

## **110 and 112 Sheppard Avenue West – Official Plan Amendment, Zoning Amendment Applications – Preliminary Report**

Date: January 29, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18- Willowdale

**Planning Application Number:** 18 265487 NNY 18 OZ

**Related Applications:** 18 265517 NNY 18 SA

**Notice of Complete Application Issued:** January 8, 2019

**Anticipated City Council Meeting Date:** July 3, 2019

**Current Uses on Site:** One-storey detached dwelling and one-storey detached dwelling with a commercial use

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 110 and 112 Sheppard Avenue West. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 110 and 112 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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The recommendations in this report have no financial impact.

## DECISION HISTORY

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In April of 2011 City Council adopted site specific by-laws to amend the Sheppard Avenue Commercial Area Secondary Plan and Zoning By-law No. 7625 for 110 Sheppard Avenue West. The Official Plan and Zoning By-law amendment permitted a 3-storey professional office building with a Floor Space Index (FSI) of 1.1 times the lot area.

On July 23, 2015 an application to further amend the Sheppard Avenue West Commercial Area Secondary Plan and Zoning By-law No. 7625 was submitted. The application proposed a 3-storey professional medical office with a FSI of 1.39 times the lot area. A Preliminary Staff Report was considered by the North York Community Council on October 6, 2015 directing staff to hold a community consultation meeting. A community consultation meeting was held on November 30, 2015. Staff continued processing the application, however, the application was deemed inactive in March of 2017 and was subsequently closed.

Following a review of the Sheppard Avenue Commercial Area Secondary Plan (SACASP), City Council adopted Official Plan Amendment (OPA) 367 amending the SACASP and renaming it to the Sheppard Lansing Secondary Plan on January 31, 2017. The Secondary Plan review examined the permitted land uses, density and development standards within the western segment of the SACASP area located west of the North York Centre between Beecroft Avenue and Brentwood/Easton Avenues. The Official Plan Amendment adopted by Council updated the density permissions, built form types, setbacks, heights, massing and transitions to neighbouring properties, parking and transportation demand management strategy, and improved the public realm of the Sheppard Avenue West right-of-way. OPA 367 was appealed to the Local Planning Appeal Tribunal in March of 2017 and a five week hearing is scheduled to commence in April of 2019. OPA 367 as adopted by City Council can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY19.33>

## ISSUE BACKGROUND

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### Application Description

This application proposes to amend the in-force Sheppard Avenue Commercial Area Secondary Plan and Zoning By-law No. 7625 to permit a 7-storey mixed-use building. There is no independent access to the seventh storey units other than through the sixth floor. The application proposes 30 residential units, 52 square metres of retail uses at-grade, and a FSI of 2.73 times the lot area. Vehicular access to the building is via a driveway located at the western limit of the subject site which will pass under the second storey of the building. A total of 29 vehicular parking spaces and 24 bicycle parking spaces are proposed.

The building is proposed to be built to the eastern and western lot line with a front yard setback of 1.2 metres and a rear yard setback of 7.5 metres which contains a 2.0 metre wide landscape strip along the northern property line. The 408 square metres of outdoor amenity space is proposed at the rear of the building within the 7.5 metre setback. The application also proposes 57 square metres of indoor amenity space.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 and 3 of this report, for a three dimensional representation of the project in context and the proposed site plan.

### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Area* on Map 16 of the Official Plan. Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings.

The application is also located within the recently adopted Sheppard Lansing Secondary Plan which is currently under appeal at the Local Planning Appeal Tribunal. As a result, the Sheppard Avenue Commercial Area Secondary Plan remains in-force. The subject site is designated *Mixed Use Area 'B'* which permits a maximum height of 6-storeys and a maximum FSI of 2.5 times the lot area.

## **Zoning By-laws**

112 Sheppard Avenue West is zoned C6 under the former City of North York Zoning By-law No. 7625. The C6 (Special Commercial Area) Zone permits business, professional and medical office uses, financial institutions, places of worship, and existing detached dwellings. The C6 zone permits a maximum height of 8 metres and requires a minimum 1.0 metre landscape strip along the rear property line.

