



STAFF REPORT ACTION REQUIRED

8817-8825 and 8833 Sheppard Avenue East - Zoning By-law Amendment Application, Draft Plan of Subdivision Application and Site Plan Control Application - Preliminary Report

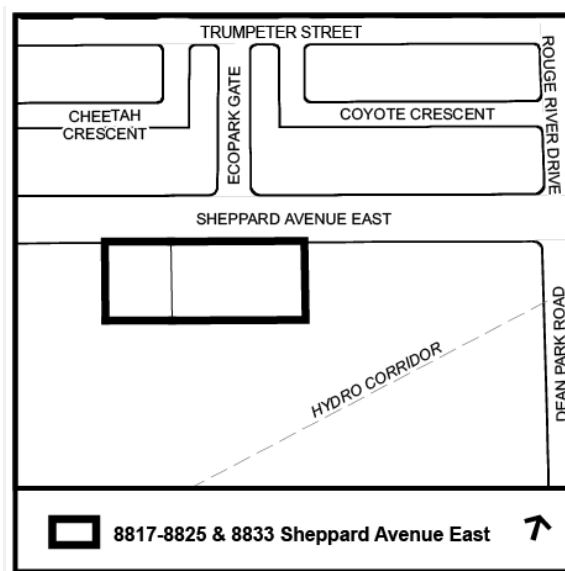
Date:	August 13, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	15 153397 ESC 44 OZ, 15 153364 ESC 44 SB and 15 153400 ESC 44 SA

SUMMARY

These applications for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control propose to permit a residential development consisting of 149 stacked townhouse units at 8817-8825 and 8833 Sheppard Avenue East. Vehicular access to the site would be from a new public road from Sheppard Avenue East. Part of a future public road is also proposed along the west property boundary of the site.

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.

These applications should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting will be scheduled once the issues raised during the review of the development proposal have been satisfactorily addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 8817-8825 and 8833 Sheppard Avenue East together with the Ward Councillor and in consultation with the adjacent Ward 42 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

On December 1, 2 and 3, 2008, City Council adopted an amendment to the Employment Districts Zoning By-law No. 24982 to rezone the lands at 8833 Sheppard Avenue East from Industrial (M) and subject to a holding provision (H) to Community Commercial zoning subject to certain performance standards and an exception. The City Council decision removed the holding provision since the applicant had demonstrated that the site and adjacent lands could be serviced to the City's satisfaction and that the development of the site would not preclude the future development of the adjacent lands. The owner at that time did not proceed with the commercial development and the lands were sold. The City Council decision and Final Planning Staff Report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.SC20.36>

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to discuss their development proposal and to review complete application submission requirements.

ISSUE BACKGROUND

Proposal

These applications propose a 149-unit stacked townhouse development. The development would consist of six four-storey stacked townhouse blocks. The maximum height of the townhouse blocks would be 13.7 metres. Three townhouse blocks would front onto Sheppard Avenue East and the other three townhouse blocks would be located behind the fronting townhouse blocks. The proposed residential development is arranged in a back to back orientation. The townhouse blocks would each contain from 23 to 28 dwelling units. The floor area of the townhouse units would range between 54m² to 124m². Each unit would either have a patio, balcony or terrace. The density or relationship between the proposed gross floor area and lot area is 1.55 FSI (Floor Space Index).

Pedestrian access to the proposed townhouse units would be provided from walkways from Sheppard Avenue East and along the private drive lane between the townhouse blocks. Pedestrian walkways would also be located near the south property line. Vehicular access to the site would be from a proposed new public road from Sheppard Avenue East. The proposed new public road would terminate in a turning bulb near the south property boundary. The new public road could extend further south should future development occur to the south. Vehicles would travel across the site from east to west on a proposed private lane. A right-out only turn onto Sheppard Avenue East is proposed from the private lane along the east property boundary. The proposed private lane would intersect with part of a proposed future public road extending south from Sheppard Avenue East along the west property line.

One level of underground parking is proposed for the townhouse development. Access to the underground parking would be from the turning bulb by two driveway ramps. A total of 185 parking spaces are provided for the development proposal, of which 160 parking spaces are resident spaces and 25 parking spaces are for visitors. The visitor parking spaces would be located along the private lane. Attachment 1: Site Plan shows the site plan submitted by the applicant. A summary of the proposed development is detailed in Attachment 8: Application Data Sheet.

The applicant has created a Context Plan showing a potential future development concept for the surrounding lands that the applicant does not own. The context plan illustrates a possible future road network, development blocks and a future park area. Attachment 5: Context Plan shows the potential future development concept submitted by the applicant.

Site and Surrounding Area

The site is located on the south side of Sheppard Avenue East, between Conlins Road and Dean Park Road. The site is rectangular in shape. The site has a lot frontage of approximately 163 metres and a lot depth of approximately 65 metres. The site area is 1.059 hectares. The lands are generally flat.

