



STAFF REPORT ACTION REQUIRED

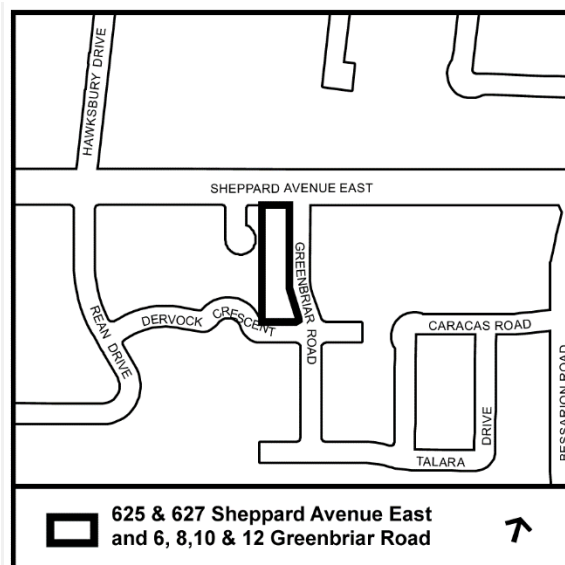
625 - 627 Sheppard Ave East and 6, 8, 10, and 12 Greenbriar Road - Official Plan Amendment, Zoning Amendment and Site Plan Control Applications - Supplementary Report

Date:	December 6, 2017
To:	Toronto City Council
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 24 – Willowdale
Reference Number:	16 118618 NNY 24 OZ and 16 245137 NNY 24 SA

SUMMARY

A Request for Direction Report from the Director of Community Planning, North York District, dated October 27, 2017 was considered by North York Community Council on November 14, 2017 and forwarded to City Council with recommendations. These Official Plan/Zoning by-law amendments and site plan control application proposed an 11-storey mixed-use building and a three-storey, six-unit townhouse block at 625-627 Sheppard Avenue East and 6, 8 and 10 Greenbriar Road.

Shortly before the Request for Direction Report was considered by North York Community Council on November 14, 2017, the applicant made revisions to the plans, including the purchase of an adjacent parcel of land at 12 Greenbriar Road. The applications now propose a 10-storey mixed-use building and two townhouse blocks of three and six units respectively at 625-627 Sheppard Ave East and 6, 8, 10 and 12 Greenbriar Road. The revised applications now propose a parkland dedication at the northwest corner of Greenbriar Road and Dervock Crescent, on lands primarily at 12 Greenbriar Road.



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The Official Plan Amendment, Zoning By-Law Amendment and Site Plan Control applications have been appealed to the Ontario Municipal Board on the basis that the City failed to make a decision within the prescribed time periods set out in the *Planning Act*. Despite the property acquisition, proposed parkland and built form revisions, the revised applications still represent an overdevelopment of the site and are not consistent with the relevant Official Plan policies.

This report recommends that the City Solicitor, together with City Planning and other appropriate city staff, attend the OMB hearing in opposition to the revised proposal. It also recommends that staff continue to work with the applicant in an attempt to resolve the outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Recommendation 1 from North York Community Council be deleted and replaced with the following:
 1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the Ontario Municipal Board hearing to oppose the revised Official Plan Amendment and Zoning By-law Amendment (16 118618 NNY 24 OZ) and site plan control applications (File No. 16 245137 NNY 24 SA)
2. Should the Ontario Municipal Board approve the applications, City Council direct the General Manager, Parks, Forestry and Recreation to approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Revised Proposal

The revised applications were submitted on October 24, 2017, and now propose a 10-storey mixed-use building on Sheppard Avenue East and two townhouse blocks at the rear of the site. Three traditional townhouse units are proposed along the Greenbriar frontage, and six back-to-back units on the Dervock Crescent frontage (see Attachment 1 – Site Plan).

Above the original six storey base, the 7th floor has now been stepped back approximately 2.95 metres from the face of the building. Above the 7th floor, additional stepping has been introduced at the 8th floor (6.19 metres) and 2.5 metres at the 10th floor. Eight grade-related units are proposed at the base of the building fronting on Greenbriar Road, north of the vehicular access driveway. (See Attachments 2a-d – Elevations).

The mixed-use building is proposed to have 465 square metres of ground floor retail space and 205 residential units in 16,160 square metres of residential gross floor area. The proposed height has been reduced by one storey from 11 to 10 storeys, and the density reduced from 3.95 to 3.75 Floor Space Index (FSI). Instead of six townhouse units fronting Greenbriar Road, three traditional townhouse units are proposed fronting Greenbriar Road, and six back-to-back units are proposed fronting Dervock Crescent. Two levels of below grade parking are proposed, in addition to 141 bicycle parking spaces and 149 vehicular parking spaces, including five retail and visitor parking spaces at grade. Vehicular access is proposed off of Greenbriar Road between the proposed 10-storey building and townhouse units. The access to the underground parking garage is located along the west property line. Four of the retail and visitor parking spaces are proposed to be located under a covered portion at the rear of the mixed use building, and one is proposed adjacent to the west property line.

In addition to the built form changes noted above, the applications have been revised from the application submitted in October, 2016, by incorporating newly purchased lands at 12 Greenbriar Road into the proposal. The parkland dedication is now proposed on site, at the southeast corner, primarily on the newly purchased lands at 12 Greenbriar Road. The following table provides a comparison of the original submission, the first revised submission, and the current revised submission under consideration.