110 Sheppard Avenue West is zoned C6(7) under the former City of North York Zoning By-law No. 7625. Exception 7 permits all uses permitted in the C6 zone which includes business, professional and medical office uses, financial institutions, places of worship, and existing detached dwellings. Exception 7 to the C6 zone also permits a maximum height of 11 metres or three-storeys, a maximum gross floor area of 680 square metres, and requires a minimum 1.6 metre landscape strip along the rear property line.

Zoning By-law No. 569-2013 does not apply to the subject lands.

## **Design Guidelines**

The following design guideline(s) will be used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Bird Friendly Design Guidelines; and
- Growing Up Guidelines: Planning for Children in New Vertical Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted.

## **COMMENTS**

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### **Reasons for the Application**

An amendment to the in-force Sheppard Avenue Commercial Area Secondary Plan is required in order to permit the proposed height and density.

An amendment to Zoning By-law No. 7625 is required to permit the proposed 7-storey mixed-use building and to develop the appropriate development standards for the proposal. The subject site will also be brought into Zoning By-law No. 569-2013.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

## **Official Plan Conformity**

Although an amendment to the in-force Sheppard Avenue Commercial Area Secondary Plan is required, Staff are assessing the application against the policies contained within the Council adopted Sheppard Lansing Secondary Plan, in addition to the in-force Official Plan policies.

The application proposes a height and density in excess of the Sheppard Lansing Secondary Plan permissions. The Sheppard Lansing Secondary Plan permits a maximum height of 6-storeys and a FSI of 2.5 times the lot area, whereas the application proposes a height of 7-storeys and a FSI of 2.73 times the lot area. The Sheppard Lansing Secondary Plan states that all development should maintain a 45-degree angular plane to ensure appropriate transition to the lands to the north designated *Neighbourhoods* in the Official Plan. While the Secondary Plan permits non-building mass projections, such as balcony railings, to project into the angular plane, the proposed roof slab and rooftop stairs project into the required angular plane.

## **Built Form, Planned and Built Context**

Staff are assessing the suitability of the proposed height and massing under the City's Official Plan and Mid-Rise Building Performance Standards and Addendum. Staff are reviewing the application against the Mid-Rise Standards to determine the appropriateness of the proposed 0 metre side yard setback along the east and west property lines, the proposed floor-to-ceiling height of the ground floor, the proposed front yard setback, and the proposed treatment of the Sheppard Avenue West streetscape, among other issues.

Staff are assessing the proposed development against the existing and planned context of Sheppard Avenue West, including determining how the proposed side yard setbacks interface with the existing and planned context on the neighbouring properties at 106 and 116 Sheppard Avenue West.

Staff are also reviewing the application against the Growing Up Guidelines which look to provide direction on how new development can better function for larger households at the unit, building, and neighbourhood scale.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The application proposes the removal of 31 trees. Urban Forestry staff are reviewing the landscape plans, arborist report, and tree protection plan submitted by the applicant to determine the appropriateness of the proposed removals. Staff are determining if some of the existing trees within the subject site can be preserved, particularly those trees located within the proposed 2.0 metre wide landscape strip.

## **Archaeological Assessment**

The subject site has been identified as having archaeological resource potential. The applicant submitted an archaeological assessment to evaluate the presence of archaeological resources. The assessment is currently under review by Heritage Preservation Services staff.

## **Infrastructure/Servicing Capacity**

Engineering staff are reviewing the sanitary analysis report, stormwater management report, and hydrogeological report to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

Transportation Services staff are also reviewing the Transportation Operations Assessment submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

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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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