A one-storey building containing an automotive business and a one-storey house is currently located on the west part of the site at 8817-8825 Sheppard Avenue East. A large paved parking area exists on the west portion of the site. The east part of the site, municipally known as 8833 Sheppard Avenue East, is vacant and has trees and shrubs. Vegetation also exists along the south property boundary.

The surrounding uses are as follows:

North: 3-storey townhouse units along Sheppard Avenue East and low rise residential houses further north

South: vacant lands owned by the Ministry of Transportation and further south a hydro corridor

East: a house and detached garage exists adjacent to the site. A new place of worship is proposed to be built on the abutting property to the east municipally known as 8861 Sheppard Avenue East.

West: a paved driveway accessing lands to the south and further west a one-storey building and detached garage.

Provincial Policy Statement and Provincial Plans

The 2014 Provincial Policy Statement (PPS) 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 provides for planning

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authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The PPS also ensures that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. 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 by the *Planning Act*, 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 site is designated *Mixed Use Areas* on Map 22 - Land Use Plan of the Toronto Official Plan. *Mixed Use Areas* consist 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. The use of the property for townhouses conforms to the *Mixed Use Areas* designation. The Plan also contains development criteria for developing lands in *Mixed Use Areas*. The development criteria seek to:

- create high quality developments;
- minimize impacts to adjacent residences;
- provide appropriate setbacks and heights, enhance adjacent public streets by locating and mass new buildings to frame the edges of streets and parks with good proportion, and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development; and
- provide attractive, comfortable and safe pedestrian environments.

The proposal will be reviewed to achieve compliance with the development criteria.

The Toronto Official Plan (Policy 3.1.1.15) states that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets. The Plan states that new streets will be designed to:

- provide connections with adjacent neighbourhoods, and promote a connected grid of streets that offers travel options and extends sight lines;
- divide larger sites into smaller development blocks;
- provide access and addresses for new development;

- allow the public to freely enter without obstruction;
- create adequate space for pedestrians, bicycles and landscaping as well as transit, vehicles, utilities and utility maintenance;
- improve the visibility, access and prominence of unique natural and human-made features; and
- provide access for emergency vehicles.

The Built Form policies (Section 3.1.2) of the Official Plan seek to ensure that new development is located and organized to fit with its existing and/or planned context. New development should frame and support streets, parks and open spaces to improve safety, pedestrian interest and casual views to these spaces from the development. New developments are to locate and organize vehicle parking, vehicular access and service areas and utilities to minimize their impact on the property and on surrounding properties to improve the safety and attractiveness of adjacent streets, parks and open spaces. New developments are to be massed and its exterior facade designed to fit harmoniously into its existing planned context and to provide amenity for adjacent streets and open spaces to make these areas attractive, comfortable and functional for pedestrians.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New Housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

These applications will also be assessed for consistency with these and other relevant policies of the Official Plan, such as, the policies related to Healthy Neighbourhoods and Transportation.

The Official Plan provides for the use of Section 37 of the Planning Act to secure, community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

The site is zoned Industrial - M(H) subject to a Holding Provision and Community Commercial Zone - (CC) in the former City of Scarborough Zoning By-law No. 24982. The Holding Provision affects the industrially zoned lands at 8817-8825 Sheppard Avenue East. The By-law stipulates that no uses are permitted until the holding provision is removed. Once the Holding (H) symbol is removed uses allowed within the industrial zone are permitted. Removal of the Holding Provision by City Council can only be done when Council is satisfied that the provisions of the former Rouge Employment District Secondary Plan have been met. The demonstration that municipal water, and storm and sanitary sewers are adequate to serve the proposed development is the most relevant criteria as set out in the Secondary Plan for repealing the Holding provision.

Should the Holding provision be removed, the industrially zoned portion of the lands would permit day nurseries, educational and training facility uses, industrial uses, offices, excluding medical and dental offices, places of worship, recreational uses and a medical marihuana production facility. The industrial zoning would require all uses to be conducted wholly within an enclosed building.

The Community Commercial zoned lands at 8833 Sheppard Avenue East permit day nurseries, financial institutions, offices, places of worship, personal service shops, restaurants, retail stores and mechanical or automatic car wash and self-service coin car wash.

The existing zoning on the lands does not permit the use of the property for townhouses. The lands are also subject to certain zoning performance standards.

Zoning By-law No. 569-2013 which is currently under appeal to the Ontario Municipal Board does not apply to the entire site.

Site Plan Control

The proposed development is subject to Site Plan Control approval. A Site Plan Control application was filed concurrently with this Zoning By-law Amendment application. Staff are reviewing matters such as building location and design, grading, landscaping, street tree planting and access through the site plan approval process.

