

625 - 627 Sheppard Ave East and 6, 8 and 10 Greenbriar Road - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

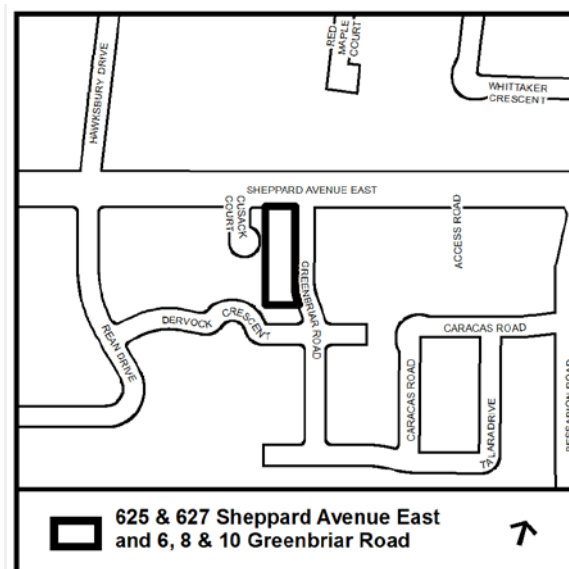
Date:	April 15, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	16 118618 NNY 24 OZ

SUMMARY

These Official Plan and Zoning By-law Amendment applications propose an 11 storey mixed-use building and a 3 storey, 4 unit townhouse block at 625-627 Sheppard Ave East and 6, 8 and 10 Greenbriar Road. The building is proposed to have a gross floor area of 13,473 square metres resulting in a density or Floor Space Index of 3.83. The mixed use building proposes 482.0 square metres of retail fronting on Sheppard Avenue; 12,991.0 square metres of residential gross floor area (184 dwelling units); 2 levels of below grade parking; and 155 parking spaces.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* will be scheduled providing the applicant submits all required information in a timely



manner and all outstanding issues are addressed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 625-627 Sheppard Ave East and 6, 8 and 10 Greenbriar Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The applicant has applied to Committee of Adjustment (File A0257/16 NY) for a number of variances to permit a temporary sales office, which is not a permitted use in an R4 zone. The application is scheduled to be heard by the Committee on May 12, 2016.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on February 9, 2016.

ISSUE BACKGROUND

Proposal

The Official Plan and Zoning By-law Amendment applications propose to permit an 11 storey mixed use building on Sheppard Avenue East and a 4 unit, 3 storey townhouse block, along part of the Greenbriar frontage. (See Attachment 1 – Site Plan).

The 11 storey building is proposed to step down to 6 storeys, along the portion of the building fronting on Sheppard Avenue East, with a stepback of 1.5 m above the second storey and another 1.5 m stepback above the sixth storey. Along the southern end of the building there is a 6.5 m stepback above the third storey and a 1.5 m stepback above the sixth storey. Six grade related units are proposed at the base of the building fronting on Greenbriar Road, north of the access driveway and 4 unit townhouse portion of the site. (See Attachments 2a-d – Elevations).

The mixed use building is proposed to have 482.0 square metres of retail fronting on Sheppard Avenue East; 12,991.0 square metres of residential gross floor area (184 dwelling units); 2 levels of below grade parking; 140 bicycle parking spaces; and 155 parking spaces. Vehicular access is proposed off of Greenbriar Road. The access to the underground parking garage is located along the west property line and seven visitor and retail parking spaces are located at grade, behind the townhouse units.

Site and Surrounding Area

The site is located on the south side of Sheppard Avenue East and the west side Greenbriar Road, in between Bayview Avenue and Bessairon Road, where there are TTC subway stations. The site consists of five residential lots: 625 and 627 Sheppard Avenue East and 6, 8, and 10 Greenbriar Road. The site area is approximately 3,519 m², with approximately 32.4 m frontage on Sheppard Avenue East and 126 m frontage on Greenbriar Road.

The area context and surrounding land uses are as follows:

- North: two 6/8 storey mixed-use buildings (St. Gabriel Village) directly opposite the site on the north side of Sheppard Avenue East.
- South: a single detached dwelling at 12 Greenbriar Road; single detached dwellings fronting Dervock Crescent (No. 12, 14, 16 and 18) subject to an application for townhouses (File 15 230582 NNY 24 OZ); and a lowrise apartment building at 11 Dervock Crescent.
- East: detached dwellings and a 4 storey condominium apartment building fronting Greenbriar Road.
- West: Cusack Court development site approved at 8 storeys, stepping down to 6 storeys at Sheppard Avenue East and 3 storeys to the south (File 11 317628 NNY 24 OZ).

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 north part of the site is designated *Mixed Use Areas* and the lands to the south are designated *Apartment Neighbourhoods* on Land Use Map 16 of the Toronto Official Plan (see Attachment 4 – Official Plan). The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Both designations have development criteria regarding locating and massing new buildings to provide a transition between areas of different development intensity and scale.

Policies relevant to this application include Sections 3.1.1 (Public Realm), 3.2.1 (Built Form), 4.5(2) (Development Criteria in *Mixed Use Areas*), 4.2(2) (Development Criteria in *Apartment Neighbourhoods*) and 5.1.1 (Section 37 – Height and/or Density Incentives).

