

**665, 667, 669 and 671 Sheppard Avenue West - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

<b>Date:</b>	October 26, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	16 219896 NNY 10 OZ

**SUMMARY**

This application proposes 40 four-storey stacked, back-to-back townhouses, 7 three-storey townhouses and 4 three-storey stacked townhouses for a total of 51 units with 59 underground parking spaces at 665, 667, 669 and 671 Sheppard Avenue West.

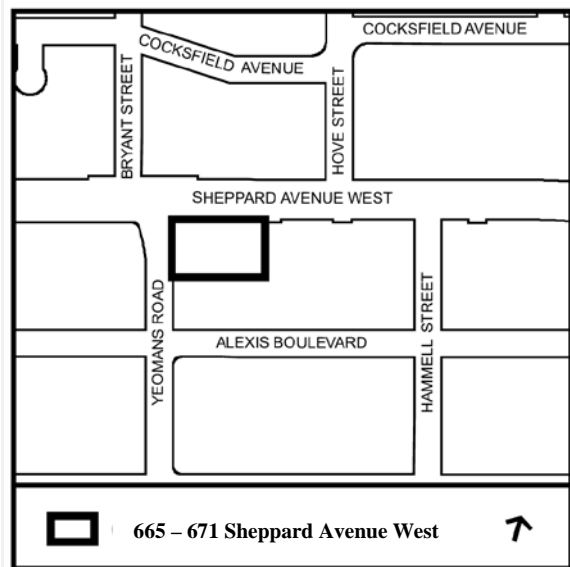
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Final Report and a Public Meeting under the Planning Act will be scheduled provided issues identified in this report are satisfactorily addressed and the applicant submits 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 665, 667, 669 and 671



Sheppard Avenue West together with the Ward Councillor.

2. When the missing information has been submitted and application deemed complete, 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**

In 1989, an application was submitted for Official Plan and Zoning By-law Amendments at 669 Sheppard Avenue West to permit a 3-storey business and professional office building with personal service shops on the ground floor (File No. 89 035309 ANY 00 OZ). The application was refused by North York Council on the basis of increased height and density.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on July 20, 2015. Staff expressed concern with the lack of commercial uses, site organization and compliance with the Sheppard West / Dublin Secondary Plan.

## **ISSUE BACKGROUND**

### **Proposal**

A total of 51 units are proposed in three blocks (A, B and C). The proposed gross floor area is 5,167 square metres, which results in an FSI of 1.83 times the area of the lot.

Block A would be situated along the Sheppard Avenue West frontage. There would be 40 units in a stacked, back-to-back townhouse format. This block of dwelling units would be 13.8 metres tall (4-storeys) to the top of the roof, plus an additional 3 metres to the top of the mechanical penthouses. Block A would also have roof terraces, accessed by the mechanical penthouses. Block A would be set back 0.29 metres from the new lot line on Sheppard Avenue West following a required road widening, 3 metres from the Yeomans Road lot line and 3.2 metres from the easterly lot line.

Block B would be situated behind and parallel to Block A. There would be 7 units in a townhouse format. This block of dwelling units would be 9.5 metres tall (3-storeys) to the top of the roof, plus an additional 3 metres to the top of the mechanical penthouses. Block B would also have roof terraces, accessed by the mechanical penthouses. Block B would be separated from Block A by 11 metres, with a landscaped courtyard between, with front entrances facing onto the courtyard. The townhouses would be set back 9.5 metres from the rear lot line and 4.0 metres from the easterly lot line.

Block C would be situated along the Yeomans Road frontage, perpendicular to Block B, south of Block A. There would be 4 units in a stacked townhouse format. This block of dwelling units would be 10.8 metres tall (3-storeys) to the top of the roof, plus an additional 3 metres to the top of the mechanical penthouses. Block C would also have roof terraces, accessed by the mechanical penthouses. The block would be set back 2.9 metres from Yeomans Road, 9.8 metres from the rear lot line and 7.5 metres from Block A.

Access to the below grade parking garage would be via a driveway accessed from Yeomans Road. The parking ramp is proposed to be located 0.65 metres from the rear property line. A total of 59 underground parking spaces are proposed on one level, including 51 parking spaces for residents and 8 parking spaces for visitors. A total of 39 bicycle parking spaces are also proposed, of which 35 would be for the use of residents and 4 would be for the use of visitors. All bicycle parking would be located the underground garage. A Type "G" loading space would be at grade between Blocks B and C, adjacent to a garbage room attached to the west wall of Block B. A 2.76-metre road widening would be required for Sheppard Avenue West, along the entire frontage of the site. Refer to Attachments 1 and 2 for the site plan and elevations. For additional site statistics, refer to Appendix 5 – Application Data Sheet.

### **Site and Surrounding Area**

The site is located on the south side of Sheppard Avenue West and the east side of Yeomans Road. The site currently consists of 4 single detached dwellings, with a frontage of approximately 64 metres on Sheppard Avenue West, a frontage of approximately 44 metres on Yeomans Road and an area of 0.28 hectares (0.69 acres). The land is relatively flat. There are some mature trees. The assembly of these 4 properties creates a corner parcel at Sheppard Avenue West and Yeomans Road. Land uses surrounding the site are as follows:

North: A 2-storey commercial plaza with residential units, on Sheppard Avenue West.

West: Yeomans Road and an 8-storey (202-unit), mixed-use building on the west side of Yeomans Road.

