

## **824 Sheppard Avenue West, 177, 179 and 181 Cocksfield Avenue – Official Plan Amendment, Zoning Amendment and Rental Housing Demolition & Conversion Application – Supplementary Report**

Date: April 4, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning and General Manager,  
Transportation Services

Wards: Ward 6 - York Centre

**Planning Application Number:** 20 205918 NNY 06 OZ

**Related Site Plan Application Number:** 20 187375 NNY 06 SA

### **SUMMARY**

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At its meeting of February 2, 2022, Toronto City Council deferred consideration of this application (Item NY29.1) and directed that the General Manager of Transportation Services and the Chief Planner report back to City Council's meeting of April 6 and 7, 2022. Staff were directed to report on "developing an alternative entry and exit point for daycare users and residents that removes or amends access from Cocksfield Avenue (a one way side street) and use an alternative route onto and off Sheppard Avenue; to work with the applicant to review the height of the building; and, establishing a working group with local residents and the local Councillor to better facilitate the flow of ideas to improve the application and give local residents a stronger voice in the application process".

This report reviews the changes to the proposal made by the applicant to address the direction of City Council. It recommends that City Council does not approve the modified proposal but rather that it approve the original form of the application as outlined in the Final Report from the Director, Community Planning, North York District dated December 2, 2021.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council adopt the recommendations in the report dated December 2, 2021 from the Director, Community Planning, North York District.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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At its February 2, 2022 meeting, City Council deferred consideration of the Final Report for 824 Sheppard Avenue West, 177, 179 and 181 Cocksfield Avenue and directed the General Manager of Transportation Services and Chief Planner and Executive Director of City Planning to report back to City Council at its meeting of April 6-7, 2022 on the following matters:

- To develop an alternative entry and exit point for daycare users and residents that removes or amends access from Cocksfield Avenue (a one way side street) and use an alternative route to access the property onto and off of Sheppard Avenue;
- To work with the applicant to review the height of the building; and,
- To establish with local residents and the local Councillor a working group to better facilitate the flow of ideas to improve the application and give local residents a stronger voice in the application process.

City Council's decision and the Final Report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY29.1>

## **PROPOSAL**

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The Final Report submitted to City Council recommended approval of an application to amend the Official Plan and Zoning By-law to permit a 12-storey (44.95 metre) mixed use building with 19,932 square metres of gross floor area ("GFA"), including 459 square metres of retail space and a 373 square metre daycare, resulting in a Floor Space Index ("FSI") of 4.0. It provided 263 residential rental units and 197 parking spaces. Vehicular access would be provided from Cocksfield Avenue through a six metre wide driveway leading to the underground garage.

In response to the direction of City Council, the applicant has amended their proposal by moving the vehicular access to Sheppard Avenue West. The height has not changed and a daycare is no longer proposed. The revised proposal includes seven townhouses fronting onto Cocksfield Avenue.

The revised proposal is for a 12-storey (44.95 metre) mixed use building with a GFA of 20,160 square metres, including 324 square metres of retail space and having a FSI of

4.18. The proposed retail space has been reduced by 135 square metres and the residential GFA has been increased by 736 square metres. There are now 270 residential rental units (up from 263) and 197 parking spaces proposed.

## **POLICY CONSIDERATIONS**

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When compared to the proposal from the original report that was considered by Council on February 2, 2022, the new proposal provides access off Sheppard Avenue West, which is designated as a major arterial road. Cocksfield Avenue is designated as a local road. The new proposal conflicts with the transportation policies that are contained in the Access Management Guidelines and Road Classification System, both of which discourage access off major arterial roadways in cases where other access opportunities exist.

### **Site Plan Control**

The application is subject to Site Plan Control under Section 41 of the Planning Act. A Site Plan Control application has been submitted and is currently being reviewed (File number: 20 187375 NNY 06 SA).

While the applicant has not updated their Site Plan Control application to reflect the revised proposal, staff have identified some concerns that may be addressed through a resubmission:

- Location of the lobby and entrance to the building off of Sheppard Ave West;
- The provision of a pedestrian midblock connection between Cocksfield Avenue and Sheppard Avenue West; and
- Covering of the ramp to the underground garage.