The Toronto Official Plan is available on the City's website at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

Sheppard East Subway Corridor Secondary Plan

The site is also subject to the Sheppard East Subway Corridor Secondary Plan as set out in Chapter 6, Section 9 of the Official Plan. The site is located in the Bessarion Node of the Secondary Plan and a maximum density of 2.0 FSI is assigned to the northern portion of the site, which is a Key Development Area as indicated on Map 9-2. The Secondary Plan objectives include generally locating the highest densities closest to the rapid transit stations and to a lesser extent along arterial road frontages.

The Secondary Plan seeks to shape the height and mass of development to a pedestrian scale by framing the street with buildings at a size roughly equivalent to the street width. Along those parts of the Sheppard Avenue frontage not in close proximity to subway stations, the maximum height should generally be 6 storeys. The Plan encourages 1 and 2 storey podiums. The Plan states that exceptions to this height may be considered where it is demonstrated that creative architectural features (including terracing and detailed elevation articulation) results in a built form that enhances the Sheppard Avenue street edge. Council may enact Zoning Bylaws that provide for these exceptions to the maximum height without amendment to the Secondary Plan where it is demonstrated the intent of the Plan has been respected.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at:

<http://www1.toronto.ca/planning/9-sheppard-subway-east-corridor.pdf>

Zoning

The lands are zoned R4 (One Family Detached Dwelling Fourth Density Zone) and RM4 (Multiple Family Dwellings Fourth Density Zone) in North York Zoning By-law No.

Staff report for action – Preliminary Report – 625-627 Sheppard Ave East and 6, 8 and 10 Greenbriar Road

7625. The R4 zoning generally permits single detached dwellings and accessory buildings as well as a range of recreational and institutional uses. The RM4 zoning permits a range of residential uses including low-rise apartment buildings as well as a wide range of recreational and institutional uses. (See Attachments 3a and 3b for the zoning maps).

Under the new City of Toronto Zoning By-law 569-2013, the site is zoned RD (f15.0 a550) (x5) and RM (f21.0 a925 d0.85). For the northern portion of the lands in the RD zone, detached dwellings, recreational and institutional uses are permitted. The minimum frontage is 15 m and lot area is 550 m² with the site specific exception for a minimum side yard setback is 1.8 metres. On the southern portion of the lands in the RM zone, a range of residential uses are permitted including detached and semi-detached houses to lowrise duplex, triplex, fourplex and apartment buildings. Frontage of 21 m is required, with a minimum lot area of 925 m² and maximum density of 0.85 times the lot area.

Site Plan Control

A Site Plan Control application has not been submitted yet, but will be required.

Tree Preservation

The applicant's arborist report identified 32 trees on and within six metres of the site. The application proposes the removal of 29 trees to accommodate the proposed development. The arborist report identifies grading on the property boundary along Sheppard Avenue East and Greenbriar Road resulting in the proposed removal of 13 trees within the City's right-of-way and will require a permit from the City to be removed. Two trees are located on neighbouring properties and will require the owner's permission. One tree identified as a hazard tree is also recommended to be removed. Two neighbouring trees are identified to be preserved.

Reasons for the Application

The proposed density of approximately 3.83 FSI exceeds the Official Plan's maximum density of 2.0 times the area of the lot within the key development area, located at the north end of the site. The proposed height of 11 storeys (36 metres, 42 metres with mechanical penthouse) does not meet the Secondary Plan direction of a maximum height of six storeys. The proposed development will also require an amendment to the former City of North York Zoning By-law and the City of Toronto Zoning By-law to permit the proposed use, height and density of development. Appropriate standards regarding gross floor area, height, setbacks, indoor and outdoor amenity space, parking and other matters would be established through a site specific exception.

An increase in density and height than permitted under the existing zoning and Official Plan policies triggers Section 37 of the *Planning Act* which authorizes the City to permit increases in height and density in return for community benefits, provided that there are related Official Plan policies in place. The implementation of Section 37 policies are set out in the Official Plan (section 5.1.1). Section 37 of the *Planning Act* would apply to the current proposal.

Staff report for action – Preliminary Report – 625-627 Sheppard Ave East and 6, 8 and 10 Greenbriar Road

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Tree Inventory and Preservation Report;
- Planning and Urban Design Rationale Report;
- Draft Official Plan Amendment and Zoning By-law Amendment;
- Shadow Studies;
- Toronto Green Standards (TGS) Checklist;
- Transportation and Traffic Impact Study;
- Functional Servicing Report;
- Stormwater Management Report; and
- Pedestrian Wind Study.

A Notification of Incomplete Application issued on April 1, 2016 identifies the Community Services and Facilities Study as outstanding material required for a complete application submission. The applicant was also requested to complete, and provide to City Planning, the Rental Housing Demolition and Conversion Declaration of Use and Screening Form.