South: 1 to 2-storey single detached dwellings on Yeomans Road and Alexis Boulevard.

East: A mix of 1 to 2-storey single detached dwellings and commercial uses on Sheppard Avenue West, immediately to the east.

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

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the Planning Act, 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, as the case may be, 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 site is designated as *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

In addition, this portion of Sheppard Avenue West is identified on Map 2 of the Official Plan as Avenues. Avenues are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents.

Map 3 of the Official Plan, Right-of-Way Widths Associated with Existing Major Streets, identifies an ultimate right-of-way width for Sheppard Avenue West as 36 metres. The Official Plan can be found here:

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

The site is located within the area covered by the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area A* on Map 23-1. The objective of the Secondary Plan is to encourage and maintain a diversity of residential, institutional, service commercial, office and open space uses along the corridor stretching from Bathurst Street in the east, towards Allen Road and the Downsview Subway Station in the west.

The *Mixed Use Area A* designation of the Sheppard West/Dublin Secondary Plan applies to the primary commercial areas, including the subject lands. The primary commercial areas for the Secondary Plan Area are to be located at the Bathurst/Sheppard, Wilson Heights/Sheppard and Allen/Sheppard intersections on lands designated *Mixed Use Area A*. The maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot, provided that the commercial uses do not exceed 1.0 times the area of the lot. There is no maximum number of storeys under the Secondary Plan.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are

designated Neighbourhoods. These measures include the provision and maintenance of suitable fencing and a 1.5-metre wide landscape strip along the property lines between new developments and Neighbourhoods. Also, the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5 metres. The Sheppard West/Dublin Secondary Plan can be found here:

<https://www1.toronto.ca/planning/23-sheppard-west-dublin.pdf>

## **Zoning**

The subject lands are zoned One Family Detached Dwelling Fourth Density Zone (R4) under former City of North York Zoning By-law 7625, as indicated in Attachment 3a. The R4 zoning permits detached dwellings and accessory buildings as well as various recreational and institutional uses.

The subject lands are also zoned Residential Detached (RD (f15.0; a550)(x5)) by City of Toronto Zoning By-law 569-2013, as indicated in Attachment 3b. This zoning permits single detached dwellings and accessory structures.

## **Site Plan Control**

An application for Site Plan Control has not been submitted, but would ultimately be required to facilitate this proposal.

## **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses (2006) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/)

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2006 Guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>. Prior to presenting a finalized version of these Guidelines for Council consideration and adoption in early 2017, City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law and an Arborist Report / Tree Preservation Plan has been submitted and is currently under review by Urban Forestry staff.

## **Reasons for the Application**

An application to amend the Sheppard West/Dublin Secondary Plan is required as the applicant is proposing a building that partly does not comply with the required rear 45-degree angular plane.

Amendments to the former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law 569-2013 are required to permit the proposed townhouse development at the proposed height and density and to establish appropriate performance standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Tree Inventory and Preservation Plan;
- Arborist Report;
- Green Standard Checklist;
- Traffic Impact and Parking Study;
- Functional Servicing Report;
- Stage 1 and 2 Archaeological Assessment; and
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form.

A Notification of Incomplete Application issued on October 6, 2016 identifies the need for a Hydrogeological Study and Public Consultation Plan.

On a preliminary basis, the following issues have been identified:

- Conformity to the policies of the Sheppard West / Dublin Secondary Plan;
- Whether or not an Official Plan Amendment is required for a precedent-setting, entirely residential development within the *Mixed Use Area A* designation, which is to be the primary commercial area for the Secondary Plan Area;
- The suitability and compatibility of a townhouse development for this site in the context of the emerging mid-rise character of Sheppard Avenue West and the size and configuration of the subject lands;
- Relationship with the design direction in the City's Urban Design Guidelines for Infill Townhouses and updated Townhouse and Low-Rise Apartment Guidelines;
- The proposed built form as it relates to the Sheppard Avenue West and Yeomans Road streetscapes;

- The appropriateness of the proposed setback on Sheppard Avenue West, for residential uses;
- Compatibility with the surrounding neighbourhood including appropriate building heights, setbacks and transition to the stable residential neighbourhoods to the south of the site;
- The appropriateness of the siting, configuration and facing distances of the three townhouse blocks;
- Issues relating to privacy and overlook;
- The appropriateness of the orientation of Block B with regards to the proposed front entrances, which are not visible from the public street;
- The appropriateness of the location and configuration of the loading space, vehicle access driveway and parking ramp;
- The suitability of the visitor bicycle parking location;
- Issued related to the protection and retention of publicly owned trees in the City's right-of-way; and
- The appropriateness of the proposed landscape strip along the rear lot line.

