

**741 and 747 Sheppard Avenue West – Zoning By-law Amendment: Removal of the Holding (H) Symbol – Final Report**

<b>Date:</b>	May 25, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	16 139076 NNY 10 OZ

**SUMMARY**

This application proposes to amend the former City of North York Zoning By-law 7625 and site-specific Zoning By-law 1307-2015 to remove the "H" Holding Symbol for the lands currently zoned RM6(226)(H). This zone permits a 9-storey, mixed-use building with 107 residential units and 310m<sup>2</sup> of commercial space at grade. This report reviews and recommends approval of the application as the proposal is appropriate and the criteria to lift the "H" Holding Symbol has been satisfied.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend former City of North York Zoning By-law No. 7625, as amended by By-law 1307-2015 substantially in accordance with the Draft Zoning By-law Amendment (Attachment No. 5).
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.



## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

City Council adopted a Final Report for Official Plan and Zoning By-law Amendments for 741 – 747 Sheppard Avenue West on July 7, 2015. The report recommended approval for a 9-storey, mixed-use building with 107 residential units and 310m<sup>2</sup> of commercial space at grade, subject to a Holding Provision. The Holding Provision is to be lifted at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services, North District. Amendment No. 265 to the Official Plan was enacted on December 10, 2015 by By-law 1306-2015. Zoning By-law 1307-2015 was also enacted on December 10, 2015 to facilitate the development by zoning the site RM6(266)(H).

The 2015 Final Report can be found here:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80954.pdf>.

## **ISSUE BACKGROUND**

### **Proposal**

An application has been submitted to amend the former City of North York Zoning By-law 7625 and site-specific Zoning By-law 1307-2015 to lift the "H" Holding Symbol for the lands at 741 and 747 Sheppard Avenue West. Zoning By-law 1307-2015 permits a 9-storey (26.0-metre), 107-unit, midrise building with 310m<sup>2</sup> of commercial uses on the ground floor and residential units above, on the southwest corner of Sheppard Avenue West and Harlock Boulevard. A total of 9,646m<sup>2</sup> of gross floor area is permitted which results in a density of 3.99 times the area of the lot. An application for Site Plan Control has been submitted for a development with 107 residential units, of which 21 are proposed to be 1-bedroom units, 80 are proposed to be 2-bedroom units and 6 are proposed to be 3-bedroom units. Vehicular access is provided by a driveway from Harlock Boulevard. One type 'G' loading space is proposed at the rear of the building. A total of 122 parking spaces are proposed on 2 underground levels, including 106 spaces for residents, 4 barrier-free spaces, 8 spaces for residential visitors and 8 spaces shared between residential visitors and commercial uses. A total of 88 bicycle parking spaces are proposed, including 8 spaces at grade and 80 spaces on the first level of the underground garage. Thirty percent of the roof area is proposed to be a green roof. Additional site statistics are presented in the Application Data Sheet (Attachment 4).

### **Site and Surrounding Area**

The site is located on the southwest corner of Sheppard Avenue West and Harlock Boulevard. The site has a frontage of approximately 55 metres on Sheppard Avenue West, a depth of approximately 44 metres and an area of 2,420m<sup>2</sup>. The land is relatively flat. Land uses surrounding the site are as follows:

*North:* Low-rise single detached dwellings on Sheppard Avenue West.

*West:* 3.5-storey townhouses on Sheppard Avenue West.

*South:* Low-rise single detached dwellings on Alexis Boulevard.

*East:* A proposed 9-storey, 91-unit, mixed-use building at 719 Sheppard Avenue West and an existing 8-storey, 202-unit, mixed-use building at 701 Sheppard Avenue West.

## **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, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed 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 *Mixed Use Areas* in the Official Plan and *Mixed Use Area B* in the Sheppard West/Dublin Secondary Plan. Site and Area Specific Policy 16 (Section 4.16) of the Secondary Plan permits an apartment building with grade-related commercial uses, having a maximum density of 3.99 times the lot area and a maximum height of 9 storeys and 26.0 metres, excluding the mechanical penthouse.