Issues to be Resolved

Prior to presenting a Final Report to North York Community Council, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process, will be reviewed and evaluated:

- The appropriateness of the proposed height and density of the development;
- The provision of appropriate setbacks and stepbacks to provide transition to neighbouring sites and to address the objectives of the Sheppard East Subway Corridor Secondary Plan and Toronto Official Plan;
- Potential policy implications and precedent of the proposed height and density on the Secondary Plan area;
- The compatibility of the proposed development with the surrounding context and public realm including appropriate built form and massing;
- The proposed tree removals and tree replacement, including trees in the City right-of-way;
- Assessment of the proposed access, parking supply, vehicular circulation and parking ramp location;
- Potential traffic and parking impacts on local streets;
- Assessment of the loading, refuse and recycling operations of the proposed development;
- Assessment of the stormwater management and servicing of the proposed development;

- Parkland dedication requirements and location;
- Possibility of incorporating the remaining lot on the block, 12 Greenbriar Road, into the development;
- Elevation and treatment along the west side of the building;
- Configuration and servicing of commercial units along Sheppard Avenue East;
- Review of pedestrian access including sidewalks, entrances, indoor and outdoor amenities and their relationship with adjacent public streets and properties; and
- Appropriate public benefits package under Section 37 of the *Planning Act* should the proposed development be approved on this site.

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.

CONTACT

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E-mail: ameistr@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: North Elevation

Attachment 2b: East Elevation

Attachment 2c: South Elevation

Attachment 2d: West Elevation

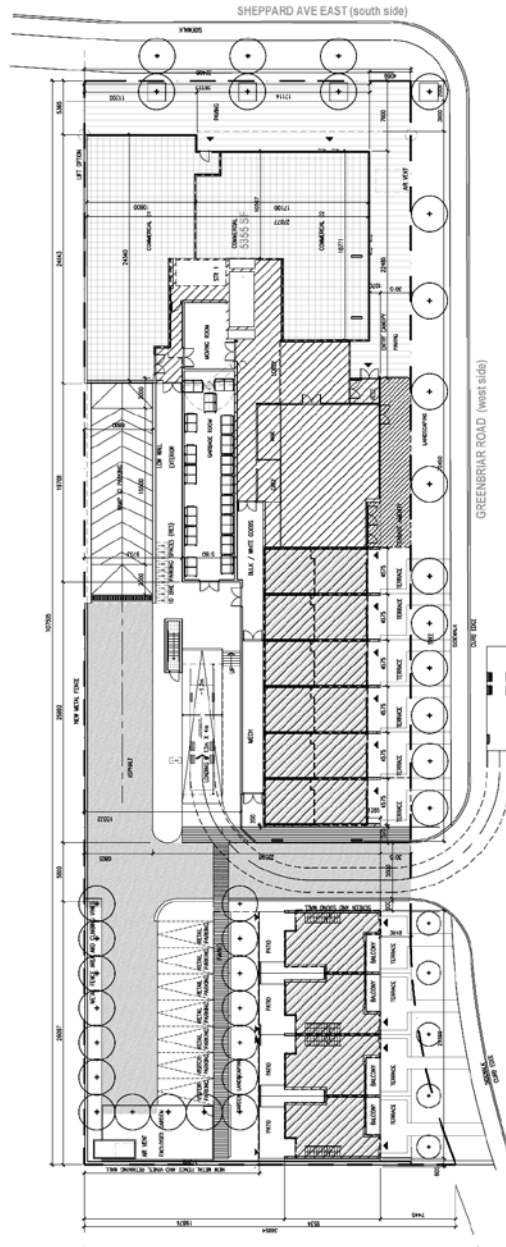
Attachment 3a: North York Zoning By-law 7625

