 metre wide landscape buffer.

The Site Plan is shown on Attachment 1 and building elevations on Attachments 2 and 3. Further project details are provided in the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The site of the proposed development is currently occupied by an optometrist clinic that has been created from joining together two, one to two-storey frame and stucco buildings. The square and flat site has a frontage of approximately 30 metres on Sheppard Avenue East and depth of 30 metres along Dudley Avenue.

Land uses surrounding the site include:

North:	private school on Maplehurst Avenue now under construction
South:	on the south side of Sheppard Avenue East are detached houses with a variety of commercial and residential uses
East:	on the northeast corner of Dudley Avenue and Sheppard Avenue is a surface parking lot for a 2 storey commercial use
West:	5 storey office building

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. 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 lands *Mixed Use Areas*, and more specifically *Mixed Use Area B* within the Sheppard Avenue Commercial Area Secondary Plan. The *Mixed Use Area B* designation permits live-work uses, residential dwellings in commercial buildings, residential uses and retail and service commercial uses.

The Secondary Plan permits a maximum floor space index of 1.0 FSI, or 1 times the area of the lot, and includes a list of development criteria to be met. This includes providing building setbacks to accommodate a 36 metre right-of-way on Sheppard Avenue, sufficient on-site parking located behind buildings and not on the Sheppard Avenue streetscape, and buildings heights not exceeding 3 storeys and 12 metres, or the distance between the building and the rear lot line – i.e. a 45 degree angular plane.

Mechanical equipment is to be screened from the street or adjacent public spaces, and a maximum level of the front yard is to be landscaped and planted. To protect adjacent neighbourhoods from noise, odour or visual impacts, the Secondary Plan policies also provide for fencing and landscape buffers along rear property lines, as well as reduced impacts from lighting and garbage receptacles.

Zoning

The lands were excluded from the new City of Toronto Zoning By-law No569-2013 and the former City of North York general Zoning By-law No. 7625 continues to apply to the lands. The lands are zoned C7 which permits a wide variety of residential and commercial uses to a maximum gross floor area of 1 times the area of the lot, a maximum building height of 12 metres and 3 storeys, and with associated parking standards.

Site Plan Control

A Site Plan application has been filed with the application.

Tree Preservation

An Arborist report has been submitted with the application and will be reviewed to determine the condition of existing trees and any necessary tree protection and maintenance plan.

Reasons for the Application

The application has been submitted to amend the Sheppard Avenue Commercial Area Secondary Plan as the Secondary Plan has a maximum floor space index of 1.0 and the proposed floor space index is 3.4. The official plan amendment application has also been submitted because the proposed development has portions of the building exceeding the 45 degree angular plane, and the height of 7 storeys and 28 metres exceeds the maximum permitted height of 3 storeys and 12 metres.

The application has been submitted to amend the North York Zoning By-law No. 7625 as the proposal does not meet site-specific development standards for such matters as gross floor area, height, coverage and parking.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Shadow Study
- Functional Servicing Report and Stormwater Management Report
- Arborist Report
- Toronto Green Standard Checklist
- Soil Investigation report and Phase 1 Environmental Site Assessment

A Notification of Complete Application was issued on June 6, 2013.

Issues to be Resolved

On a preliminary basis, matters to be addressed through the review of the application include such matters as:

- review of the proposal with respect to the policies in the Official Plan and density policies and development criteria in the Secondary Plan
- appropriateness of the proposed density, height and building setbacks massing in relation to adjacent uses and the existing and planned context of the neighbourhood, including the appropriate transition in scale and rear yard angular plane to the north
- provision of adequate sunlight, access, privacy and landscaped open space and amenity area
- review of pedestrian access and streetscape
- potential traffic impacts, parking supply, vehicle access, loading and site servicing
- review of proposed building elevations and their fit with the neighbouring context

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.