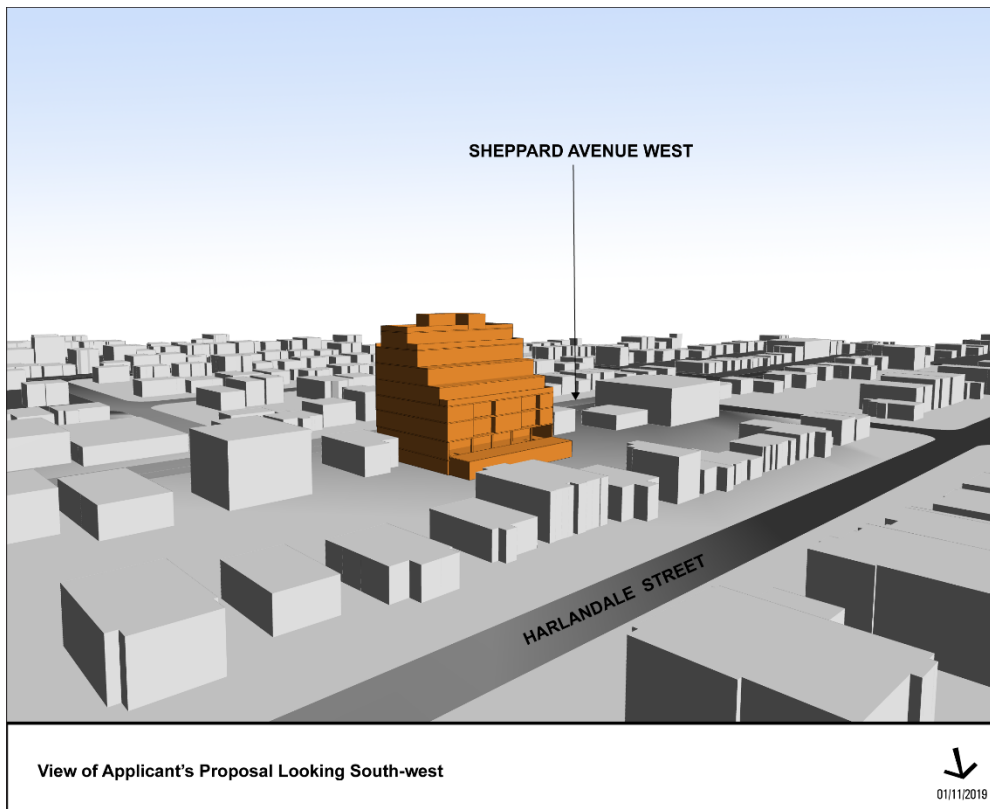
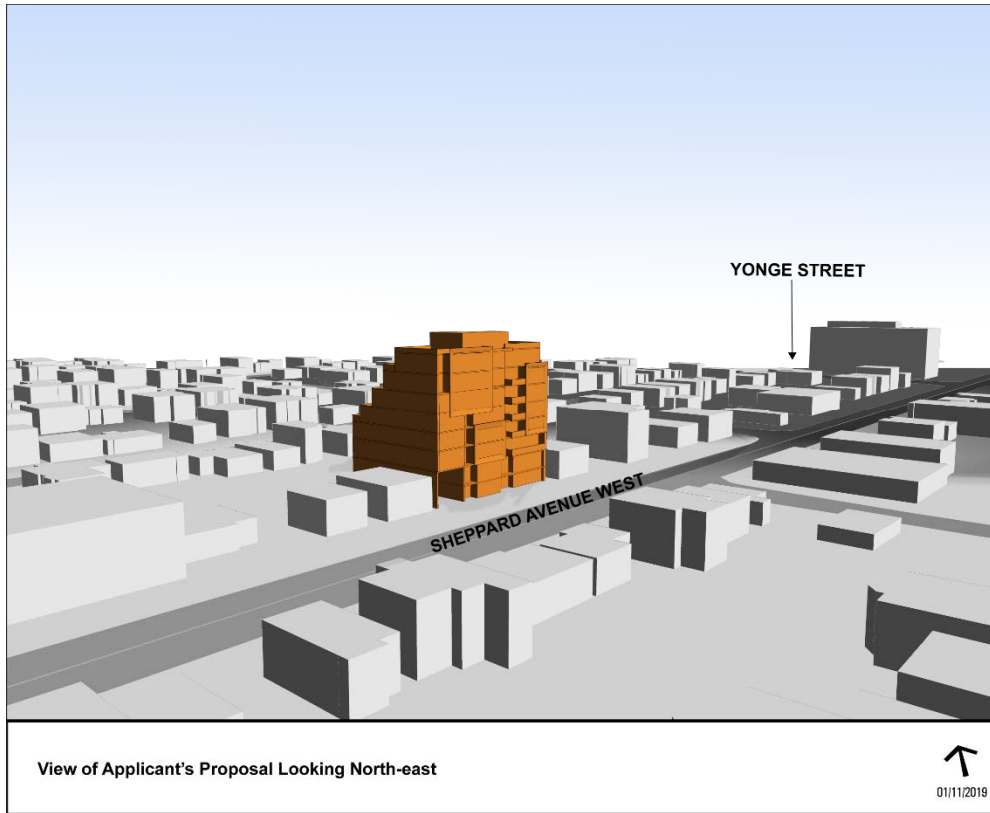
Attachment 1: 3D Models of Proposal in Context