Attachment 3b: City of Toronto Zoning By-law 569-2013

Attachment 4: Official Plan


Attachment 5 Application Data Sheet

Attachment 1: Site Plan



Site Plan

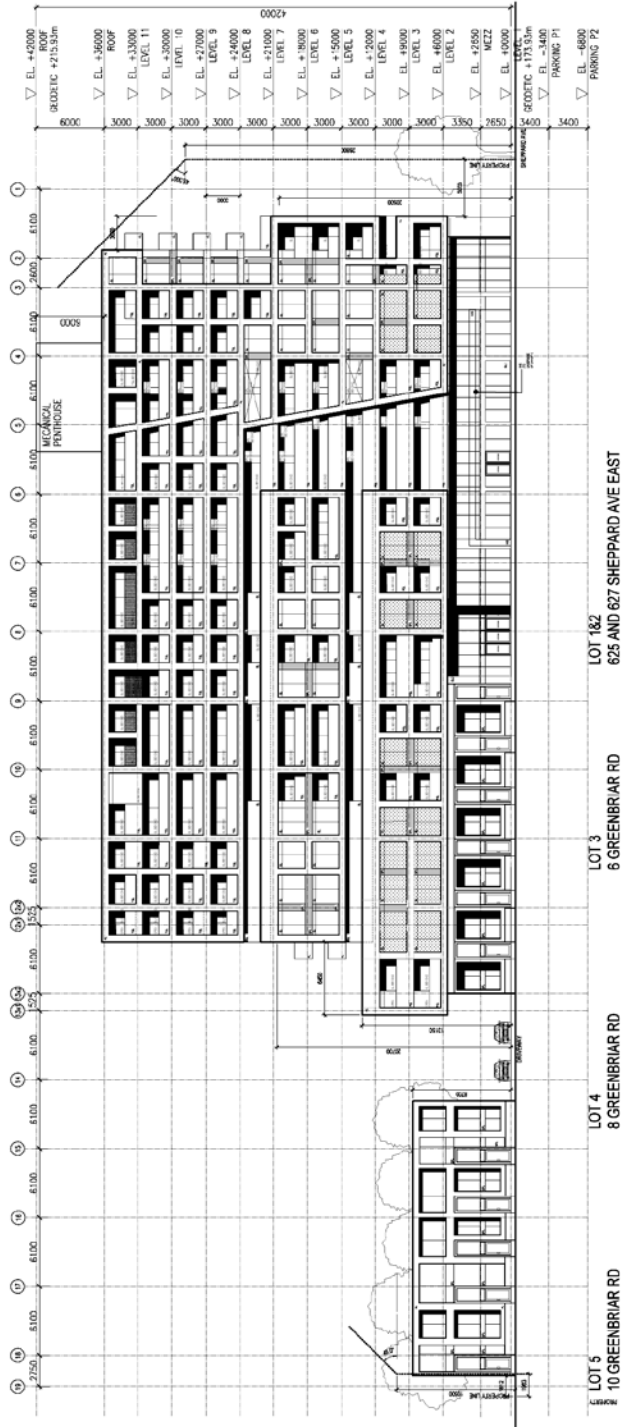
Applicant's Submitted Drawing

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04/01/2016

625 & 627 Sheppard Avenue East
and 6, 8 & 10 Greenbriar Road

File # 16 118618 NNY 24 OZ

Attachment 2a: East Elevation



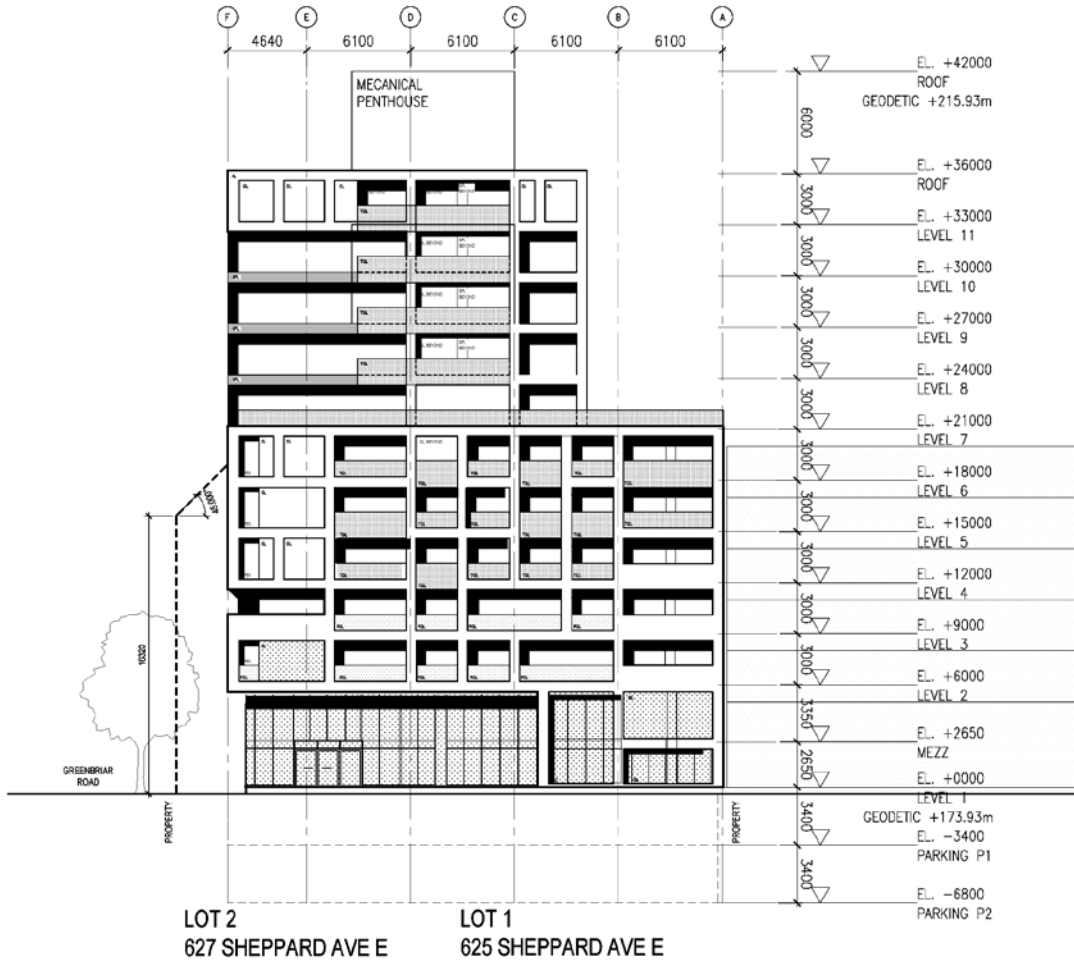
625 & 627 Sheppard Avenue East
and 6, 8 & 10 Greenbriar Road

