

**2002 Pharmacy Avenue & 2992 Sheppard Avenue East – Rezoning Application - Preliminary Report**

<b>Date:</b>	August 27, 2009
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 40 – Scarborough-Agincourt
<b>Reference Number:</b>	09 143729 ESC 40 OZ

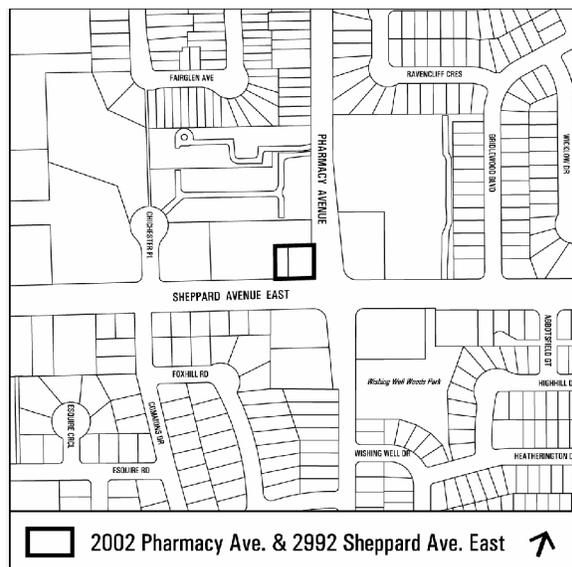
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 14 storey, 142 unit, residential apartment building with ground floor retail uses and four levels of underground parking at 2002 Pharmacy Avenue and 2992 Sheppard Avenue East (north-west corner of Pharmacy Avenue and Sheppard Avenue).

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.

The application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all required information is provided by the applicant and issues raised during the review are satisfactorily addressed.



## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting 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**

Pre-application consultation meetings and dialogue were held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

A 14 storey apartment building with 142 dwelling units is proposed. Ground floor retail space of approximately 229 m<sup>2</sup> is also proposed along the Sheppard and Pharmacy frontages. The building is proposed to be condominium tenure.

A 4.0 metre building setback from the Sheppard Avenue lot line is proposed. The building is also proposed to step back from the north and west property lines.

Approximately 183 square metres (1,970 square feet) of common indoor amenity area is provided on the second floor along with an adjoining roof terrace. All units are also proposed to have access to private balconies or roof terraces. The number of bedrooms per unit has not been provided but it appears that units range in size from approximately 49 square metres (529 square feet) to 98.33 square metres (1,058 square feet) in floor area.

The proposed density of development is approximately 6.2 FSI (floor space index).

Vehicular access is proposed from both Sheppard Avenue East and Pharmacy Avenue with right-in, right-out access only to each. A total of 179 parking spaces are proposed, 10 surface parking spaces with the balance contained within four levels of underground parking. A parking rate of 1.2 spaces per dwelling unit is proposed.

## Site and Surrounding Area

The subject lands are comprised of two abutting sites which are municipally known as 2002 Pharmacy Avenue and 2992 Sheppard Avenue East. The two sites combined have 0.18 hectares (0.44 acres) in lot area and have approximately 45.7 metres (150 feet) of frontage on the north side of Sheppard Avenue East and approximately 38.9 metres (127.6 feet) of frontage on the west side of Pharmacy Avenue.

One single detached dwelling is located on each property. The dwelling on the 2002 Pharmacy Avenue site appears to be abandoned and uninhabitable.

Abutting uses are as follows:

- West: 13 storey apartment building owned by the Toronto Community Housing Corporation (TCHC).
- North: Vehicular access to Pharmacy Avenue for the abutting 13 storey TCHC apartment building to the west along with related surface parking. Further north is a townhouse complex.
- East: 11 storey apartment building located at the north-east corner of Pharmacy Avenue and Sheppard Avenue East. To the north of the apartment building is a townhouse complex.
- South: Local commercial retail plaza located at the south-west corner of Pharmacy Avenue and Sheppard Avenue East.

## 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 lands are designated "Apartment Neighbourhoods" on the Land Use Plan with an "Avenues" overlay on the Sheppard Avenue frontage as shown on the Urban Structure Map (Map 2).

“Avenues”, generally, are areas where new growth can occur along major streets where there are major reurbanization opportunities supported by public transit.

“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 the area residents. Land uses provided for in the “Neighbourhoods” designation are also permitted.