	Original	Revised	Revised
	February, 2016	October, 2016	October, 2017
Site Area (m ²)	3,519	3,519	4,438
Residential GFA (m ²)	12, 991	13,016	16,160
Non-residential GFA (m ²)	482	880	465
Total GFA (m ²)	13,473	13,895	16,625
Overall FSI	3.83	3.95	3.75
Max Height (Metres)	36.0 (42.0 including mechanical penthouse)	36.9 (42.9 including mechanical penthouse)	34.5 (36.9 including mechanical penthouse)
Max. Height (storeys)	11	11	10
No. of Units	184	178	205
Vehicular Parking	155	150 including 2 car share spaces	149 including 2 car share spaces
Bicycle Parking	142	141	175 spaces
Indoor Amenity (m ² /unit)	1.86	1.93	2.06
Outdoor Amenity (m ² /unit)	1.98	2.15	1.82

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COMMENTS

Provincial Policy Statement and Growth Plan

City Council's planning decisions are required to be consistent with the PPS. The 2014 PPS is implemented through the Official Plan. The revised applications do not conform with the policies of the Official Plan and the Sheppard East Subway Corridor Secondary Plan, and therefore are not consistent with the Provincial Policy Statement, nor do they conform with the Growth Plan for the Greater Golden Horseshoe.

Height, Density and Massing

The revised proposal does not fit within the height or density parameters of its immediate context. It is taller and more dense than buildings in the immediate context. The proposal does not conform to the Official Plan policies requiring new development to be massed to fit harmoniously into its existing and/or planned context, nor does it conform to the Sheppard Subway Corridor Secondary Plan with respect to permitted height and density. It is staff's opinion the proposed 10-storey height and 3.75 floor space index cannot be supported as the application does not address the built form objectives of the Official Plan and Secondary Plan.

Transition

The applicant has not provided sections showing an accurate 45 degree angular plane from the proposal to the neighbouring properties on the east side of Greenbriar Road. Staff continue to have concerns that the proposal does not meet the angular plane, and does not provide appropriate transition to Apartment Neighbourhood to the east on Greenbriar Avenue.

Setbacks

The proposed setback to the driveway and ramp along the west property line is still less than 0.5 metres to the west property line. Section 4.5.2. (j) of the Official Plan states that development should locate and screen service areas, ramps and garbage storage to minimize impacts on adjacent streets and residences. The ramp and driveway setback should be increased to two metres to accommodate landscape screening along the entire edge of the driveway and ramp.

Public Park

The proposal shows a 430 square metre park in the southeast corner of the development, predominantly on 12 Greenbriar Road. The location is appropriate. However, it is 4 square metres short of meeting the parkland dedication. Subsequent plans should revise the park block to meet the full on-site parkland dedication.

Parks staff have expressed interest in securing the design and construction of Above Base Park Improvements by the Owner. Should this proposal be approved by the Ontario Municipal Board, staff are requesting that City Council approve a development charge

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credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements.

Shadows

The 10-storey building would cast shadows in the afternoon at the spring and fall equinoxes on the east side of Greenbriar Road. Although some intensification on the site may be appropriate, staff continue to have concerns about the current height and massing of the buildings as they do not adequately limit shadowing on neighbouring streets, properties and open spaces. Should the applicant reduce the height of the building, a revised shadow study should be submitted in order to assess the incremental change in shadow impact.

Wind Impact

The applicant submitted a Pedestrian Level Wind Study dated February 12, 2016, addendum dated October 20, 2016, and a further addendum dated August 25, 2017, all prepared by Theakson Environmental Consulting Engineers.

City staff continue to have concerns about wind impacts of the revised proposal. Additional testing may be required for the proposed outdoor amenity spaces and at the pedestrian level as well.

Access/Loading

The underground parking is accessed near the rear of the site, with vehicular access proposed off of Greenbriar Road at the south of the site, leading to the underground parking ramp adjacent to the west property line. Five visitor/retail parking spaces are proposed near the rear of the site, four covered and one near the west property line.

The revised parking and access functions take up a large portion of the site at this location, reducing opportunities for soft landscaping. The four covered surface parking spaces at this location should be relocated underground, or to a less visible location. The one surface parking space near the west property line will not function well and should be relocated. This surface parking area would act as a pick-up and drop off area, and should be redesigned to reflect that function by having a secondary covered entrance to the building to provide arriving and departing vehicles and pedestrians protection from the elements.

Parking

The parking requirements for the project are governed by the applicable parking provisions contained in the former North York general Zoning By-law No. 7625 and City of Toronto By-law 569-2013. However, Zoning By-law 569-2013 was developed by City staff in part to update the parking requirements for developments. The parking provisions contained in this By-law have been accepted by staff on recent development projects, where appropriate, as the associated parking standards are based on more recent information when compared to the former North York general Zoning By-law.

Staff require that parking for this project be provided in accordance with Zoning By-law 569-2013 for Policy Area 3. However, the proposed parking supply does not meet the minimum requirements of By-law 569-2013. A total of 150 parking spaces are proposed to be provided for this project, whereas 207 are required.

Rental Housing

A Rental Housing Demolition application has been submitted. If the Ontario Municipal Board makes a determination on the Official Plan/Rezoning and Site Plan applications, the Chief Planner will make a decision on the rental housing demolition application since there are less than six (there are four) rental units on site. Of the four rental units, all are vacant, and therefore no tenant assistance is required to be secured.