File # 16 118618 MNY 24 0Z

East Elevation
Applicant's Submitted Drawing

Not to Scale
04/01/2016

Attachment 2b: North Elevation



North Elevation

Applicant's Submitted Drawing

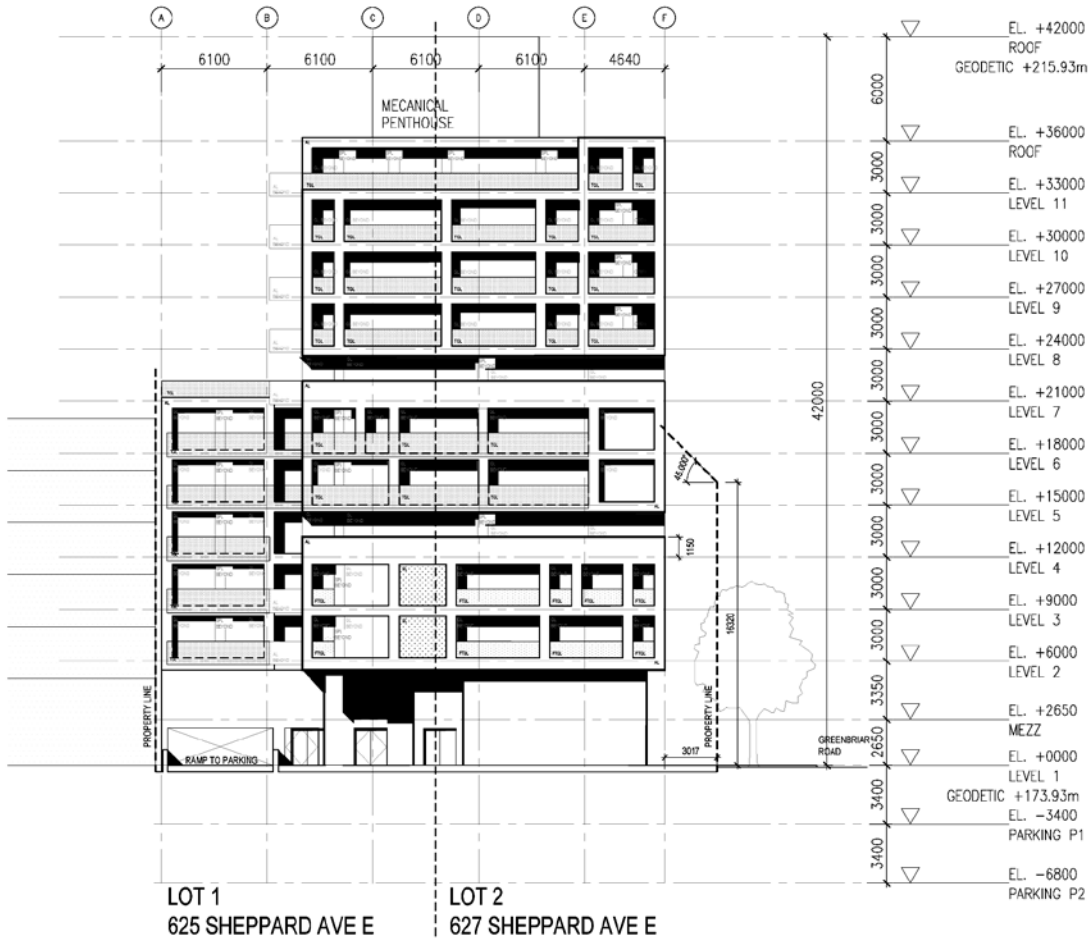
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**625 & 627 Sheppard Avenue East
and 6, 8 & 10 Greenbriar Road**

File # 16 118618 NNY 24 OZ

Attachment 2c: South Elevation

AS PER THE AVENUES AND MD RISE
BUILDING GUIDELINES ANGULAR
PLANE AT 16.32 METRES (80% OF
ROW 20.4M)