Plan of Subdivision

A new public road and a part of a future public road, as well as, two stacked townhouse blocks are being proposed as part of the redevelopment of the site. An application for Draft Plan of Subdivision has been submitted and is being processed concurrently with the rezoning and site plan control applications. The plan of subdivision would secure matters such as: public roads and required public infrastructure.

Urban Design Guidelines for Infill Townhouses

The City's Urban Design Guidelines for Infill Townhouses were approved by City Council.

While the guidelines are not specific to stacked townhouse development, the guidelines do provide a framework that has applicability to the proposed stacked townhouses.

The stacked townhouse development proposal would be reviewed to ensure that the proposal is in keeping with the City's Infill Townhouse Design Guidelines on matters such as separation distances, relationship of buildings to grade and streetscapes including tree planting.

Sheppard LRT

The Sheppard East Light Rail Transit (LRT) line is one of the projects funded under the Master Agreement signed between the City, TTC and Metrolinx in 2012. It is proposed to extend from Don Mills Station to Morningside Avenue. The Sheppard East LRT is currently planned to begin service in 2026. Once completed, the Sheppard East LRT will provide an enhanced level of public transit along the Sheppard East corridor. The currently funded phase of the project only goes as far east as the Conlins yard. The section east of Conlins, including the Rouge River Drive/Dean Park Drive stop is approved, as per the 2008 Environmental Assessment, and considered a future potential extension.

Tree Preservation

An arborist report and an Existing Tree Survey/Tree Preservation Plan was submitted with the application for review by the City's Urban Forestry staff.

Archaeological Assessment

An archaeological assessment was submitted for review by the City's Heritage Preservation Services staff.

Reasons for the Applications

The Zoning By-laws do not permit residential uses on the site. Development standards related to the proposed stacked townhouse development would be required. A Draft Plan of Subdivision is required to secure the new public roads and create the townhouse blocks. A Site Plan Control application is required to approve site details and improvements for the proposed stacked townhouses, should these applications be approved.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- A planning and urban design rationale;
- Arborist report
- Functional Servicing Report
- Stormwater Management Reports (Block 1 West and Block 2 East)
- Transportation and Traffic Impact Study
- Summary of Environmental Sampling report
- Stage 1 and 2 Archaeological Assessment
- Energy Efficiency Design Summary Report
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on May 27, 2015.

Issues to be Resolved

The applications have been circulated to City Divisions and agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with relevant Official Plan policies and applicable provincial legislation;
- compatibility and fit with the existing and the planned physical character of the area and the appropriateness of the master plan;
- appropriate consistency with the City's Infill Townhouse Design Guidelines on matters such as separation distances, relationship of buildings to grade and streetscapes including tree planting;
- Site layout and organization;
- the layout and design of the new public and private streets;
- adequacy, appropriateness and location of the proposed outdoor amenity space;
- appropriate density for the proposal;
- building block design, including height, prominent and decorative main entrances on the building façade, building entrances located closer to street level, appropriate building setbacks, the recessing of balconies into the built form to minimize impacts on the public realm;

- review of the Transportation and Traffic Impact Study to determine any impacts including appropriate parking standards;
- that the requirements to lift the Holding provision regarding municipal water, and storm and sanitary sewers has been met;
- Sufficient provision of large growing shade trees and appropriate soil volumes and tree replacement and protection; and
- identification of appropriate community benefits under Section 37 of the Planning Act, should the increase in height and density of the proposal meet OP policies;

