

1650 Sheppard Avenue East - Official Plan Amendment and Zoning By-law Amendment Application - Preliminary Report

Date:	March 13, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	16 270525 NNY 33 OZ

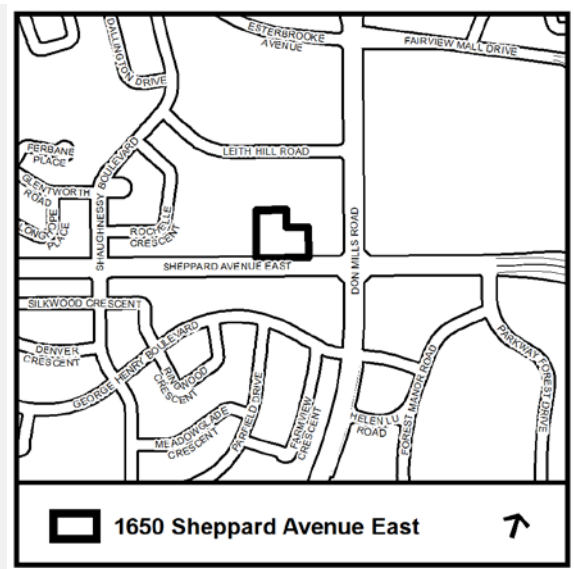
SUMMARY

This application proposes a 35-storey residential building containing 343 units and a three-storey parking structure containing 72 parking spaces, with two at-grade retail units, at 1650 Sheppard Avenue East. The existing 15-storey rental apartment building containing 149 units would be retained. The proposed buildings would have a gross floor area of 26,985 square metres and a density of 2.98 times the lot area, resulting in a total GFA for the site of 40,374 square metres and a density of 4.46 times the lot area (including the existing apartment building).

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.

Planning staff have major concerns with the proposal in its current form, particularly with respect to height, density, tower separation, transition, and compatibility among other matters.

A Final report and Public meeting under the *Planning Act* will be scheduled following community consultation and resolution of outstanding issues, provided



the applicant provides 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 1650 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on August 18, 2016 with the applicant to discuss the planning policy framework for the area and the complete application submission requirements. The requirement for undertaking a Context Plan was also discussed at the meeting.

ISSUE BACKGROUND

PROPOSAL

The application proposes a 35-storey residential condominium building comprising a nine-storey base and 26-storey tower, located to the rear of the existing 15-storey rental apartment building. This land is currently landscaped open space. The ground floor appears as a two storey level and the base building is continued to nine storeys in height and would wrap around the western and southern facades of the building. The proposed nine-storey base building would have the main pedestrian entrance located on the west side of the building and accessed via the site's western driveway. To the rear of the proposed residential building would be a POPS (Publicly Accessible Private Open Space) with an area of 403 square metres.

The existing 15-storey rental apartment building would be retained as part of the proposal. No indoor amenity space is currently provided within the existing apartment building. Pedestrian access to the existing building is via a set of stairs up from the Sheppard Avenue East sidewalk. The proposal includes site alterations such as additional landscaping to the forecourt of the building and a vehicular turning circle. The existing swimming pool at the western edge of the site would be removed to provide the extended driveway access to the proposed residential building.

The proposed three-storey parking structure would be located adjacent to the eastern lot line in the location of the existing surface parking, fronting Sheppard Avenue East. The building would contain 72 parking spaces and 233 square metres of retail uses in two ground floor units, fronting Sheppard Avenue East. The parking would be utilised by the residents of the existing rental apartment building. The main entrance to the retail units would be off Sheppard Avenue East and the vehicular entrance to the parking component would be located on the west side of the building. The building would have a height of 14.1 metres from established grade and would contain a green roof.

Key Project Criteria

Project Criteria	Existing rental apartment building	Residential condominium tower	Parking structure (incl. 2 retail units)	Totals
Height from established grade (metres)	42.72 (15 storeys)	106.8 (35 storeys)	14.1	
Gross Floor Area (square metres)	13,389	26,694.43	290.4	40,374
Density (FSI)	1.48	2.95	0.03	4.46
Residential Units	Studio- 4 (3%) 1 Bdr- 45 (30%) 2 Bdr- 71 (48%) 3 Bdr- 29 (19%)	1 Bdr-200 (58%) 2 Bdr- 143 (42%)		492
Setbacks (metres)	Front- 23.2 Rear- 20.2 Side (east)- 33 Side (west)- 19	Front – 59.2 Rear- 10.8 Side (east)- 3.0 Side (west)- 17.6	Front-1.9 Rear-3.0 Side (east)-0.1 Side (west)-8.0 to existing building	
Tower floorplate (square metres)		9 th -30 th floors- 759.49 31 st -34 th floors- 624.75		
Tower separation (metres)		Ground to 9 th floor (base building)- 20 9 th -30 th floors- 23 31 st -34 th floors- 25		
Parking Spaces	Existing- 174 spaces (below and at-grade) Proposed- 141 (incl. parking structure)	303 (below-grade)	72	444
Bicycle Parking	141	258		399

In addition to the provision of either a balcony or terrace for each new dwelling unit, a total of 2,115 square metres of amenity space is proposed in the form of indoor and outdoor amenity space. The proposed outdoor amenity space would be in the form of an outdoor terrace located between the existing and the proposed residential buildings. The breakdown is as follows:

Type of Amenity Space	Existing Apartment Building	Proposed Apartment Building	Totals
Existing Indoor Amenity Space	No existing indoor amenity space		
Existing Outdoor Amenity Space	Outdoor swimming pool		
Proposed Indoor Amenity Space (square metres)	298.3 - Exercise and amenity area on the ground floor	691 - Fitness studio, yoga room, multi-purpose lounge, guest suites, arts/crafts studio	989.3
Proposed Outdoor Amenity Space (square metres)	439.6 - Outdoor terrace	686 - Outdoor terrace	1126

The site is accessed by two driveways off Sheppard Avenue East which would be maintained as part of the proposed development. The driveway to the west of the existing apartment building would be extended north and terminate in a cul-de-sac. The driveway would provide access to the underground parking garage and main entrance for the proposed residential building. The driveway on the east side of the existing building would provide access to the existing building entrance, proposed parking structure building, and the shared loading/garbage facilities for the existing and new buildings. Garbage is proposed to be hoisted from the P1 parking level for each building to the shared staging area for collection.

The proposal would result in the removal of the surface parking from the site, which would be replaced in the three-storey parking structure as well as the underground parking garage. The underground garage would be expanded from the existing 115 spaces to 372 spaces in four levels. The parking structure would be for use by residents of the existing apartment building and the underground garage would be shared between the residents of both apartment buildings. Bicycle parking would be provided at-grade and on the P1 parking level of the underground parking, for both residential buildings. In total, 444 parking spaces and 399 bicycle spaces would be provided for residents and visitors of the two residential buildings and the retail space.

Refer to Attachments 1 to 6 for the Site Plan and Elevations, and 10 (Application Data Sheet) for the complete list of project statistics.

Site and Surrounding Area

The property is located on the north side of Sheppard Avenue East, west of Don Mills Road, on the Sheppard Subway line, within approximately 300 metres east of the Don Mills Station. The lot is an 'L' shape with an area of 9,045 square metres, a frontage of 108.2 metres along Sheppard Avenue East and a depth of between 62.7 metres and 99.2 metres. The site features a gradual decline in grade from east to west, with an overall

grade change of approximately 7 metres across the site. There are significant slopes along the east and northeast site limits and along the Sheppard Avenue frontage, with the existing building located approximately 2.5 metres above the elevation of the street. There are mature trees along the Sheppard Avenue East frontage and on the north part of the site. A 6.1 metre wide storm sewer easement in favour of the City follows the western property line and then crosses in a northeast direction through the northern portion of the site, to the rear of the proposed residential building.

The site is currently developed with a 15-storey apartment building containing 149 rental units, located centrally within the site, fronting Sheppard Avenue East. Vehicular access is provided via two driveways off of Sheppard Avenue East. Access to the parking ramp and underground parking is located on the west side of the existing building. There is a surface parking lot on the east side of the site, and a swimming pool located adjacent to the western property line. The rear of the site features landscaped open space, with several trees on the rear (north) property line.