South Elevation

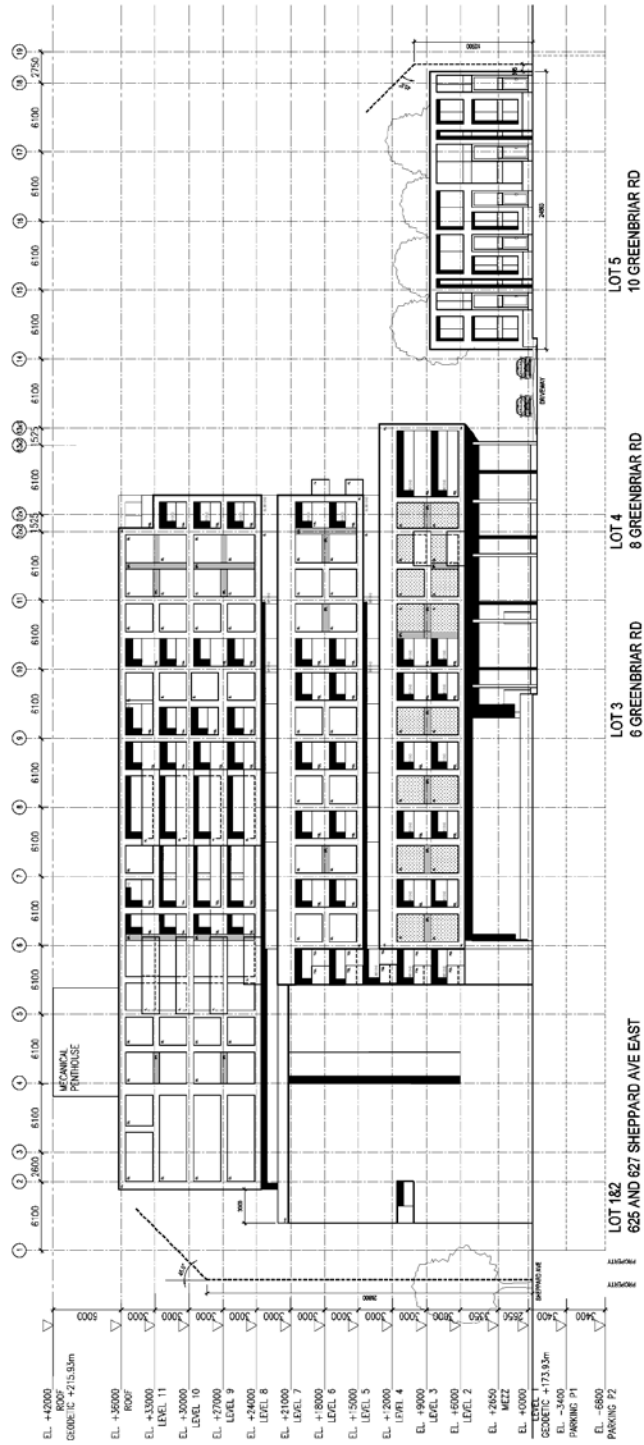
Applicant's Submitted Drawing

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04/01/2016

**625 & 627 Sheppard Avenue East
and 6, 8 & 10 Greenbriar Road**

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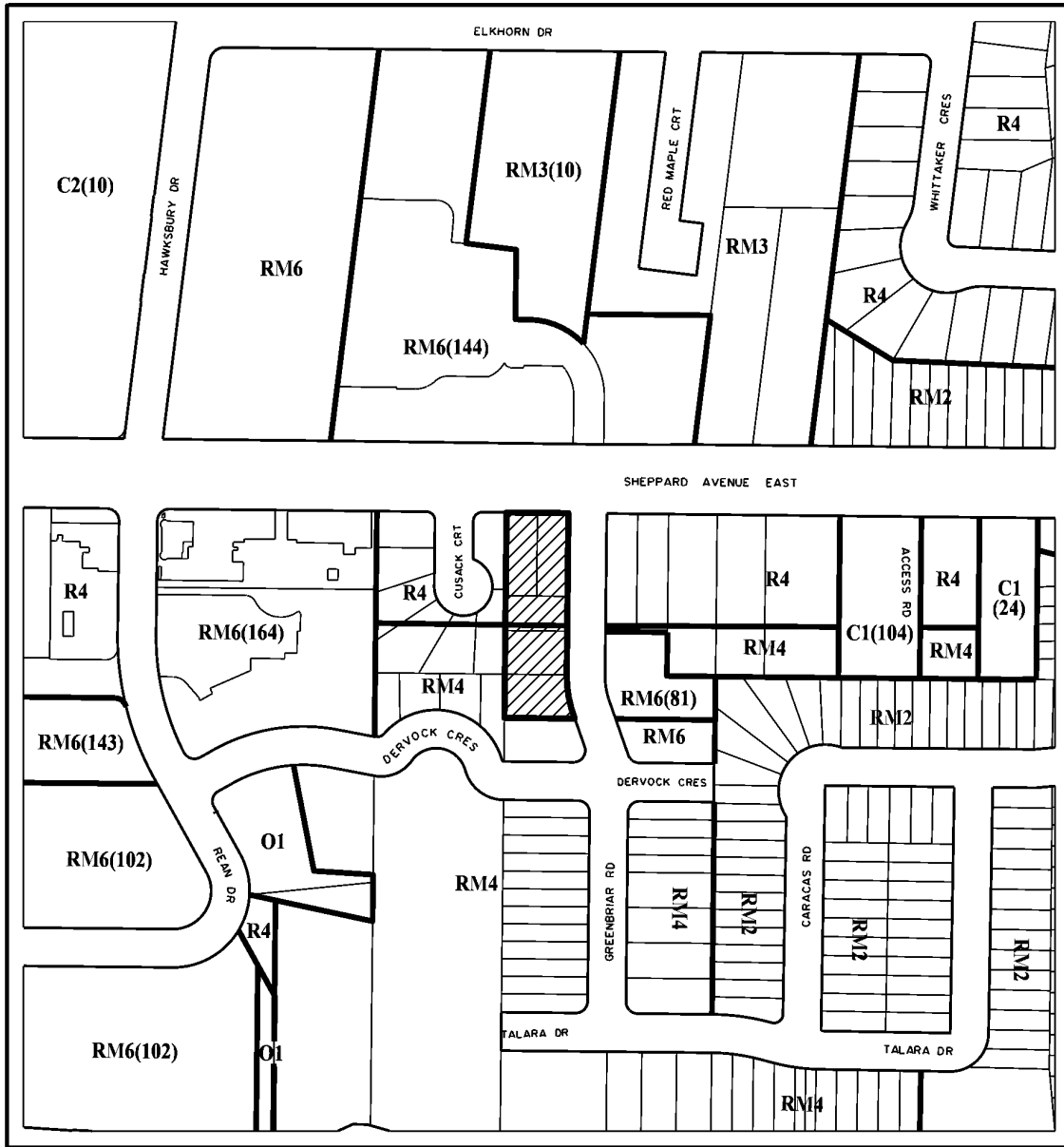
Attachment 2d: West Elevation



West Elevation
 Applicant's Submitted Drawing
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 04/01/2016