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

CONTACT

Robert Gibson, Senior Planner
Tel. No. (416) 395-7059
E-mail: rgibson@toronto.ca

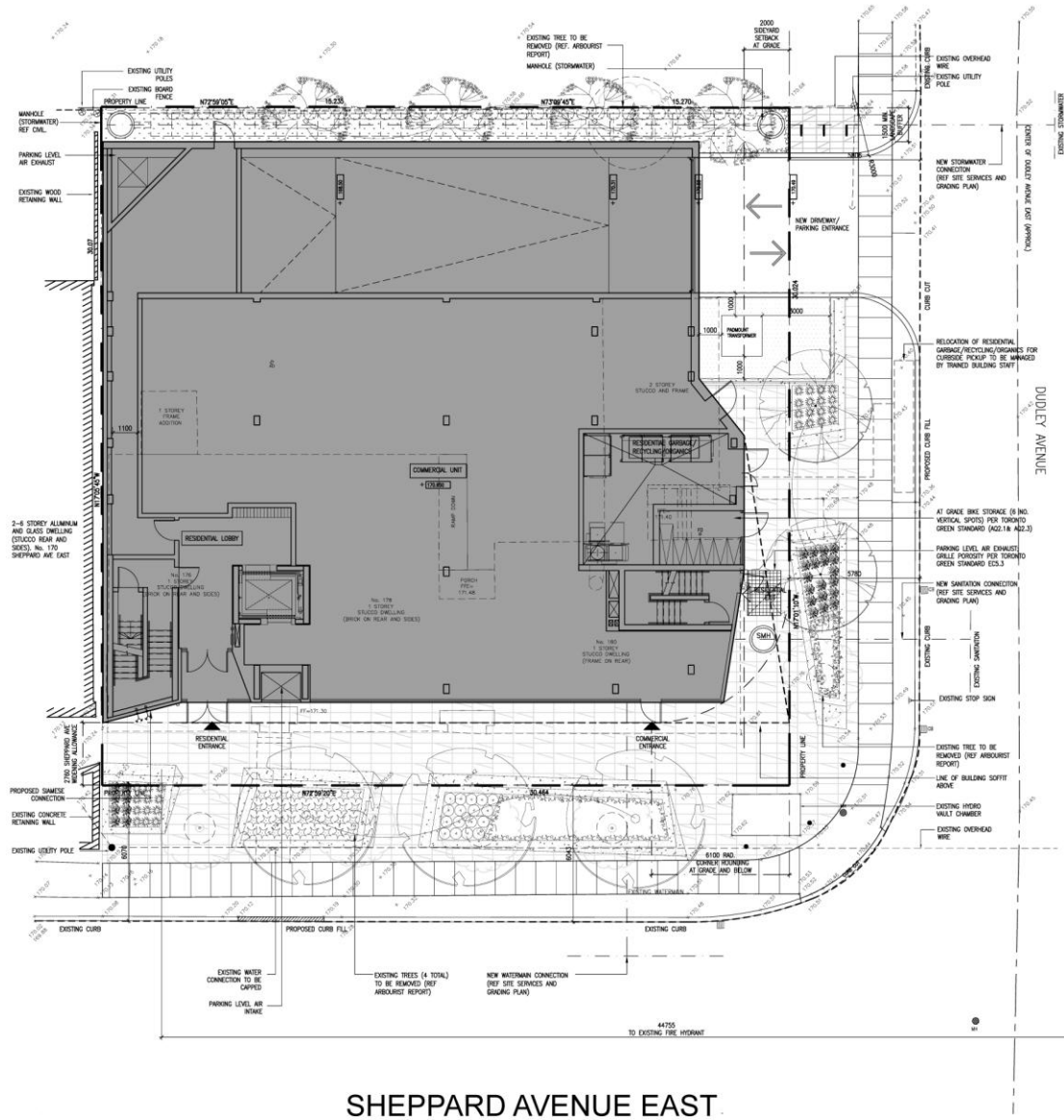
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Elevations [as provided by applicant]
- Attachment 3: Elevations [as provided by applicant]
- Attachment 4: Official Plan
- Attachment 5: Zoning
- Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