Surrounding land uses include a mix of residential and retail/commercial as follows:

North: Designated *Apartment Neighbourhoods*, the land immediately north of the site comprises a 15-storey and 19-storey apartment buildings at 25 Leith Hill Road and 2600 Don Mills Road, respectively. Both sites contain underground parking and landscaped open space. The property at 25 Leith Hill Road is set back approximately 71 metres from the south property line abutting the subject site and this setback contains surface parking, an outdoor swimming pool and landscaped open space. 2600 Don Mills Road is located northeast of the subject site and features a 19-storey apartment building with surface parking at the rear, and driveway access from Leith Hill Road.

West: Immediately west of the subject site is St. Timothy Catholic Elementary School and St. Timothy's Catholic Church to the northwest. The easterly portion of the school property consists of a playing field and running track. These sites are designated *Neighbourhoods*.

South: On the south side of Sheppard Avenue East, the lands comprise low-rise residential development in the form of single detached dwellings and townhouse blocks along Sheppard Avenue East. Immediately opposite the site is a 110-unit townhouse development comprising 14 blocks of 2-3 storey townhouses. The lands are designated *Neighbourhoods*.

East: Abutting the site to the east is an existing Esso Gas Station located at the northwest corner of Sheppard Avenue East and Don Mills Road. The car wash is located on the west side of the property, abutting the subject site. Fairview Mall is located on the east side of Don Mills Road and a multi-level parking structure and bus station occupy the immediate northeast corner of the Don Mills Road/Sheppard Avenue East intersection. The site is located approximately 300

metres from Don Mills Subway station which has entrances located at the northeast and southeast corners. These lands are designated *Mixed Use Areas*.

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 application for consistency with the Provincial Policy Statement and conformity with the Growth Plan.

Official Plan

The subject site is designated *Apartment Neighbourhoods* on Map 19, Land Use, in the City of Toronto Official Plan (see Attachment 9). *Apartment Neighbourhoods* are considered relatively stable areas of the City 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 the area residents. All land uses within the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*, however this designation is distinguished from low-rise *Neighbourhoods* because a greater scale of building is permitted and different scale-related criteria are needed to guide development. Generally, significant growth is not anticipated in *Apartment Neighbourhoods*, however the Official Plan states that there may be opportunities for additional apartments on underutilized sites.

Built Form

Section 3.1.2 of the Official Plan identifies the importance of urban design as a fundamental element of city building and contains built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the existing and planned context of the neighbourhood and the City. These policies require new development to:

- a) be located and organized to fit with its existing and/or planned context. Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces;
- b) locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- c) be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties;
- d) be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas;
- e) provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians; and
- f) provide indoor and outdoor amenity space for residents of new multi-unit residential development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Tall Buildings

Tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure tall buildings fit within their existing and/or planned context and limit local impacts, there are additional built form principles that apply to the location and design of tall buildings. These built form policy principles are found in Section 3.1.3.1 and include:

- a) tall buildings should be designed to consist of three parts, carefully integrated into a single whole:
 - a. base building- provide definition and support at an appropriate scale for adjacent streets, minimize the impact of parking and servicing uses;
 - b. middle- design the floor plate size and shape with appropriate dimensions for the site, locate and orient it on the site and in relationship to the base building and adjacent buildings;
 - c. top- design should contribute to the skyline character and integrate roof top mechanical systems into the design.

Policy 3.1.3.2 of the Official Plan details key urban design considerations including:

- a) meeting the built form principles of the Plan;
- b) demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
- c) demonstrating how the proposed building and site design relate to the existing and/or planned context;
- d) taking into account the relationship of the site to topography and other tall buildings;
- e) providing high quality, comfortable and usable publicly accessible open space areas; and

- f) meeting the other goals and objectives of the Plan.

Housing

Section 3.2.1 of the Official Plan requires a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. A full range includes housing such as: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Policy 3.2.1.5 requires significant new development on site containing six or more rental units where existing rental units will be kept in the new development to:

- a) secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1, without passing on these costs to the tenants.

Apartment Neighbourhoods

Apartment Neighbourhoods policies in Chapter 4.2, including policy 4.2.2 states that development in *Apartment Neighbourhoods* should contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Policy 4.2.3 states that compatible infill development within developed *Apartment Neighbourhoods* may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings, while providing good quality of life for both the new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments (as above);
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional heights and/or density is permitted and community benefits are provided pursuant to Section 5.1.1;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents.

Section 37

Section 5.1.1 of the Official Plan allows the City to approve height and/or density increases greater than permitted by the Zoning By-law pursuant to Section 37 of the *Planning Act* for developments which exceed 10,000 square metres and increase the permitted density by at least 1,500 square metres and/or significantly increase the permitted height. This section authorizes the City to contemplate increases in height and density in return for community benefits. The proposal is in excess of 10,000 square metres and proposes an increase in height and density.

The Official Plan is available on the City's website at:
<http://www1.toronto.ca/planning/chapters1-5.pdf>

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

OPA 320, as approved by Council, is available on the City's website at <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

OPA 320 amends the *Apartment Neighbourhoods* policies to add emphasis on the need to provide improved amenity spaces for both existing and new residents as part of any infill development. Infill development should provide a good quality of life for both new and existing tenants and maintain sunlight and privacy for residential units.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The Minister's approval and modification can be found at <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/N/MAA%20Notice%20of%20Decision.OPA%20320.July%204%202016.pdf>.

Sheppard East Subway Corridor Secondary Plan

The site is 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 within the Don Mills Node of the Secondary Plan as indicated on Map 9-2 (Attachment 10), which focuses new development on the *Mixed Use Areas* designations north of Sheppard Avenue East and other lands relating to Sheppard Avenue East and the Don Mills subway station. Comprehensive re-development is promoted in the 'key development areas' to prevent piece-meal development.

The Secondary Plan objectives include requiring compatible transitions in density, height and scale between development nodes and stable residential areas and 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.

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>

Context Plan

The implementation policy of the Secondary Plan requires a Context Plan for Key Development Areas in the Sheppard East Subway Corridor to ensure co-ordinated incremental development in conformity with the Secondary Plan. Context Plans are generally required for comprehensive development and given the submission of an Official Plan Amendment application to identify the site as a Key Development Area, the applicant is required to submit a Context Plan.

The Context Plan will be required to be developed by the applicant in consultation with the City, Ward Councillor, local residents, adjacent communities, and adjacent

landowners, to establish a general planning framework as to how this area can be developed, for consideration by the City. The Context Plan will apply to the lands bounded by Leith Hill Road to the north, Don Mills Road to the east, Sheppard Avenue East to the south, and St. Timothy Catholic School to the west. The Plan will seek to address public and private roads, urban design and built form, parkland and open space, and pedestrian linkages. This process will be undertaken in conjunction with this application.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

Section 1.3 of the Guidelines states that tall buildings should fit within the existing or planned context and provide an appropriate transition in scale down to lower-scaled buildings, parks and open space. This can be achieved by applying angular planes, minimum horizontal separation distances and other building envelope controls. Tall buildings should respect the scale of the local context.

Furthermore, Section 3.1.1 (d) provides that where the adjacent context is lower-scale and not anticipated to change, a transition should be provided in the base building height down to the neighbouring buildings.

With regard to design, Section 3.2.1 recommends a floorplate of 750 metres or less and Section 3.2.2 recommends a tower stepback of at least 3 metres from the base building. In addition, tall buildings should be set back more than 12.5 metres from the side and rear property lines to limit the impact on the adjacent properties. In addition to a minimum separation distance of 25 metres between towers, the Guidelines recommend that towers should be further shaped, placed and articulated to increase the actual and perceived distances between adjacent building elevations.

The city-wide Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Zoning

The existing lot is currently subject to two Zoning By-laws. Under the former City of North York Zoning By-law 7625, the property is zoned RM6 (Multiple Family Dwellings Sixth Density Zone). The RM6 zone permits detached dwellings, semi-detached dwellings, apartment house dwellings, multiple attached dwelling and nursing homes. The maximum permitted density is 1.5 FSI and the maximum lot coverage is 35%. Although there is no specified maximum height, the RM6 zone requires buildings in excess of 11 metres in height to be set back from each lot line not less than the setbacks set out in Section 20-A.2.4 (Yard Setbacks) plus 0.3 metres for every 0.6 metres in additional height in excess of 11 metres.

