

2135 Sheppard Avenue East – Official Plan Amendment and Zoning By-Law Amendment Applications – Preliminary Report

Date: March 11, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 17 - Don Valley North

Planning Application Number: 21 193763 NNY 17 OZ (ZBA) and 22 110192 NNY 17 OZ (OPA)

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications located at 2135 Sheppard Avenue East to permit an 11-storey (36 metre) mixed use building containing 275 residential dwelling units, 1,260.7 square metres of office space, and 1,858.5 square metres of retail space. A 448 square metre public park is also proposed at the southern edge of the site.

The applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the applications with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the applications located at 2135 Sheppard Avenue East, 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

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.

THE SITE

Description: The subject site containing the proposed Building C is irregular in shape and has an approximate area of 6,856 square metres. The site has an approximately 88.0 metre frontage along Sheppard Avenue East and 79.1 metres along Consumers Road.

Existing Uses: Currently vacant and used as a staging and parking area for the construction of the previous and ongoing phases of development on the adjacent properties which were part of the greater development site.

Official Plan Designation: *Mixed Use Areas.*

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan>

Secondary Plan: The site is located within the ConsumersNext Secondary Plan area and is located within the *Sheppard and Consumers Node*.

See Attachment 5 of this report for the Secondary Plan – Districts and Nodes Plan. The City of Toronto's ConsumersNext Secondary Plan policies may be found here:

<https://www.toronto.ca/legdocs/bylaws/2018/law0494.pdf>

Zoning: General Commercial Zone – Site Exception 142 (C1(142)A) under the former City North York Zoning By-law 7625, as amended by By-law 1182-2016(OMB) (Attachment 6a and 6b). The subject site is not subject to City-wide Zoning By-law No.569-2013.

THE APPLICATION

Complete Application Submission Date: The Official Plan Amendment and Zoning By-law Amendment applications were both deemed to be complete as of February 18, 2022.

Description: An 11-storey (36 metre) mixed use building containing 275 residential dwelling units, 1,260.7 square metres of office space, and 1,858.5 square metres of retail space. A 448 square metre public park is also proposed at the southern edge of the site.

Density: 3.5 times the area of the subject parcel (resulting in a density of 4.9 times the area of the development site across all phases).

Dwelling Units: The proposed 275 units includes 137 one-bedroom (49.8%), 83 two-bedroom (30.2%), and 55 three-bedroom (20%) units.

Access, Parking and Loading: The proposed building will be accessed by a new north-south private driveway off of Sheppard Avenue East at the west end of this site that will connect to the applicant's other development phases (Parkside Square – Buildings A, B, and D). The private driveway will provide an area for pick-up and drop off, as well as provide access to an internal loading area and secondary entrance, which will also include a ramp into a two-level underground parking garage. The primary pedestrian entrance will be accessed along Sheppard Avenue East.

The underground garage will contain 193 parking spaces, including 148 residential parking spaces, 18 parking spaces for the proposed retail space, as well as 27 parking spaces for visitors and the proposed office use.

The proposed 307 bicycle parking spaces include 262 short term bicycle parking spaces and 45 long term bicycle parking spaces located on the Ground Floor and P1 of the underground garage.

One type G and one type B loading space is proposed in the aforementioned internal loading area.

Additional Information

See Attachments 1, 2a, 2b, 3, and 7 of this report for a Location Map, three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet respectively. Detailed project information including all plans and reports submitted as part of the applications can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=Q9B2jsO6Y8S2NUh9Wkr22g%3D%3D>

Reason for the Application

An Official Plan Amendment application is required in order to permit an increased density from what is permitted in the ConsumersNext Secondary Plan, as well as reduced setbacks, landscaping, and the minimum size of the proposed dwelling units, amongst other things. It is noted that pursuant to Section 11 (2.1.1) of the Planning Act, an amendment to the Secondary Plan before the second anniversary of the first day any part of the Secondary Plan came into affect, which in this case would be October 9,