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**

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 Fax No. 416-395-7155  
 E-mail: dstiles@toronto.ca

## **SIGNATURE**

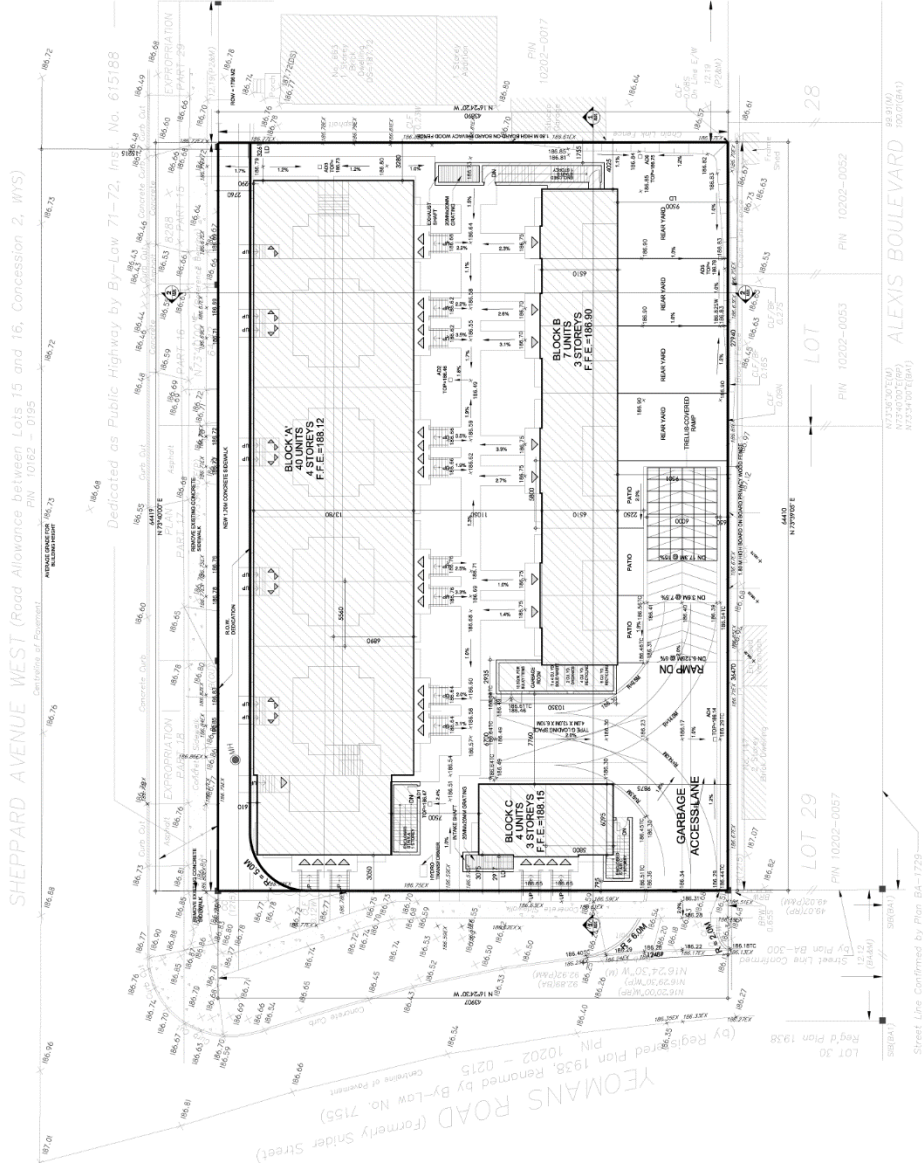
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Joe Nanos, Director  
 Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2a: North Elevations (Block A Faces Sheppard Avenue West)  
 Attachment 2b: West Elevations (Blocks A and C Face Yeomans Road)  
 Attachment 2c: South Elevations  
 Attachment 2d: East Elevations  
 Attachment 3a: Former City of North York Zoning By-law 7625  
 Attachment 3b: City of Toronto Zoning By-law 569-2013  
 Attachment 4a: Official Plan  
 Attachment 4b: Sheppard West / Dublin Secondary Plan  
 Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