Under the City-wide Zoning By-law 569-2013, the property is zoned RAC (Residential Apartment Commercial Zone) (f20.0; a1375; d1.5). The RAC zone permits dwelling units in an apartment building form as well as small scale commercial uses subject to specific conditions. The site is not subject to a maximum height on the Height Overlay Map, but is subject to a maximum 35% lot coverage on the Lot Coverage Overlay Map, as well as the same building setback provisions specified by By-law 7625. The maximum permitted density is 1.5 FSI.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan control has not yet been submitted by the applicant.

Tree Preservation

The City of Toronto's Tree By-laws protect private trees with a diameter at breast height (DBH) of greater than 30cm as well as all City-owned trees. A permit is required to remove or injure the trees that fall within these categories. The Arborist Report states that 26 trees are located within the subject site, 22 of which are proposed to be removed, and 21 new trees are proposed to be planted as part of the development. In addition, 6 City trees are identified within the Sheppard Avenue East road allowance, which are proposed to be removed and replaced by three new City trees.

Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review.

Reasons for the Application

An Official Plan Amendment is required in order to identify the site as a Key Development Area within the Sheppard East Subway Corridor Secondary Plan and to permit the proposed density of approximately 4.46 FSI on lands where a density has not been prescribed by the Plan.

The proposed development would also require an amendment to the former City of North York Zoning By-law 7625 and the City of Toronto Zoning By-law 569-2013 to permit the proposed density and height of the development, as well as to allow for the proposed retail uses under By-law 7625. Appropriate development standards regarding gross floor area, setbacks, indoor and outdoor amenity space, parking and other matters would be established through a site specific exception.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale, December 2016;
- Housing Issues Report (Appendix A to the Planning & Urban Design Rationale), December 2016;
- Community Services and Facilities Report (Appendix B to the Planning & Urban Design Rationale), December 2016;

- Pedestrian Level Preliminary Wind Assessment, December 16, 2016;
- Urban Transportation Considerations Report, December 2016;
- Functional Servicing and Stormwater Management Report, December 21, 2016;
- Arborist/Tree Preservation Report, July 4, 2016;
- Preliminary Geotechnical Assessment, November 2016, and;
- Toronto Green Development Standards Checklist, December 23, 2016.

A Notification of Incomplete Application issued on January 20, 2017 identified the outstanding material required for a complete application submission as follows:

- Hydrogeological report

The outstanding material was submitted on January 26, 2017 and a Notification of Complete Application was subsequently issued on January 27, 2017.

Issues to be Resolved

Planning staff have significant concerns with the proposal in its current form including height, density, tower separation, transition, and compatibility and the proposed above-grade parking structure. The following list details the issues that will be considered as part of the assessment of the application.

- Conformity with the Official Plan and Sheppard East Subway Corridor Secondary Plan;
- Conformity with the City-wide Tall Buildings Design Guidelines;
- Appropriateness of the proposed density of 4.46x FSI and height of 35 storeys (including the 9 storey base building) at this location on Sheppard Avenue East;
- Appropriateness of the proposed built form, massing and building heights in relation to the policies of the Sheppard East Subway Corridor Secondary Plan and surrounding context;
- Adequacy of the proposed parking provision and location;
- Appropriateness of the design and location of the westerly driveway and possible dedication as a public road;
- Appropriateness of the proposed site access, road configuration and vehicular circulation;
- Provision of a context plan that lays out future streets and public parks, building sites and other open spaces;
- Appropriateness of the proposed apartment building behind the existing apartment building;
- Appropriateness of the proposed building setbacks, siting and organization of the buildings, including pedestrian connectivity to Sheppard Avenue East;
- Appropriateness of the proposed separation distances of 20 and 23 metres between the existing and proposed residential buildings on site;
- Assessment of the setbacks and separation distances to the school property on the western property boundary and relationship in terms of shadow and visual impact;

- Assessment of the setbacks and separation distances to the existing apartment buildings and associated site elements on the northern/eastern property lines and relationship in terms of privacy, overlook, shadow and visual impact;
- Adequacy of the transition and impacts to St. Timothy Catholic School to the west of the site which is designated *Neighbourhoods*;
- Adequacy of the provision and location of the proposed residential indoor and outdoor amenity spaces;
- Appropriateness of the removal of the outdoor pool and the provision of upgraded facilities for the tenants of the existing rental apartment building;
- Assessment of the proposed unit mix and provision of family-sized units;
- Location and function of the garbage storage and pick-up including loading spaces;
- Appropriateness of the above-grade parking which is proposed in a three-storey parking structure;
- Parkland dedication requirements and location;
- Appropriateness of the proposed POPS (Publicly Accessible Private Open Space);
- Appropriateness of the proposed tree removal, preservation and replacement plans;
- Assessment of site servicing including stormwater management;
- Setback from the location of the new road and future connectivity to the block;
- Assessment of transportation impacts and required infrastructure to support the proposed level of development, including appropriate multi-modal provisions to encourage public transit use;
- Assessment of the shadow impacts, and wind and pedestrian level impacts;
- Securing appropriate benefits under Section 37 of the *Planning Act*; and
- Adequacy of outdoor open landscaped space.

The Toronto Green Standard 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

Kathryn Moore, Planner
 Tel. No. 416-395-7176
 Fax No. 416-395-7155
 E-mail: kathryn.moore@toronto.ca

SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Rendering – Southeast corner