## **Zoning**

The site is zoned RM6(226)(H) in the former City of North York Zoning By-law 7625. The site-specific zoning permits a 9-storey apartment building with 107 residential units and 310m<sup>2</sup> of commercial space at grade, subject to a Holding Provision. The Holding Provision can be lifted at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services, North District, as outlined in Zoning By-law 1307-2015.

## **Site Plan Control**

An application for Site Plan Control was submitted on April 7, 2014 and it is under review.

## **Reasons for Application**

By-law 1307-2015 requires that the Holding Provision was to be lifted from the subject lands at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services, North District. The "H" Holding Symbol must be removed in order to proceed with the construction of the proposed building and for building permits to be issued.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

A Sanitary Capacity Analysis was submitted to demonstrate suitable sanitary capacity on Sheppard Avenue West to facilitate the proposed development. This application was circulated to Engineering and Construction Services for assessment. Development Engineering Staff have advised that Toronto Water staff have accepted the proposed Sanitary Capacity Analysis, and do not anticipate that the construction of the 9-storey building will have a negative impact on the sanitary system on Sheppard Avenue West, based on the consultant's report. Part of the sanitary solution involves installing an on-site sanitary storage tank. The applicant has satisfied the requirements of site-specific Zoning By-law 1307-2015 and it is recommended that the "H" Holding Symbol be removed in accordance with the attached draft Zoning By-law Amendment (see Attachment 5). The applicant intends to begin construction once Site Plan Approval is issued.

## **CONTACT**

Doug Stiles, Planner  
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Fax No. 416-395-7155  
E-mail: dstiles@toronto.ca

## **SIGNATURE**

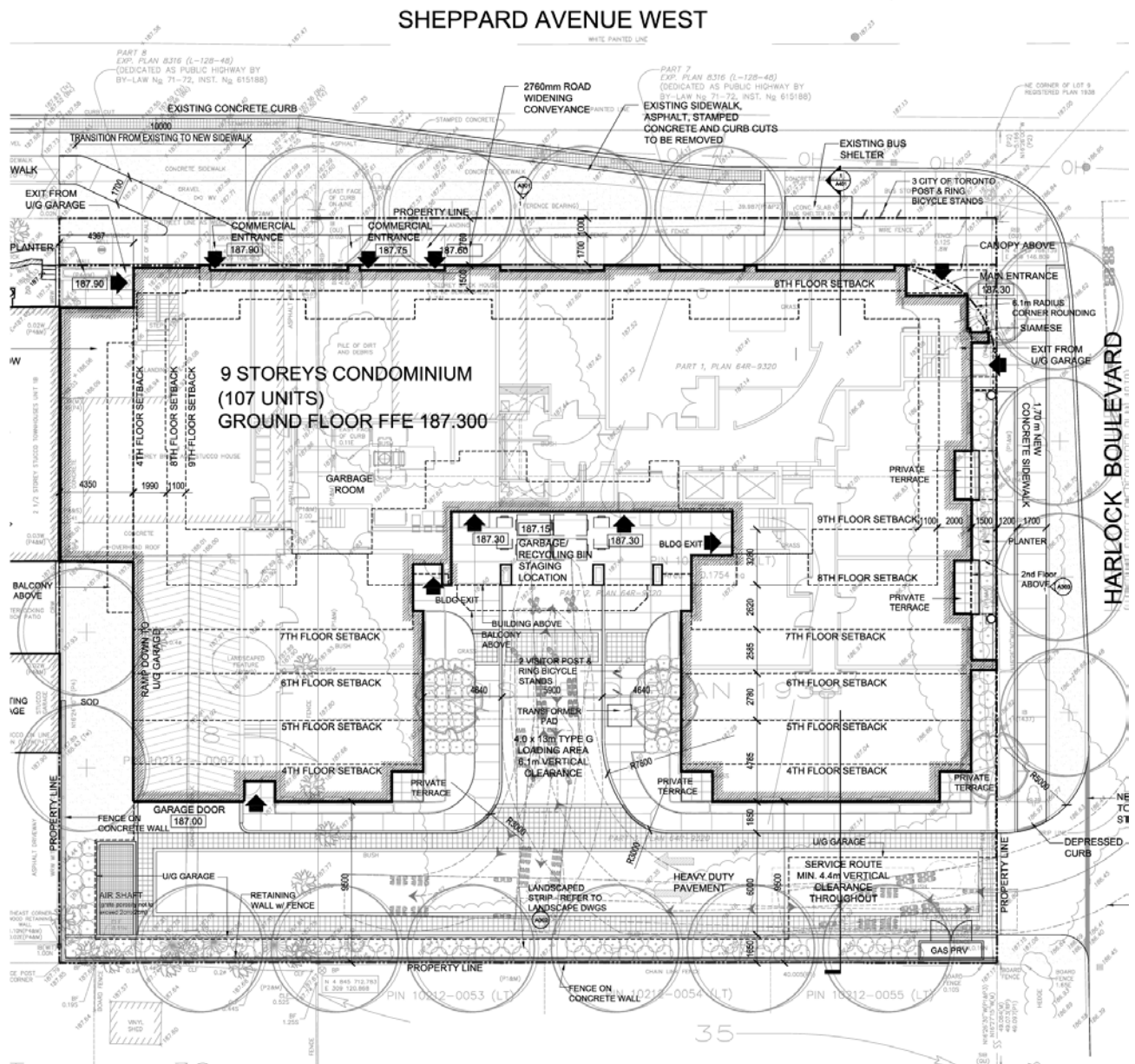
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: North Elevation (Sheppard Avenue West)  
Attachment 2b: East Elevation (Harlock Boulevard)  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Zoning By-law Amendment