Attachment 2: Location Map

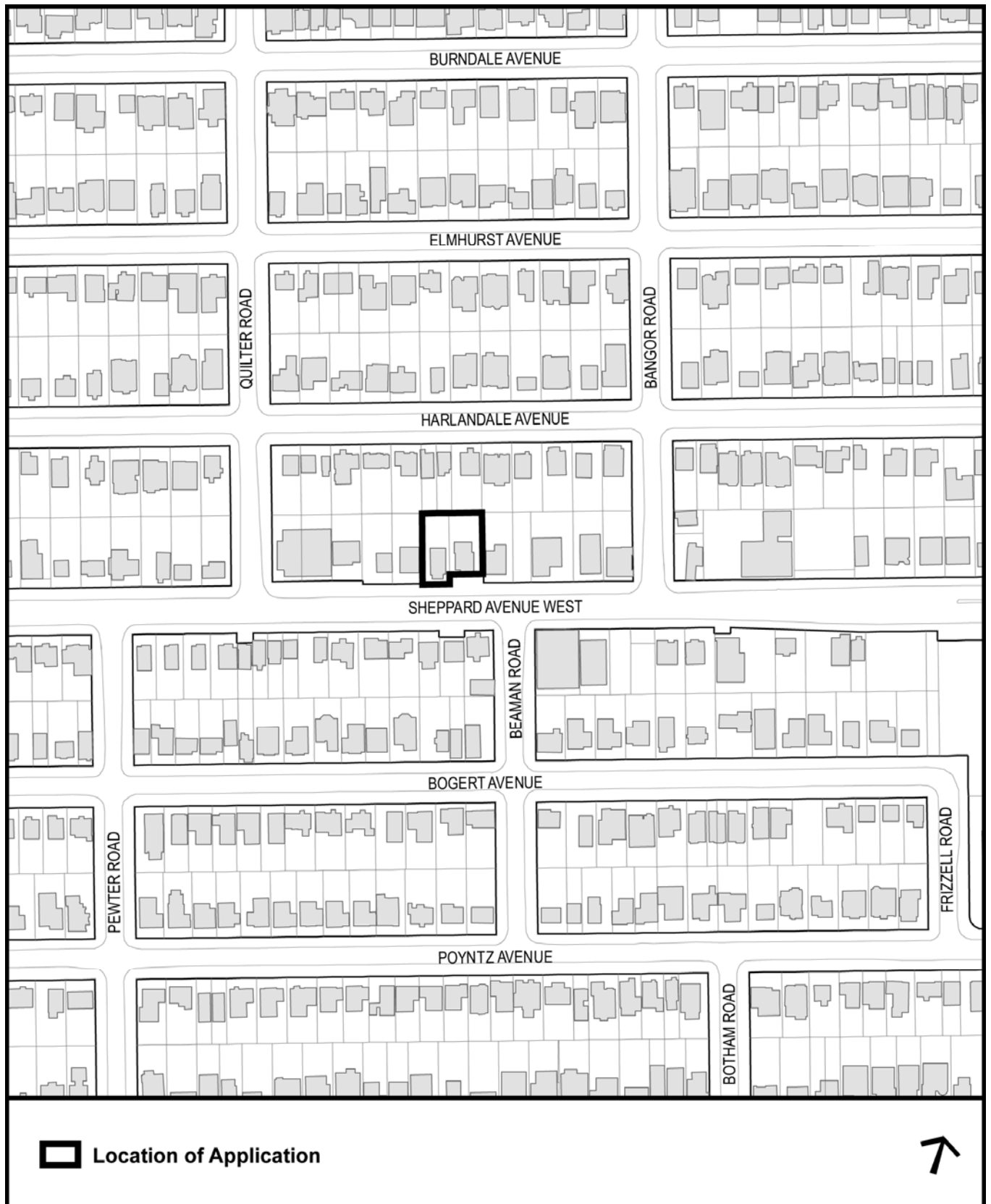
Attachment 3: Site Plan