Attachment 3: North (rear) Elevation

Attachment 4: South (front) Elevation

Attachment 5: East (side) Elevation

Attachment 6: West (side) Elevation

Attachment 7: Zoning By-law 7625

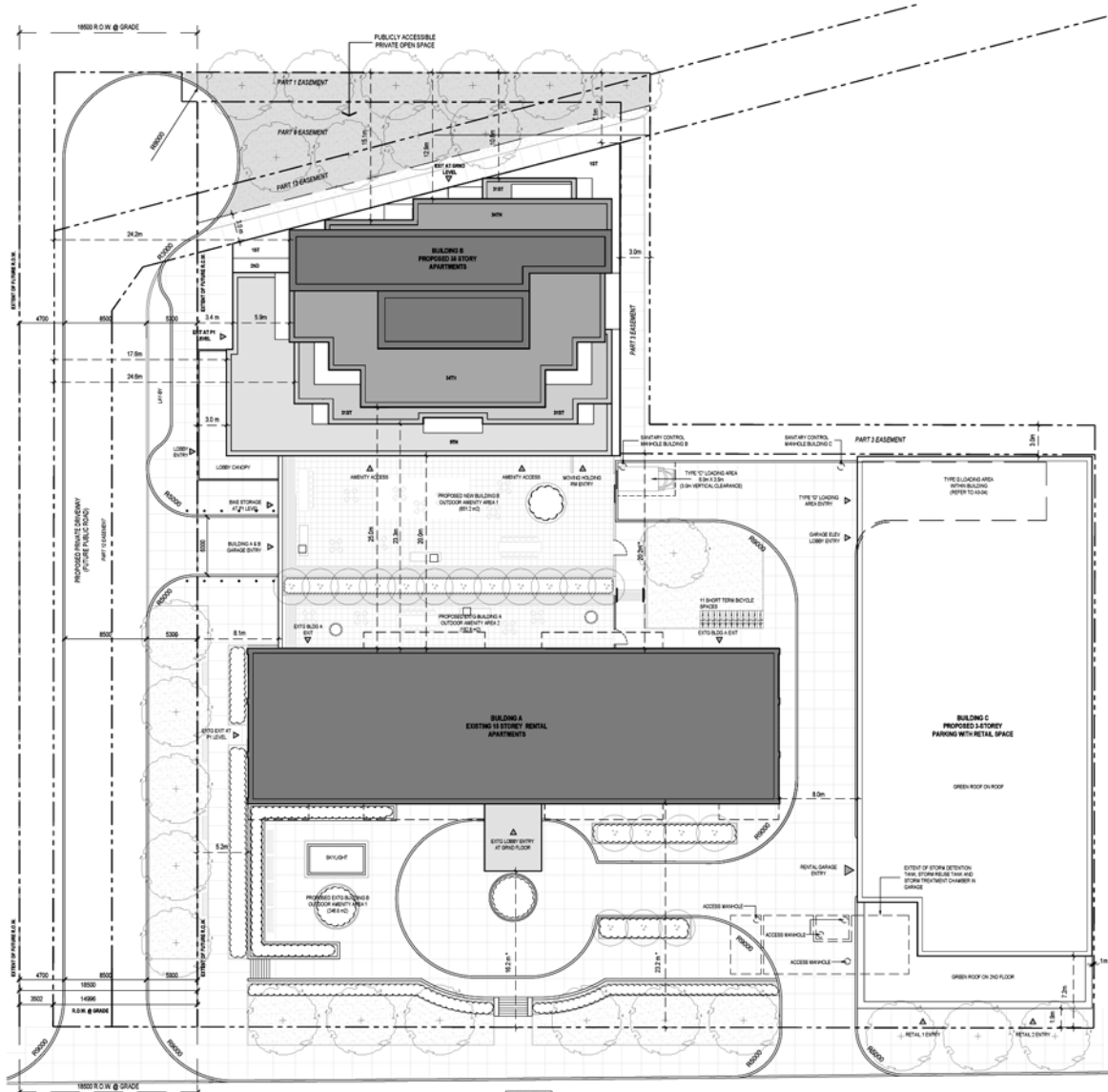
Attachment 8: Zoning By-law 569-2013

Attachment 9: Official Plan

Attachment 10: Sheppard East Subway Corridor Secondary Plan- Map 9-2

Attachment 11: Application Data Sheet

Attachment 1: Site Plan



Sheppard Avenue East

Site Plan

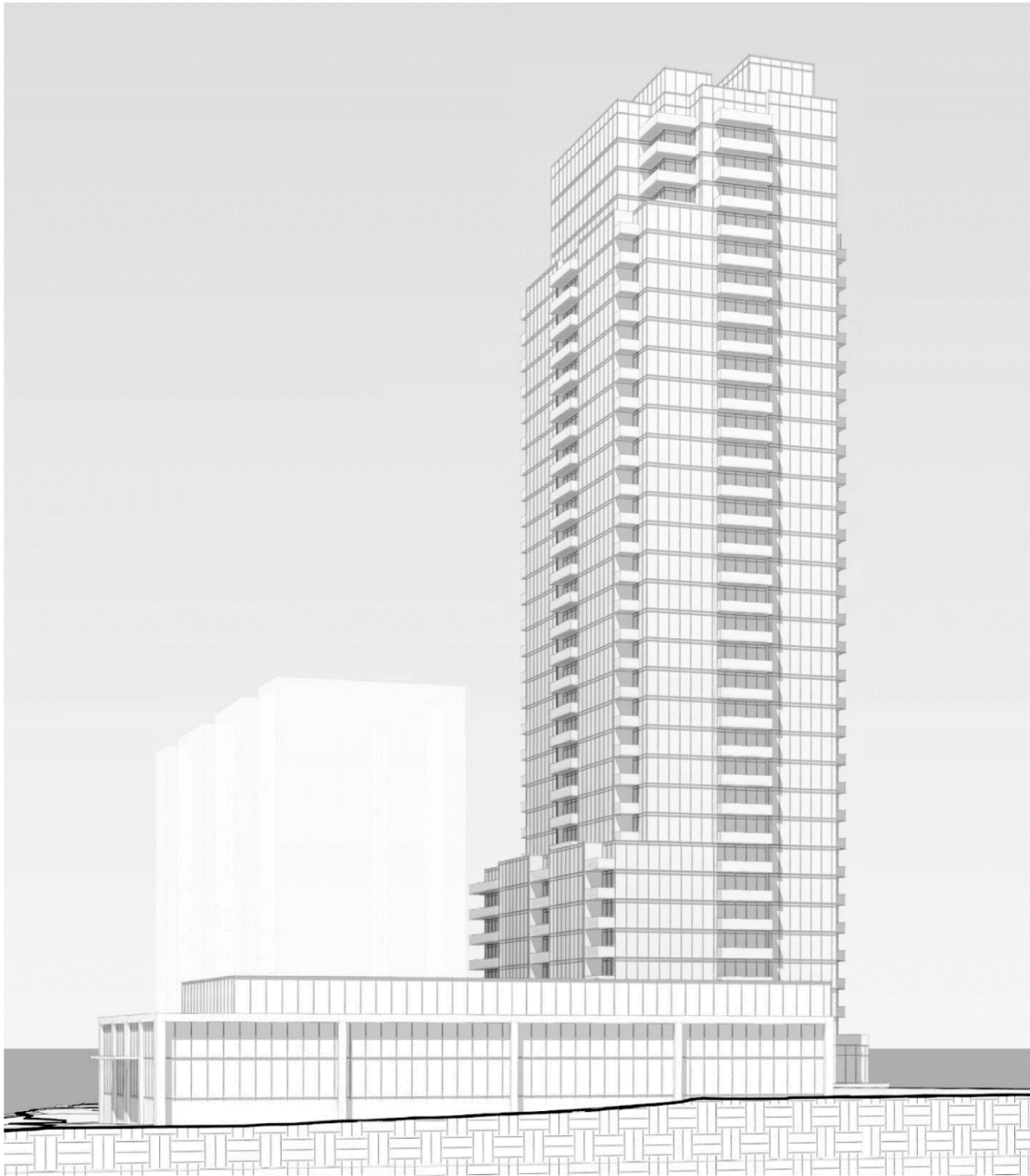
Applicant's Submitted Drawing

Not to Scale 

1650 Sheppard Avenue East

File # 16 270525 NNY 33 OZ

Attachment 2: Rendering- Southeast corner



Rendering - view at southeast corner

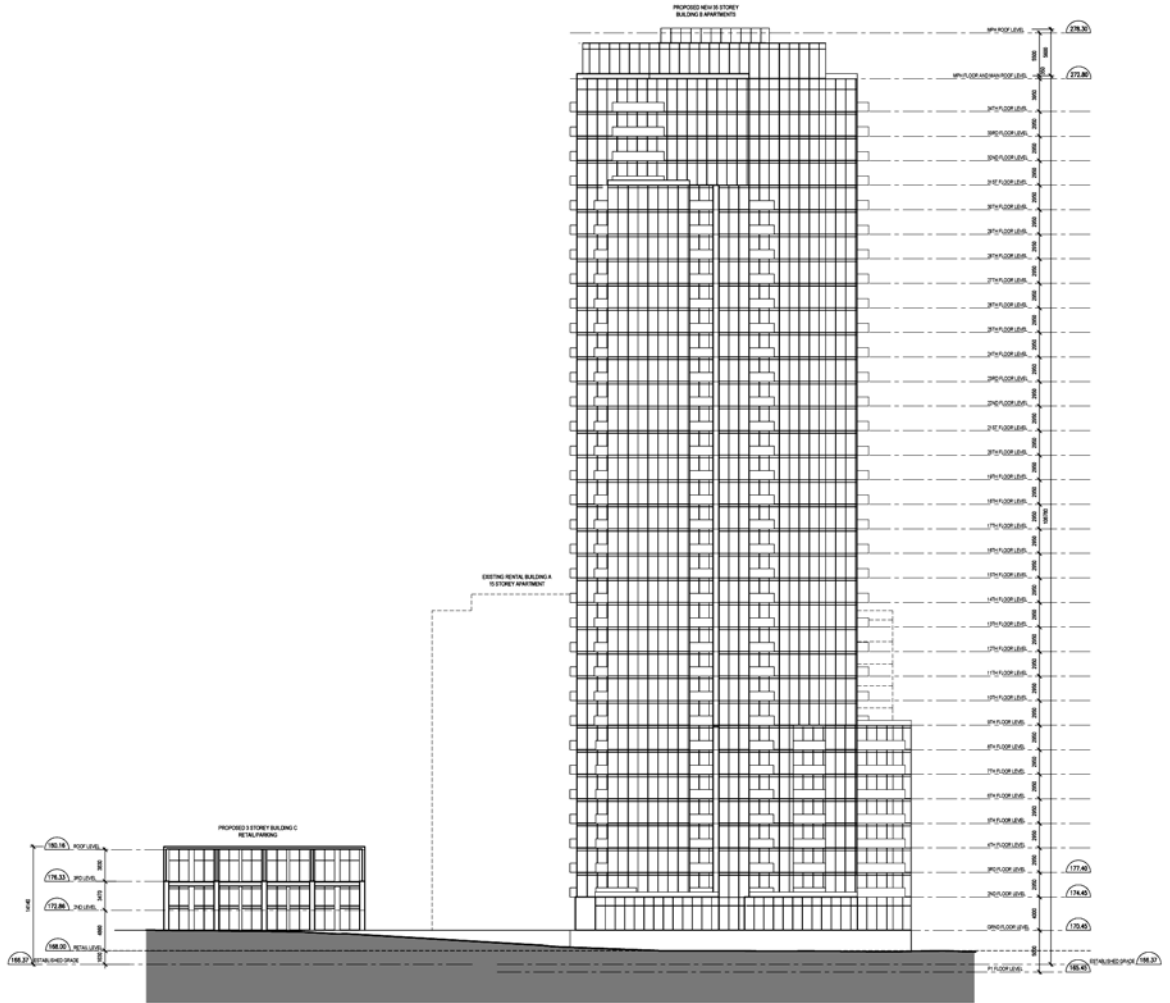
1650 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale
03/06/2017

