

500 Sheppard Avenue East - Official Plan and Zoning By-law Amendment application – Preliminary Report

Date: March 11, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: 18 - Willowdale

Planning Application Number: 21 235569 NNY 18 OZ

Related Planning Application Number: 2021 252112 NNY 18 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment application for two residential towers on a shared 4-9 storey podium that includes office and retail uses. The west tower has a proposed height of 122.65 metres or 35-storeys while the east tower has a proposed height of 134.75 or 39-storeys, altogether containing 928 dwelling units. The proposed residential gross floor area is 55,000 square metres and the non-residential gross floor area is 3,000 square metres resulting in an overall Floor Space Index of 10.12. The application has been circulated to all appropriate City divisions and public agencies for comment.

City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application at 500 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 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 recommendations in this report have no financial implications resulting from the recommendations included in this report in the current budget year, or in the future years.

DECISION HISTORY

In 2015, the Ontario Municipal Board (now called the Ontario Land Tribunal) approved under Case No. PL140124, an Official Plan and Zoning By-law Amendment application (11 173715 NNY 23 OZ) by adding a new subsection to the Sheppard East Subway Corridor Secondary Plan to permit a 25-storey mixed-use building (height of 82 metres) on top of a 9-storey podium (height of 32 metres) for a total residential gross floor area of 20,709.69 square metres (FSI of 3.99) and a non-residential gross floor area of 3,062.33 square metres (FSI of 0.59) of the net site area (5,190.4 square metres). The site was rezoned from C1 to RM6. This approval included a non-profit daycare of 557.4 square metres, road widenings on Bayview Avenue and Sheppard Avenue East (222 square metres), as well as, density incentives and transfer under Section 4.3 and Figure 4.3.3 of the Sheppard East Subway Corridor Secondary Plan for parkland contributions (381 square metres) and provisions of an on-site public access easement for the purpose of a pedestrian walkway connecting Sheppard Avenue East to Mallingham Court in association with new development.

A copy of the decision may be found at: [Publications \(annual reports, brochures\) \(gov.on.ca\)](#)

THE SITE

Description: The subject site is an L-shaped lot that has an approximate area of 5,731 square metres with a Sheppard Avenue East frontage of 71.5 metres and a Bayview Avenue frontage of 38.3 metres. The site is located at the northwest intersection of Sheppard Avenue East and Bayview Avenue. The topography of the site along Bayview is generally flat while on the Sheppard Avenue East frontage, the site gradually descends from east to west. The site immediately abuts the Bayview Parkette and a TTC subway station entrance. See Attachment 1 (location map) and Attachment 6 (Application Data Sheet) for further information.

Official Plan Designation: *Mixed Use Areas and Parks* as shown on Attachment 3 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: *Mixed Use Areas* on Map 29-2 and within the "Bayview Node", Sheppard East Subway Corridor Secondary Plan ("SESCSP") with a maximum Floor Space Index ("FSI") of 3.0 as shown Attachment 4.

The Secondary plan can be found here: [9 - Sheppard East Subway Corridor Secondary Plan \(toronto.ca\)](#)

Zoning:

The site is zoned RM6(234) (Residential Multi-Sixth Density Zone) and O1 (Open Space) by the former City of North York Zoning By-law 7625, through site-specific by-law 1049-2016 that permits a 25-storey residential building on a 9-storey podium, a non-profit daycare and a parkland addition to the existing Bayview Parkette. RM6(234) permits a wide range of residential, office and retail uses including apartment buildings, day nurseries, live-work uses, veterinary clinics, hotels, apartment hotels and the O1 permits a public park.

The site is not subject to City of Toronto By-law 569-2013 which may be found here: <https://www.toronto.ca/zoning>

THE APPLICATION

Complete Application Submission Date: The application is deemed complete as of November 8, 2021.

Description: A mixed-use building that include a 35-storey tower and a 39-storey tower located on top of a 4-9 storey podium with an overall building height of 122.65 metres and 134.75 metres, respectively (inclusive of the mechanical penthouses). The proposed residential gross floor area is 55,000 square metres (FSI of 9.6) and the non-residential gross floor area is 3,000 square metres (FSI of 0.52).

Density: 10.12 times the lot area.

Dwelling Units: The proposed 928 dwelling units includes 696 one-bedroom units (75%), 139 two-bedroom units (15%), and 93 three-bedroom units (10%).

Access, Parking and Loading: Access to a shared three-level underground garage is proposed from the driveway accessible from Bayview Avenue and Sheppard Avenue East. 291 parking spaces are proposed, which includes 186 residential parking spaces, 101 visitor parking spaces and 4 non-residential parking spaces.

The proposed 291 vehicle parking spaces are located within the 3-level of below grade garage and 948 bicycle parking spaces will be provided in the lower level of the podium.

An internalized Type "C" loading space will be provided on the north side of the 39-storey tower (east tower) and internalized Type "G", Type "B" and the second Type "C" loading spaces will be provided within the 35-storey tower (west tower), all accessible by the two-way driveway from Sheppard Avenue East and Bayview Avenue.