Conclusion

These revised applications do not represent an appropriate redevelopment of the site and do not represent good planning. The proposal's height, density and scale are excessive, and represent an overdevelopment of the site. The proposed built form does not adequately address the existing and planned context and does not provide an appropriate relationship with or transition to the abutting lands.

It is recommended that City Council direct staff to continue discussions with the applicant in an attempt to address the issues raised in this report, including an appropriate Section 37 contribution for a revised proposal.

CONTACT

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SIGNATURE

Gregg Lintern, Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

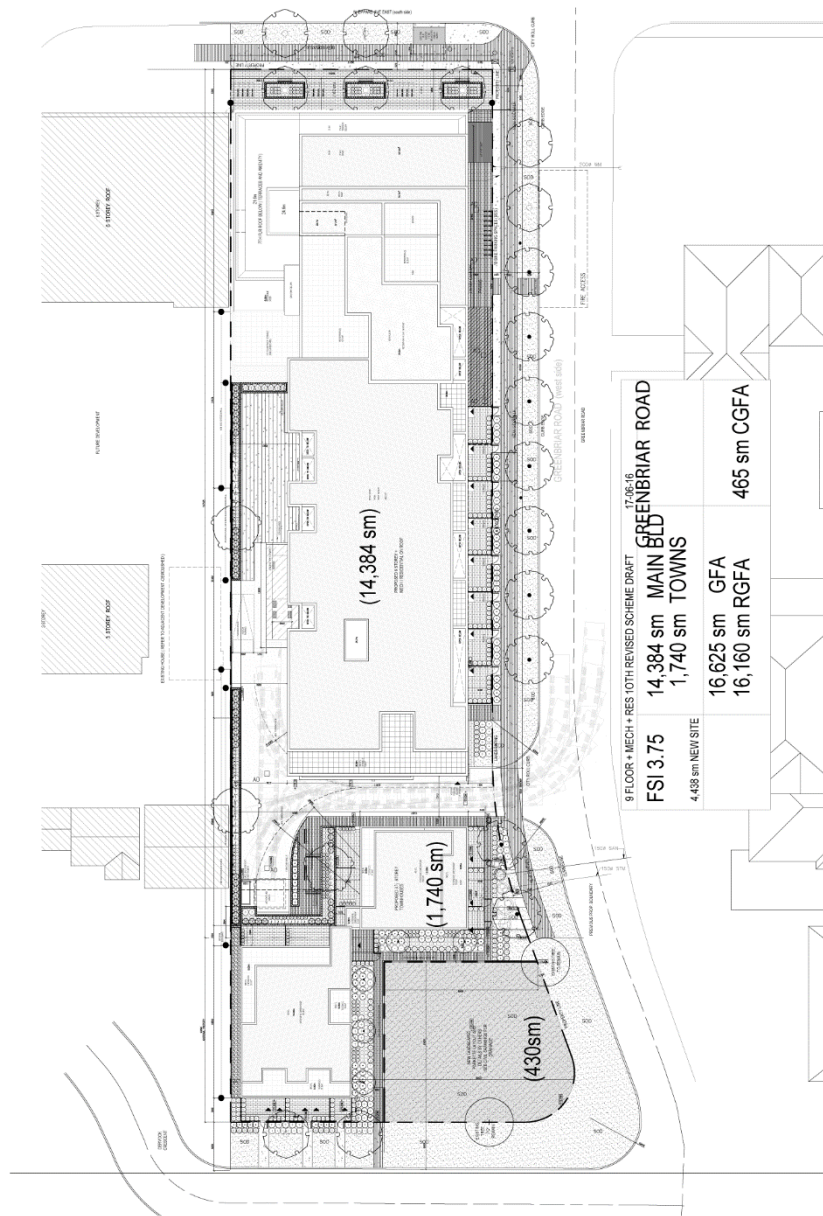
Attachment 1:	Site Plan
Attachment 2a:	East Elevation
Attachment 2b:	North Elevation
Attachment 2c:	South Elevation
Attachment 2d:	West Elevation
Attachment 3:	Applicant's Perspective Rendering

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Attachment 4:	Official Plan
Attachment 5:	Sheppard East Subway Corridor Secondary Plan
Attachment 6:	Zoning By-law 7625
Attachment 7:	Zoning By-law 569-2013
Attachment 8:	Application Data Sheet