The Official Plan establishes development criteria for new development which are intended to contribute to the quality of life. These include, but are not limited to, the requirement to locate and mass new buildings so as to adequately limit shadow impacts on properties in adjacent low-scale Neighbourhoods and to frame the edge of streets with good proportion and to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets; the need to provide sufficient off-street motor vehicle and bicycle parking for residents and visitors; the provision of ground floor uses that enhance the safety, amenity and animation of adjacent streets and opens spaces; and the need to provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development. The complete list of development criteria is found in Section 4.2.2 of the Official Plan.

Section 3.1.2 of the Official Plan also contains Built Form policies which, in part, re-iterate the development criteria noted above and will be applied in order to assess this proposal.

## **Zoning**

The lands are zoned Single Family Residential (S) under the L’Amoreaux Community Zoning By-law No. 12466, as amended, of the former City of Scarborough. Single family dwellings, domestic or household arts and private home daycare are permitted. Apartment dwellings and retail uses are not permitted.

## **Site Plan Control**

The subject lands are not located within a site plan control area and a site plan control application has not been filed. Should this development proceed, the lands will be placed into a site plan control area and an application for site plan approval will be required.

## **Transit City Light Rail Plan – Sheppard East LRT**

The Sheppard East LRT is proposed to extend from Don Mills station to Meadowvale Road. Detailed engineering of selected segments is underway and construction is scheduled to start this year. Once completed, the Sheppard East LRT will provide an enhanced level of public transit within the Sheppard Corridor and a direct connection to the Sheppard Subway. An LRT stop and platform is proposed in proximity to the Pharmacy Avenue and Sheppard Avenue East intersection.

## **Tree Preservation**

An arborist report and tree preservation plan were submitted with the application. There are no existing street trees. The proposed development would require the removal of all existing trees on site, seven of which are subject to protection under the City's tree protection by-law. Private trees on the adjacent lands to the west, including some also subject to protection under the City's tree protection by-law, may be impacted by the proposed development.

## **Reasons for the Application**

The existing zoning does not permit the proposed residential apartment building or ground floor retail uses.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning Rationale Report, Sun Shadow Study, Green Development Standards Checklist, Functional Servicing Report (includes Stormwater Management Plan), Traffic Impact and Parking Study, Arborist Report and Tree Inventory and Preservation Plan. A Pedestrian Level Wind Study is required and will be filed at a later date once the development review is further advanced.

A Notification of Incomplete Application was issued on June 24, 2009 which identified the outstanding material required for a complete application submission as follows: Archaeological Assessment or confirmation that one is not required from Heritage Preservation Services. Heritage Preservation Services has since confirmed that the lands are in an area of archaeological potential and an archaeological assessment is required.

### **Issues to be Resolved**

#### **Built Form, Height, Density and Massing**

The appropriateness of the proposed built form, building massing and height will be reviewed in the context of the surrounding neighbourhood and through the application of the applicable Official Plan policies. An assessment of the development potential of other sites in the immediate area is also required in order to reasonably determine potential precedent in terms of built form and scale.

The Tall Buildings Design Guidelines and the ongoing work on the 'Avenues and Mid-Rise Buildings Study' may also assist in the review and assessment of this development proposal.

#### **Vehicle Access, Parking and Site Circulation**

The suitability of the proposed driveway accesses, parking rates and on-site vehicle circulation will be determined. Right-in and right-out only access to Sheppard Avenue East will be permitted once the Sheppard East LRT is constructed.

As previously noted, the TCHC lands, which contain a 13 storey apartment building, abut the lands to the north and west. The TCHC site fronts on both Sheppard Avenue East and Pharmacy Avenue, however, vehicular access only is available from Pharmacy Avenue. Opportunities should be explored to secure a shared vehicular access to Pharmacy Avenue and even possibly to Sheppard Avenue East to address overall traffic management matters.

### **Section 37 Community Benefits**

Section 37 community benefits, in return for the increased height and/or density proposed, should be secured. These benefits will be determined in keeping with the policies of the Official Plan and in consultation with the Ward Councillor, should the development proposal be considered to be good planning and recommended for approval.

### **Landscaping**

Opportunities to provide soft landscaping on site, including suitable tree planting areas, and to minimize surface parking will be explored. A green roof is proposed in order to achieve water balance requirements.

Opportunities to secure improvements to the streetscape within the adjacent Pharmacy Avenue and Sheppard Avenue East boulevards will also be examined and will need to be consistent with the detailed design for this segment which is required as part of the ongoing LRT Environmental Assessment process.

### **Toronto Green Standard**

A completed Toronto Green Development Standards Checklist was filed with the application. Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

Stormwater management quantity control, in the form of rooftop storage and an underground storage tank are proposed. The suitability of the proposed stormwater management plan will be reviewed and required components, such as a green roof, may be secured through the zoning and site plan approval processes.