The Toronto Green Standards 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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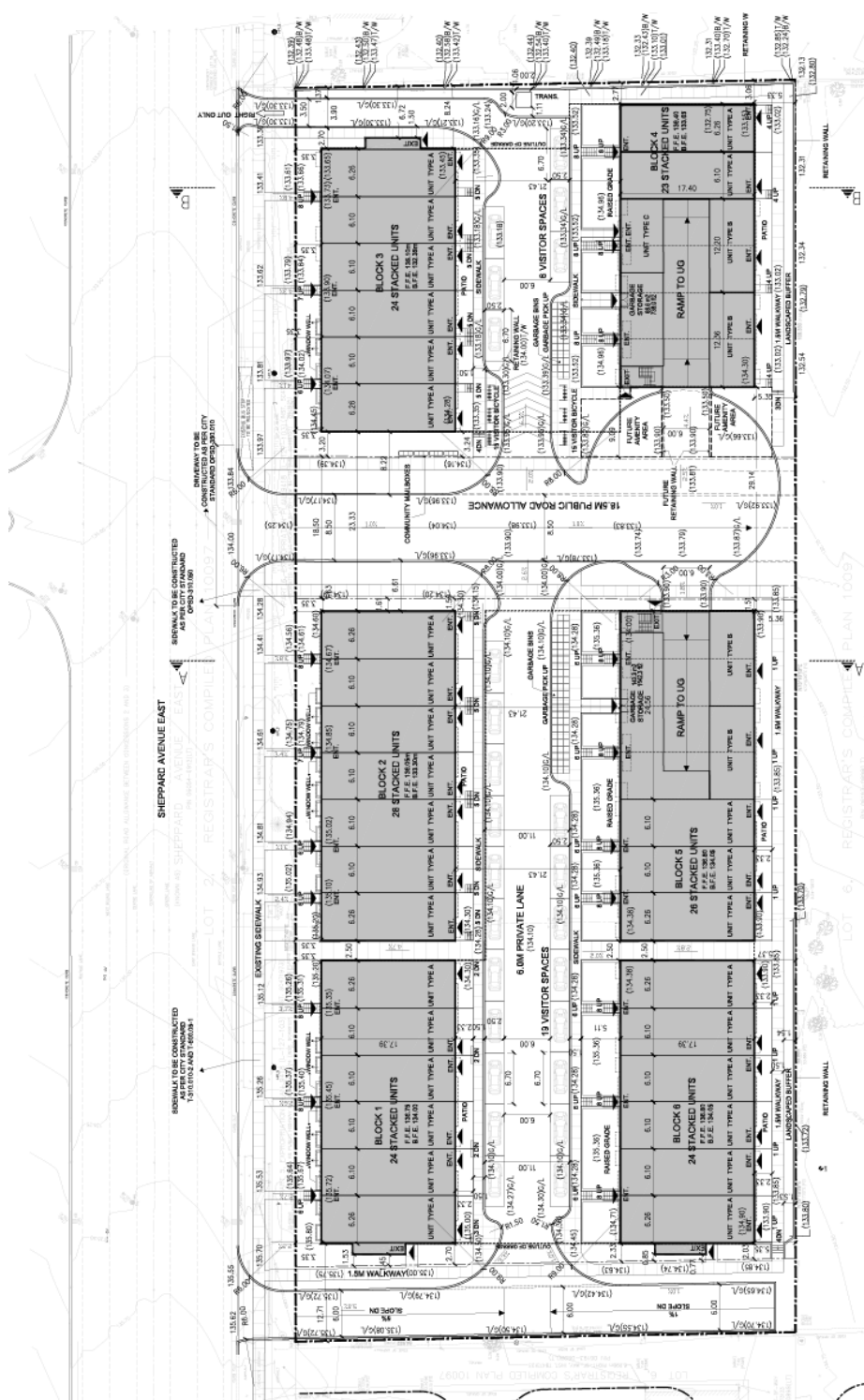
SIGNATURE

Lorna Day, Director
 Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: Elevations
 Attachment 3: Elevations
 Attachment 4: Draft Plan of Subdivision
 Attachment 5: Context Plan
 Attachment 6: Official Plan
 Attachment 7: Zoning
 Attachment 8: Application Data Sheet