Additional Information

For additional information see Attachments 2, 6, 7 and 8 of this report for a three-dimensional representation of the project in context, a site plan, elevation plans, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=N6I714wcB1cLcfMcGbNjaQ%3D%3D>

Reasons for the Application

An amendment to the Official Plan is required to permit the two towers on the site at the proposed density which exceeds the density limits of the SESCSP and the approved density contained in OPA 318. In addition, due to the proposed change in location for the public park expansion, certain portions of the lands are to be redesignated from *Parks and Open Space* to *Mixed Use Areas* and from *Mixed Use Areas* to *Parks and Open Space*. In addition, amendments are required to the density provisions and density incentives of the SESCSP, as amended, that require additional density to be supported by built form and urban design objectives, community resources, infrastructure capacity and the need to address potential impacts on surrounding uses.

An amendment to the former City of North York Zoning By-law 7625, as amended by By-law 1049-2016 is required to permit the addition of another tower, additional heights and density as well as the appropriate development standards for gross floor area, floor space index, setbacks, step backs, indoor and outdoor amenity space, vehicle and bicycle parking spaces.

Additional site specific amendments may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has been submitted (2021 252112 NNY 18 SA).

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application 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. The following preliminary issues have been identified to be resolved:

- A balance of commercial and residential use that establishes complete communities and employment opportunities close to rapid transit
- A direct connection to a public street for the residential lobby and the pick-up/drop-off area
- Building's location and massing including streetwall heights and setbacks to fit within the existing and planned context, TTC subway station entrances, park, street intersection in areas of high pedestrian volumes, as well as, streetscape initiatives to support active transportation
- Building height, density and its impact on the existing and planned context
- Encouragement of density incentive provisions for transit terminal connections
- Encouragement of density incentive provisions for social facility/public recreation centre that contribute to a range of services and facilities in areas experiencing major or incremental growth
- Provision for contributions towards enhancements of new or existing community services facility
- Provision for affordable housing to support a range and mix of housing options to serve all sizes, incomes and ages of households including unit size
- Transportation Demand Measures that provides multi-modal options and prioritizes surface parking to be shared mobility spaces
- Improved site circulation that encourages walking, cycling and transit use for residents, workers and visitors
- Appropriate noise and vibration mitigation
- Appropriate landscaping and space for mature trees, retail and street elements
- Optimize retail design and functionality to secure long-term viability of street-oriented retail uses by applying the Retail Design Manual
- Quality of amenity spaces to support non-residential and residential uses
- The need for a pet relief area with respect to the Pet Friendly Design Guidelines
- Whether the existing infrastructure has the capacity and the impacts of incremental development of the entire *Avenue* segment at a similar form, scale and intensity
- Climate change mitigation and resilience measures, including compliance with Toronto Green Standards
- In the event 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 application, 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 through the review process.

City planning staff will report back at the appropriate time in the review of the application. 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

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SIGNATURE

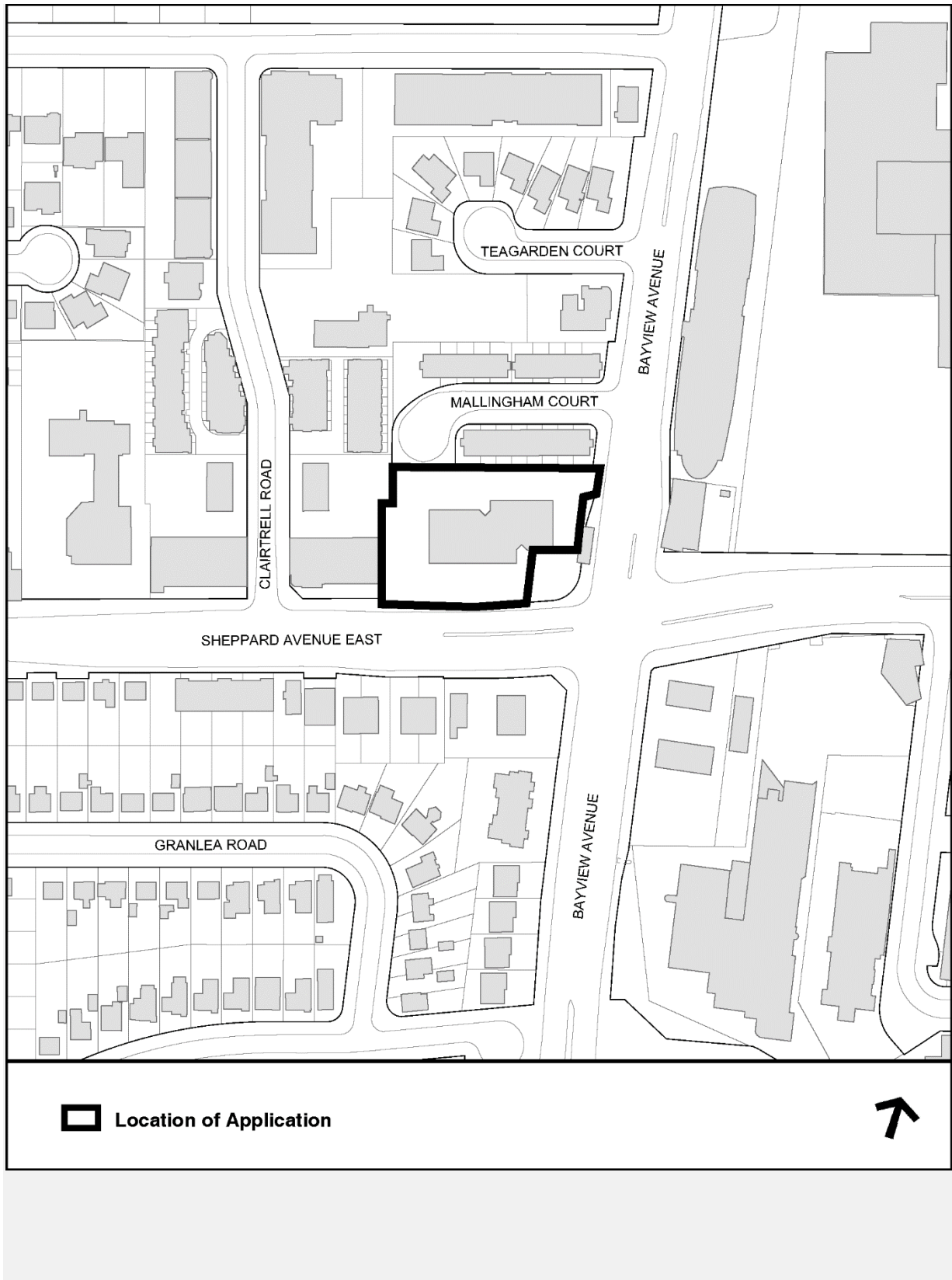
David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