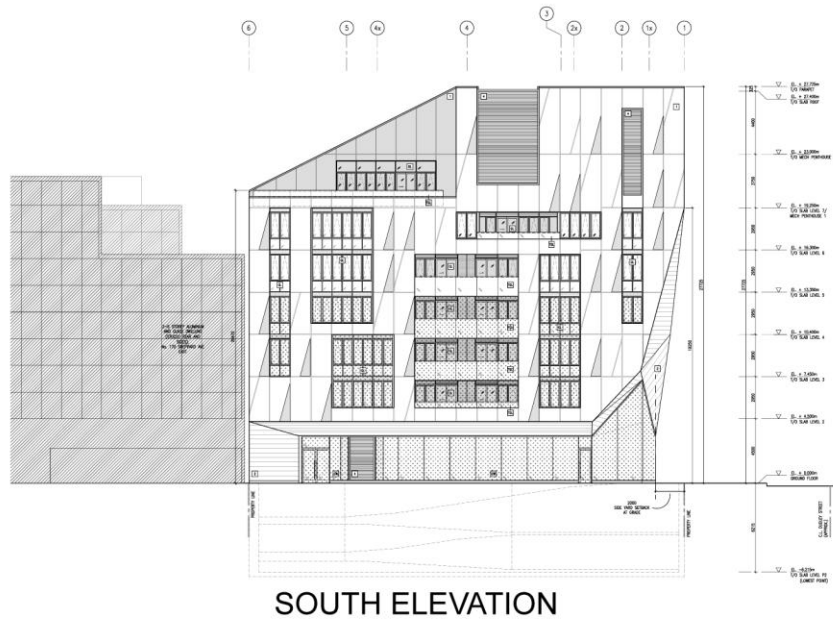
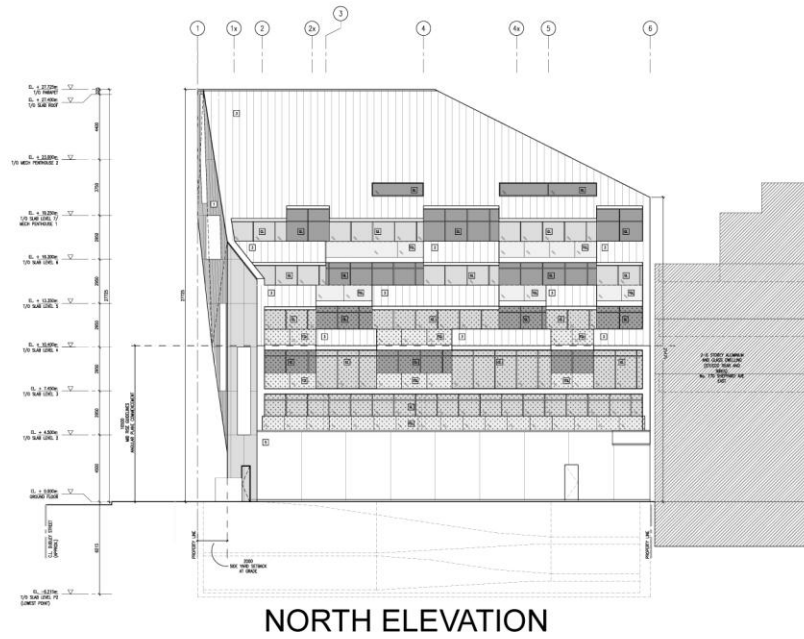
176, 178 & 180 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale 