Attachment 1: Site Plan



8817-8825 & 8833 Sheppard Avenue East

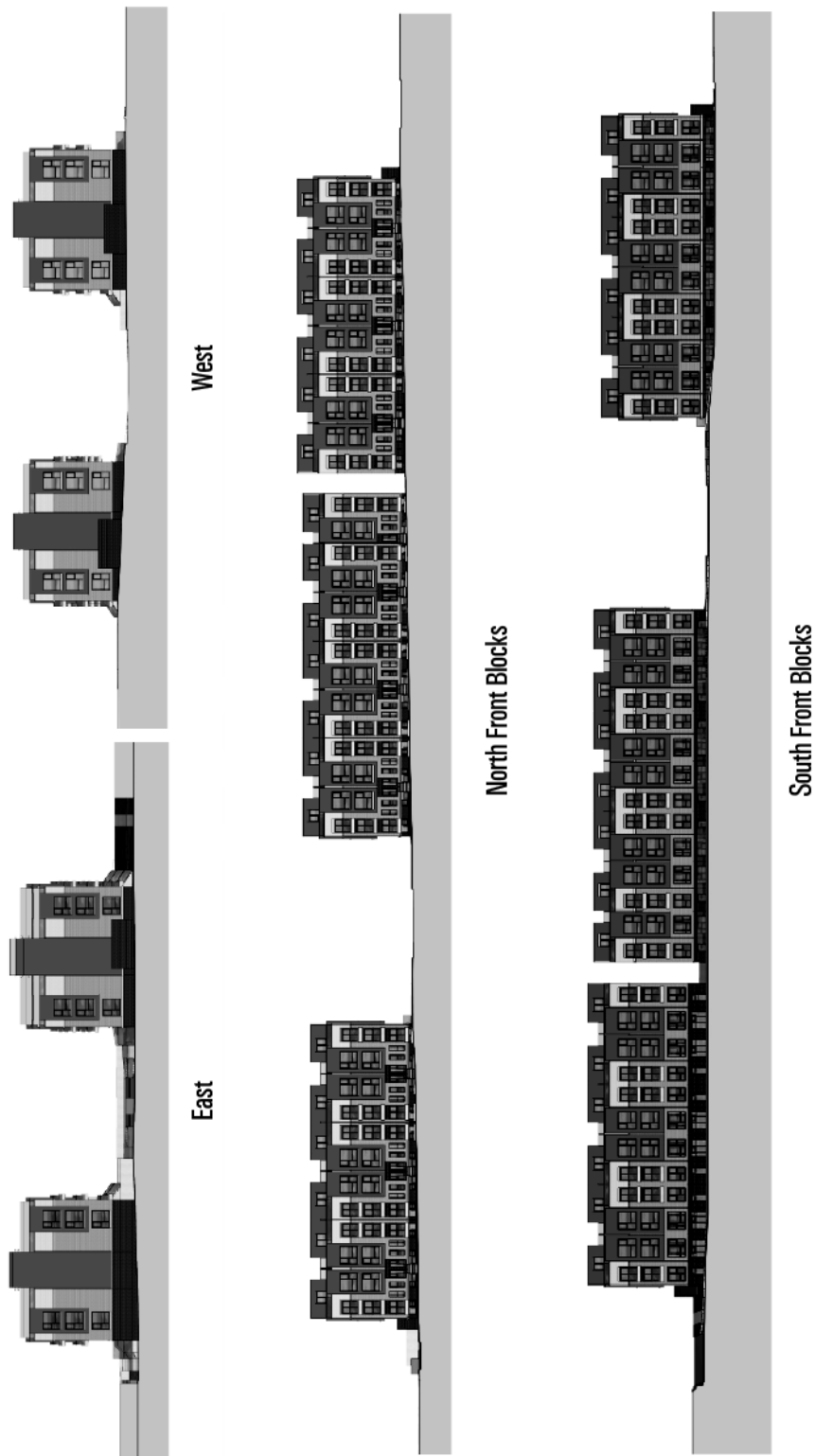
Site Plan

Applicant's Submitted Drawing

Not to Scale
7/28/15

File # 15 153397 ESC 44 0Z, 15 153364 ESC 44 SB, 15 153400 ESC 44 SA

Attachment 2: Elevations



Elevations

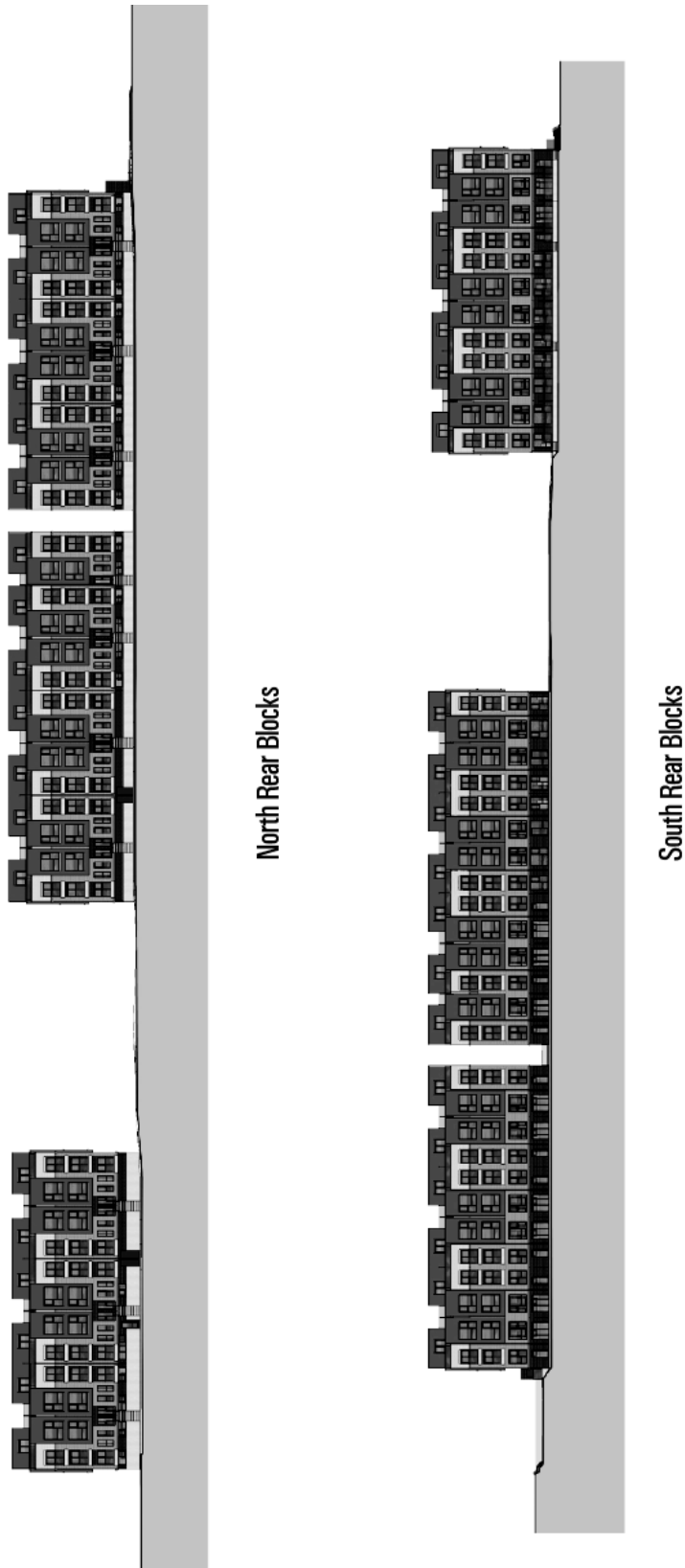
Applicant's Submitted Drawing