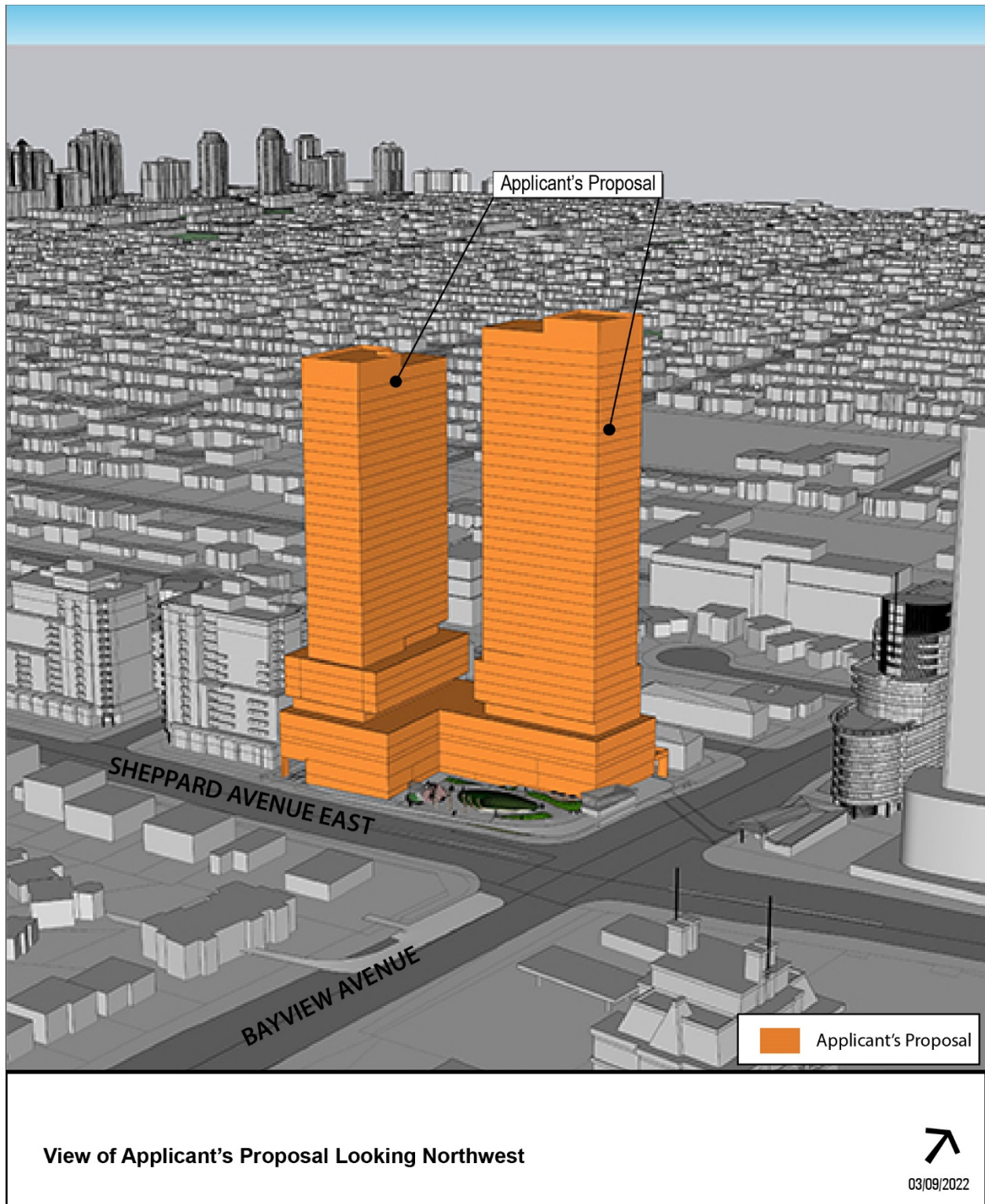
City of Toronto Data/Drawings

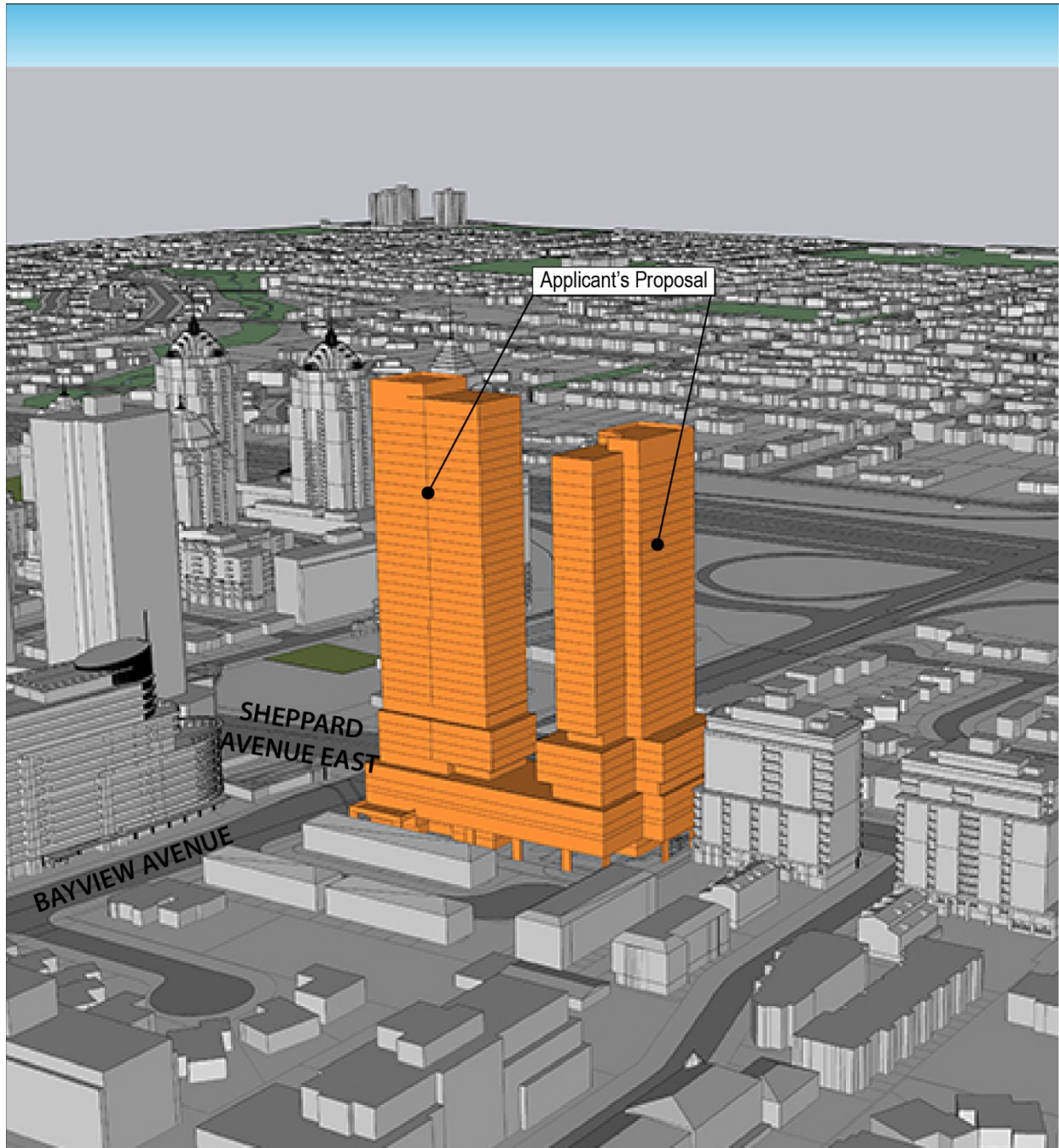
- Attachment 1: Location Map
- Attachment 2: 3D Models of Proposal in Context
- Attachment 3: Official Plan Map
- Attachment 4: Sheppard East Subway Corridor Secondary Plan
- Attachment 5: Zoning By-law 569-2013 and 7625 maps
- Attachment 6: Application Data Sheet
- Attachment 7: Site Plan
- Attachment 8: Elevation Plans