Attachment 1: Site Plan

SHEPPARD AVENUE EAST



Site Plan

Applicant's Submitted Drawing

Not to Scale

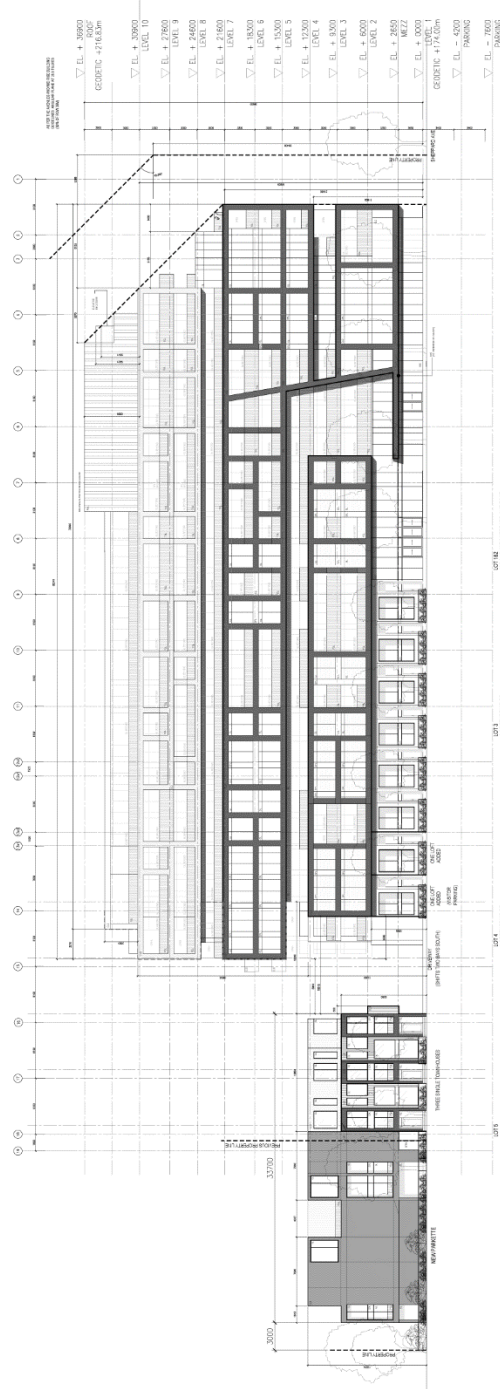
11/20/2017

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 02

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Attachment 2a: East Elevation (Side)



East Elevation

Applicant's Submitted Drawing

Not to Scale
11/20/2017

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 02

Attachment 2b: North Elevation (Front)



