

**1629 Sheppard Avenue West - Zoning By-law
Amendment Application - Preliminary Report**

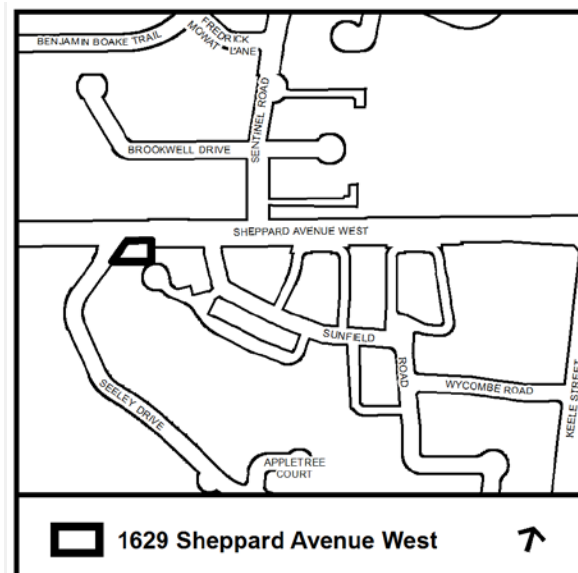
Date:	April 20, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 9 – York Centre
Reference Number:	16 118020 NNY 09 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law #7625 and the City-wide Zoning By-law #569-2013 to permit 4 sets of 3-storey semi-detached dwellings (8 units in total) fronting onto Sheppard Avenue West. Each dwelling unit would have a single integral at-grade garage at the rear accessed via a six metre private common driveway from Seeley Drive.

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 Public meeting under the *Planning Act* to consider this application will be scheduled once all required information is submitted by the applicant and outstanding issues are resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1629 Sheppard Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject site was one of several properties declared surplus by Toronto Hydro in 2013. City of Toronto Real Estate Services circulated the surplus property to various Agencies, Boards, Commissions and Divisions (ABCD's) on January 31, 2013. As no interest was expressed by any ABCD to acquire the property, Toronto Hydro proceeded to sell the subject site to the applicant on October 28, 2015.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to permit development of 4 sets of 3-storey, semi-detached dwellings (8 units in total) fronting on Sheppard Avenue West. Given the change in grade the height of the proposed development varies from 10 metres at the east side to 12 metres at the western portion of the site. As proposed, the development would have a setback of 0.9 metres to the east lot line, 7.5 metres to the south lot line, 0.6 metres to the west lot line along Seeley Drive and 2.38 metres to the north lot line (after required road widening along Sheppard Avenue West). The separation distance between each of the proposed semi-detached dwellings would be 0.9 metres (see Attachment 1: Site Plan).

Except for the westerly most unit which would have a width of 6 metres, the typical width for the dwelling units would be 4.5 metres. All the residential units are proposed to have 4 bedrooms. As proposed, the most westerly unit would have a total gross floor area of 244 m² (including basement); the remainder of the proposed dwellings would have a total gross floor area of 235 m². The proposal would have a Floor Space Index (FSI) of 1.2 and total lot coverage of 39%.

Each unit would also have its own amenity deck at the rear, which would be accessed from the first floor, and having a height of approximately 2.5 metres. Except for the most westerly unit which would have a deck of approximately 34 m², the decks would all be 23 m² in size. As proposed, the decks would be situated over a private 6 metre wide driveway from Seeley Drive which provides access to an integral at-grade garage space for each residential unit.

A 1.5 metre landscape strip is proposed along the south property line as are new tree plantings along the Seeley Drive and Sheppard Avenue frontages.

Site and Surrounding Area

The land known municipally as 1629 Sheppard Avenue West is located on the south side of Sheppard Avenue West, just west of Keele Street. The site was formally used as a Toronto Hydro electrical substation. Since having been declared surplus, the substation structure has been demolished and the land is presently vacant.

The subject lands have a frontage of 32 metres along Sheppard Avenue West, a depth of 28 metres and an overall area of 1,198 m². The subject lands slope down towards the north-west as Sheppard Avenue West descends into the Black Creek valley at this point.

Land uses surrounding the subject lands include:

North: Four storey residential apartments on the north side of Sheppard Avenue west.