**Site Plan**  
**Applicant's Submitted Drawing**  
 Not to Scale  
 09/20/2016

**665, 667, 669, 671 Sheppard West**

File # 16 219896 NNY 10



**Attachment 2a: North Elevations (Block A Faces Sheppard Avenue West)**



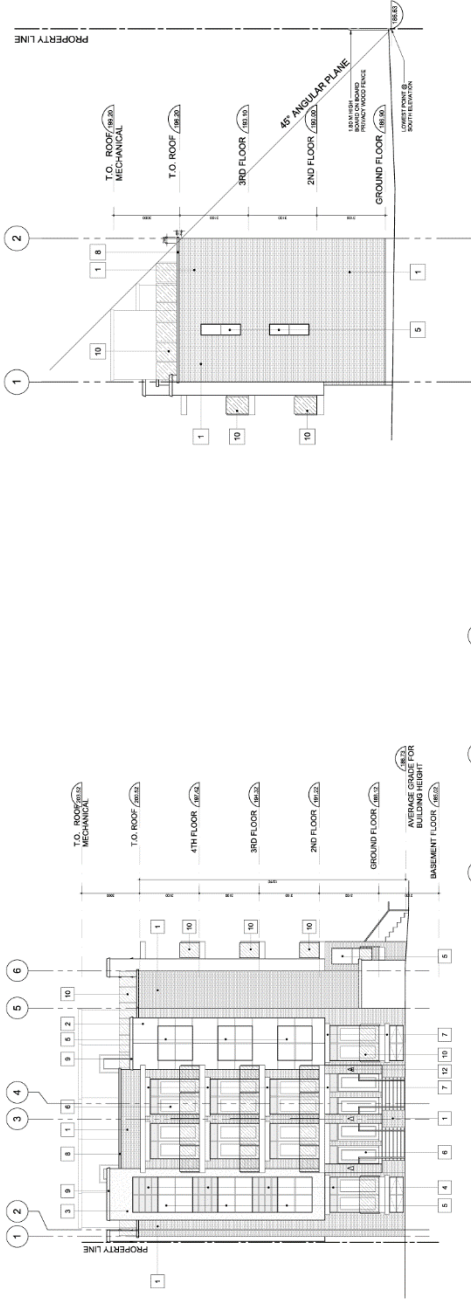
**665, 667, 669, 671 Sheppard West**

**North Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 09/20/2016

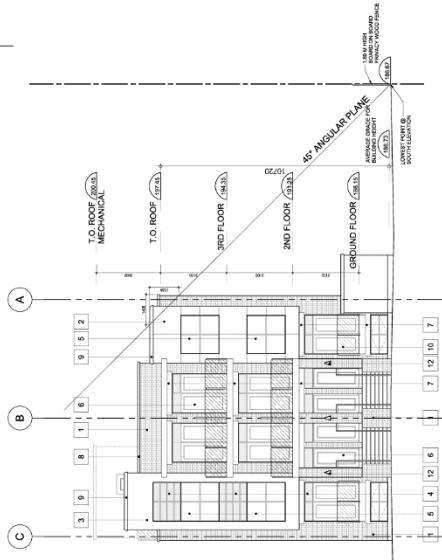
File # 16 219896 NNY 10