# Attachment 1: Site Plan



## Site Plan

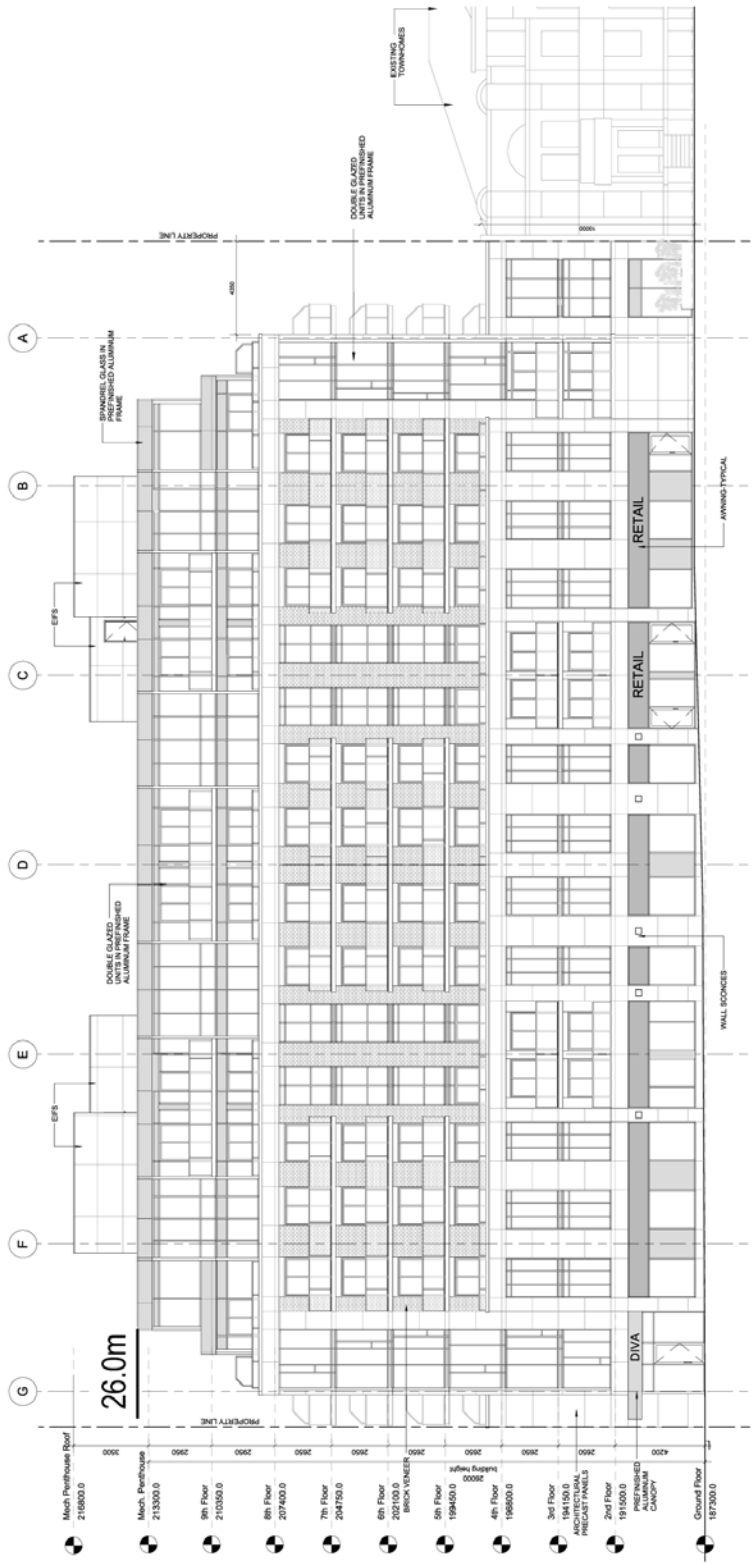
## 741-747 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale   
05/07/2015