Attachment 4: Official Plan Map

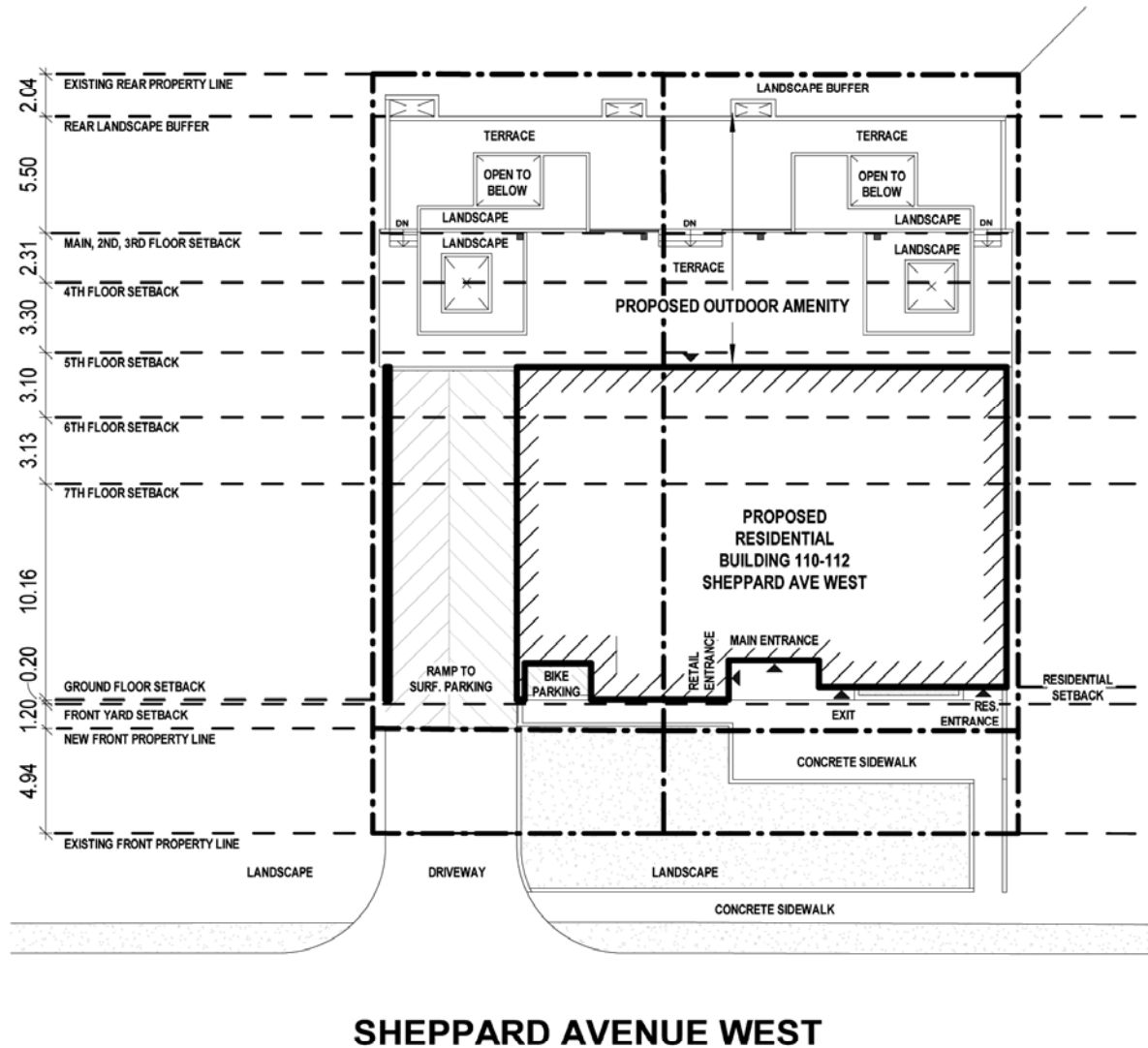
## Attachment 1: 3D Models of Proposal in Context