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8817-8825 & 8833 Sheppard Avenue East

File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB, 15 153400 ESC 44 SA

Attachment 3: Elevations



Elevations

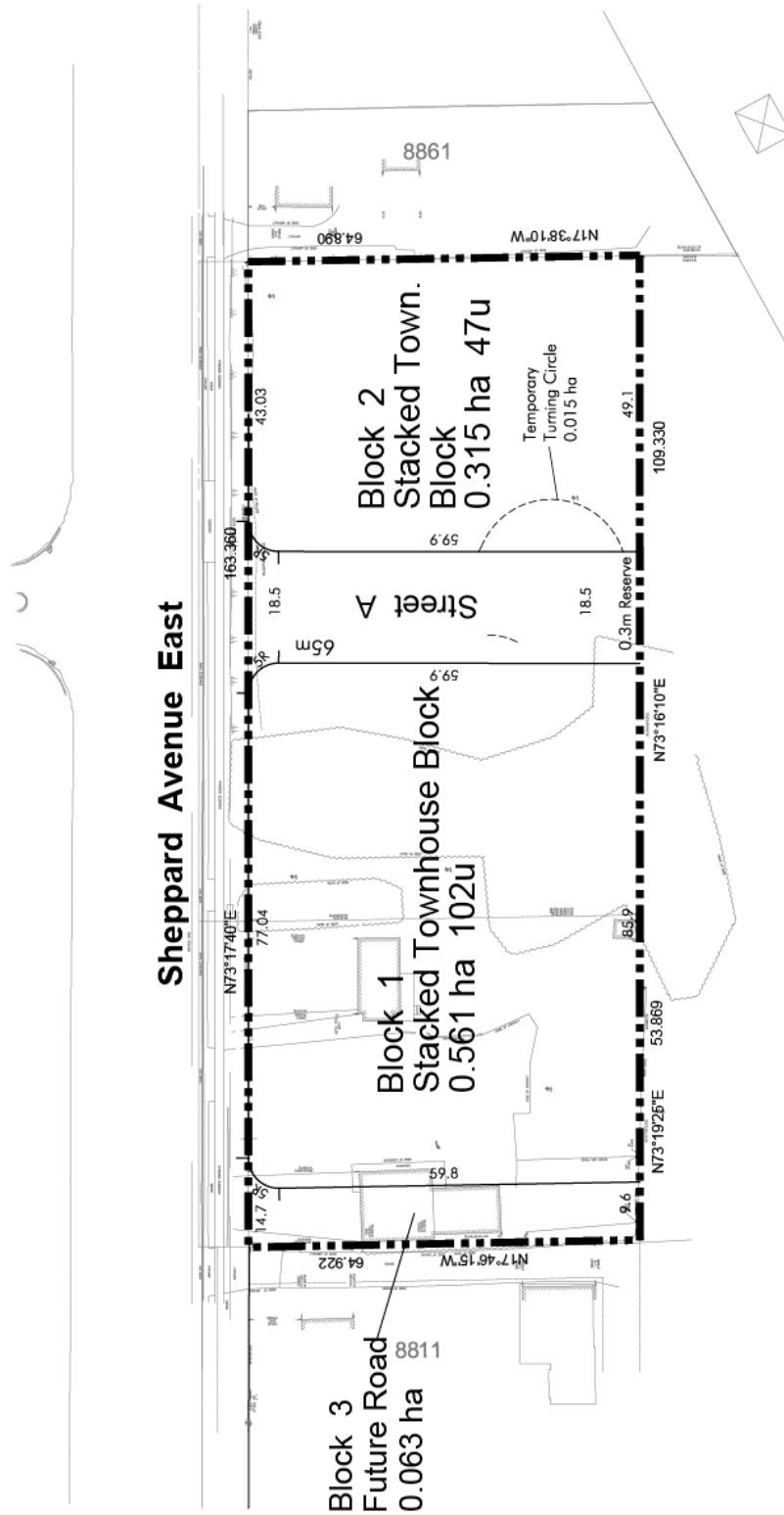
8817-8825 & 8833 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale
7/30/15