File # 16 139076 NNY 10 OZ

Attachment 2a: North Elevation (Sheppard Avenue West)

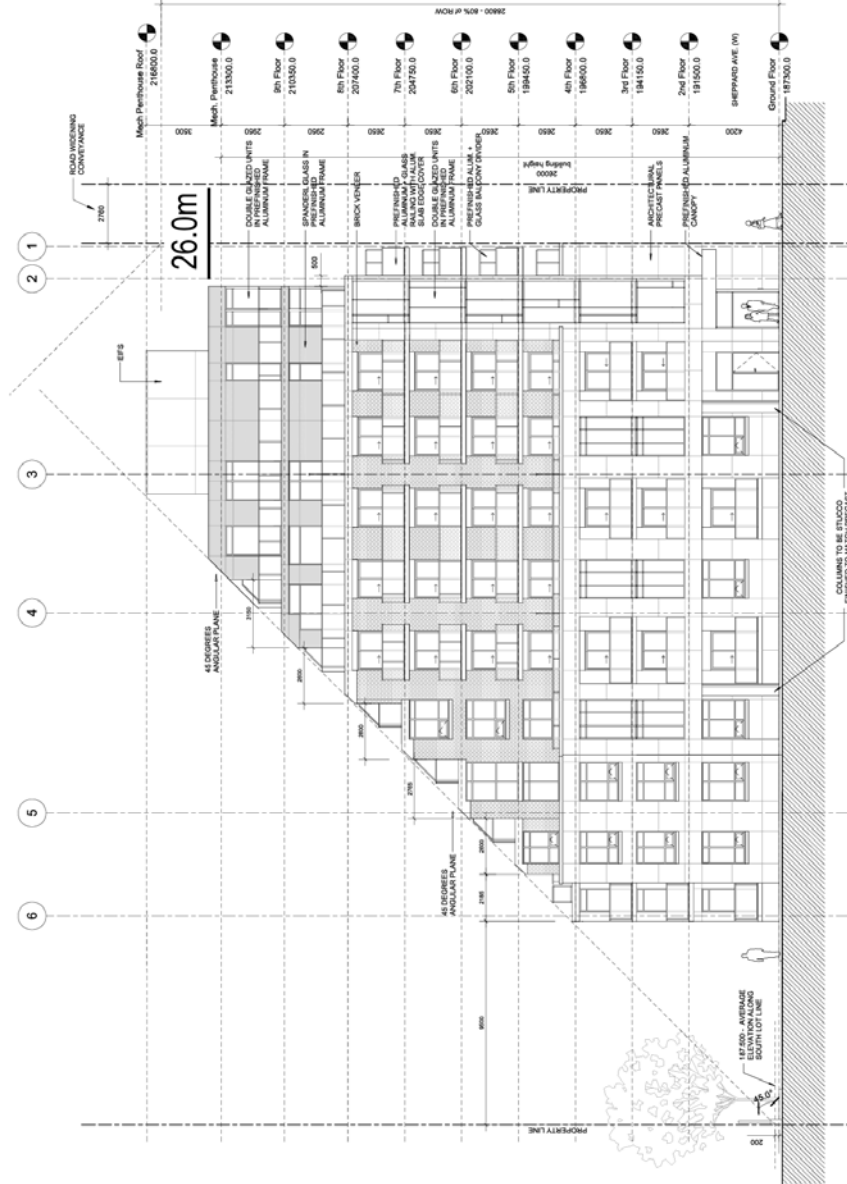


741-747 Sheppard Avenue West

North Elevation  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/07/2015

File # 16 139076 NNY 10 OZ

Attachment 2b: East Elevation (Harlock Boulevard)