**625 & 627 Sheppard Avenue East
 and 6, 8 & 10 Greenbriar Road**
 File # 16 118618 MNY 24 02


Attachment 3a: North York Zoning By-law 7625




Zoning By-Law No. 7625

625 & 627 Sheppard Avenue East
and 6, 8 & 10 Greenbriar Road

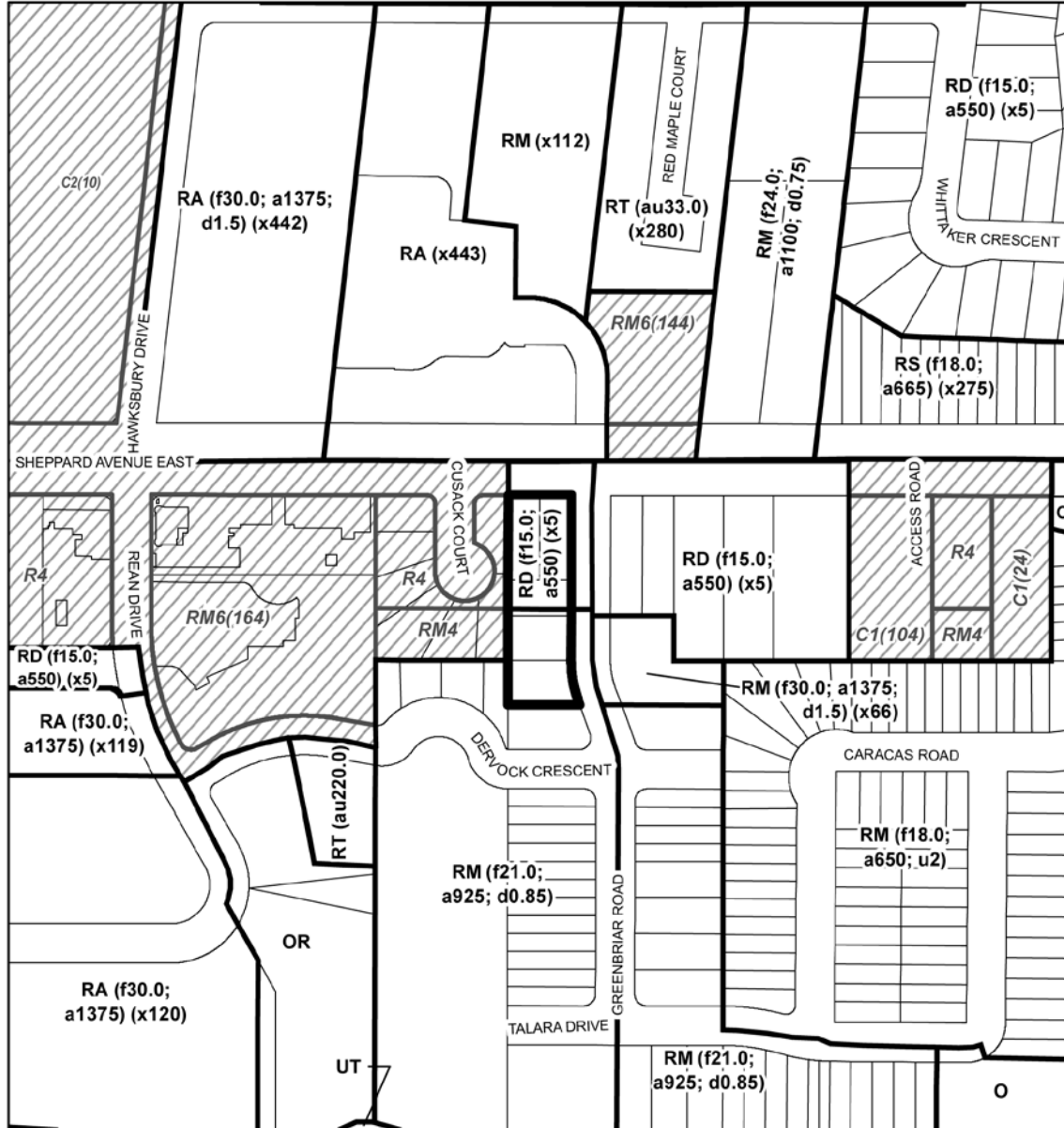
File # 16 118618 NNY 24 02

-  Location of Application
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone

- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category


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Attachment 3b: City of Toronto Zoning By-law 569-2013