File # 13 167649 NNY 23 0Z

Attachment 2: Elevations



Elevations

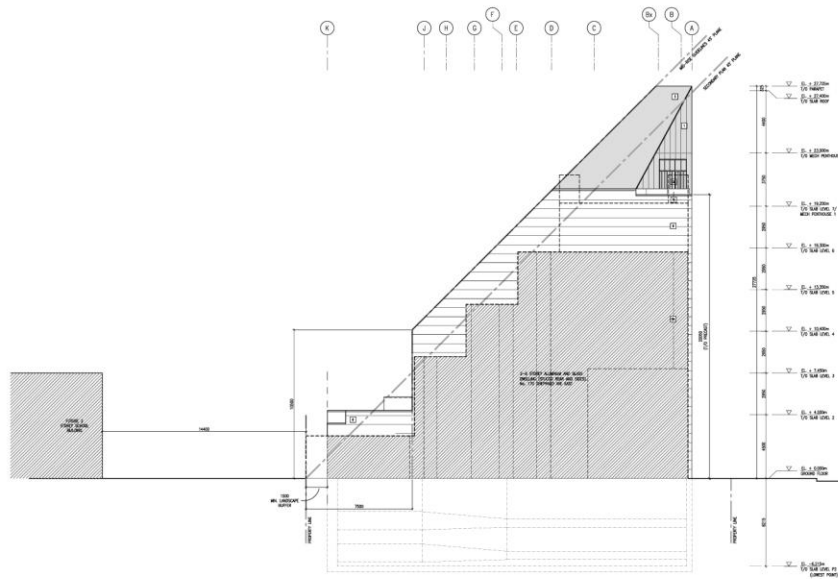
176, 178 & 180 Sheppard Avenue East

Applicant's Submitted Drawing

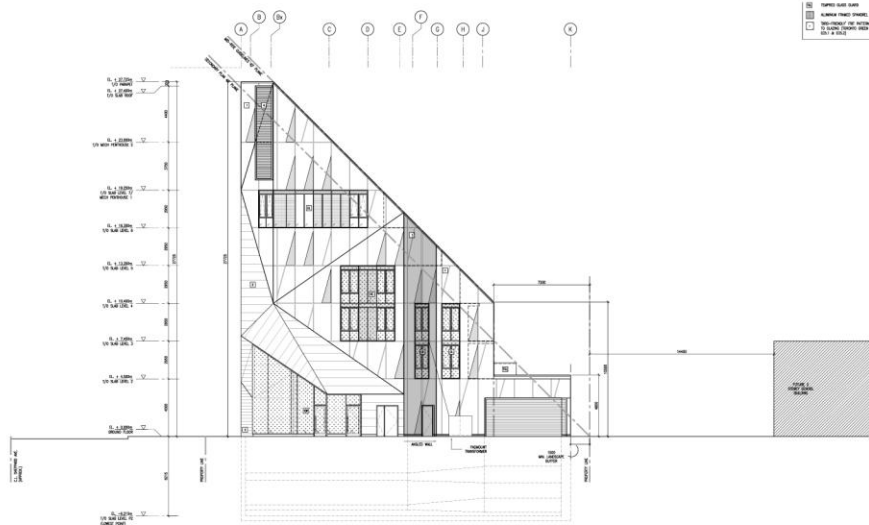
Not to Scale