2020, would not be permitted. A City Council decision pursuant to Member Motion MM38.26 was adopted on December 15, 2021 to allow the subject Official Plan Amendment application (more information can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM38.26>)

A Zoning By-law Amendment application is required in order to permit the proposed increase in height, density, gross floor area, number of dwelling units, and to establish new development standards related to, setbacks, parking, loading, and amenity areas, amongst other things.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review these applications to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified to be resolved:

- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Official Plan and the ConsumersNext Secondary Plan ("the Secondary Plan"). These include, but are not limited to the following:
 - The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and to adjacent properties. It is noted that the proposed Official Plan amendment is requesting a density of 4.9 FSI as applied to the applicant's entire land holdings across all development phases, an increase from the 3.5 FSI as required in the Secondary Plan;
 - The appropriate massing, setbacks, streetwall heights, and stepbacks as per built form policies related to development in the Sheppard and Consumers Node, and its relationship to existing and proposed

development in the surrounding Sheppard East Corridor District. It is noted that while a 3 metre minimum setback is required between a height of 10.5 metres (3 storeys) and 20 metres (6 storeys), a setback has instead been provided above the mezzanine level at approximately 9.4 metres. The setback is also not uniformly provided around the entire building;

- The amount of non-residential gross floor area proposed;
- Landscaping, pedestrian amenities, and setbacks as it relates to supporting increased pedestrian activity, especially along Sheppard Avenue East. It is noted that the proposed Official Plan amendment is requesting a reduced setback (approximately 0.8 metres as proposed) from the minimum required setback of 5 metres from the existing property line. This is in part to recognize land previously conveyed to the City along Sheppard Avenue East. The applicant is also requesting that pedestrian amenities and landscaping including a second row of street trees be no longer required within the minimum required setback;
- The appropriateness of the proposed angular plane as the proposed development does not fall beneath the 45 degree angular plane from Sheppard Avenue East when taken from the property line as per the Secondary Plan; and
- The appropriateness of the proposed residential units and indoor amenity space on the ground level facing the proposed public park, driveway, and a section of the Consumers Road frontage.
- The proposed development and its adherence to the *Avenues and Mid-rise Buildings Study* ("the Guidelines"). These include, but are not limited to, the following:
 - The appropriateness of the proposed 9.4 metre, 2-storey plus mezzanine street wall along Sheppard Avenue East;
 - The provision of 'pedestrian perception' steps backs;
 - The appropriateness of the approximately 67.8 metre building length, as buildings that surpass a length of 60 should be articulated and broken up.
- The quality of the public realm including the relationship to other public amenities, such as the future park to the south, and pedestrian connections with the surrounding development including the applicant's other development phases, and the streetscapes along Sheppard Avenue East and Consumers Road;
- The shadow and wind impacts on the public realm and adjacent areas;
- The amount of indoor and outdoor amenity space;
- The provision of affordable housing;
- The general quality of site landscaping including the provision of large growing shade trees and preservation of existing trees;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;

- The unit mix and size with respect to the ConsumersNext Secondary Plan and the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The appropriate provision of vehicular parking spaces and the impact on existing and anticipated traffic;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

Additional issues may be identified through the review of the applications, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the applications.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

Philip Liu, Planner, Community Planning
Tel. No. (416) 396-5574
E-mail: Philip.Liu@toronto.ca