East: Two storey residential townhouses on Bella Vista Way, accessed via Sunfield Road.

South: Immediately abutting the subject lands to the south are located two storey residential townhouses accessed via Bella Vista Way to Sunfield Road.

West: Across from Seeley Drive is located a two storey institutional complex called the Dellcrest Children's Centre. Further to the west is located the Black Creek valley and entrance to The Dells park.

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 communities; wise use and management of resources; and protecting

public health and safety. The PPS also contains policies related to promoting economic development and competitiveness which include providing opportunities for a diversified economic base. 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 subject lands are designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are physically stable areas of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses and walk-up apartments that are four storeys or less.

The proposal is also being considered under Policy 4.1.5 which requires that development in established *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

The proposal will also be considered under Policy 4.1.9 which requires infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* to:

- a) Have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) Provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;

- c) Front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) Locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Built Form policies in Section 3.1.2 of the Plan will also be utilized to assess the proposed development. Section 3.1.2 provides direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. It states:

"New development will be located and organized to fit within its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and
- d) preserving existing mature trees wherever possible and incorporating them into landscaping designs."

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in Apartment Neighbourhoods. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Zoning

The subject site is subject to the former City of North York Zoning By-law # 7625 and the new City-wide Zoning By-law # 569-2013.

Under the new City-wide Zoning By-law 569-2013, the site is zoned UT (Utility and Transportation). Residential uses are not a permitted use in this zone.

Under the former City of North York Zoning By-law 7625, the site is zoned as a RM5 zone. A variety of residential uses, including semi-detached dwellings are permitted

within the RM5 zone. Semi-detached dwellings are required to meet the regulations that apply to the RM2 zone. For semi-detached dwellings this also includes a minimum lot area of 300 m² for each semi-detached dwelling unit and 665 m² for each semi-detached dwelling, a minimum lot frontage of 8.5 metres for each semi-detached dwelling unit and 18 metres for each semi-detached dwelling, a minimum front yard setback of 7.5 metres, a side yard setback of 1.8 metres, and a rear yard setback of 9.5 metres. The RM5 zone also restricts the maximum lot coverage for each semi-detached dwelling to 30%, and has a maximum height of 9.2 metres or two storeys.

Site Plan Control

The proposal is not subject to Site Plan Control as Site Plan Control By-law 774-2012 exempts semi-detached dwellings from the requirement of approval of plans and drawings.

Reasons for the Application

The proposal for 4 sets of 3-storey semi-detached dwellings (8 units in total) requires an amendment to the new City-wide Zoning By-law #569-2013 and to former City of North York Zoning By-law #7625. These amendments are required to permit the proposed use and implement development standards to regulate the new development such as: setbacks, height, parking, landscaping and density.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- All required architectural plans;
- Planning Rationale;
- Geotechnical Investigation Report

A Notification of Complete Application was issued on March 8, 2016.

Issues to be Resolved

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

- Proposed massing and design of the semi-detached residential dwellings;
- Appropriate setbacks from the rear lot line and to adjacent residential dwellings;
- Height, overview and impact on privacy of the adjacent residential dwellings to the south;
- Separation distance between dwellings;
- Garbage storage and collection;
- Access to the parking area;
- Landscaping;
- Road widening requirement; and
- Stormwater management and site servicing.

A TGS Checklist has not been submitted by the applicant. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: East Elevation