North Elevation

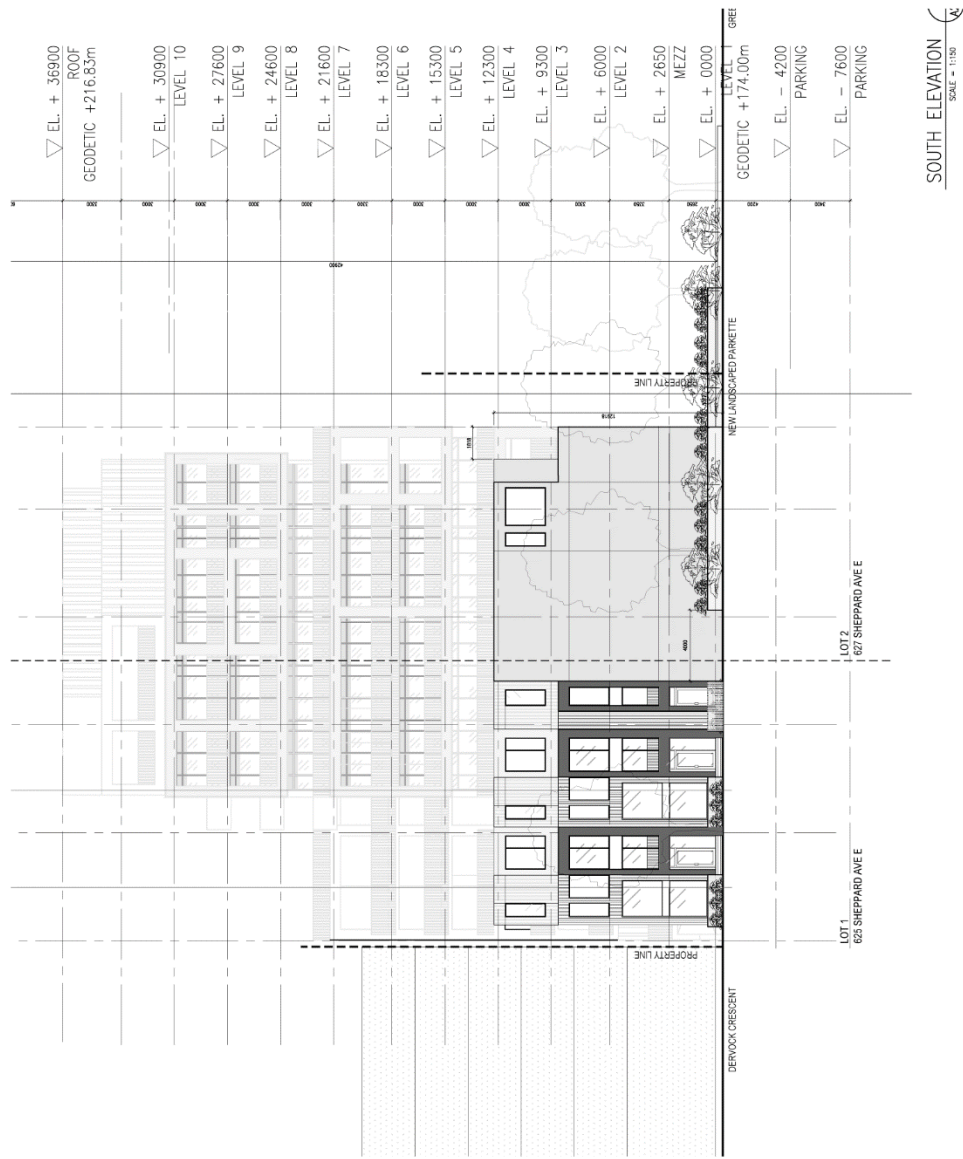
Applicant's Submitted Drawing

Not to Scale
11/20/2017

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 02

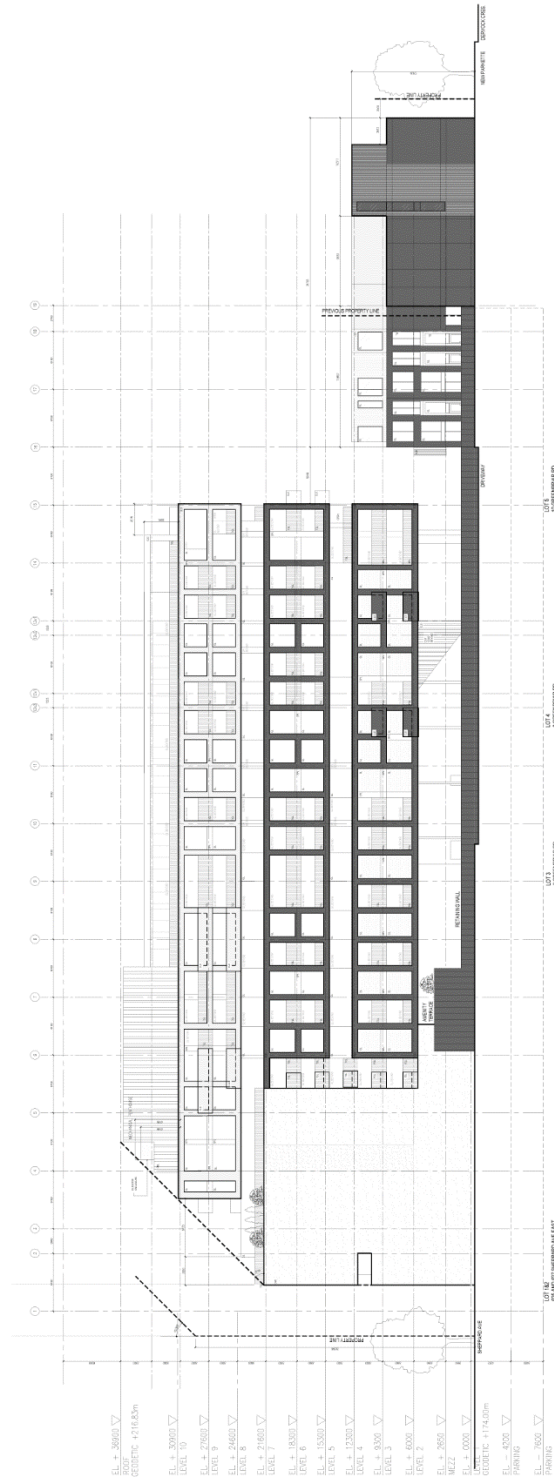
Attachment 2c: South Elevation



South Elevation
Applicant's Submitted Drawing
Not to Scale
11/20/2017

**625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road**
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Attachment 2d: West Elevation (Side)



West Elevation

Applicant's Submitted Drawing

Not to Scale
11/20/2017

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 02

Attachment 3: Applicant's Perspective Rendering (View Looking Southwest)