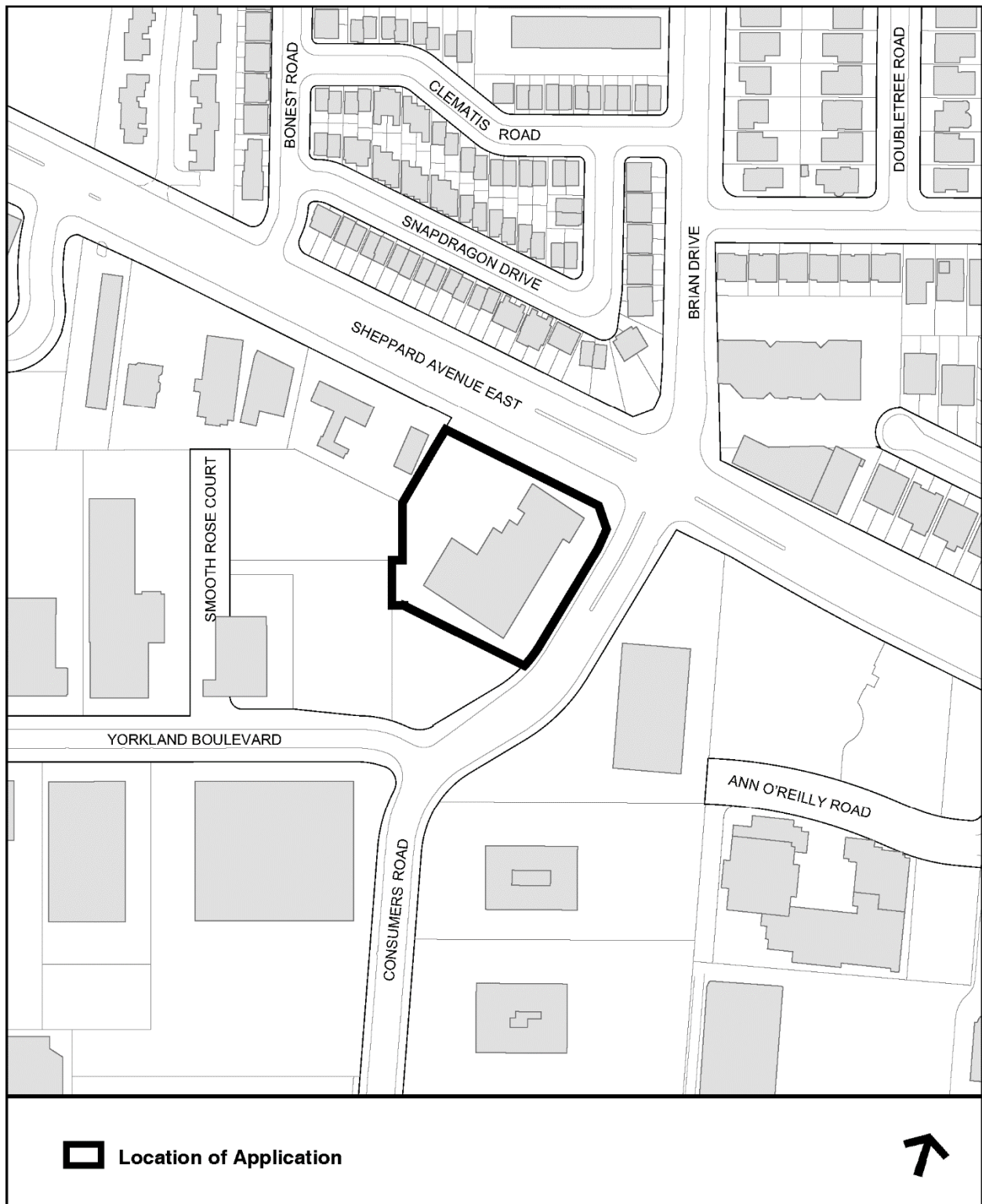
SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context (Looking Northwest)
Attachment 2b: 3D Model of Proposal in Context (Looking Southeast)
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Secondary Plan Map (Districts and Nodes Plan)
Attachment 6a: Former North York Zoning By-law 7625 Map
Attachment 6b: Amending Zoning By-law 1182-2016(OMB) Map
Attachment 7: Application Data Sheet