08/07/2013

File # 13 167649 NNY 23 02

Attachment 3: Elevations



WEST ELEVATION



EAST ELEVATION

Elevations

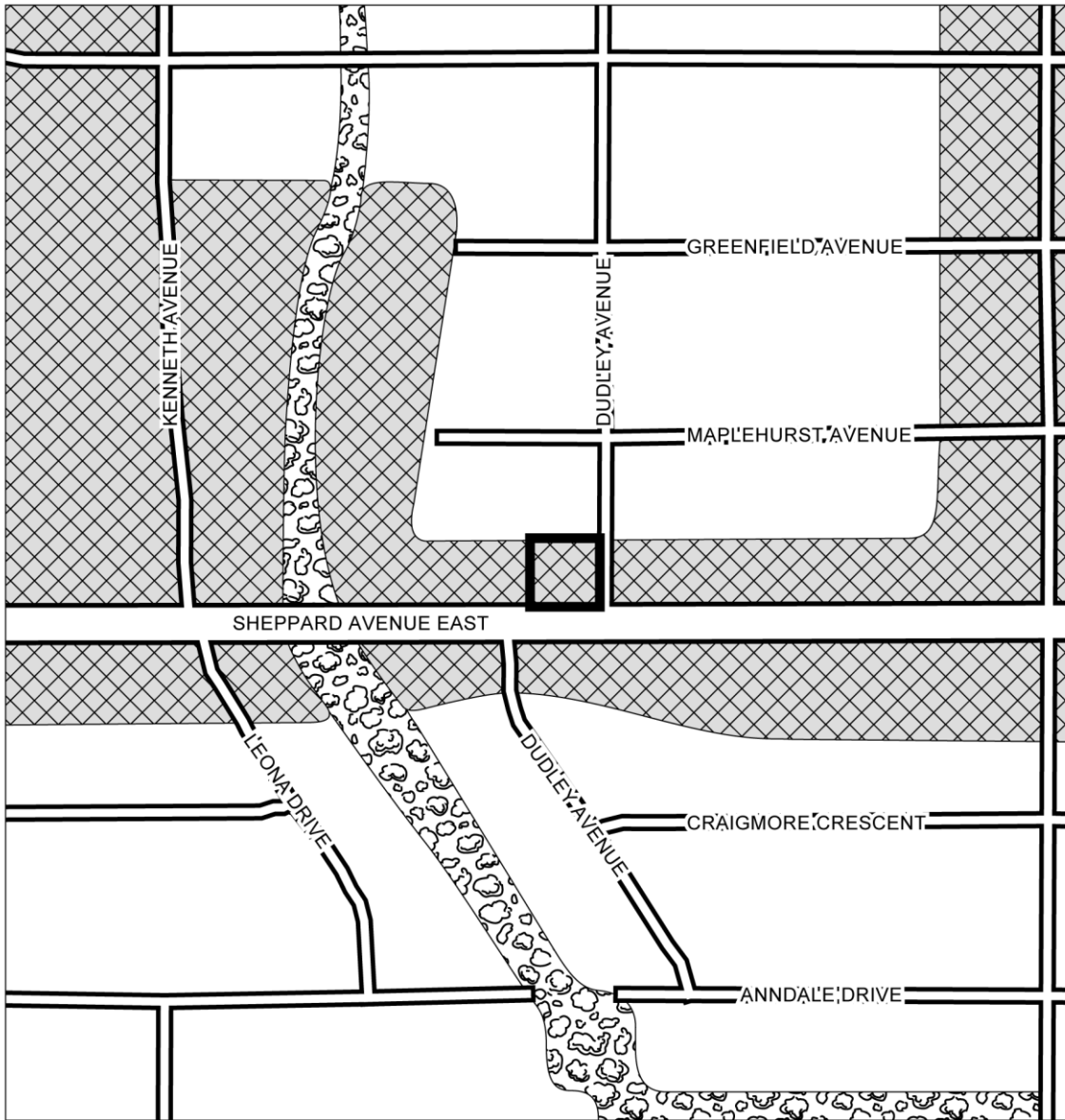
176, 178 & 180 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale
08/07/2013