File # 16 270525 NNY 33 02

Attachment 3: North (rear) Elevation



North Elevation

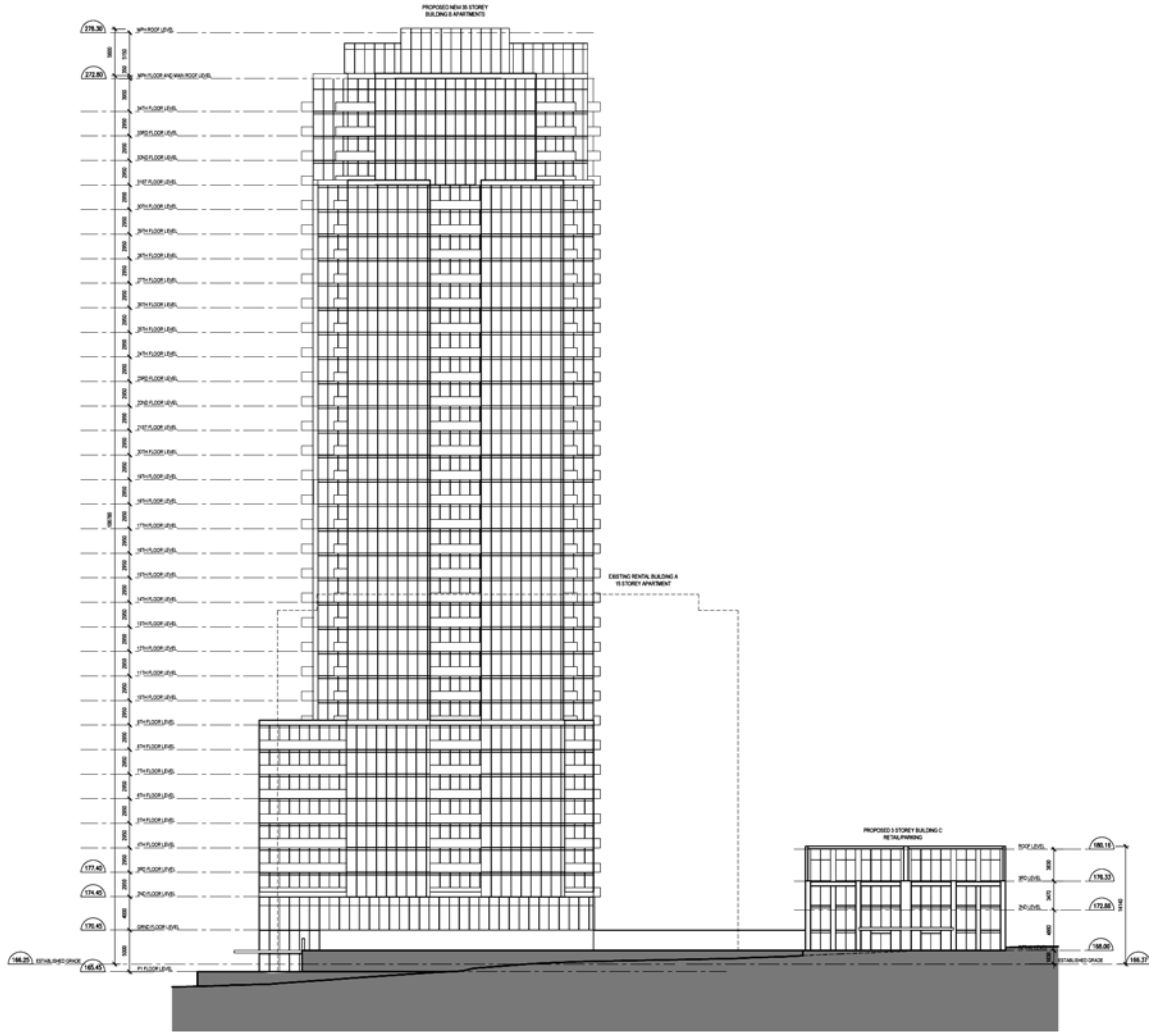
Applicant's Submitted Drawing

Not to Scale
01/19/2017

1650 Sheppard Avenue East

File # 16 270525 NNY 33 OZ

Attachment 4: South (front) Elevation



South Elevation

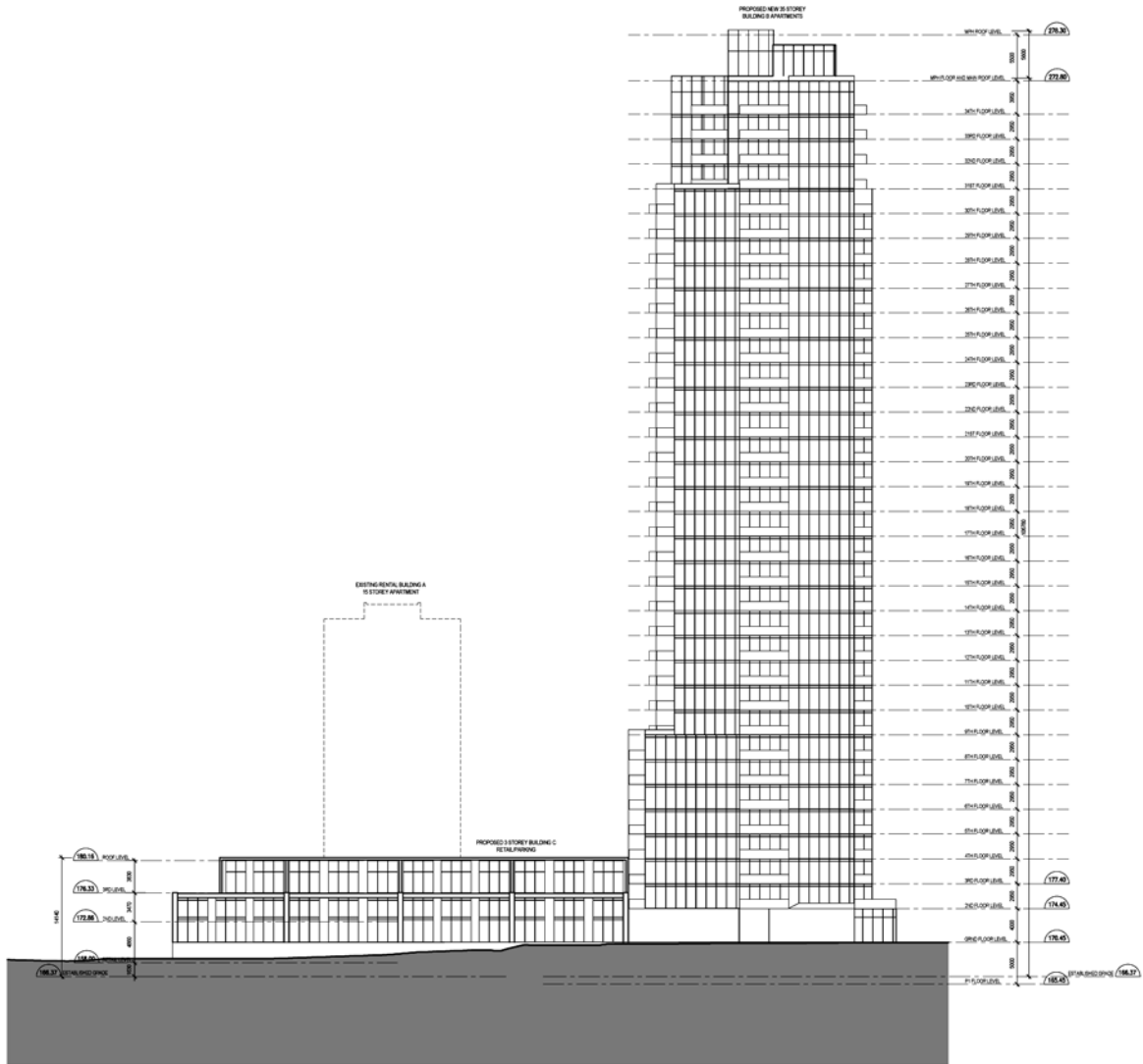
Applicant's Submitted Drawing

Not to Scale
01/19/2017

1650 Sheppard Avenue East

File # 16 270525 NNY 33 OZ

Attachment 5: East (side) Elevation



East Elevation

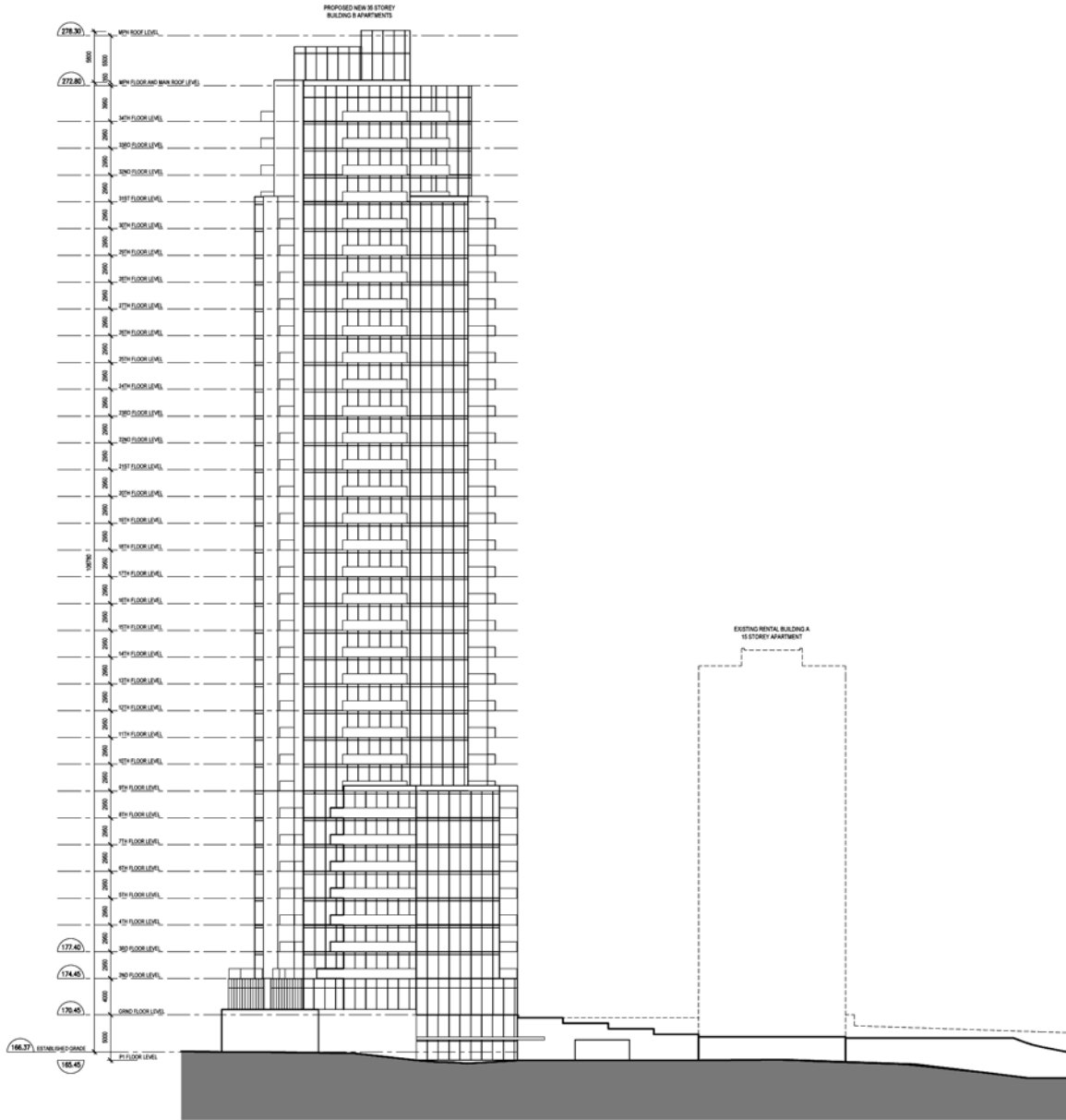
Applicant's Submitted Drawing

Not to Scale
01/19/2017