Attachment 4: South Elevation

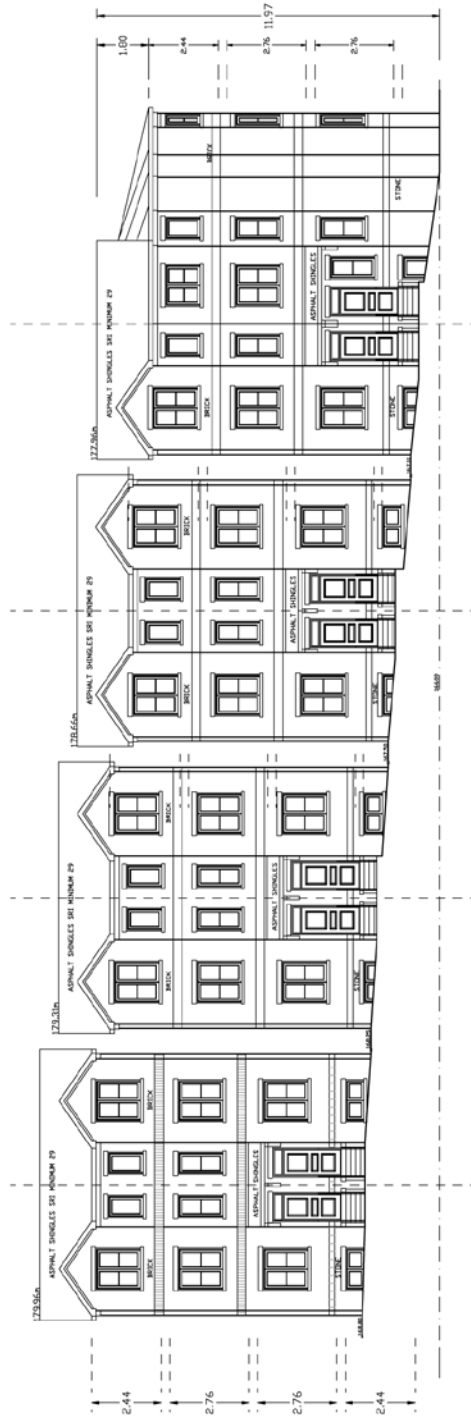
Attachment 5: West Elevation

Attachment 6: Zoning By-law #569-2013

Attachment 7: Zoning By-law #7625

Attachment 8: Application Data Sheet

Attachment 2: North Elevation



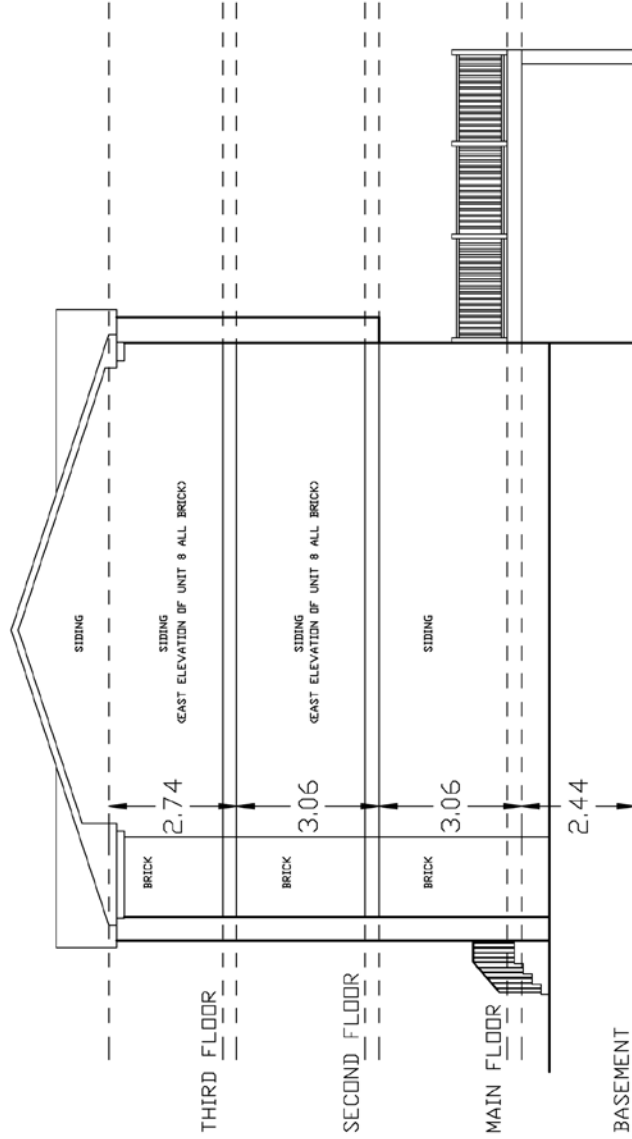
1629 Sheppard Avenue West

North Elevation
 Applicant's Submitted Drawing

File # 16 118020 MNY 09 02

Not to Scale