Applicant's Perspective Rendering

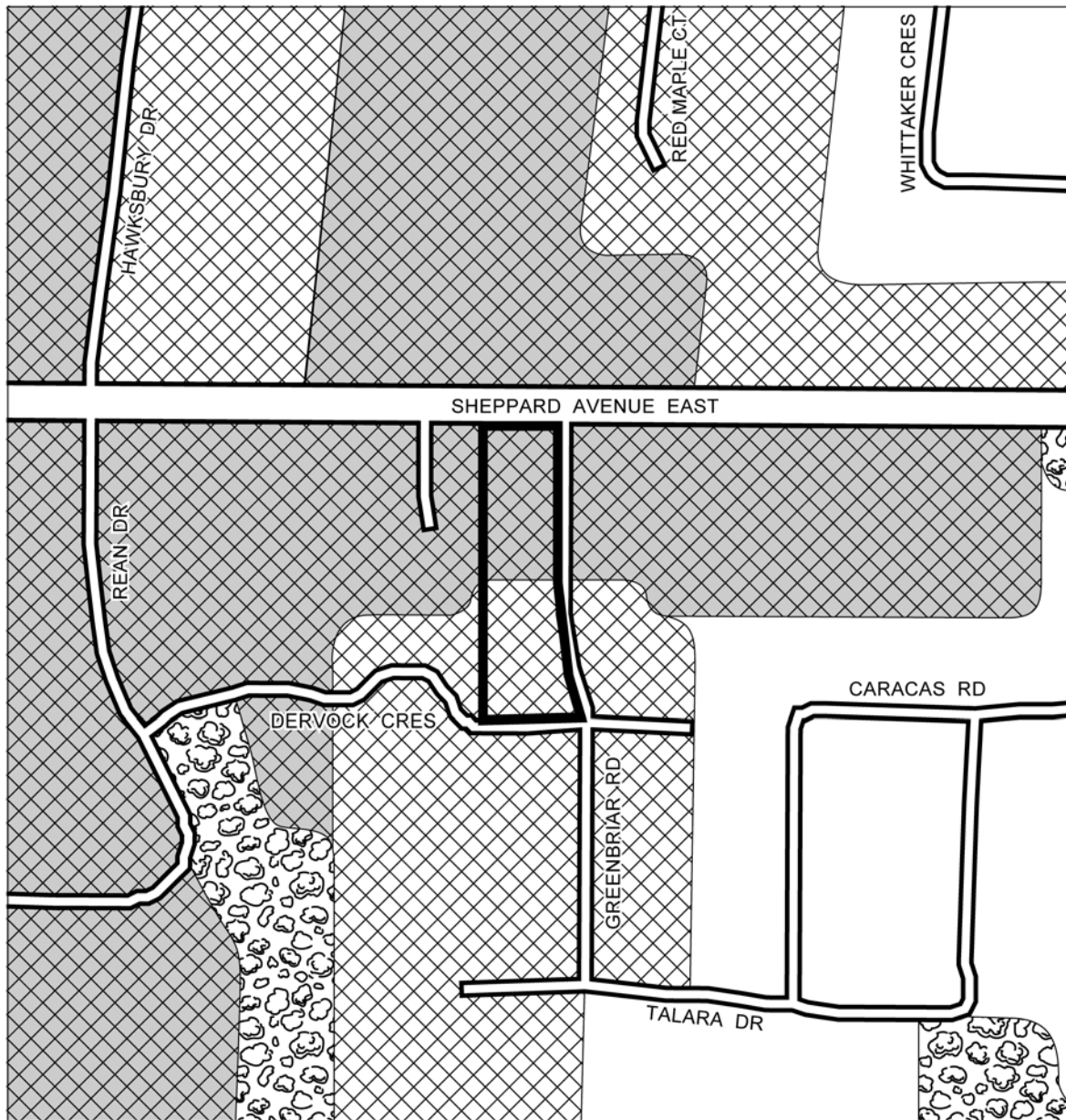
Applicant's Submitted Drawing

**Not to Scale
11/20/2017**

**625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road**

File # 16 118618 NNY 24 02

Attachment 4: Official Plan



Extract from Official Plan

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 02

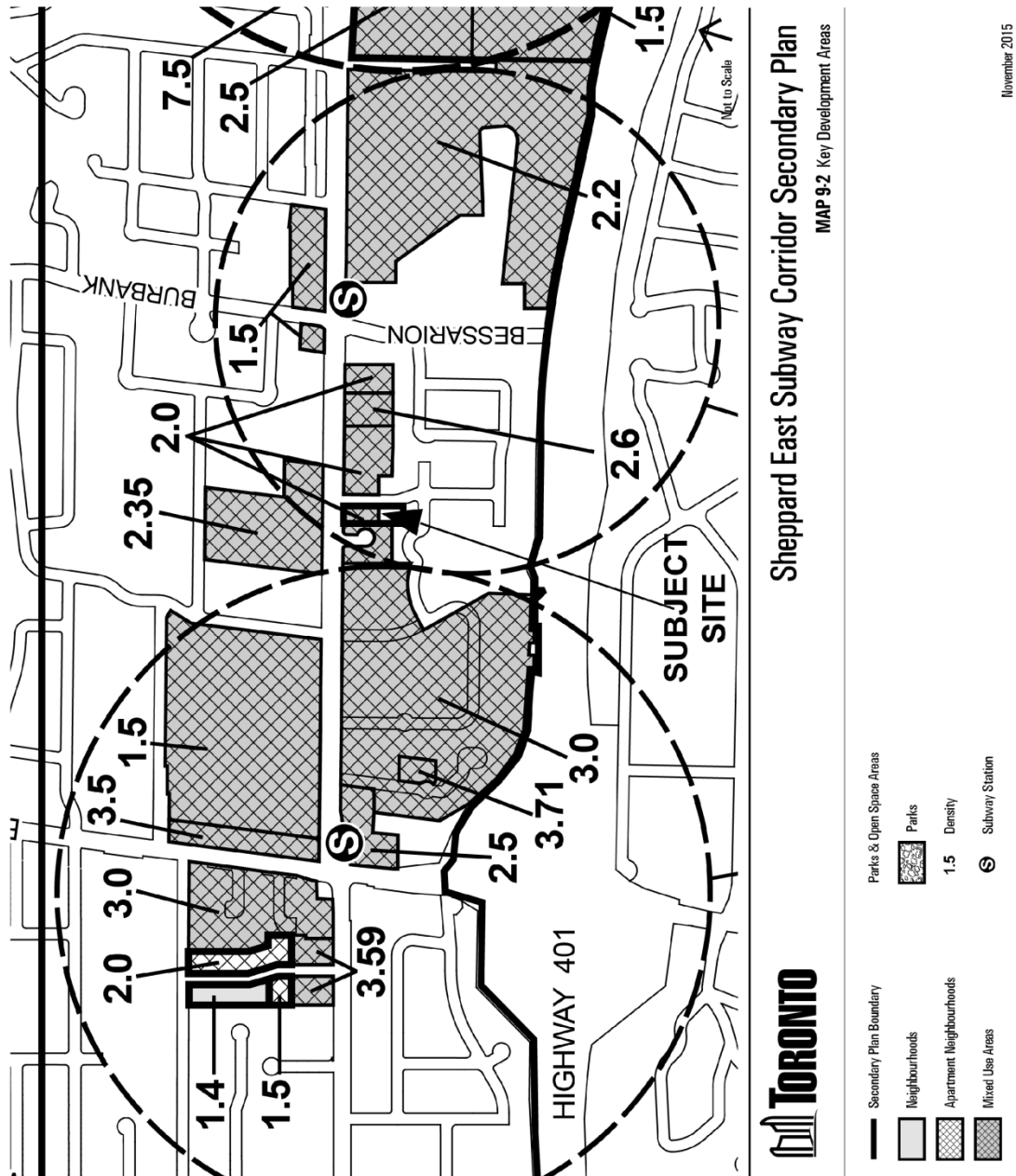
	Site Location		Parks & Open Space Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		
	Mixed Use Areas		