625 & 627 Sheppard Avenue East
and 6, 8 & 10 Greenbriar Road



Zoning By-Law No. 569-2013

File # 16 118618 NNY 24 0Z

Location of Application

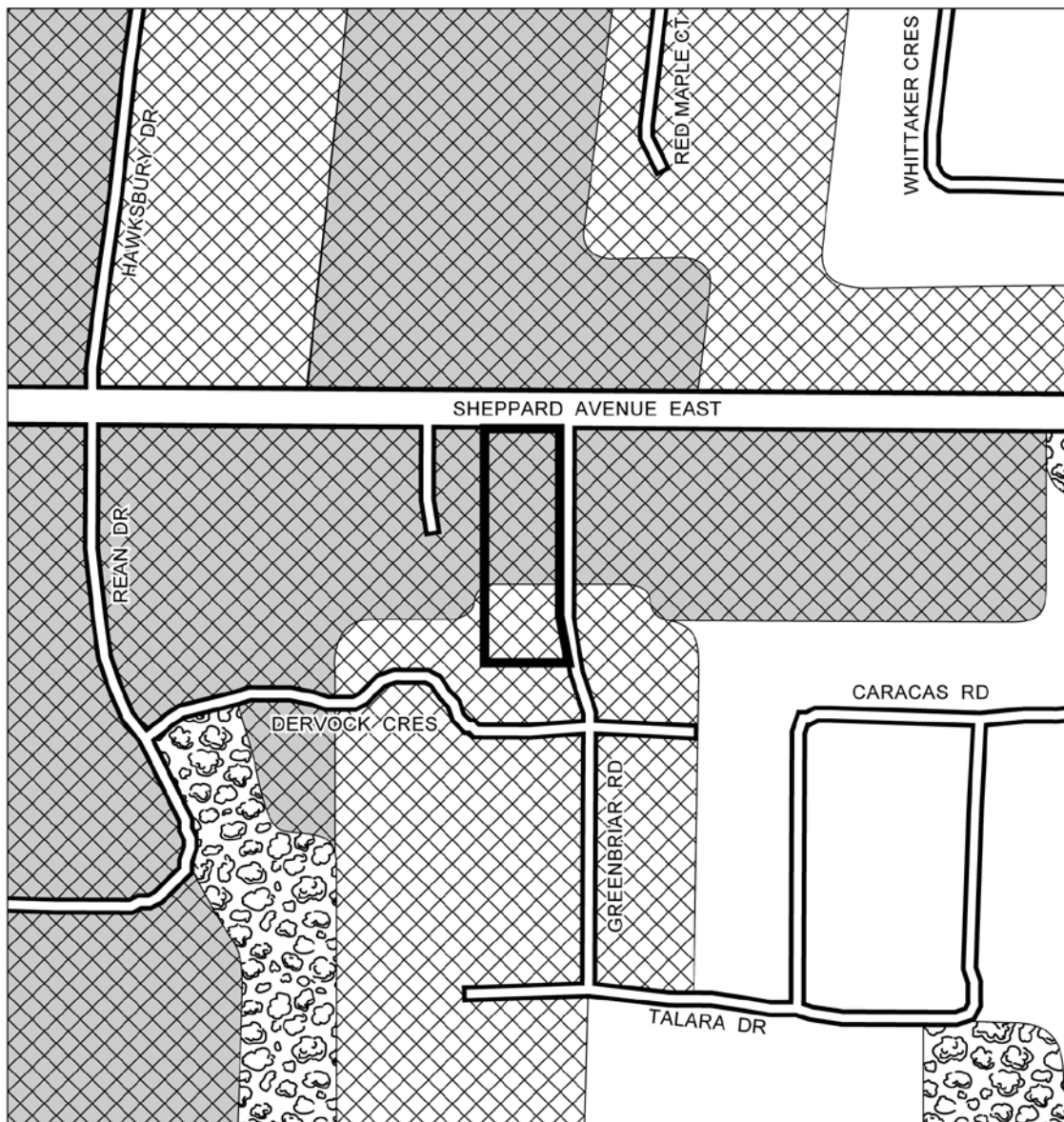
See Former City of North York By-Law No. 7625

- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- O** Open Space
- OR** Open Space Recreation
- UT** Utility and Transportation

- R4** One-Family Detached Dwelling Fourth Density Zone
- RM4** Multiple-Family Dwellings Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone
- C2** Local Shopping Centre Zone







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Attachment 4: Official Plan



TORONTO
 Extract from Official Plan

625 & 627 Sheppard Avenue East
 and 6, 8 & 10 Greenbriar Road
 File # 16 118618 NNY 24 0Z

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

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Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 118618 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 19, 2016

Municipal Address: 625 -627 SHEPPARD AVE E and 6, 8 and 10 Greenbriar Road
 Location Description: PLAN 4600 PT LOT 2 RP 64R3213 PART 2 **GRID N2406
 Project Description: Official Plan and Zoning By-law Amendment applications to permit a mixed use building containing in an 11 storey mixed-use building and 3 storey, 4 unit townhouse block: 482.0 square metres of retail fronting on Sheppard Avenue; 12,991.0 square metres of residential gross floor area (184 dwelling units); 2 levels of below grade parking; and 155 parking spaces.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			625 SHEPPARD BAYVIEW VILLAGE INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Apartment Neighbourhood	Site Specific Provision: Key Development Area for part of the site
Zoning:	R4/RM4	Historical Status: n/a
Height Limit (m):	8.8/11.5 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3518.8	Height:	Storeys:	11	
Frontage (m):	32.41		Metres:	36	
Depth (m):	107.51				
Total Ground Floor Area (sq. m):	1337.14				Total
Total Residential GFA (sq. m):	12991		Parking Spaces:	155	
Total Non-Residential GFA (sq. m):	482		Loading Docks	1	
Total GFA (sq. m):	13473				
Lot Coverage Ratio (%):	38				
Floor Space Index:	3.83				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	77
2 Bedroom:	103
3 + Bedroom:	4
Total Units:	184

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	12991		0
Retail GFA (sq. m):	482		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT: PLANNER NAME: Allison Meistrich, Senior Planner TELEPHONE: (416) 395-7127