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

**CONTACT**

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**SIGNATURE**

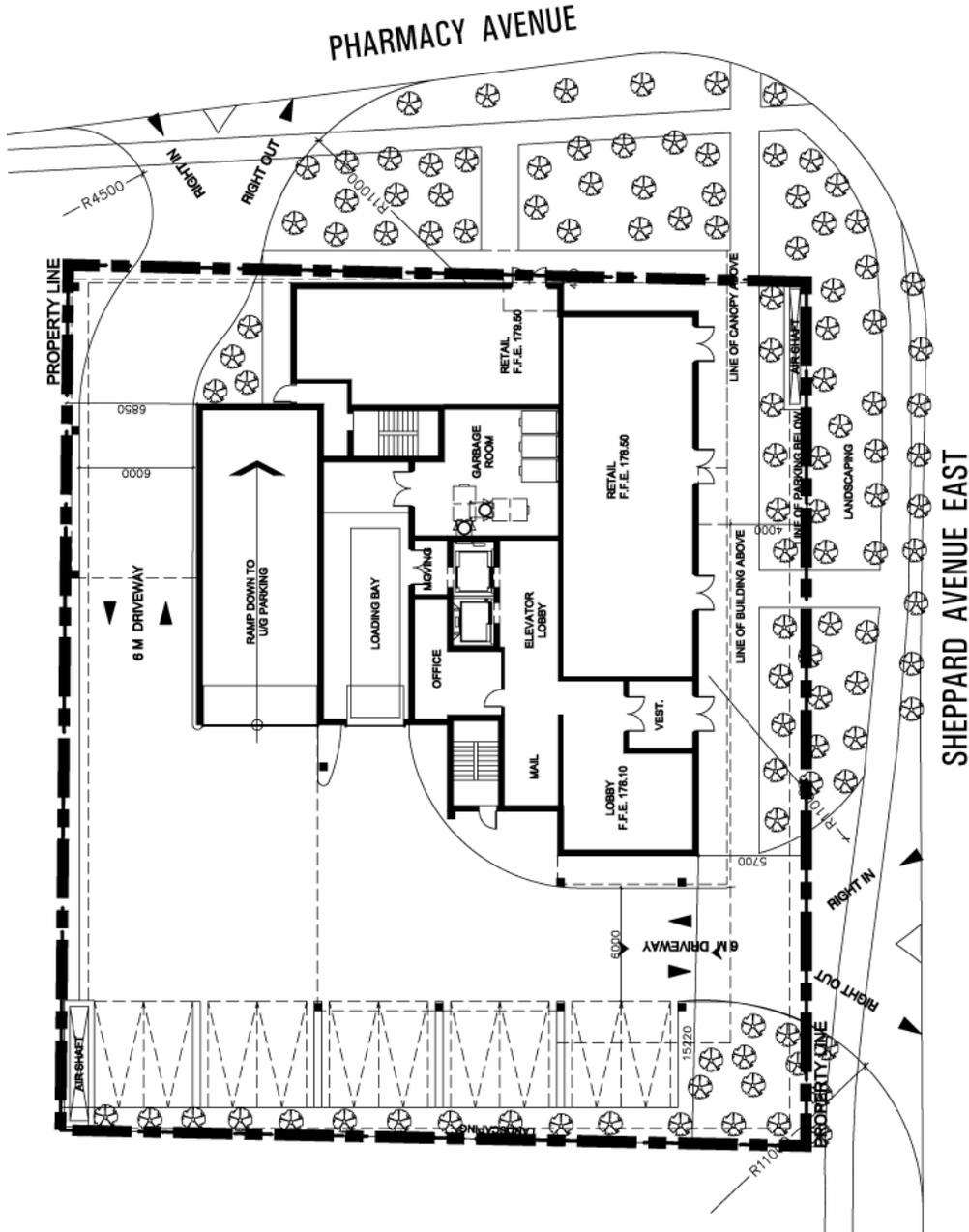
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Allen Appleby, Director  
Community Planning, Scarborough District

**ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



2002 Pharmacy Avenue and  
2992 Sheppard Avenue East

File # 09-143729 OZ

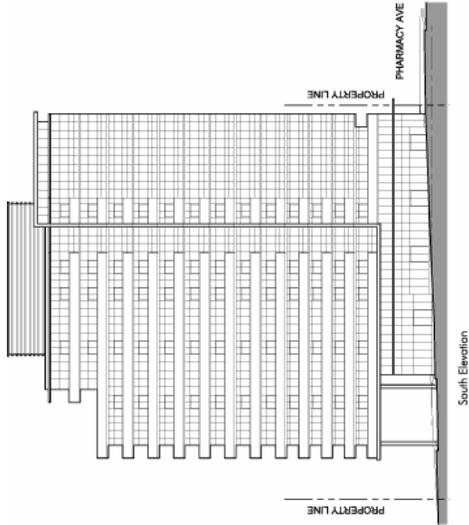
Site Plan

Applicant's Submitted Drawing

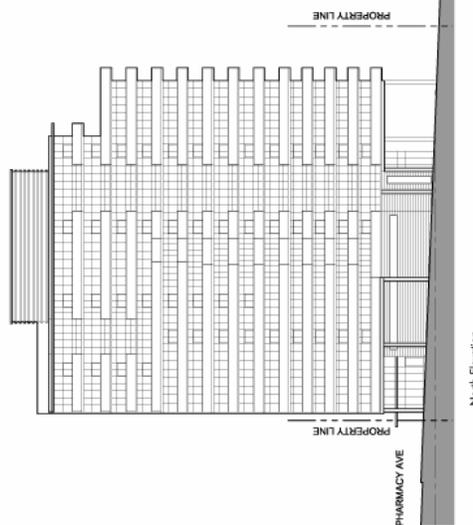
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06/15/09