File # 13 167649 NNY 23 0Z

Attachment 4: Official Plan



TORONTO City Planning
Official Plan

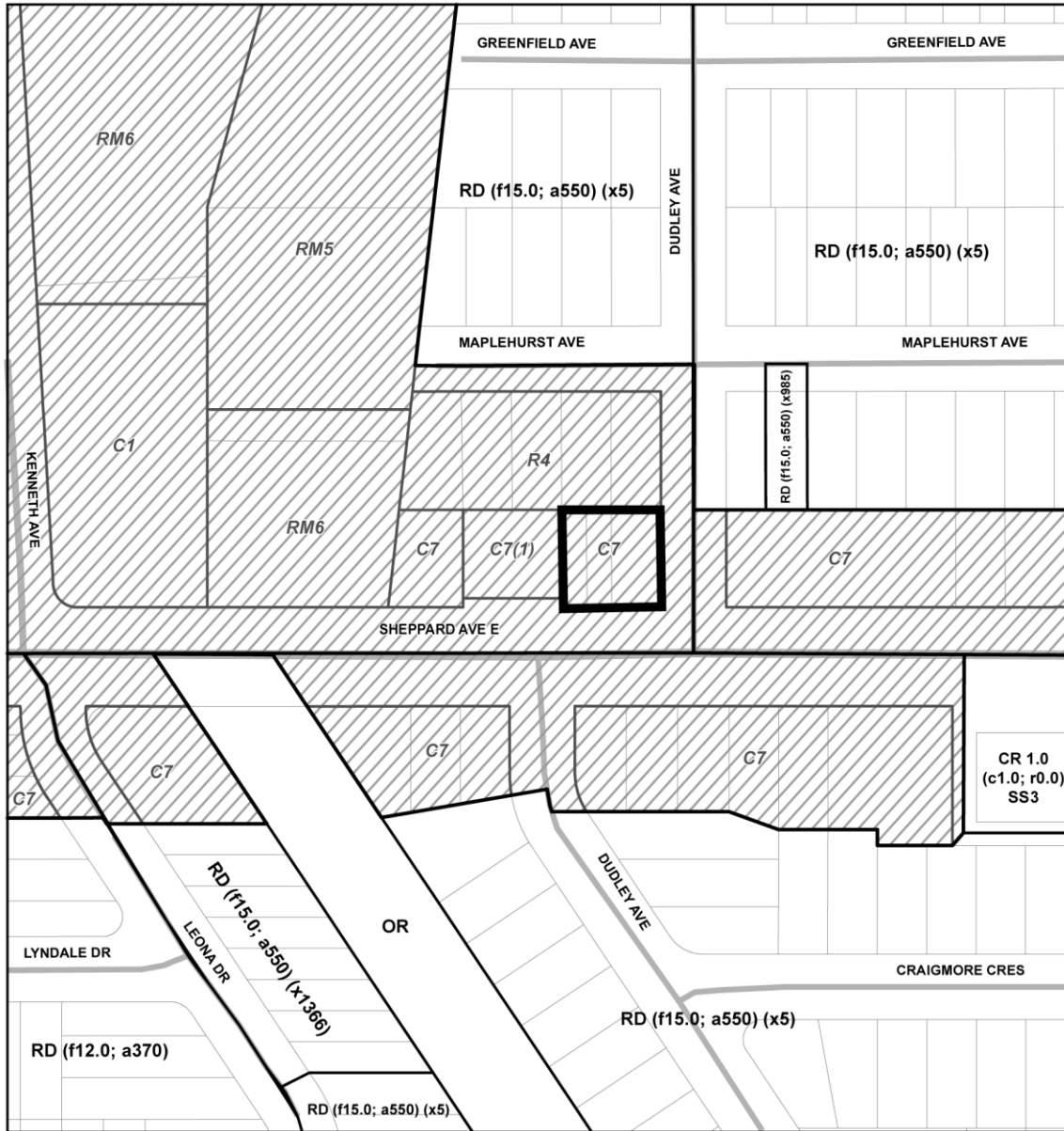
176, 178 & 180 Sheppard Avenue East

File # 13 167649 NNY 23 02

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |




 Not to Scale
 08/07/2013


Attachment 5: Zoning



TORONTO City Planning
Zoning By-law 569-2013

176, 178, and 180 Sheppard Avenue East
 File # 13 167649 NNY 23 02

- | | | | |
|---|-------------------------|---|--|
|  | Location of Application |  | See Former City of North York Bylaw No. 7625 |
| RD | Residential Detached | R4 | One-Family Detached Dwelling Fourth Density Zone |
| CR | Commercial Residential | RM5 | Multiple-Family Dwellings Fifth Density Zone |
| OR | Open Space Recreation | RM6 | Multiple-Family Dwellings Sixth Density Zone |
| | | C1 | General Commercial Zone |
| | | C7 | Mixed Use Commercial Zone |


 Not to Scale
 Extracted 07/05/2013

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 167649 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 13, 2013

Municipal Address: 176, 178 & 180 SHEPPARD AVENUE EAST
 Location Description: PLAN M372 LOT 5 **GRID N2304
 Project Description: An application to amend the Official Plan and Zoning By-law to permit a 7 storey mixed use building consisting of 22 residential units and commercial / retail uses at grade with 27 underground parking spaces.

Applicant:	Agent:	Architect:	Owner:
WESTON CONSULTING GROUP	ALAN YOUNG	TEEPLE ARCHITECTS INC..	MARPAKE HOLDINGS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area B	Site Specific Provision:
Zoning:	C7	Historical Status:
Height Limit (m):	12 m/ 3storeys	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	916.3	Height:	Storeys:	7	
Frontage (m):	30.47		Metres:	27.4	
Depth (m):	30.06				
Total Ground Floor Area (sq. m):	545.8				Total
Total Residential GFA (sq. m):	2772.2		Parking Spaces:	27	
Total Non-Residential GFA (sq. m):	364.4		Loading Docks	0	
Total GFA (sq. m):	3136.6				
Lot Coverage Ratio (%):	59.57				
Floor Space Index:	3.42				

DWELLING UNITS

Tenure Type:	TBD
Rooms:	0
Bachelor:	0
1 Bedroom:	13
2 Bedroom:	9
3 + Bedroom:	0
Total Units:	22

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2772.2	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	364.4	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Robert Gibson, Senior Planner
TELEPHONE: (416) 395-7059