File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB, 15 153400 ESC 44 SA

Attachment 4: Draft Plan of Subdivision



Proposed Draft Plan of Subdivision

8817-8825 & 8833 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale
7/28/15

File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB, 15 153400 ESC 44 SA

Attachment 5: Context Plan



8817-8825 & 8833 Sheppard Avenue East

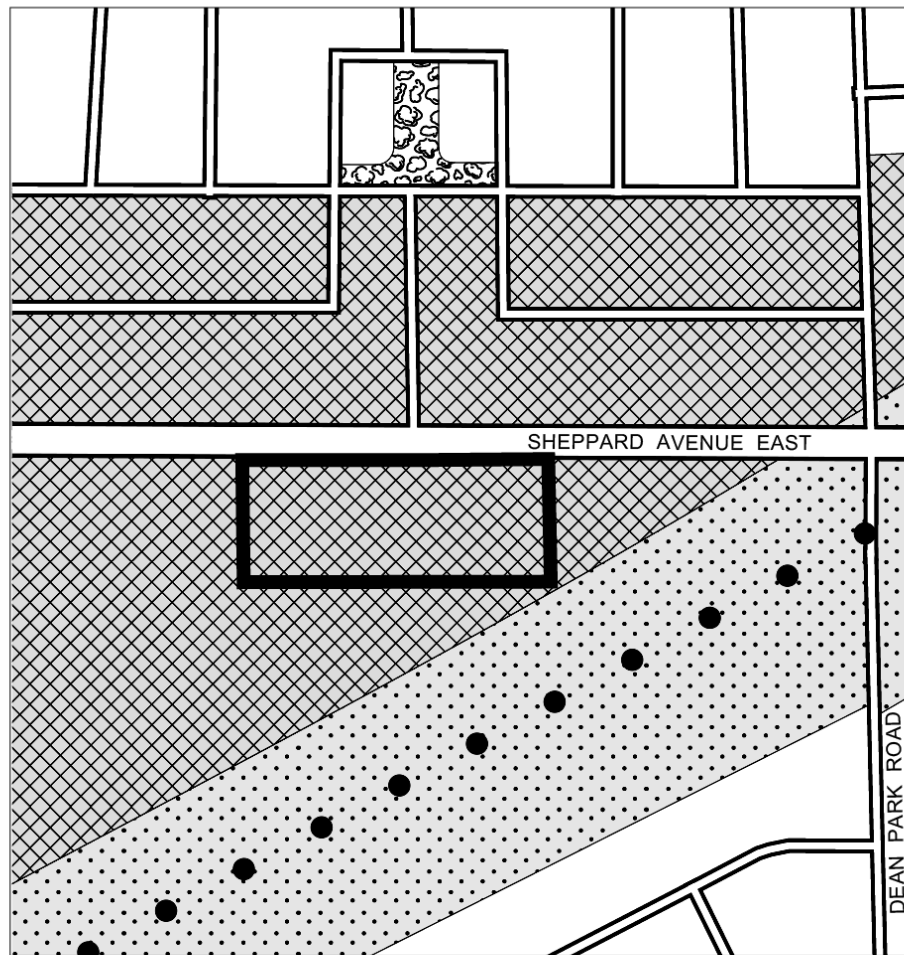
Context Plan

Applicant's Submitted Drawing

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7/28/15

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Attachment 6: Official Plan



Toronto City Planning
Official Plan

8817-8825 & 8833 Sheppard Avenue East

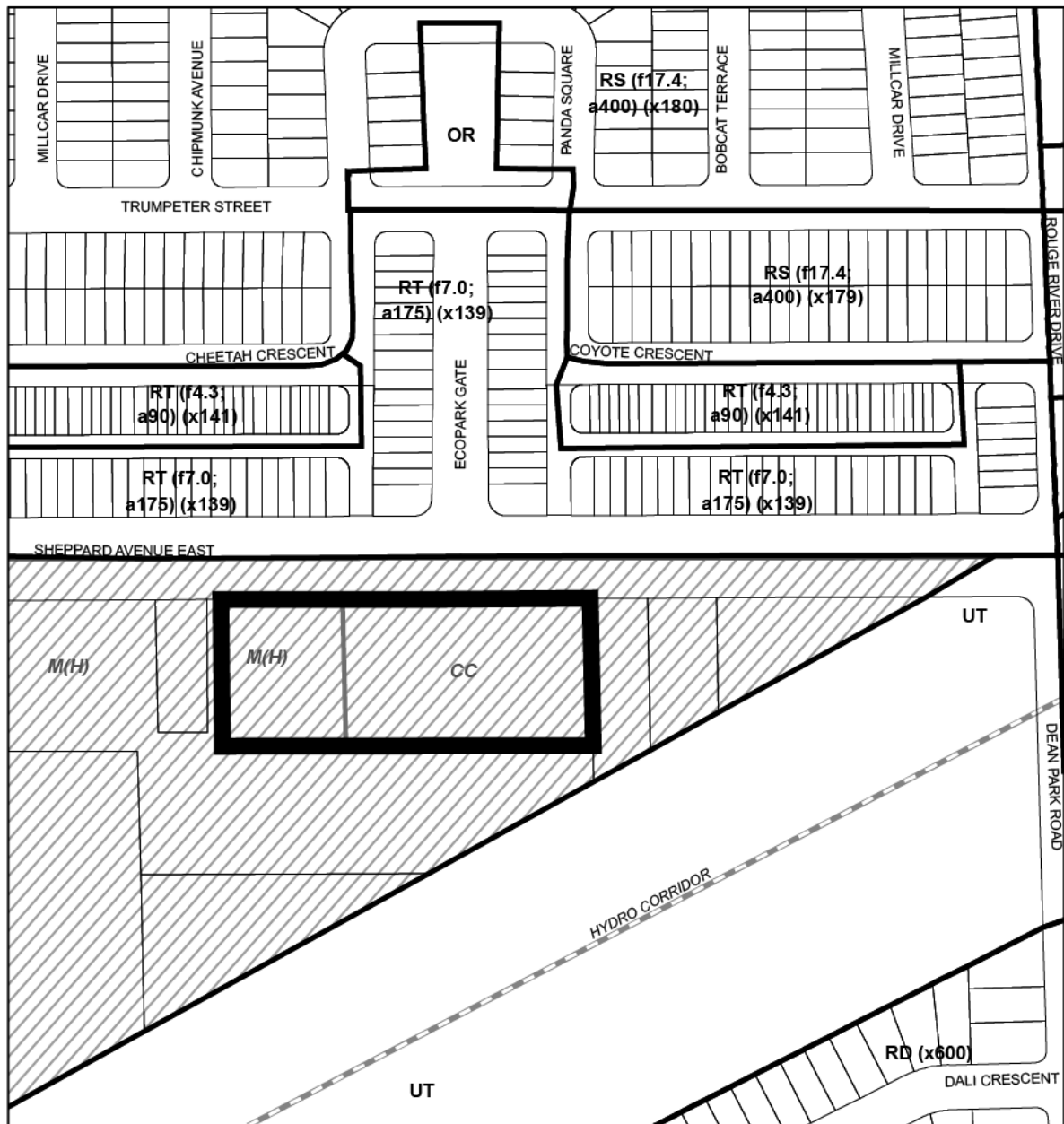
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Parks & Open Space Areas
Parks

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7/29/15

Attachment 7: Zoning



Zoning By-Law No. 569-2013

8817-8825 & 8833 Sheppard Avenue East

File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB, 15 153400 ESC 44 SA



Location of Application

RD

Residential Detached
Residential Semi-Detached

RT

Residential Townhouse
Open Space Recreation
Utility and Transportation

OR

UT



See Former City of Scarborough Employment District By-Law No. 24982

M

Industrial Zone

CC

Community Commercial

(H)

Holding Provision



Not to Scale
Extracted: 07/27/2015