**Attachment 2b: West Elevations (Blocks A and C Face Yeomans Road)**



**Block B**

**Block A**



**Block C**

**665, 667, 669, 671 Sheppard West**

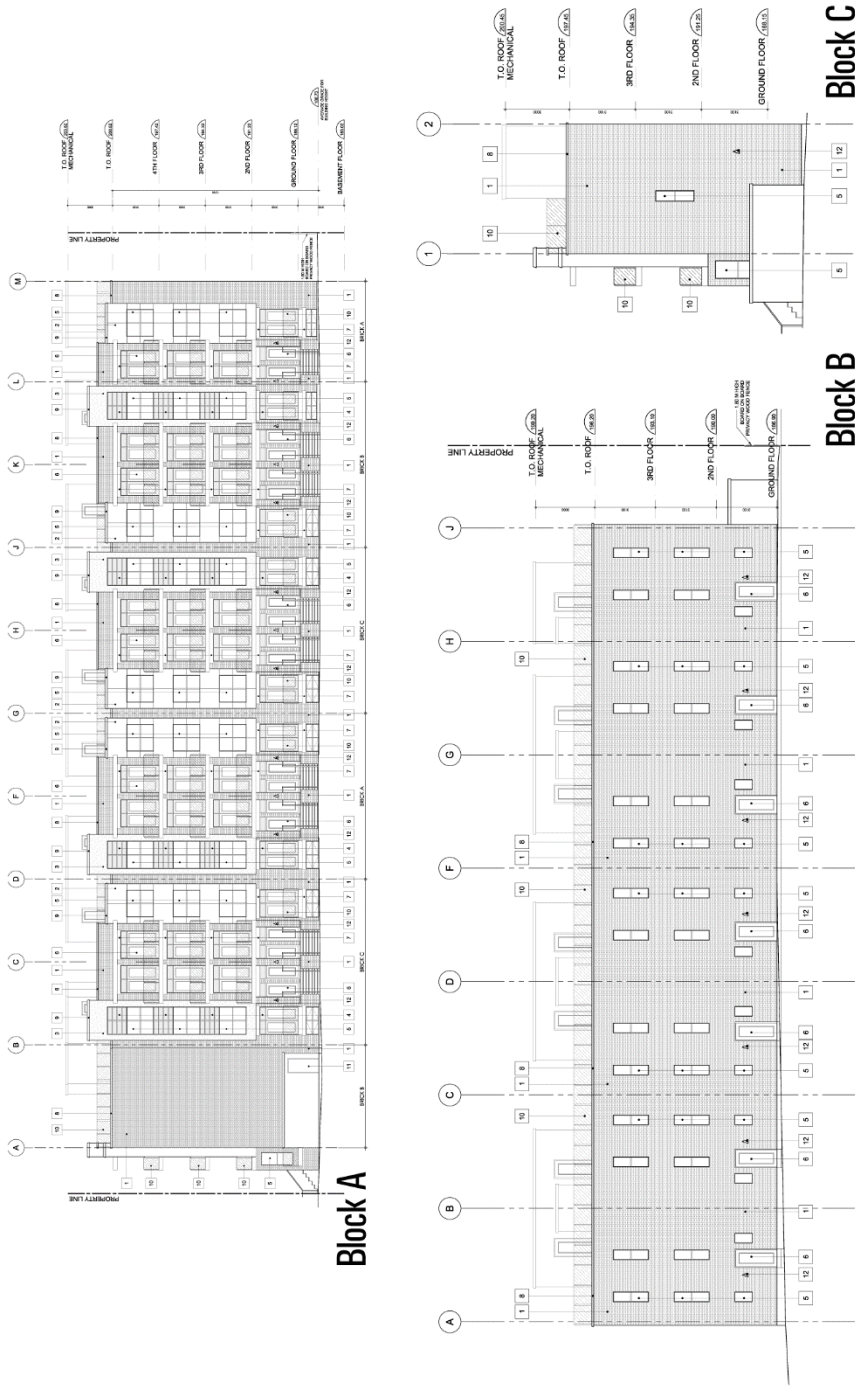
**West Elevations**

Applicant's Submitted Drawing

Not to Scale  
09/20/2016

File # 16 219896 NINY 10

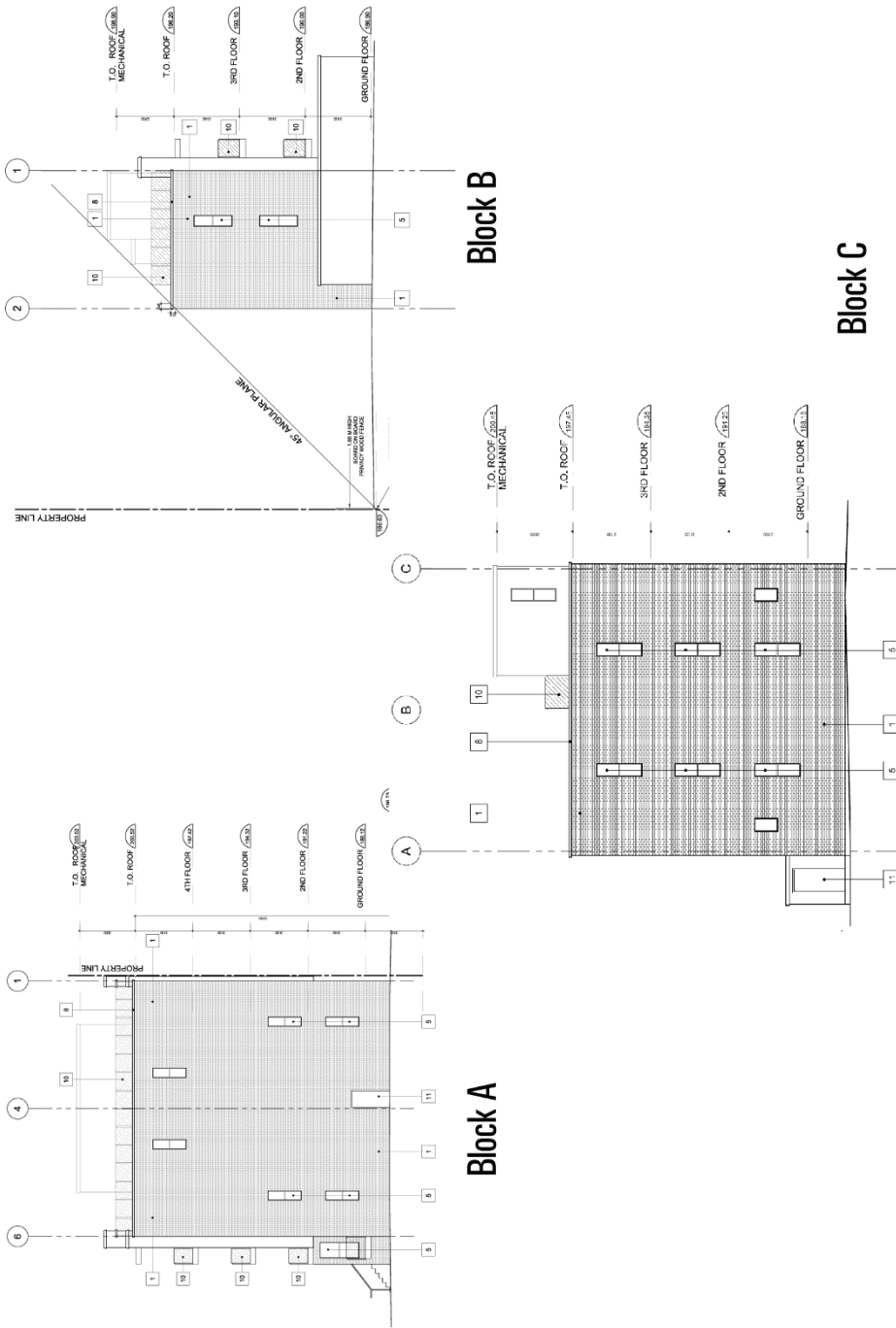
Attachment 2c: South Elevations



South Elevations  
 Applicant's Submitted Drawing  
 Not to Scale  
 09/20/2016

665, 667, 669, 671 Sheppard West  