 03/01/2016

Attachment 3: East Elevation



1629 Sheppard Avenue West

Side Elevation

Applicant's Submitted Drawing

Not to Scale
03/01/2016

File # 16 118020 NNY 09 02

Attachment 4: South Elevation



1629 Sheppard Avenue West

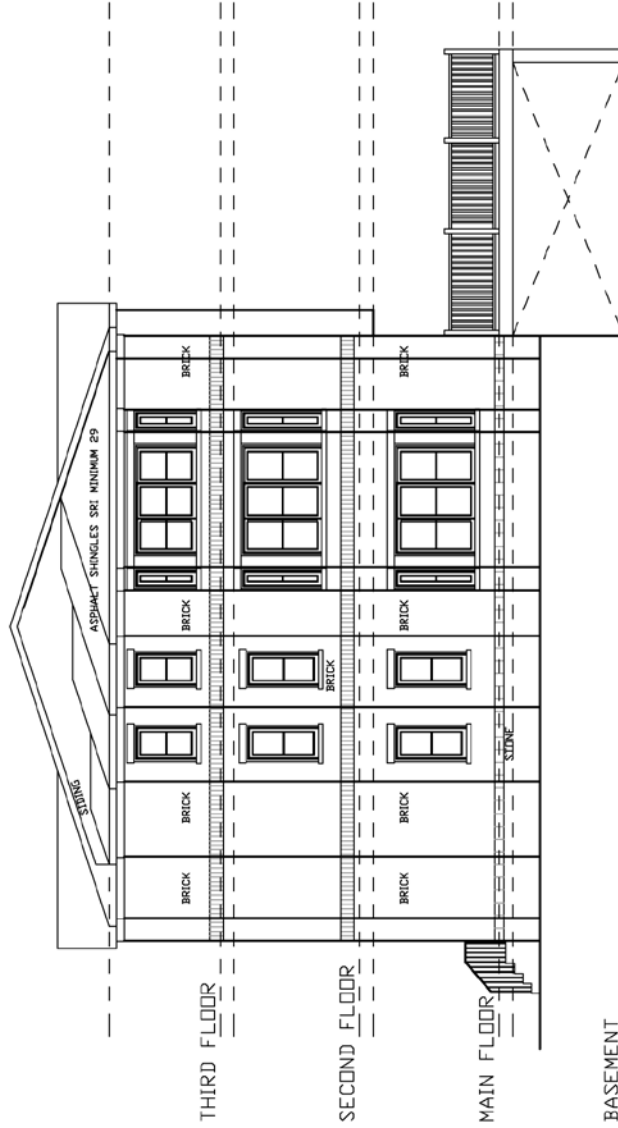
South Elevation

Applicant's Submitted Drawing

Not to Scale
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File # 16 118020 NNY 09 02