Attachment 8: Application Data Sheet

Application Type	Rezoning, Draft Plan of Subdivision, Site Plan Control	Application Number:	15 153397 ESC 44 OZ, 15 153364 ESC 44 SB 15 153400 ESC 44 SA
Details	Rezoning, Standard	Application Date:	May 7, 2015
Municipal Address:	8817-8825 and 8833 SHEPPARD AVE EAST		
Location Description:	PLAN 10097 R.C.P. LOT 4 **GRID E4401		
Project Description:	To permit a stacked townhouse development having 149 residential units. Draft Plan of Subdivision and Site Plan Control applications have also been submitted.		
Applicant:	Agent:	Architect:	Owner:
ACTONBRIDGE HOLDING CORP		Icon Architects Inc.	886008 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	M(H)-Industrial (Holding) CC-Community Commercial	Historical Status:	N/A
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	10,599.7	Height:	Storeys:	4
Frontage (m):	163.36		Metres:	13.7
Depth (m):	65			
Total Ground Floor Area (sq. m):	4,094.8			Total
Total Residential GFA (sq. m):	16,435.8		Parking Spaces:	185
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	16,435.8			
Lot Coverage Ratio (%):	38			
Floor Space Index:	1.55			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	12,531.4	3822.3
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	1	Office GFA (sq. m):	0	0
2 Bedroom:	148	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	82.1
Total Units:	149			

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