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Southeast



03/09/2022

Attachment 3: Official Plan Map



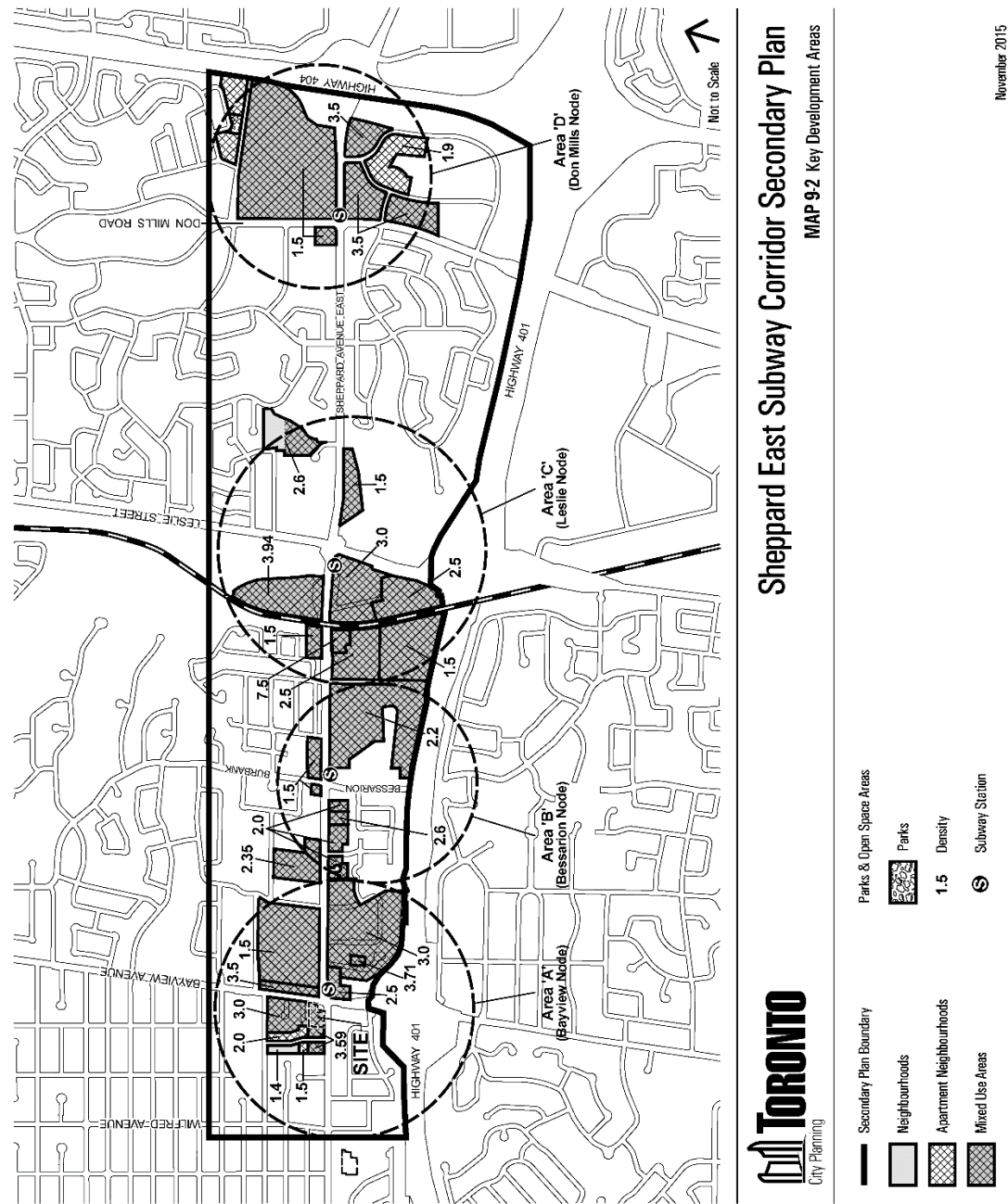
Official Plan Land Use Map #16

500 Sheppard Avenue East

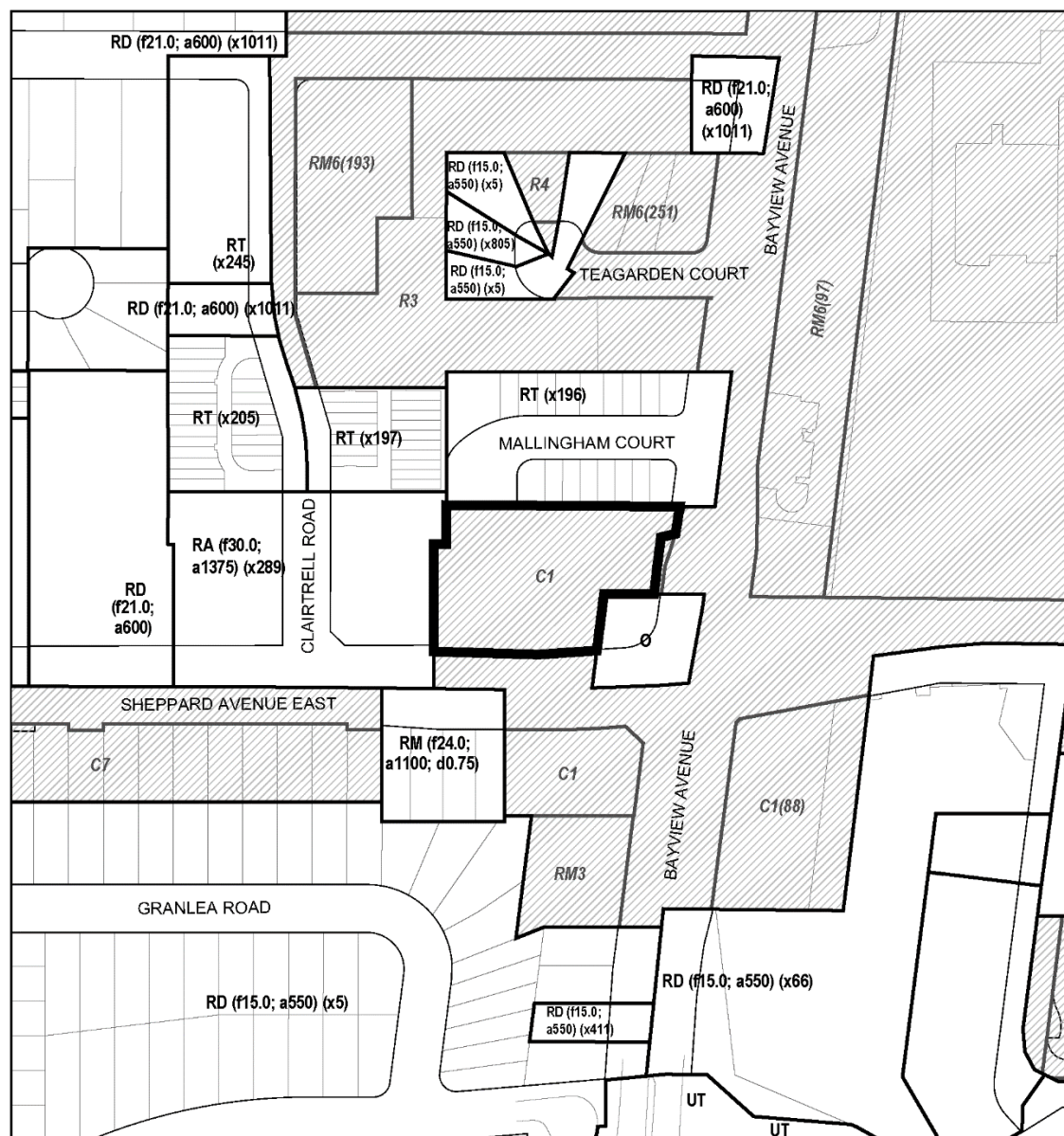
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Attachment 5: Zoning By-law Map (569-2013)



Zoning By-law 569-2013

500 Sheppard Avenue East

File # 21 235569 NNY 18 02

	Location of Application
RD	Residential Detached
RT	Residential Townhouse
RM	Residential Multiple
RA	Residential Apartment
O	Open Space
UT	Utility and Transportation

	See Former City of North York By-law No. 7625
R3	One-Family Detached Dwelling Third Density Zone
R4	One-Family Detached Dwelling Fourth Density Zone
RM3	Multiple-Family Dwellings Third Density Zone
RM6	Multiple-Family Dwellings Sixth Density Zone
C1	General Commercial Zone
C2	Local Shopping Centre Zone
C7	Mixed Use Commercial Zone



Not to Scale
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Attachment 5: Zoning By-law Map (7625)



Zoning By-law 7625

500 Sheppard Avenue East

File # 21 235569 NNY 18 02



Location of Application

R3 One-Family Detached Dwelling Third Density Zone
 R4 One-Family Detached Dwelling Fourth Density Zone
 R7 One-Family Detached Dwelling Seventh Density Zone
 RM1 Multiple-Family Dwellings First Density Zone
 RM3 Multiple-Family Dwellings Third Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone
 C2 Local Shopping Centre Zone
 C7 Mixed Use Commercial Zone
 O1 Open Space Zone



Not to Scale
 Extracted: 11/15/2021

Attachment 6: Application Data Sheet

Municipal Address: 500 SHEPPARD AVE E **Date Received:** November 8, 2021

Application Number: 21 235569 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: The redevelopment of the site with a 35 and 39-storey mixed use building having a residential gross floor area of 55,000 m² , non-residential gross floor area of 3000 m² with a total of 928 dwelling units.