1650 Sheppard Avenue East

File # 16 270525 NNY 33 OZ

Attachment 6: West (side) Elevation



West Elevation

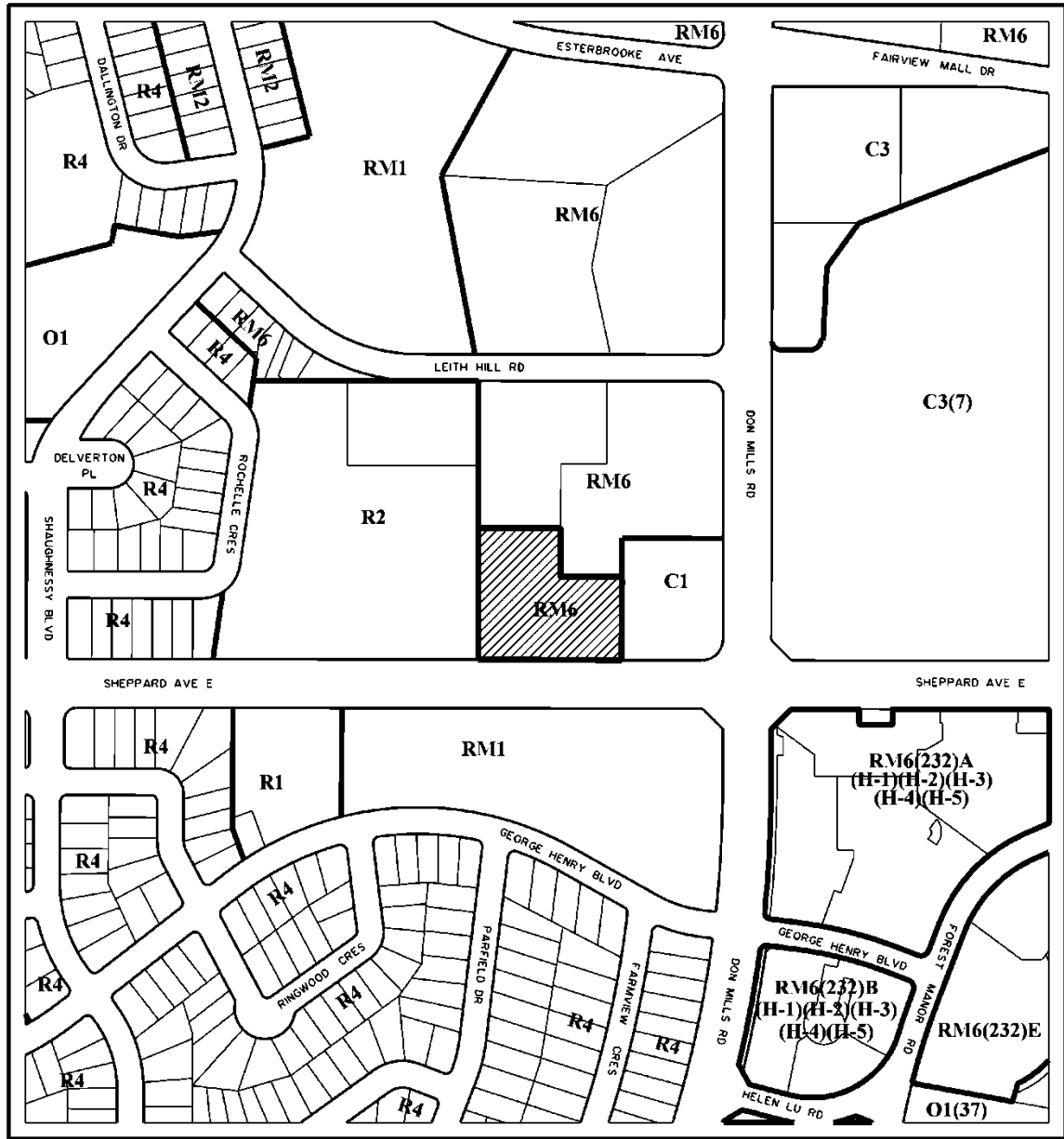
Applicant's Submitted Drawing

Not to Scale
01/19/2017

1650 Sheppard Avenue East

File # 16 270525 NNY 33 OZ

Attachment 7: Zoning By-law 7625



Zoning By-Law No. 7625

1650 Sheppard Avenue East

File # 16 270525 NNY 33 0Z



Location of Application

- R1 One-Family Detached Dwelling First Density Zone
- R2 One-Family Detached Dwelling Second Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone

- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