 File # 16 219896 NNY 10

Attachment 2d: East Elevations



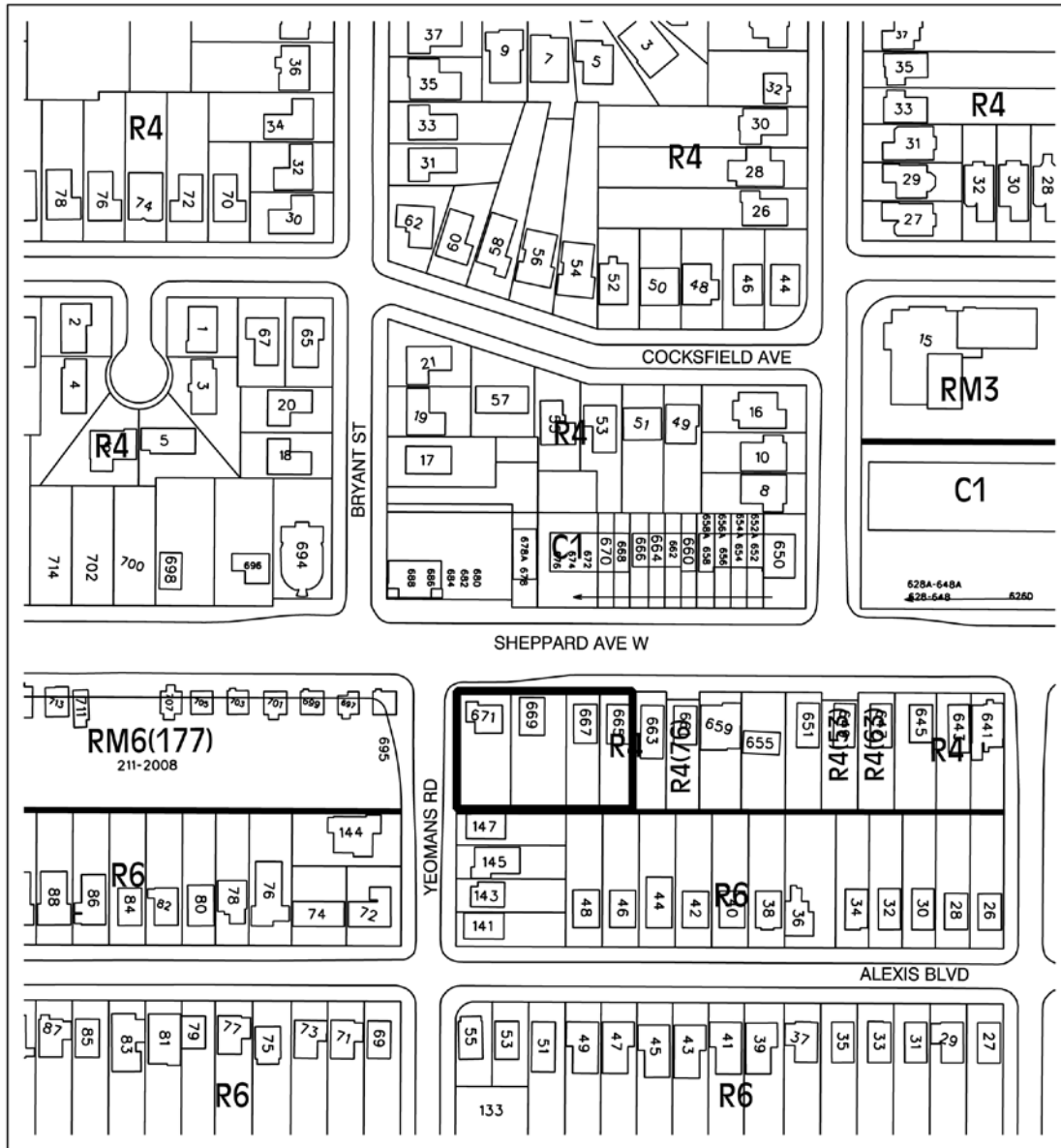
665, 667, 669, 671 Sheppard West

East Elevations  
Applicant's Submitted Drawing

Not to Scale  
09/20/2016

File # 16 219896 NNY 10

Attachment 3a: Former City of North York Zoning By-law 7625



665, 667, 669, 671 Sheppard West

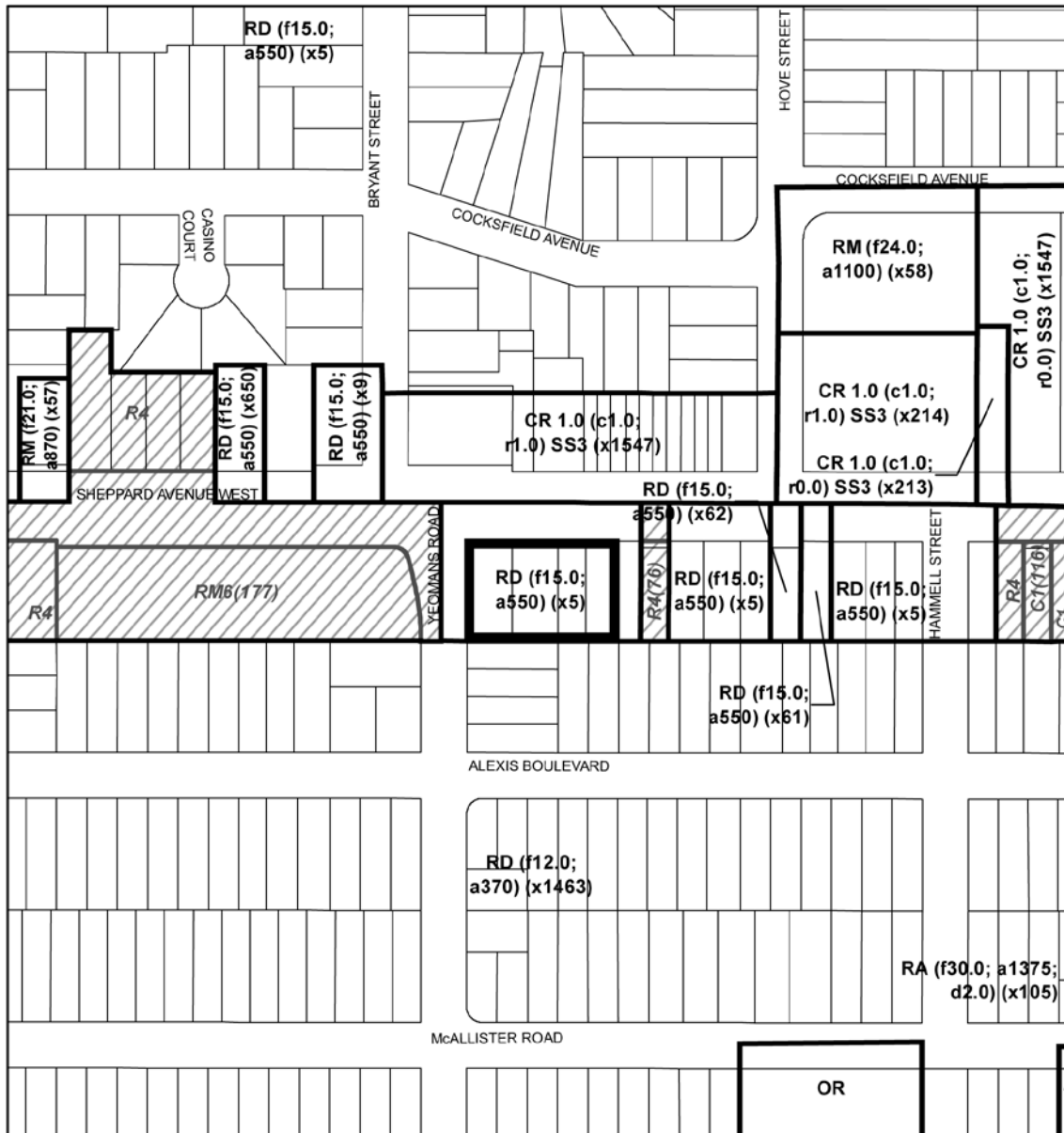
File # 16 219896 NNY 10

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone



Not to Scale  