Applicant	Agent	Architect	Owner
BISHOP STUART	Goldberg Group	IBI Group Architects Inc.	BAYVIEW SHEPPARD DEVELOPMENTS LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Y

Zoning: RM6(234) Heritage Designation:

Height Limit (m): 82 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 5,731 Frontage (m): 335 Depth (m): 200

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	1,536	0	932	932
Residential GFA (sq. m):		0	55,000	55,000
Non-Residential GFA (sq. m):	3,396	0	3,000	3,000
Total GFA (sq. m):	3,396		58,000	58,000
Height - Storeys:	3		39	39
Height - Metres:	9		127	127

Lot Coverage Ratio (%): 16.26 Floor Space Index: 10.12

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	55,000	
Retail GFA:	900	
Office GFA:	2,100	
Industrial GFA:	0	
Institutional/Other GFA:	0	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			928	1,028
Other:				
Total Units:			928	1,028

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			696	139	93
Total Units:			75%	15%	10%

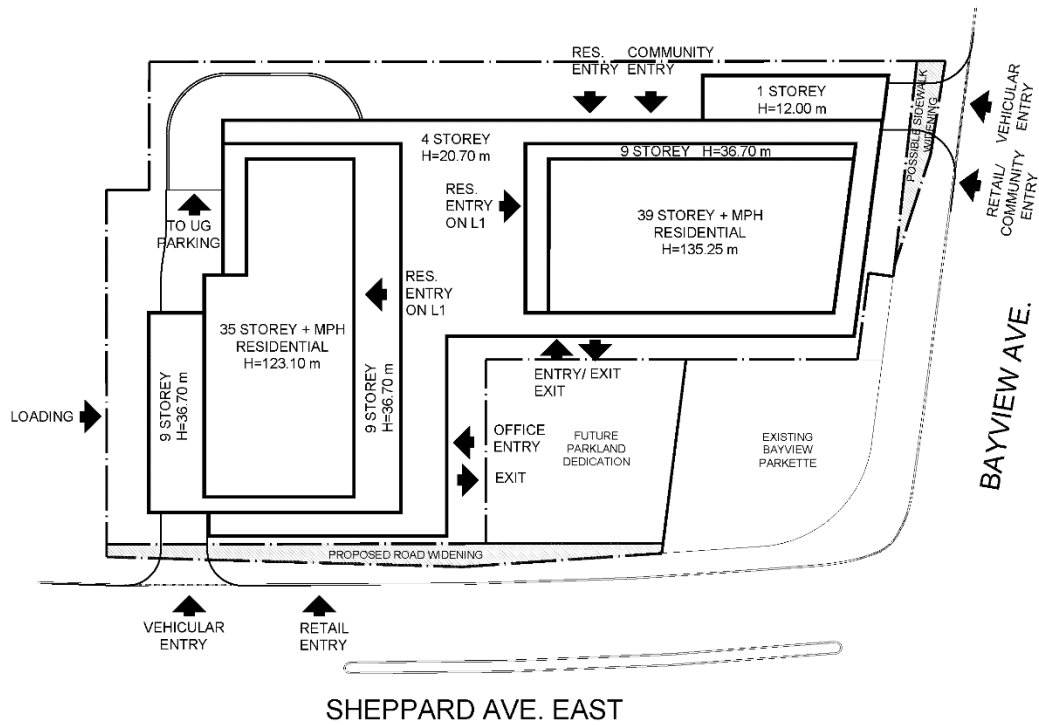
Parking and Loading

Parking Spaces: 333 Bicycle Parking Spaces: 778 Loading Docks: 4

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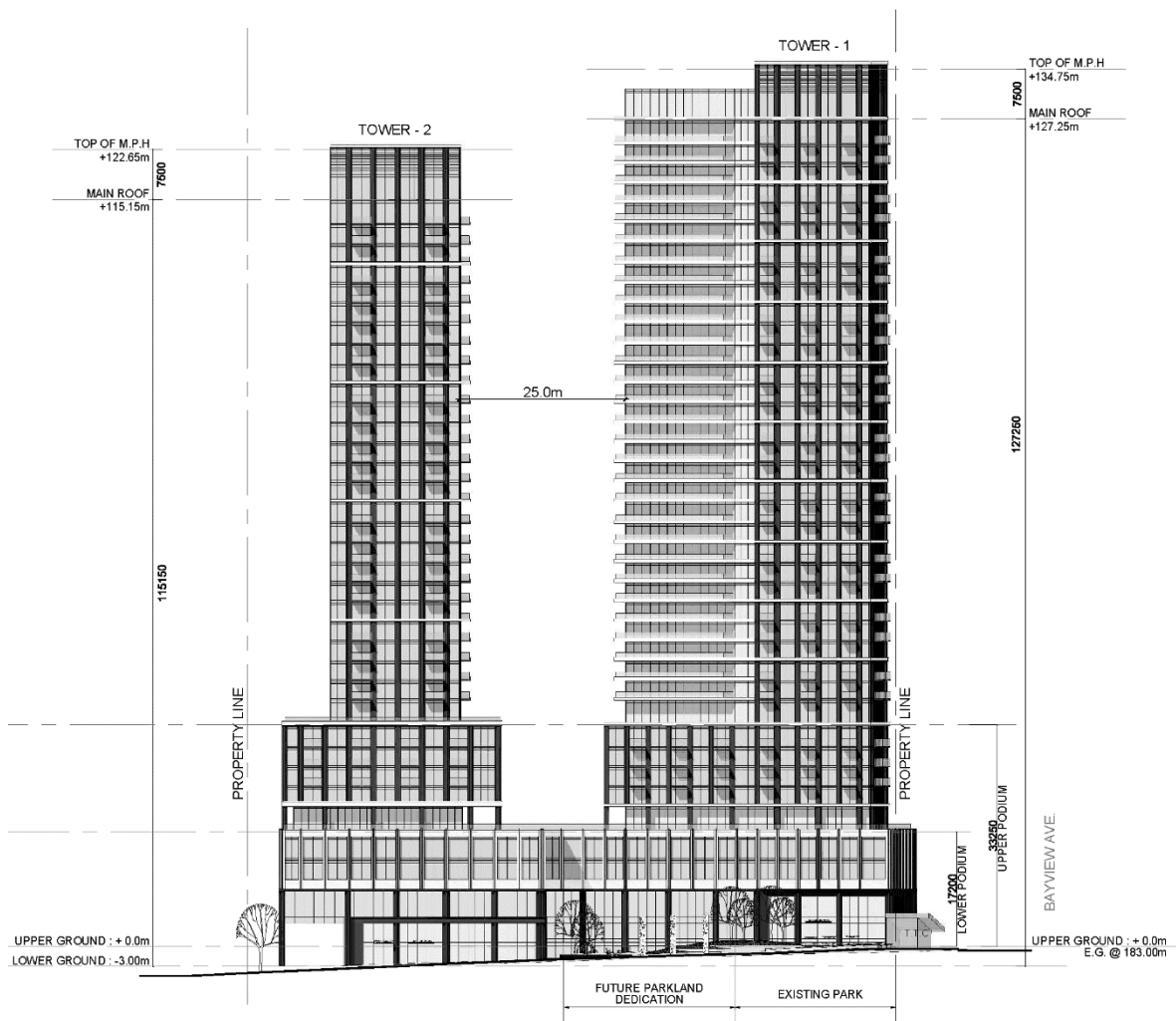
Attachment 7: Site Plan



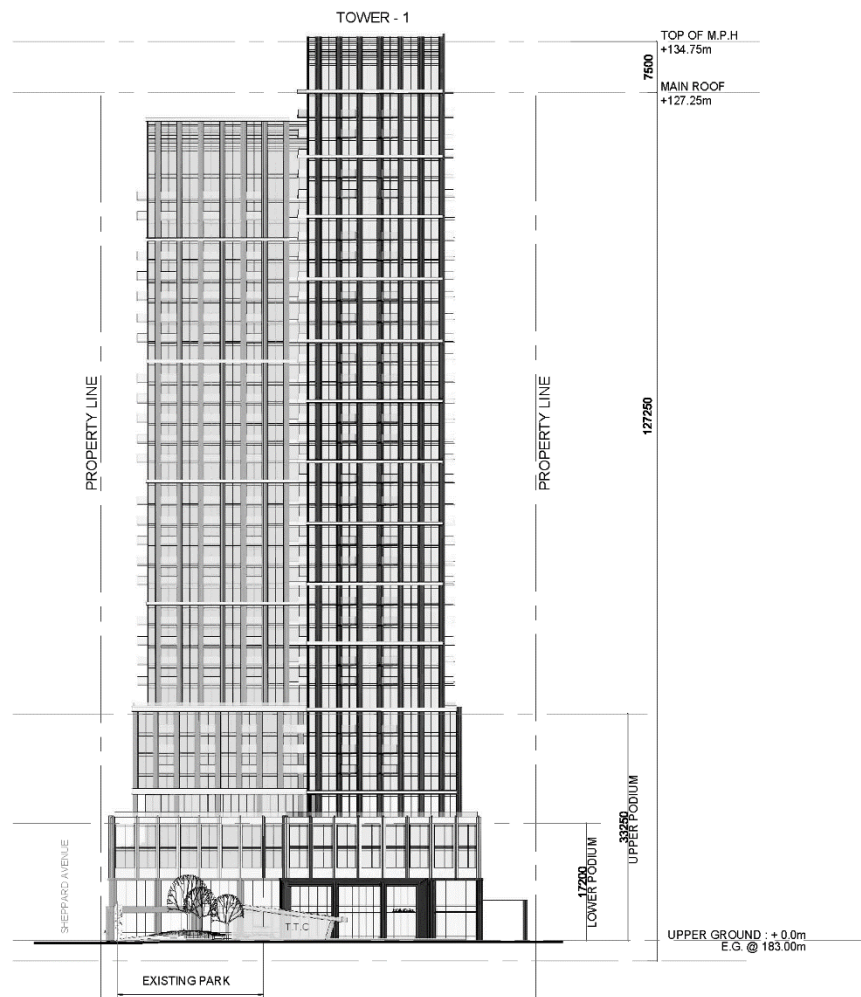
Site Plan



Attachment 8: Elevation Plans



South Elevation



East Elevation