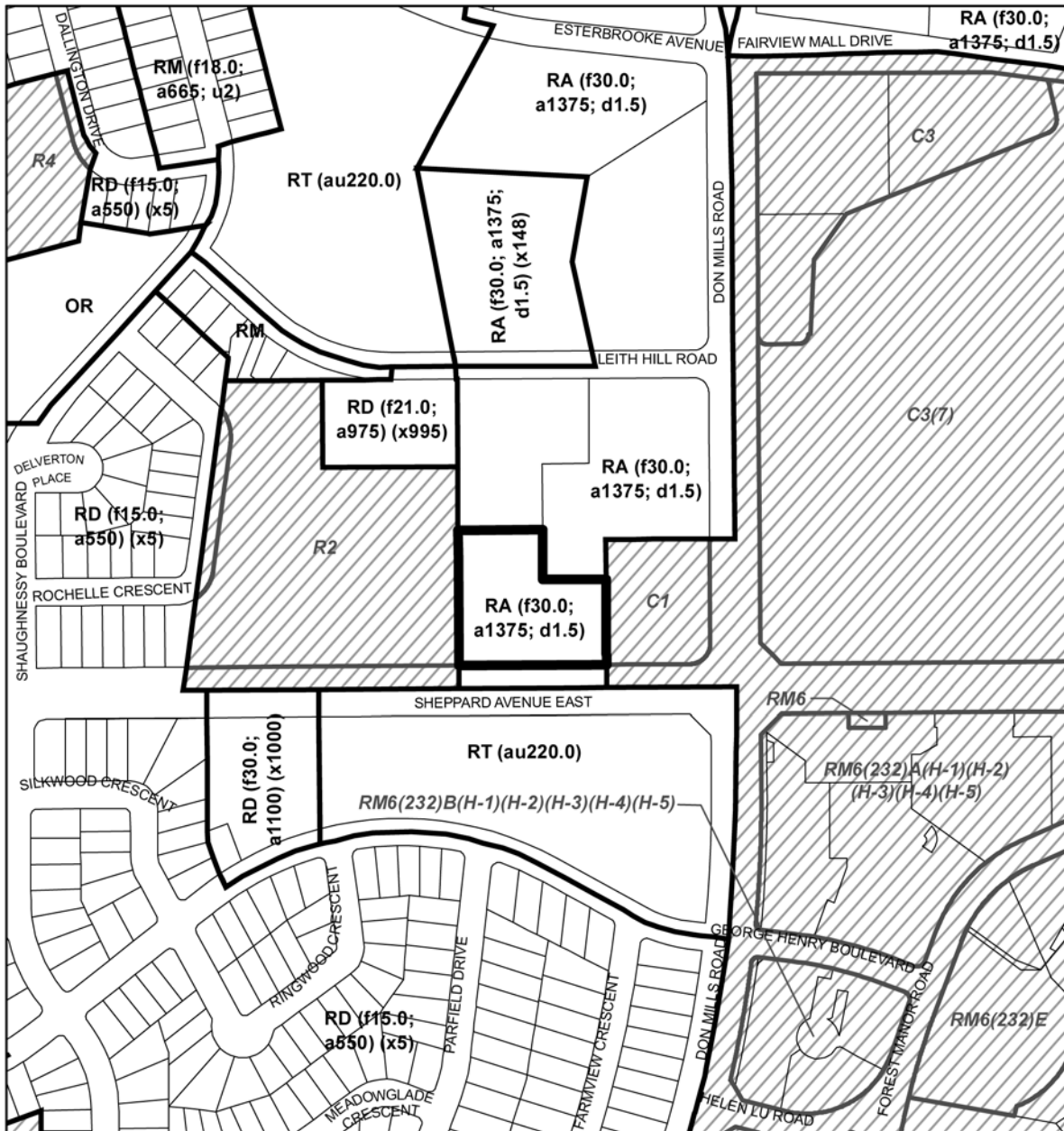
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Extracted 03/02/2017

Attachment 8: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

1650 Sheppard Avenue East

File # 16 270525 NNY 33 0Z

Location of Application

- | | |
|---------------------------------|---------------------------------|
| RD Residential Detached | RM Residential Multiple |
| RT Residential Townhouse | RA Residential Apartment |
| | OR Open Space Recreation |

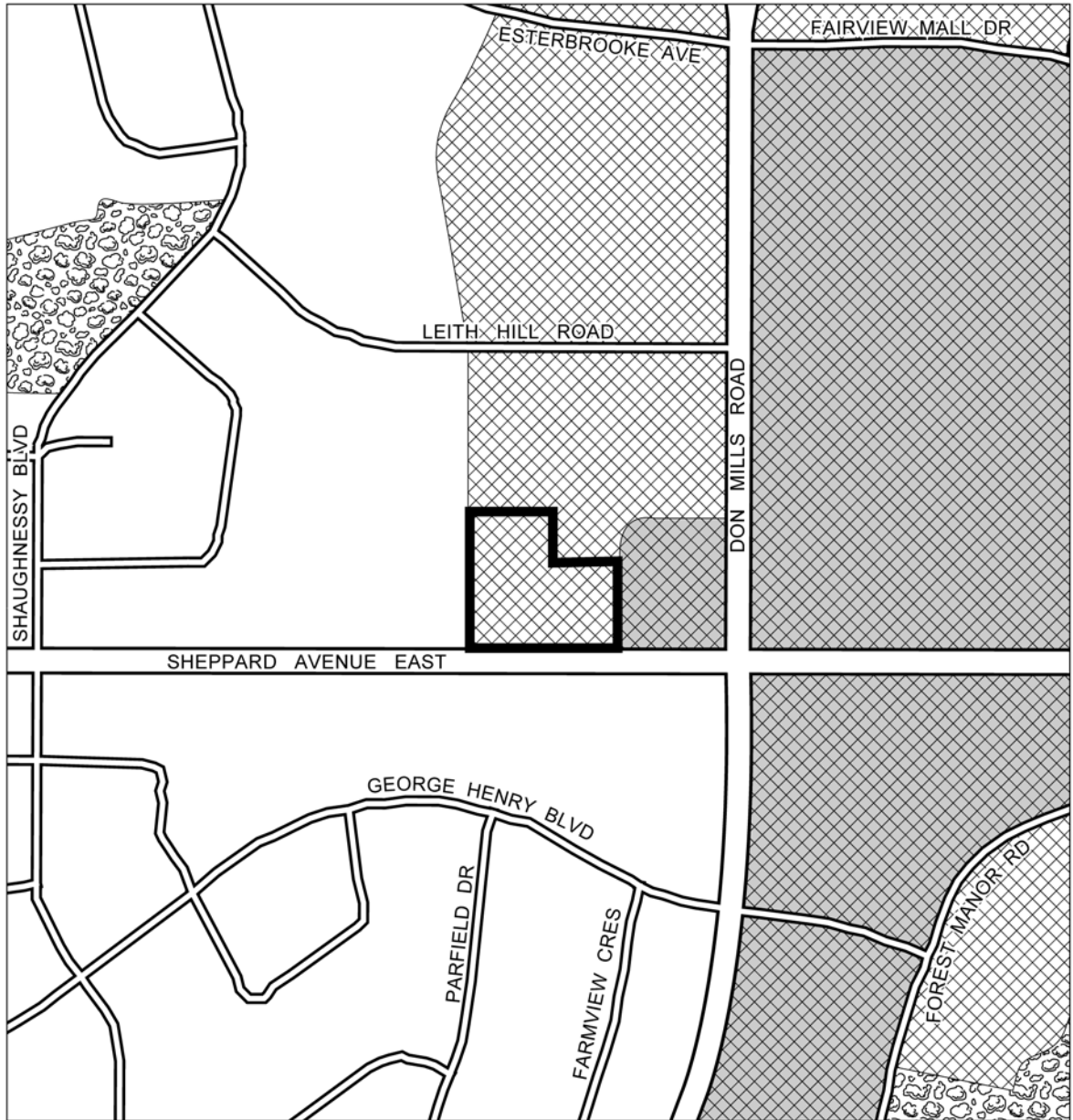
See Former City of North York By-Law No. 7625