## Attachment 2: Location Map



### Attachment 3: Site Plan



## Site Plan

Applicant's Submitted Drawing

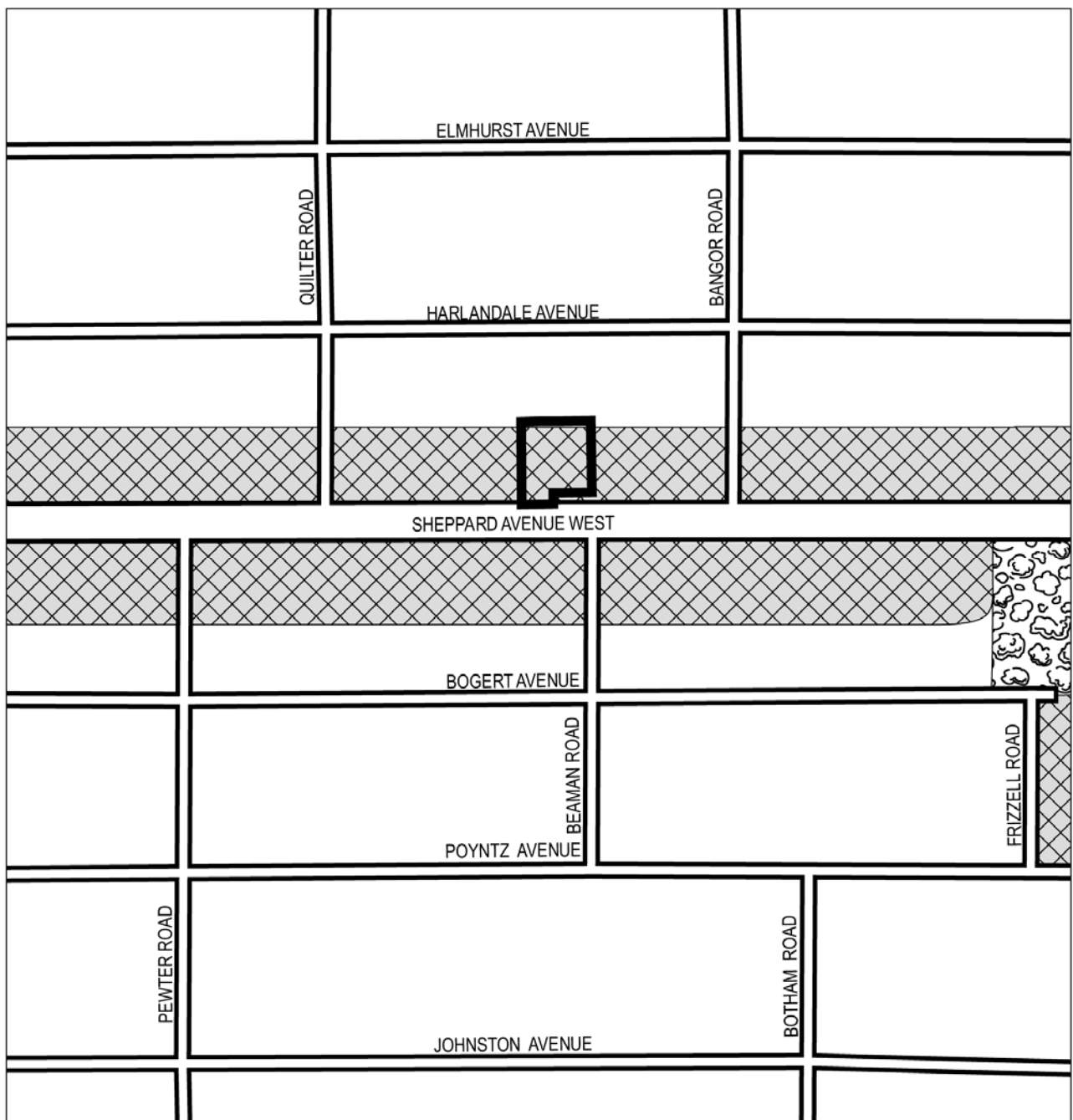
Not to Scale  
01/09/2019



110-112 Sheppard Ave W

File # 18 265487 NNY 18 0Z

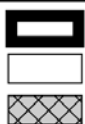
# Attachment 4: Official Plan Map



## Official Plan Land Use Map #16

110-112 Sheppard Ave W

File # 18 265487 NNY 18 02



Location of Application

Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas



Parks



Not to Scale  
01/09/2019