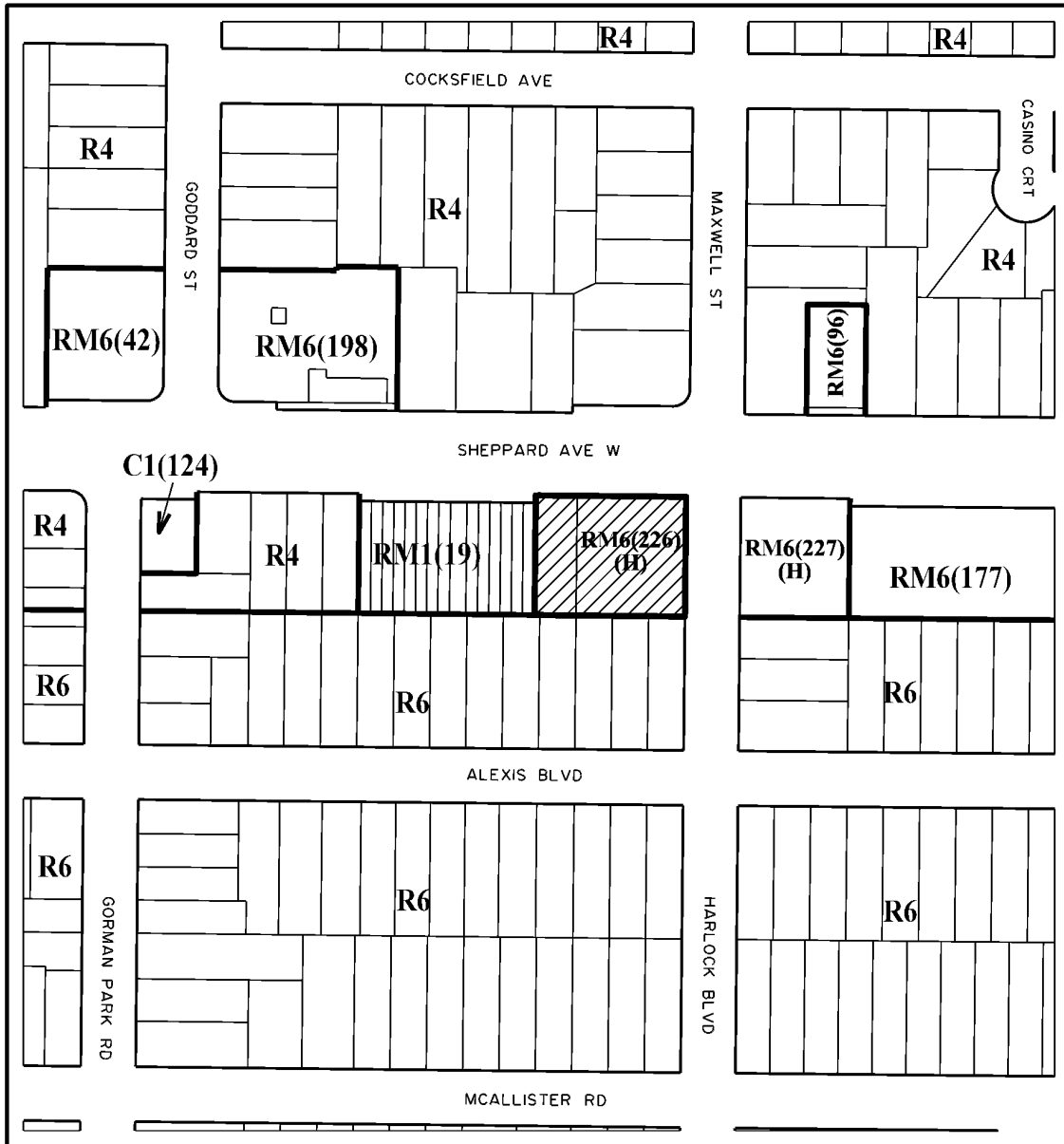


741-747 Sheppard Avenue West

East Elevation  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/07/2015

File # 16 139076 NNY 10 OZ

### Attachment 3: Zoning



Zoning By-Law No. 7625

741 & 747 Sheppard Avenue West

File # 16 139076 NNY 10 QZ



Location of Application

RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone

R4 One-Family Detached Dwelling Fourth Density Zone

R6 One-Family Detached Dwelling Sixth Density Zone

RM1 Multiple-Family Dwellings First Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale

Extracted 05/12/2016



## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	16 139076 NNY 10 OZ
Details	Rezoning, Lifting the Hold	Application Date:	April 12, 2016

Municipal Address: 741 – 747 SHEPPARD AVENUE WEST  
 Location Description: PLAN 1938 PT LOT 9 RP 64R9320 PARTS 1 TO 3  
 Project Description: Application to lift the holding provision (H) in By-law 1307-2015 to enable development of a 9-storey, mixed-use building with 107 residential units and 310m<sup>2</sup> of commercial space at grade.

<b>Applicant:</b>	<b>Agent:</b>	<b>Owner:</b>
KREGG FORDYCE ARCHITECT	KREGG FORDYCE	2270415 ONTARIO LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	RM6(226)(H)	Historical Status:	N
Height Limit (m):	26.0	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2420	Height:	Storeys:	9	
Frontage (m):	40		Metres:	26	
Depth (m):	43.9				
Total Ground Floor Area (sq. m):	1219.6				<b>Total</b>
Total Residential GFA (sq. m):	9335.5		Parking Spaces:	122	
Total Non-Residential GFA (sq. m):	310		Loading Docks	1	
Total GFA (sq. m):	9645.5				
Lot Coverage Ratio (%):	50.4				
Floor Space Index:	3.99				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	21
2 Bedroom:	80
3 + Bedroom:	6
Total Units:	107

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9335.5	9335.5	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	310	310	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Doug Stiles, Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7145</b>
	<b>EMAIL:</b>	<b>dstiles@toronto.ca</b>

**Attachment 5: Draft Zoning By-law Amendment**

**CITY OF TORONTO**

**BY-LAW No. ~-20~**

**To amend former City of North York Zoning By-law No. 7625, as amended and site specific By-law No. 1307-2015 to lift the Holding (H) symbol on lands municipally known as 741 and 747 Sheppard Avenue West**

Whereas authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto enacts:

1. Schedule '1' to By-law 1307-2015 is amended by removing the holding symbol (H) from the lands shown on the attached Schedule '1'.

Enacted and passed on ~, 2016.

JOHN TORY,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)