- | | |
|------------|--|
| R2 | One-Family Detached Dwelling Second Density Zone |
| R4 | One-Family Detached Dwelling Fourth Density Zone |
| RM6 | Multiple-Family Dwellings Sixth Density Zone |
| C1 | General Commercial Zone |
| C3 | District Shopping Centre Zone |
| O1 | Open Space Zone |



Not to Scale
Extracted: 01/18/2017








Attachment 9: Official Plan



Toronto
Extract from Official Plan

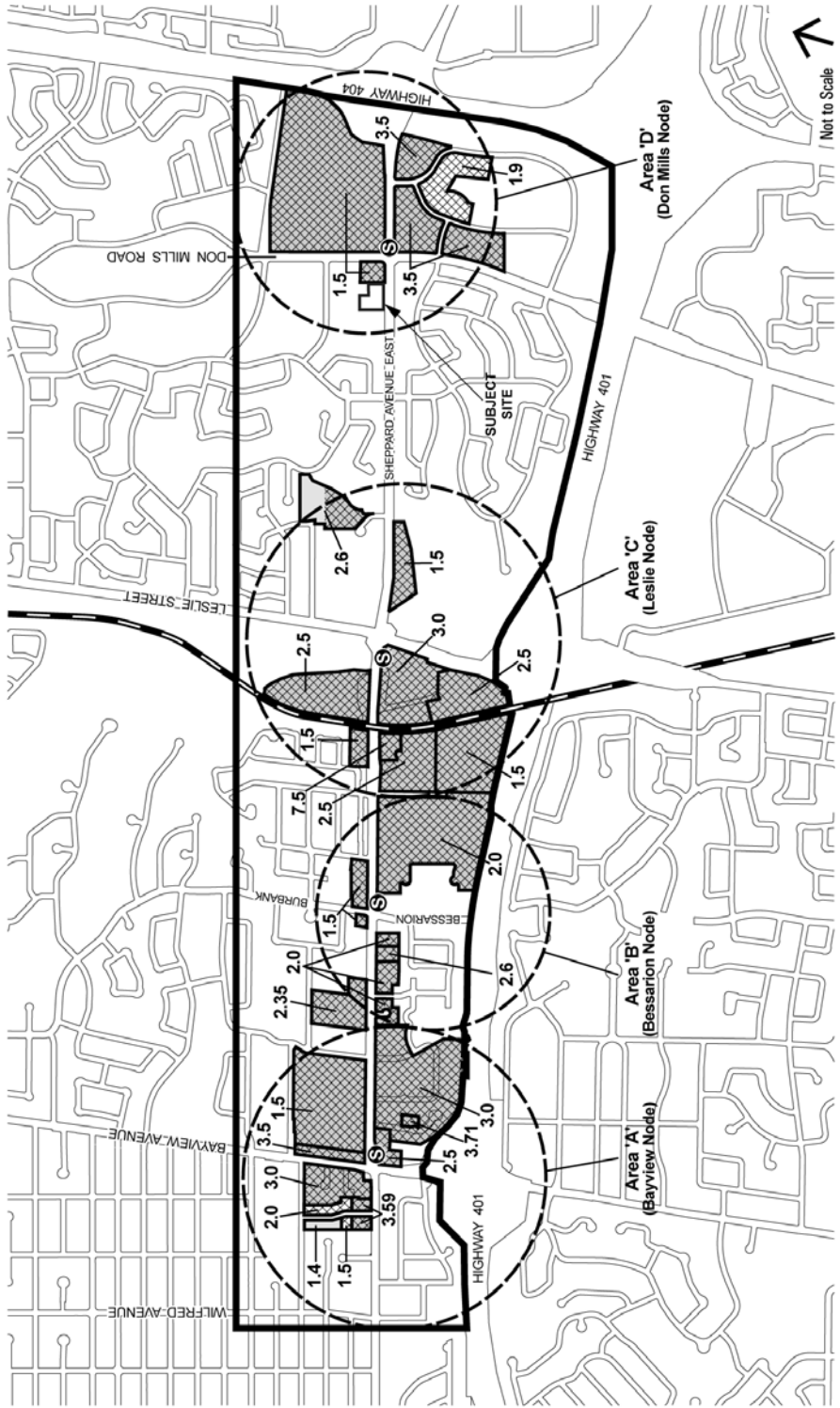
1650 Sheppard Avenue East

File # 16 270525 NNY 33 0Z

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


 Not to Scale
 01/18/2017

Attachment 10: Sheppard East Subway Corridor Plan- Map 9-2



Sheppard East Subway Corridor Secondary Plan

MAP 9-2 Key Development Areas



- Secondary Plan Boundary**
- Parks and Open Space Areas**
- Neighbourhoods**
- Apartment Neighbourhoods**
- Mixed Use Areas**
- 1.5 Density**
- Subway Station**

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 270525 NNY 33 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2016

Municipal Address: 1650 SHEPPARD AVENUE EAST

Location Description: PLAN M992 BLK NN RP R2755 PART 8 TO PART 12 **GRID N3302

Project Description: The applicant proposes a 35-storey residential building on the northern portion of the 0.90 hectare subject site, with a total of 343 dwelling units proposed as well as a three storey parking structure for the existing residential units with at-grade retail space fronting Sheppard Avenue East. The existing 15-storey apartment building containing 149 rental units would be retained.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC	BOUSFIELDS INC	RAFAEL + BIGAUSKAS ARCHITECTS	2076203 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: N
Zoning:	RM6/RA (f30.0; a1375; d1.5)	Historical Status: N
Height Limit (m):	N/A	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	9045	Height:	Storeys:	3, 15, 35
Frontage (m):	108.2		Metres:	14.1, 42 107
Depth (m):	62.7-99.2			
Total Ground Floor Area (sq. m):	3242.39			Total
Total Residential GFA (sq. m):	40084		Parking Spaces:	444
Total Non-Residential GFA (sq. m):	234		Loading Docks	2
Total GFA (sq. m):	40318			
Lot Coverage Ratio (%):	35.8			
Floor Space Index:	4.46			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental & Condominium		Above Grade	Below Grade
		Residential GFA (sq. m):	40084	0
Bachelor:	4 (0.8%)	Retail GFA (sq. m):	234	0
1 Bedroom:	245 (49.8%)	Office GFA (sq. m):	0	0
2 Bedroom:	214 (43.5%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	29 (5.9%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	492			

CONTACT:	PLANNER NAME:	Kathryn Moore, Planner
	TELEPHONE:	416-395-7176 or email: kathryn.moore@toronto.ca