Not to Scale
11/20/2017

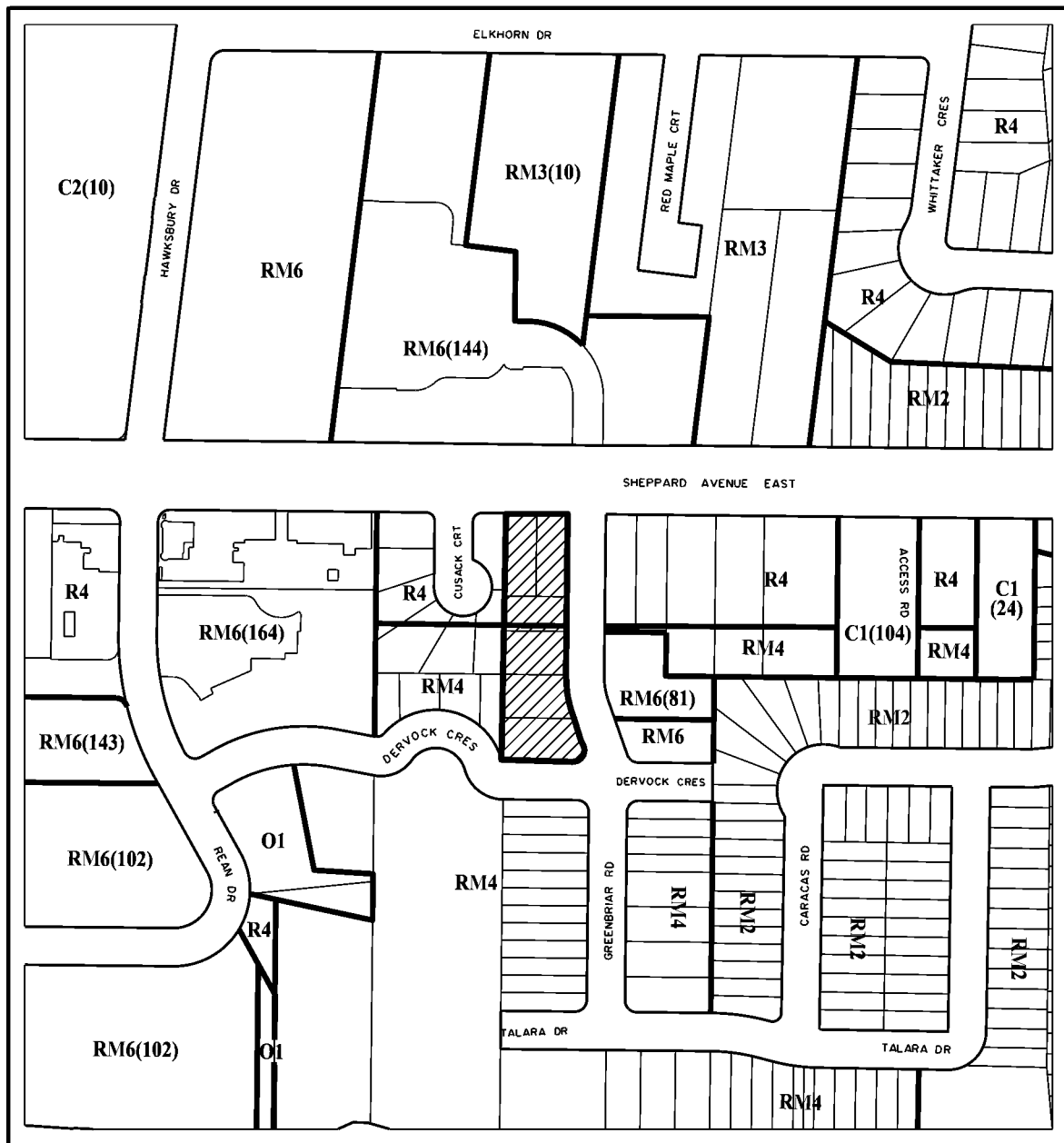
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Attachment 5: Sheppard East Subway Corridor Secondary Plan



November 2015

Attachment 6: Zoning By-law No. 7625



Zoning By-Law No. 7625

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 02



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM3 Multiple-Family Dwellings Third Density Zone

RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone
C2 Local Shopping Centre Zone