Attachment 5: West Elevation



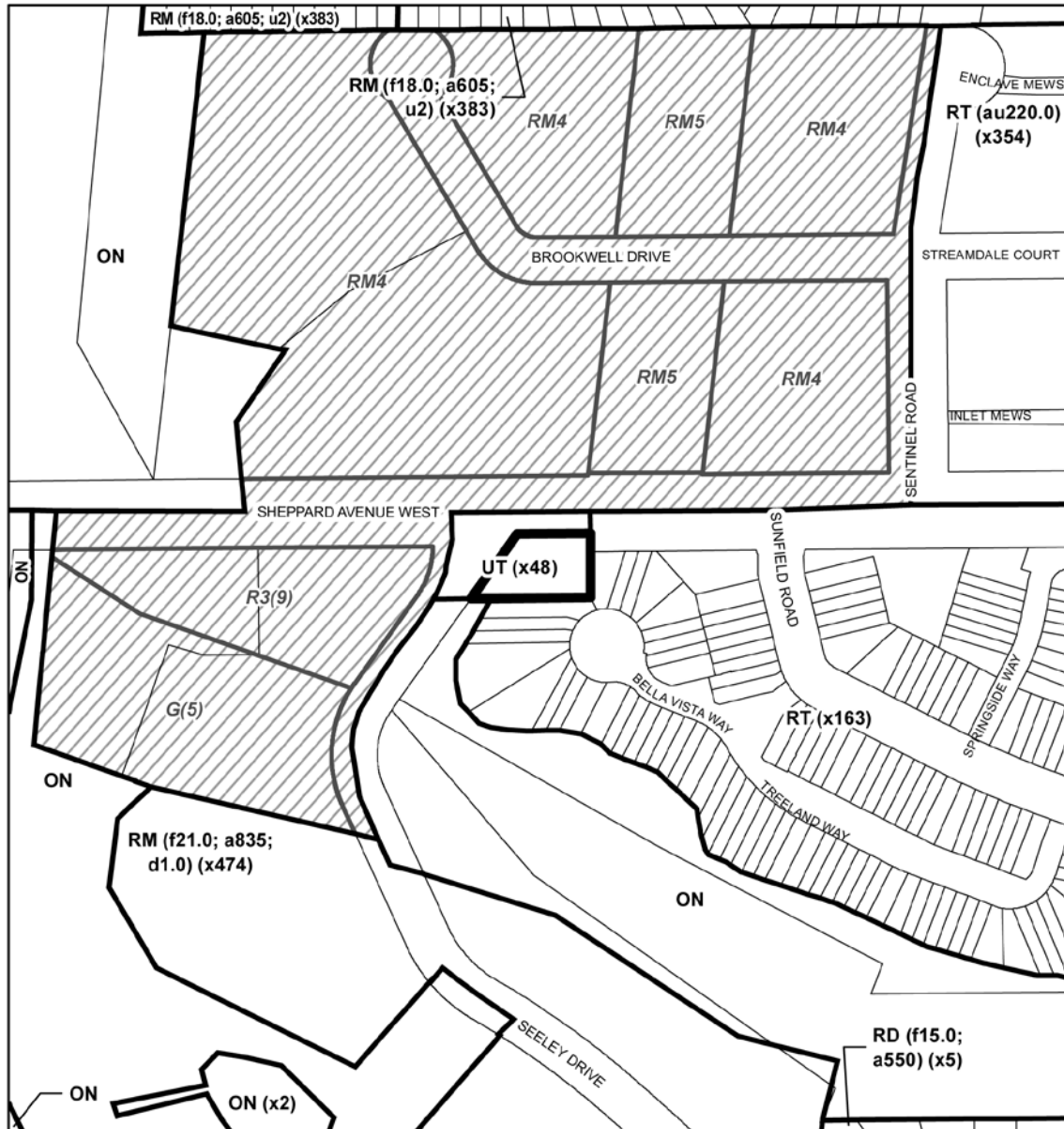
1629 Sheppard Avenue West

West Elevation
Applicant's Submitted Drawing

Not to Scale
03/01/2016

File # 16 118020 NNY 09 02

Attachment 6: Zoning By-law #569-2013



1629 Sheppard Avenue West

Zoning By-Law No. 569-2013

File # 16 118020 NNY 09 02

Location of Application



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

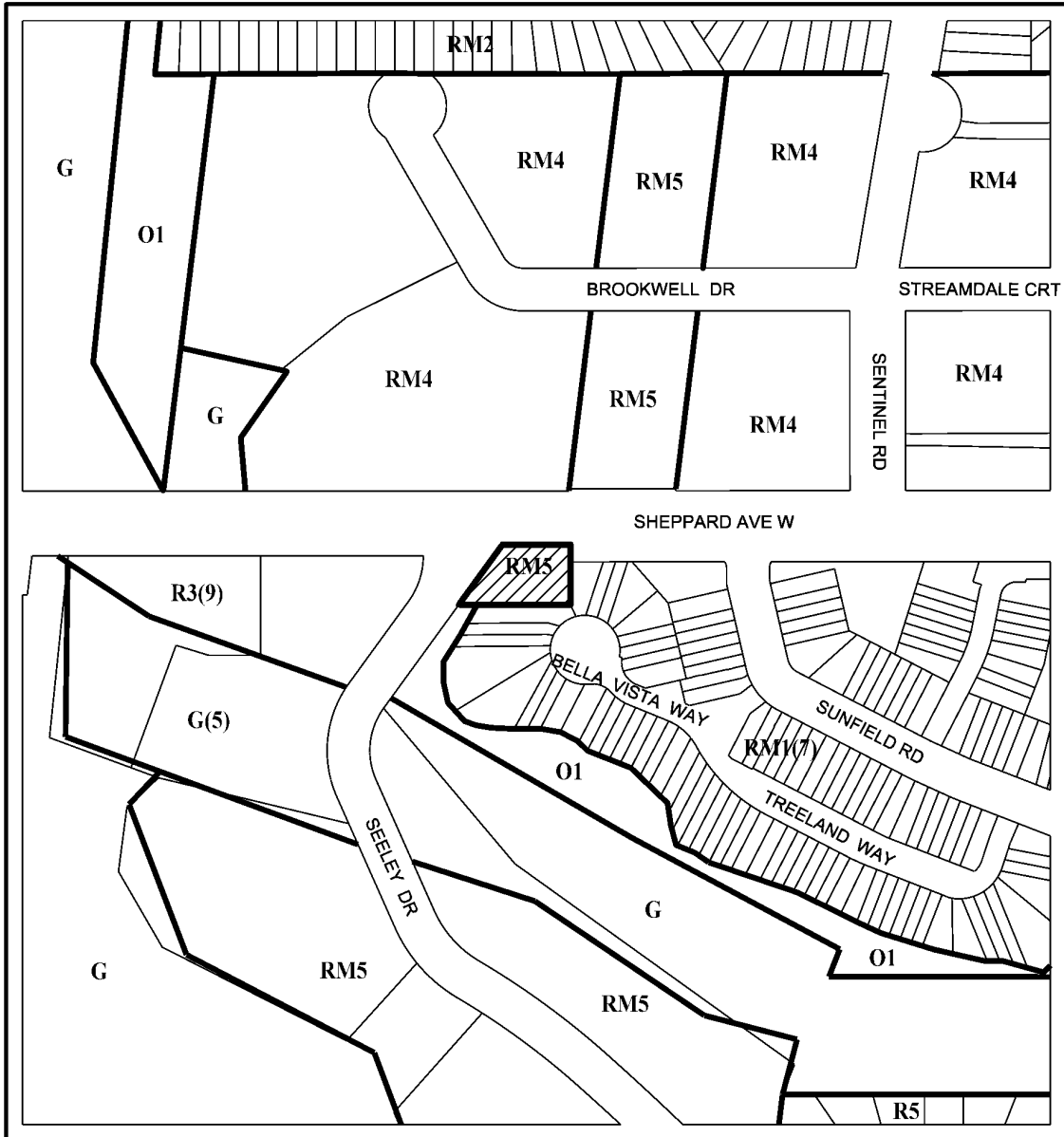
RD Residential Detached **RM** Residential Multiple
RT Residential Townhouse **ON** Open Space Natural
 UT Utility and Transportation

R3 One-Family Detached Dwelling Third Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
G Greenbelt Zone



Not to Scale
 Extracted: 03/01/2016

Attachment 7: Zoning By-law #7625



Zoning By-Law No. 7625

1629 Sheppard Avenue West

File # 16 118020 NNY 09 02

 Location of Application

- R3 One-Family Detached Dwelling Third Density Zone
- R5 One-Family Detached Dwelling Fifth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

- RM2 Multiple-Family Dwellings Second Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone

- O1 Open Space Zone
- G Greenbelt Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Extracted 03/01/2016

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	16 118020 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	February 18, 2016

Municipal Address: 1629 SHEPPARD AVE W
 Location Description: CON 4 WY PT LOT 15 **GRID N0903
 Project Description: Construct 4 sets of semi-detached houses (8 in total) fronting onto Sheppard Avenue West with vehicular parking at the rear with driveway access from Seeley Drive.

Applicant:	Agent:	Architect:	Owner:
William Holman, 1760 Hastings Road, Coe Hill ON K0L 1P0			TWO BARS INC., 45 Balliol Street, Unit 6, Toronto, ON M4S 1C3

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	UT(x48)	Historical Status:	N
Height Limit (m):	9.2	Site Plan Control Area:	Exempt

PROJECT INFORMATION

Site Area (sq. m):	1198.3	Height:	Storeys:	3
Frontage (m):	31.99		Metres:	12
Depth (m):	28.31			
Total Ground Floor Area (sq. m):	464.9			Total
Total Residential GFA (sq. m):	1426.9		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1426.9			
Lot Coverage Ratio (%):	38.8			
Floor Space Index:	1.19			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1426.9	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	8			

CONTACT:	PLANNER NAME:	Ben DiRaimo, Planner, Community Planning
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