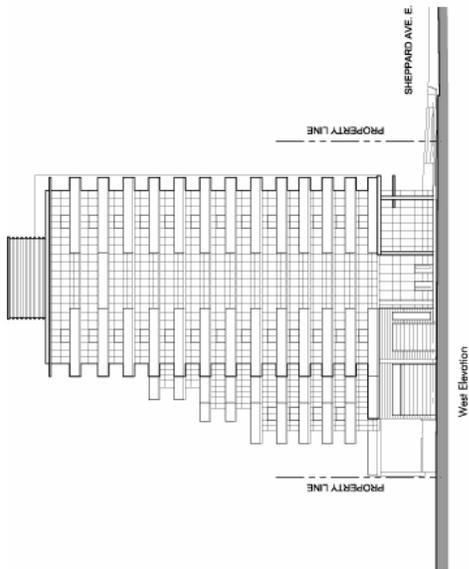
## Attachment 2: Elevations



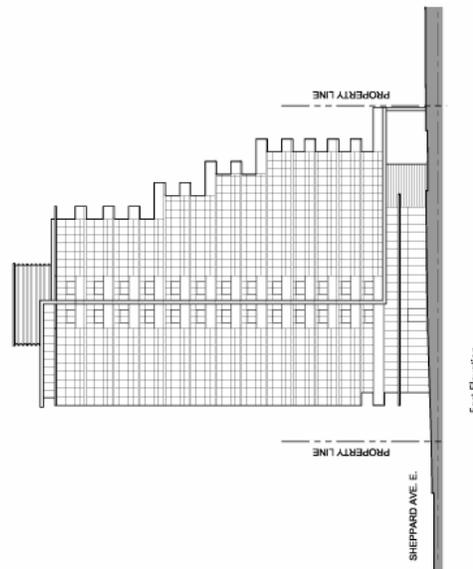
South Elevation



North Elevation



West Elevation



East Elevation

**2002 Pharmacy Avenue and  
2992 Sheppard Avenue East**

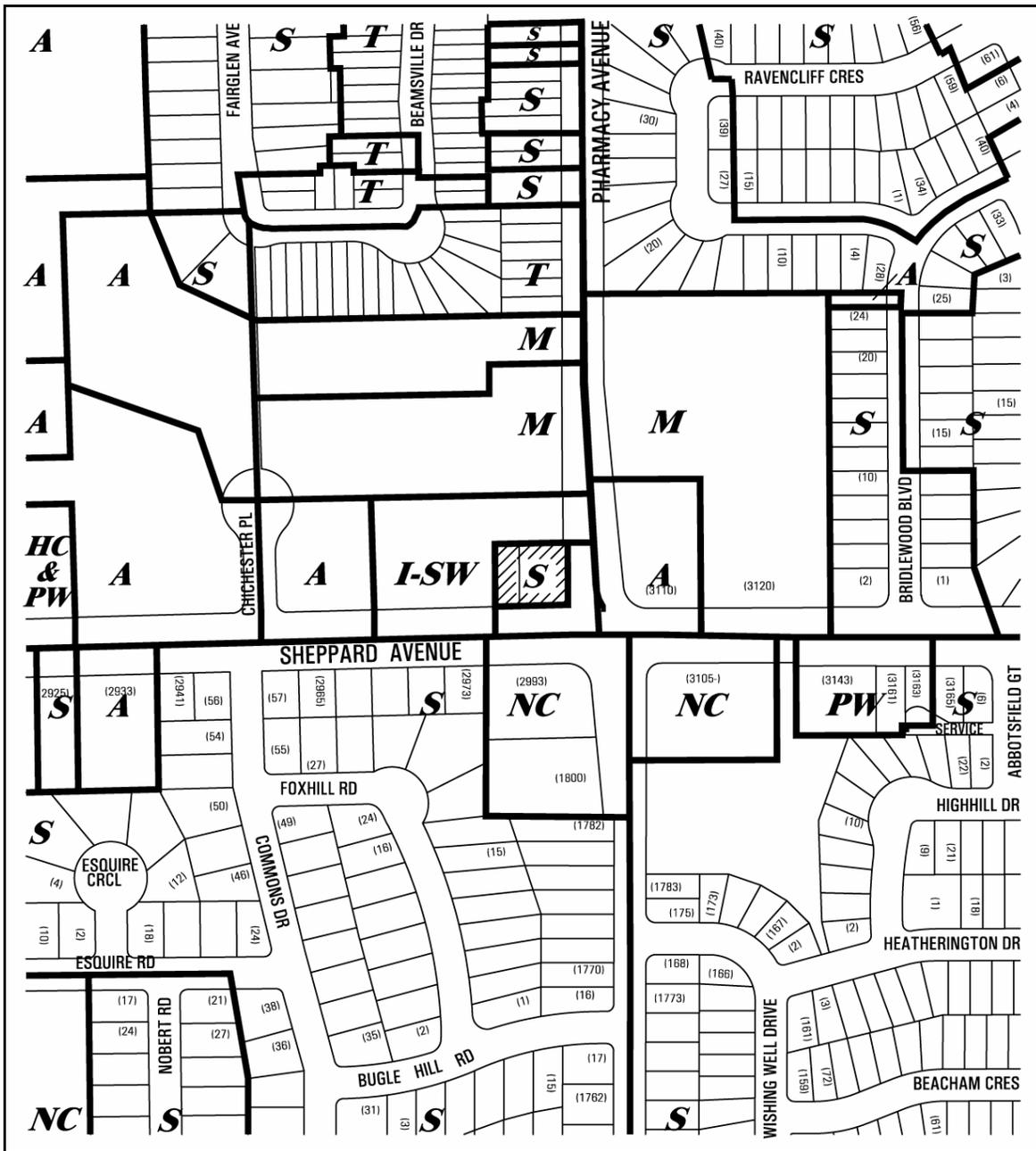
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**Elevations**

Applicant's Submitted Drawing

Not to Scale  
06/15/09

### Attachment 3: Zoning



**Toronto** City Planning Division  
**Zoning**

2002 Pharmacy Ave. and 2992 Sheppard Ave. East  
 File # 09-143729 0Z

**S** Single-Family Residential  
**T** Two-Family Residential  
**M** Multiple-Family Residential  
**A** Apartment Residential

**PW** Placets of Worship  
**I-SW** Institutional - Social Welfare  
**NC** Neighbourhood Commercial  
**HC** Highway Commercial

L'Amoreaux & Sullivan Community Bylaws  
 Not to Scale  
 06/16/09



## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 143729 ESC 40 OZ
Details	Rezoning, Standard	Application Date:	June 1, 2009

Municipal Address: 2002 PHARMACY AVE & 2992 SHEPPARD AVENUE EAST  
 Location Description: CON 3 PT LT35 \*\*GRID E4001  
 Project Description: Proposed 142 unit, 14-storey residential apartment condominium with ground floor retail uses at the northwest corner of Sheppard & Pharmacy.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
KLM PLANNING PARTNERS INC	APPLICANT	KIRKOR ARCHITECTS	2100947 ONTARIO INC. & D & L KOCOVSKI

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	NO
Zoning:	S-Single Family Residential	Historical Status:	N
Height Limit (m):	10 m	Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq. m):	1790.45	Height:	Storeys:	14
Frontage (m):	45.7 (Sheppard) 38.9 (Pharmacy)	Metres:	44.15 (not including mechanical penthouse)	
Depth (m):	38.98			
Total Ground Floor Area (sq. m):	1134.23	<b>Total</b>		
Total Residential GFA (sq. m):	10933.71	Parking Spaces:	172	
Total Non-Residential GFA (sq. m):	229.04	Loading Docks	0	
Total GFA (sq. m):	11162.75			
Lot Coverage Ratio (%):	63.35			
Floor Space Index:	6.23			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	142

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	10933.71	0
Retail GFA (sq. m):	229.04	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 Muirhead, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7029</b>