## **COMMENTS**

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### **Height**

City Council deferred consideration of the Final Report in order to "review the height of the building". The revised proposal retains the originally proposed height of 12-storeys (44.95 metre) which staff continue to support.

### **Land Use**

City Council deferred consideration of the Final Report in order to "develop an alternative entry and exit point for daycare users and residents that removes or amends access from Cocksfield Avenue and use an alternative route onto and off of Sheppard Avenue". The revised proposal reflects this request. The realignment results in the removal of the 373 square metre private daycare along Cocksfield Avenue and replaced with seven residential units.

The changes resulting from the realignment is an overall loss of 135 square metres of retail space, an increase of residential space by 736 square metres, and an overall increase of 228 square metres of GFA.

### **Traffic Impact, Access**

At the June 22, 2021 community consultation meeting residents raised some concerns regarding the impact of traffic along Cocksfield Avenue, especially as it related to the morning and afternoon drop-off and pick-up times for the daycare and the overall increase of vehicle traffic generated by the development.

City Council directed staff to "to develop an alternative entry and exit point for daycare users and residents that removes or amends access from Cocksfield Avenue (a one way side street) and use an alternative route onto and off Sheppard Avenue". The applicant has modified their proposal with access now located off of Sheppard Avenue West, aligning along the western edge of the site and turning onto a ramp leading to the underground parking garage.

The applicant has not submitted an updated Transportation Impact Study with the revised proposal. The originally proposed development was expected to generate approximately 77 total new two-way vehicle trips (25 inbound and 52 outbound) during the weekday morning peak hour period and 93 total new vehicle two-way trips (52 inbound and 41 outbound) during the afternoon peak hour period. Site traffic was expected to have minor impact on typical traffic movement in non-peak hours. Given the above-noted site traffic estimates, Transportation Services was in agreement that traffic generated by the originally proposed development could be accommodated by the adjacent street system, including Cocksfield Avenue. Without an updated Transportation Impact Study, Transportation Services is unable to assess the impacts of the revised proposal with Sheppard Avenue West-only access driveway.

Staff have concerns with the revision to the vehicular access, relocating it from Cocksfield Avenue to Sheppard Avenue West which is one of the Major City-wide cycling routes in the City's Cycling Network Plan. In the context of development on a through-site that stretches between a major arterial and an adjacent local road, access to the site is preferred from the lower order road. With ingress and egress to the site now occurring along Sheppard Avenue West, directly at the start of a layby/right turn lane and approximately 60 metres east of the major intersection of Wilmington Avenue and Sheppard Avenue West, negative traffic impacts affecting Sheppard Avenue West may occur. Quantification of these negative impacts cannot be determined at this time given that a revised Traffic Impact Study has not been submitted, which assesses a scenario with the Sheppard Avenue West only driveway. While it may be possible to mitigate any negative traffic impacts by managing access, staff prefer the original proposal with access to the site occurring along Cocksfield Avenue.

### **Working Group**

City Council directed that a working group with residents and the councillor be created to better facilitate the flow of idea to improve the application and give local residents a

stronger voice in the application process. Staff understand that the councillor worked with area residents and the applicant in developing the revised proposal but city staff were not part of the group.

### **Section 37**

The new proposal introduces no changes to the current Section 37 Agreement from the original report that was considered by Council on February 2, 2022 despite the increase in GFA. The draft by-law continues to secure \$1,400,000.00 to be allocated towards improvements to parks, community facilities and/or the public realm located within Ward 6 and/or the vicinity of the application site. Additionally, the Section 37 Agreement will secure, for legal convenience, provisions related to rental housing and the Toronto Green Standard.

### **Conclusion**

While the revised application relocates the vehicular access onto Sheppard Avenue West in accordance with the City Council direction, staff continue to support, and prefer, the original application which staff recommended in the Final Report dated December 2, 2021. The original proposal provided retail space to support new and existing residents, provided daycare space and located vehicular access off of Cocksfield Avenue in accordance with City policy.

### **CONTACT**

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Kelly Snow, Planner, Community Planning  
Tel. No. (416) 395-7124  
E-mail: [Kelly.Snow@toronto.ca](mailto:Kelly.Snow@toronto.ca)

### **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director, City Planning

Ashley Curtis,  
Director, Transportation Planning & Capital Program  
Transportation Services