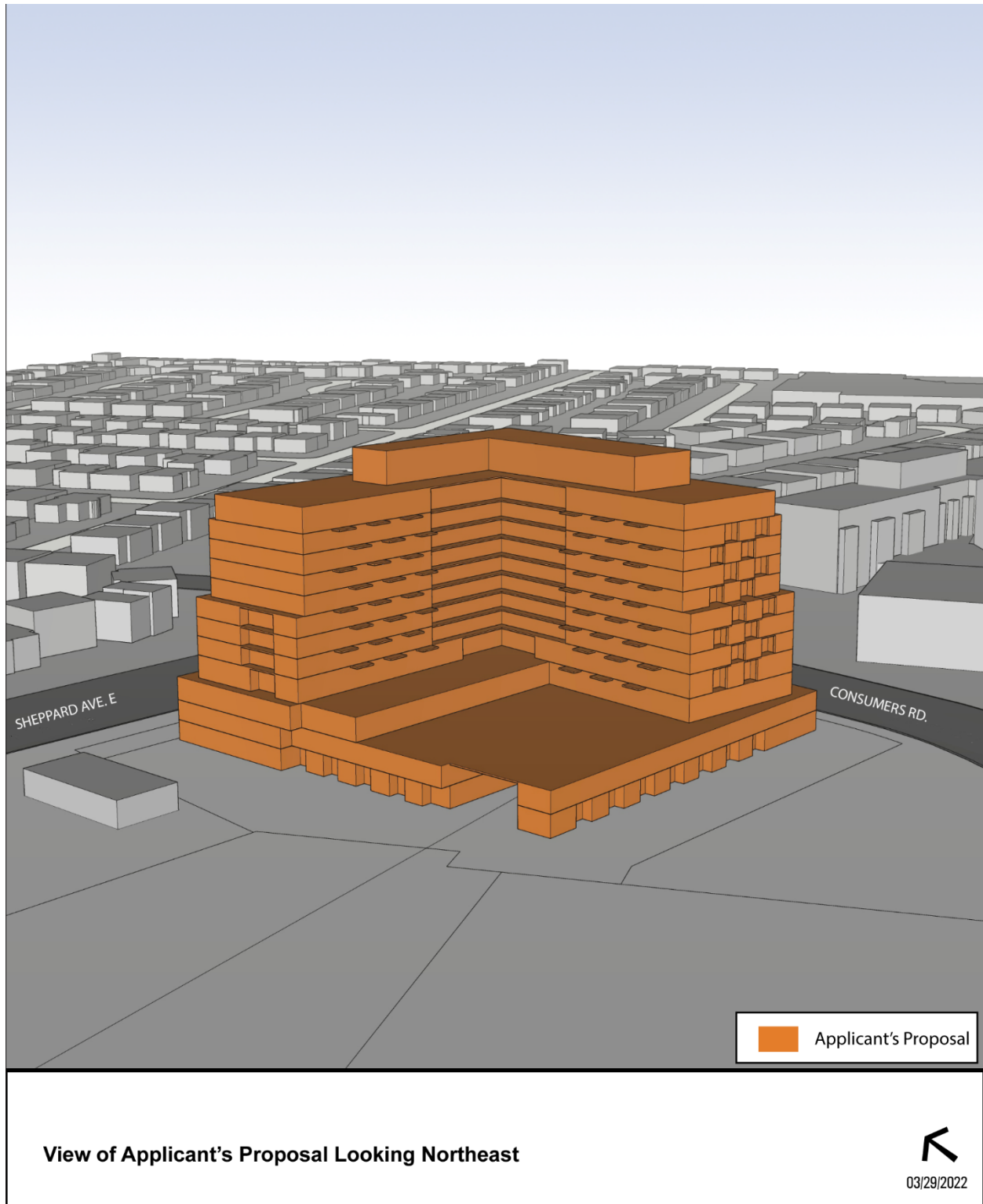
Attachment 1: Location Map



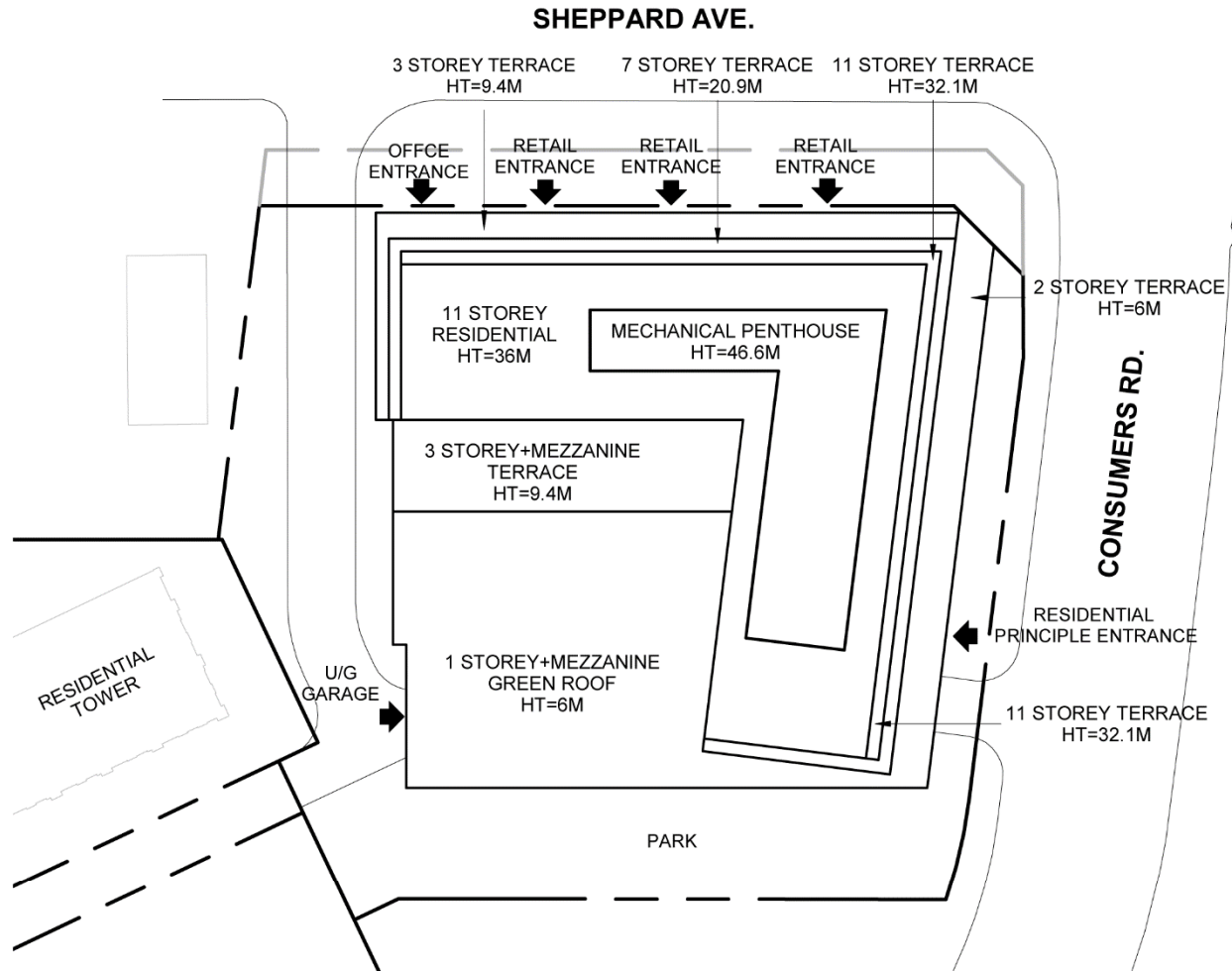
Attachment 2a: 3D Model of Proposal in Context (Looking Southwest)



Attachment 2b: 3D Model of Proposal in Context (Looking Northeast)



Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map

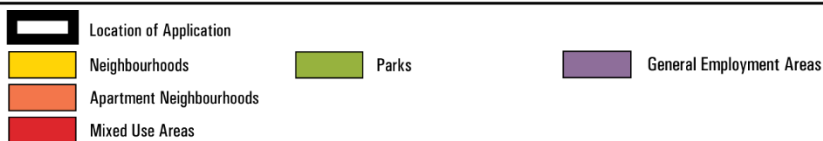


Official Plan Land Use Map #19

2135 Sheppard Avenue East

File # 22 110192 NNY 17 0Z

File # 21 193763 NNY 17 0Z



↑
Not to Scale
Extracted: 02/07/2022

Attachment 5: Secondary Plan Map (Districts and Nodes Plan)



Not to Scale



ConsumersNext Secondary Plan

MAP 38-5 Districts and Nodes Plan

Secondary Plan Boundary

Districts

Sheppard and Victoria Park Corridors

Business Park Interior District

Highway Edge District



Subject Property

Nodes and Main Street



Consumers and Sheppard Node



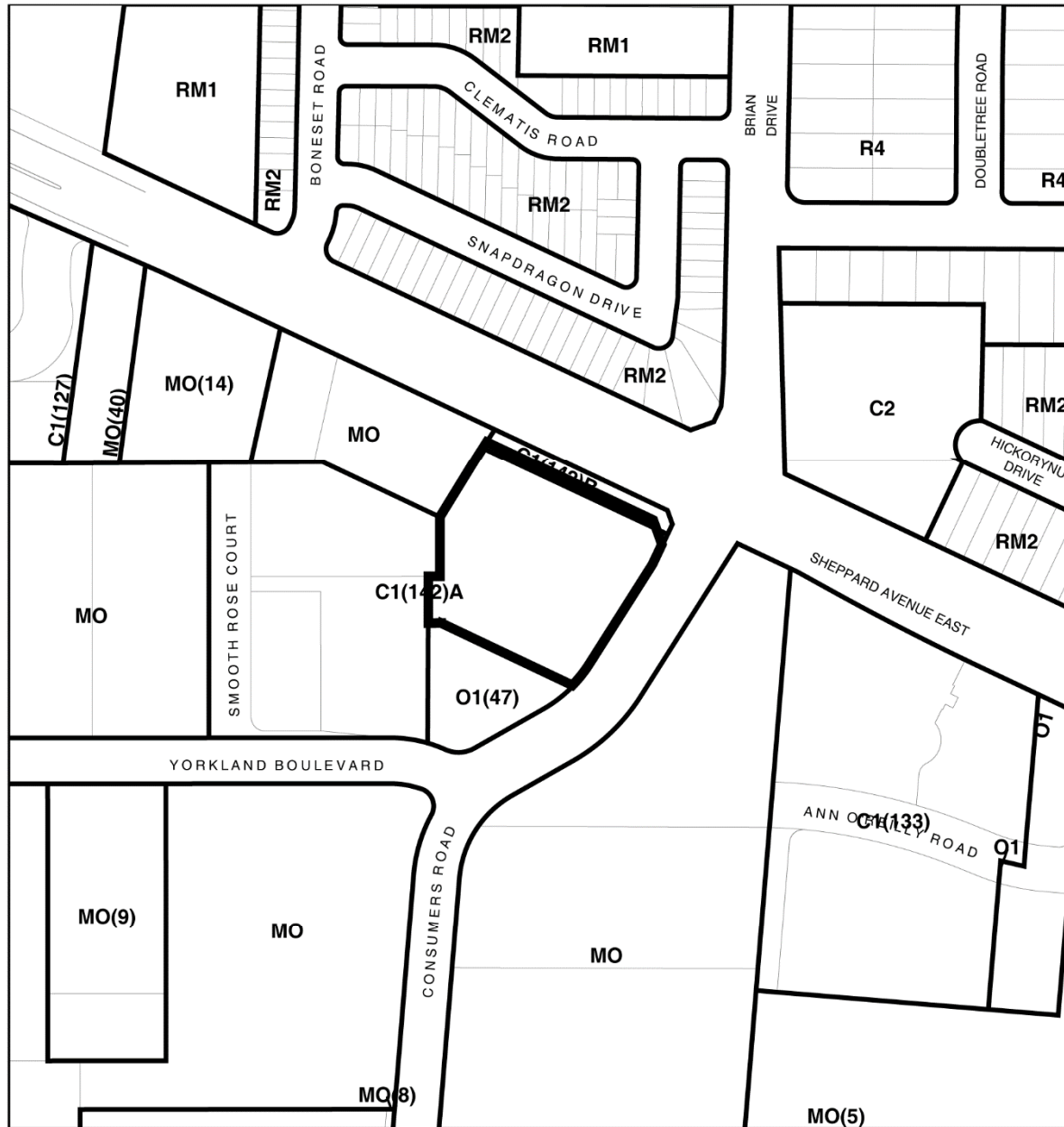
Sheppard and Victoria Park Node



Consumers Main Street

November 2017

Attachment 6a: Former North York Zoning By-law 7625 Map



Zoning By-law 7625

2135 Sheppard Avenue East

File # 22 110192 NNY 17 0Z
File # 21 193763 NNY 17 0Z



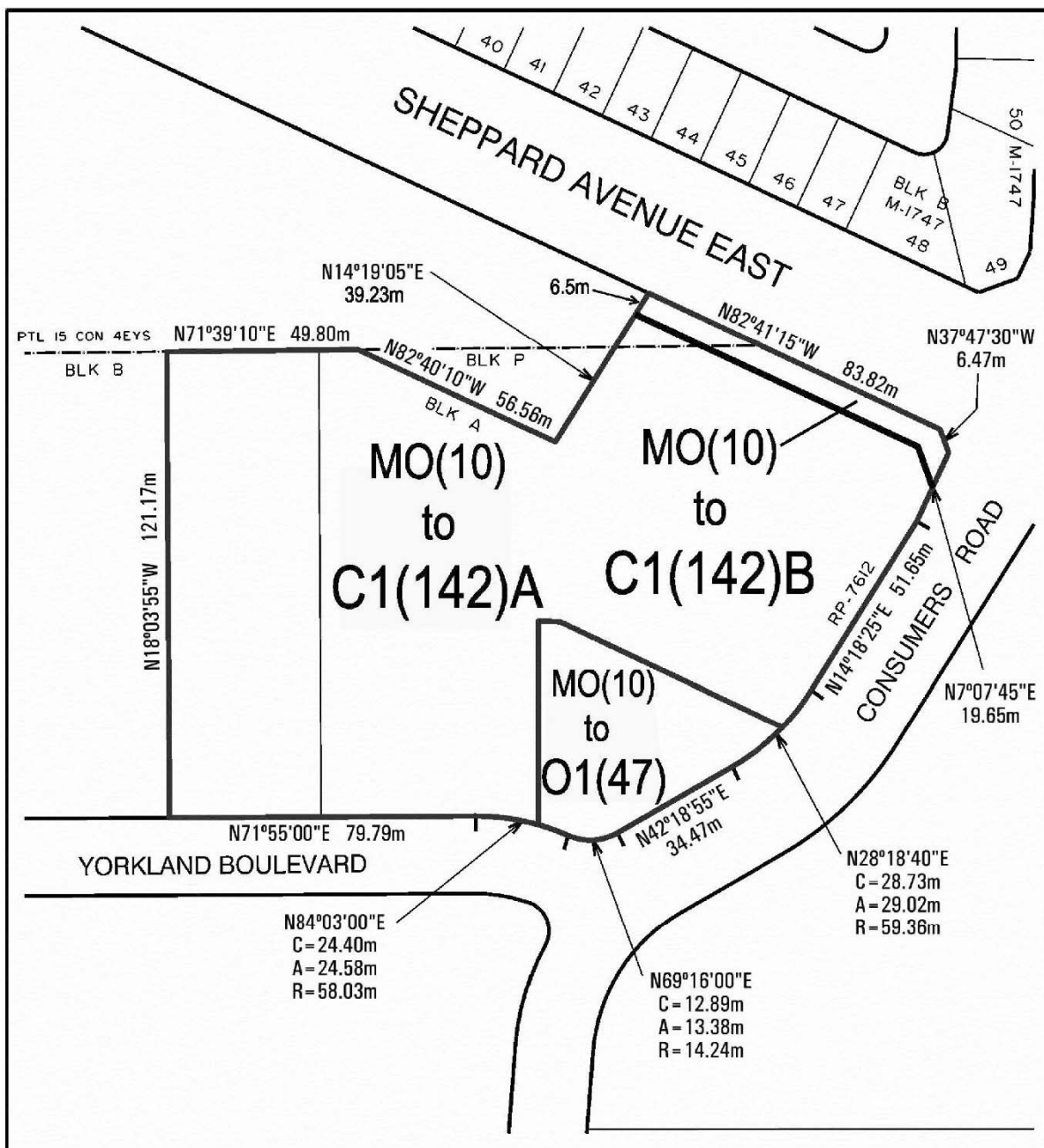
Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
C1 General Commercial Zone
C2 Local Shopping Centre Zone
MO Industrial-Office Business Park Zone