Zoning By-law 7625 as amended  
Extracted 09/21/2016

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



**Zoning By-Law No. 569-2013**

**665, 667, 669, 671 Sheppard West**

File # 16 219896 NNY 10 0Z

Location of Application

**RD** Residential Detached  
**RM** Residential Multiple

**RA** Residential Apartment  
**CR** Commercial Residential  
**OR** Open Space Recreation

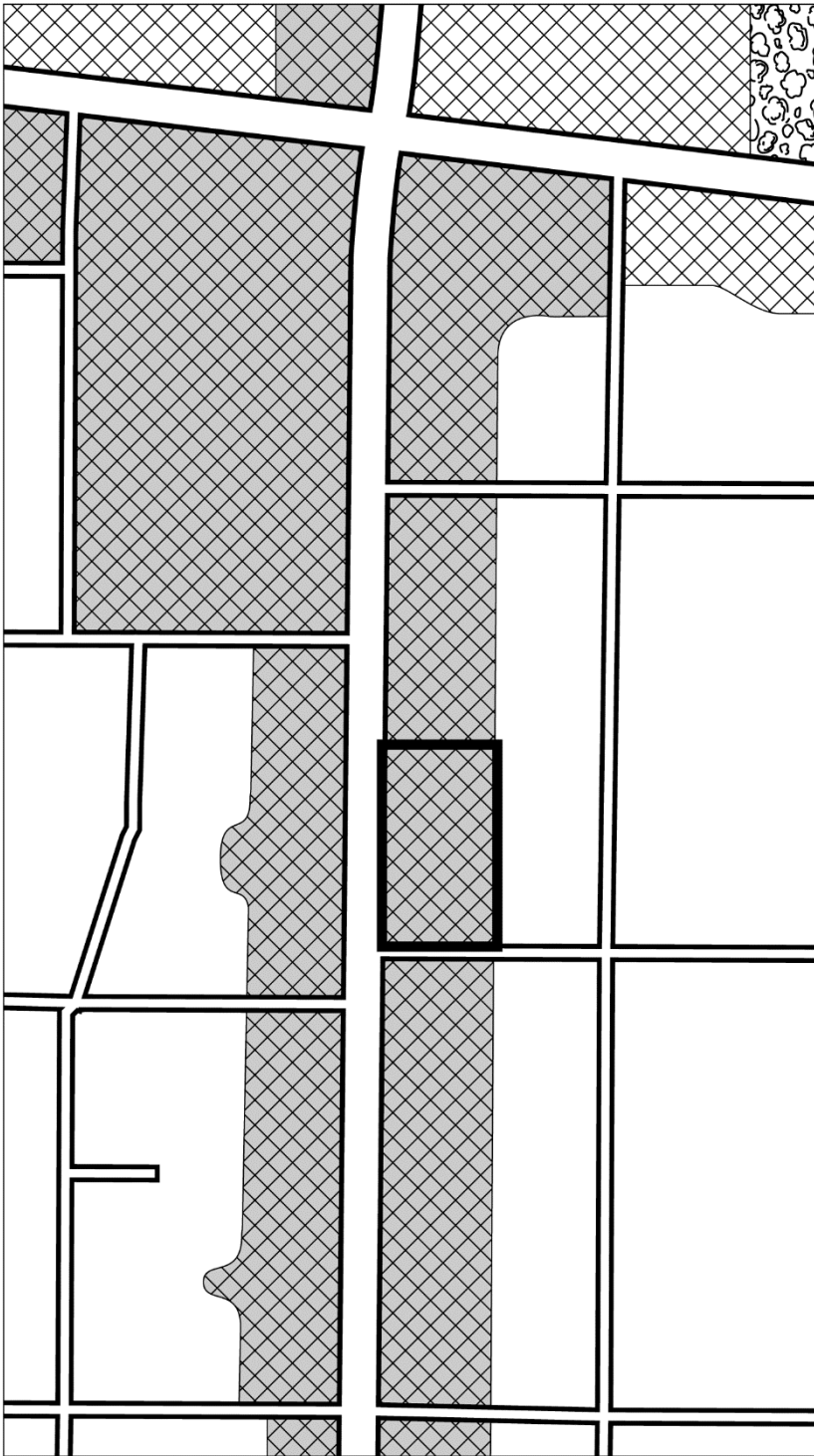
See Former City of North York By-Law No. 7625