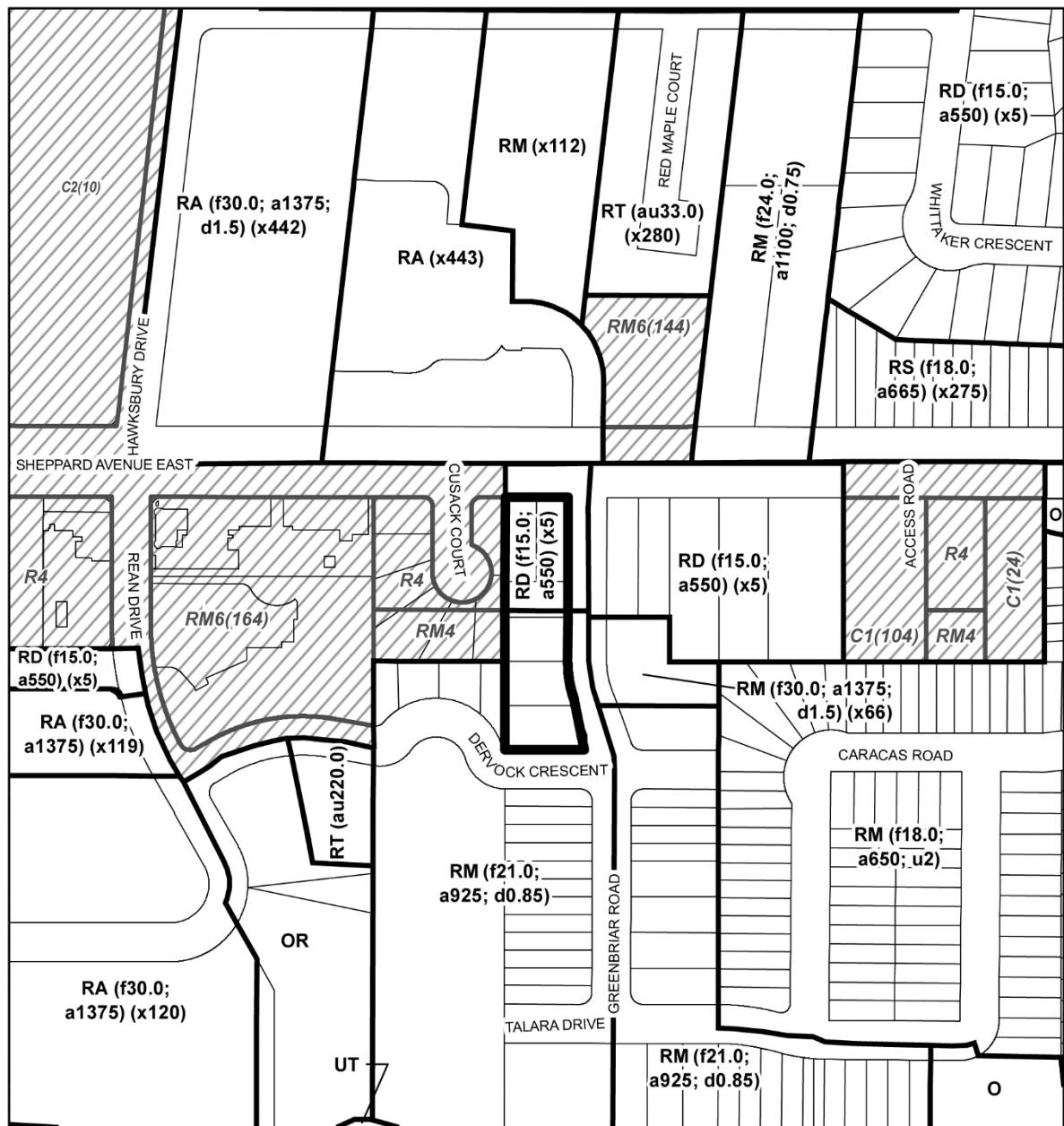
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

O1 Open Space Zone



Not to Scale
Extracted 11/20/2017

Attachment 7: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

625 & 627 Sheppard Avenue East
and 6, 8, 10 & 12 Greenbriar Road

File # 16 118618 NNY 24 0Z



Location of Application



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

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment
O Open Space
OR Open Space Recreation
UT Utility and Transportation

R4 One-Family Detached Dwelling Fourth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
C2 Local Shopping Centre Zone



Not to Scale
Extracted: 03/31/2016

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Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 118618 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 19, 2016
Municipal Address:	625-627 Sheppard Avenue East, and 6, 8, 10 and 12 Greenbriar Road		
Location Description:	PLAN 4600 PT LOT 2 RP 64R3213 PART 2 **GRID N2406		
Project Description:	OPA and Zoning By-law Amendment applications to permit a 10 storey mixed use building containing: 482.0 square metres of retail on Sheppard Avenue East; 16,160 square metres of residential GFA (205 dwelling units) with a 2 levels of below grade parking; and 149 parking spaces. Nine townhouse units are proposed at the rear of the site, and a 430 square metre public park on the southeast corner of the site.		
Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			1921526 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Apartment Neighbourhoods	Site Specific Provision:	Secondary Plan
Zoning:	R4/RM4	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	4,438.29	Height:	Storeys:	10
Frontage (m):	32.41		Metres:	34.5
Depth (m):	107.51			
Total Ground Floor Area (sq. m):	3,081			Total
Total Residential GFA (sq. m):	16,160		Parking Spaces:	149
Total Non-Residential GFA (sq. m):	465		Loading Docks	1
Total GFA (sq. m):	16,625			
Lot Coverage Ratio (%):	69.4			
Floor Space Index:	3.75			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	5
1 Bedroom:	88
2 Bedroom:	103
3 + Bedroom:	9
Total Units:	205

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	16160	0
Retail GFA (sq. m):	465	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	John Lyon, Senior Planner
	TELEPHONE:	(416) 395-7095

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