O1 Open Space Zone

Not to Scale
Extracted: 02/07/2022

Attachment 6b: Amending Zoning By-law 1182-2016(OMB) Map



Schedule 1

Part of Lot 15, Concession 4, E.Y.S. & Part of Blocks A & B, R.P. 7612, City of Toronto

File #12 126689 NNY 33 02

Krcmar Surveyors Limited

Date: 09/16/2014

Approved by: S. Forrester



Not to Scale

APPLICATION DATA SHEET

Municipal Address: 2135 SHEPPARD AVE E **Date Received:** February 2, 2022

Application Number: 22 110192 NNY 17 OZ & 21 193763 NNY 17 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan Amendment Application and Zoning By-law Amendment Application to facilitate an 11-storey mixed use building containing 275 residential dwelling units, 1,260.5 square metres of office space, and 1,858.5 square metres of retail space. A 448 square metre public park is also proposed at the northeast corner of the site.

Applicant	Agent	Architect	Owner
HILTIN HILLS DEVELOPMENT INC	BOUSFIELDS INC.	TURNER FLEISCHER ARCHITECTS INC.	HILTIN HILLS DEVELOPMENT INC
1815 IRONSTONE MANOR, UNIT 1, PICKERING, ON L1W 3W9	3 CHURCH STREET, SUITE 200, TORONTO ON, M5E 1M2	67 LESMILL ROAD, TORONTO ON, M3B 2T8	1815 IRONSTONE MANOR, UNIT 1, PICKERING, ON L1W 3W9

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: C1(142)A Heritage Designation:

Height Limit (m): 31 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 6,856 Frontage (m): 88 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,925	2,925
Residential GFA (sq m):			20,886	20,886
Non-Residential GFA (sq m):	2,292		3,119	3,119
Total GFA (sq m):	2,292		24,005	24,005
Height - Storeys:	2		11	11
Height - Metres:			36	36

Lot Coverage Ratio (%): 42.67

Floor Space Index: 3.5

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	20,886	115
Retail GFA:	1,858.5	
Office GFA:	1,260.7	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			275	275
Other:				
Total Units:			275	275

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			137	83	55
Total Units:			137	83	55

Parking and Loading

Parking Spaces: 193 Bicycle Parking Spaces: 307 Loading Docks: 2

CONTACT:

Philip Liu, Planner, Community Planning
(416) 396-5574
Philip.Liu@toronto.ca