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



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Extracted: 09/20/2016







Attachment 4a: Official Plan



665, 667, 669, 671 Sheppard West

**TORONTO**  
Extract from Official Plan

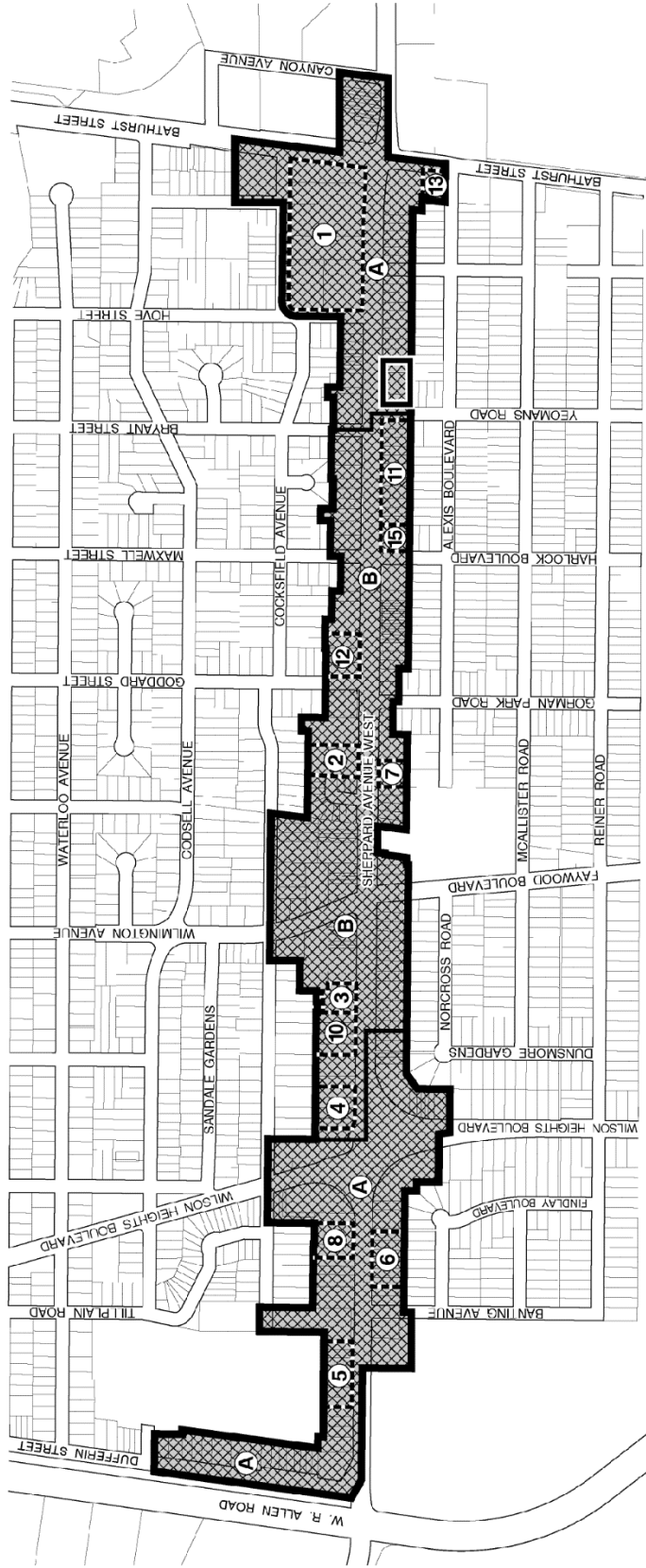
File # 16 219896 NNY 10

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



Not to Scale  
09/20/2016

Attachment 4b: Sheppard West / Dublin Secondary Plan



# Sheppard West / Dublin Secondary Plan

Map 23-1 Consolidated Land Use Map

- Secondary Plan Boundary
- ▨ Mixed Use Areas
- ② Site and Area Specific Policy Areas
- ▭ Site

Not to Scale  
↑

November 2015



## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 219896 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 8, 2016

Municipal Address: 665, 667, 669 AND 671 SHEPPARD AVENUE WEST  
 Location Description: PLAN 1938 PT LOT 16  
 Project Description: A proposal for 40 4-storey stacked, back-to-back townhouses, 4 3-storey stacked townhouses and 7 3-storey standard townhouses (for a total of 51 units) with 59 underground parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC	PETER SMITH	SRN ARCHITECTS INC.	665-671 SHEPPARD AVENUE WEST LTD

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RD (f15.0; a550)(x5)	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2827.69	Height:	Storeys:	4	
Frontage (m):	64.42		Metres:	13.8	
Depth (m):	43.89				
Total Ground Floor Area (sq. m):	1289.54				<b>Total</b>
Total Residential GFA (sq. m):	5167.02		Parking Spaces:	59	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	5167.02				
Lot Coverage Ratio (%):	48.8				
Floor Space Index:	1.83				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	27
3 + Bedroom:	24
Total Units:	51

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	5167.02		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Doug Stiles, Planner</b>
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