

1800 Sheppard Avenue East – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: June 10, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 17 - Don Valley North

Planning Application Number: 22 135661 NNY 17 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1800 Sheppard Avenue East. The proposal is for a multi-phased redevelopment of the existing 18.8 hectare site which includes a total of 12 new buildings, with height ranges between 18 and 58-storeys, 7,840 square metres of parkland dedication, a multi-use trail, new public and private streets, and a total of approximately 4,700 residential dwelling units. A total of 317,000 square metres of residential gross floor area and 40,000 square metres of non-residential gross floor area are proposed for an overall total site density of 2.5 times the area of the lot. The existing CF Fairview Mall will be retained. Staff are currently reviewing the application.

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 located at 1800 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 is a large irregular shaped parcel with frontage on Sheppard Avenue East to the south, Don Mills Road to the west, and Fairview Mall Drive to the north and east with a total area of 188,250 square metres (18.8 hectares). The subject site is generally flat with a grade change at the intersection of Sheppard Avenue East and Don Mills Road where the site slopes down towards the intersection. The subject site has an approximate frontage of 450 m along Sheppard Avenue East and an approximate depth of 412 metres.

Existing Uses:

The subject site is currently occupied with CF Fairview Mall, a large indoor shopping mall, with an approximate gross floor area of 77,622 square metres, along with surface parking areas, internal drive aisles and driveways, and raised parking structures located along Don Mills Road and in the southwest corner of the subject site, adjacent to the Don Mills Subway Station entrance, and a 2-storey elevated parking structure along the east side yard of the subject site.

Official Plan Designation: *Mixed Use Areas*

The application is also located within the Sheppard East Subway Corridor Secondary Plan. The site is located within the Don Mills Node in the Secondary Plan and the Secondary Plan identifies the Don Mills Node as an area where existing *Mixed Use Areas* blocks can accommodate existing and future employment and residential development opportunities. Additionally, policies in Section 4.2.7 encourage additional development on the site of CF Fairview Mall. The site is also located within a Key Development Area as shown on Map 9.2. Comprehensive redevelopment is promoted in the key development areas to prevent piecemeal development. In key development areas, context plans may be required for the entire block on which development is located, including its relationship to adjacent streets, open space and development sites.

The Secondary Plan permits a maximum density of 1.5 times the area of the lot for the whole of the subject site. No specific height standard is provided for the subject site.

See Attachment 6 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/>.

See Attachment 7 of this report for the Sheppard East Subway Corridor Secondary Plan map. The Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/9805-cp-official-plan-SP-9-SheppardEast.pdf>

Zoning: District Shopping Centre – C3(7) under the former City of North York Zoning By-law 7625. The C3(7) zone permits various commercial uses, including a regional shopping centre. Residential uses are not permitted. The C3(7) zone permits a maximum lot coverage (including all parking structures) of 75% of the area of the lot with a maximum height restriction of 10 to 15-storeys for office buildings and 11.0 m for parking structures on the lot. The subject site is not subject to City's new Zoning By-law 569-2013.

See Attachment 8 of this report for the existing Zoning By-law Map.

Municipal Comprehensive Review: In June 2020, the City Planning Division initiated the Growth Plan Conformity and Municipal Comprehensive Review ("MCR") which includes the delineation of approximately 180 potential Major Transit Station Areas (MTSAs) to meet Provincial minimum intensification requirements. Don Mills subway station is a proposed MTSA. The draft report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.7>

THE APPLICATION

Complete Application Submission Date: This application has been deemed complete as of April 19, 2022.

Description: An application to amend the City of Toronto Official Plan to permit the proposed Masterplan Concept for the redevelopment of existing surfacing parking areas around the existing CF Fairview Mall. The full build out of the Masterplan Concept will include a total of 12 new buildings, ranging in heights between 18 and 58-storeys, including both residential and non-residential uses, along with new public and private streets, three new public parks, a multi-use trail, publicly accessible open space (POPS), and other public realm improvements. In total, 357,489 square metres of gross floor area is proposed for the whole site along with 7,840 square metres of new public parkland. The overall Masterplan Concept Site Plan is shown in Attachment 3.

The Masterplan Concept is divided into four phases. The Zoning By-law Amendment application relates to Phase 1 which includes those lands along the Sheppard Avenue East frontage, between the Parkway Forest Drive driveway access and the parking structure adjacent to the Don Mills TTC Subway Station entrance.

Phase 1 includes three mixed-use towers with heights of 38-storeys, 48-storeys, and 58-storeys. There is also a 1-storey amenity pavilion proposed along the Sheppard Avenue East frontage and an internal 1-storey retail pavilion with open space adjacent to the existing parking structure in the southwest quadrant of the site. The proposed 58-storey mixed use tower includes retail space at grade with 550 rental dwelling units. The proposed 48- and 38-storey towers are residential and provide for a total of 866 condominium dwelling units. In total, all three buildings will provide 1,416 dwelling units and will share a five level below grade parking garage. Parking and loading is accessed from a new private road. The Phase 1 portion of the development is shown in Attachment 4.

Key statistical information for the overall Masterplan Concept for the subject site is as follows:

Statistic	Masterplan Concept (OPA)
Site Area	18.8 hectares (188,250 square metres)
Total Buildings	12
Height Range	18 to 58 storeys
Non-Residential GFA	40,000 square metres
Residential GFA	317,000 square metres
Total Proposed GFA	357,000 square metres
Existing Mall GFA	77,622 square metres
Total Overall GFA	434,622 square metres
Total Floor Space Index (FSI)	2.31
Dwelling Units	4,700
Parkland Dedication	7,840 square metre

The draft Official Plan Amendment submitted by the applicant requests a greater overall site density for the full Masterplan Concept build out of 2.5 times the area of the lot.

Below are key statistical details as they relate to the Zoning By-law Amendment application for Phase 1 of the Masterplan Concept for the subject site:

Building Height (Phase 1): 38-storeys (132.8 m to the top of the mechanical penthouse), 48-storeys (162.8 m to the top of the mechanical penthouse), 58-storeys (197.4 to the top of the mechanical penthouse).

Residential Gross Floor Area: 104,292 square metres

Non-Residential Gross Floor Area: 539 square metres

Total Gross Floor Area: 104,831 square metres

Total Phase 1 Site Area: 14,628 square metres

Density: 7.17 times the developable Phase 1 area of the lot.

Dwelling Units: The application proposes 1,416 dwelling units, comprised of 550 rental dwelling units and 866 condominium units. This includes a total of 46 bachelor units (3%), 797 1-bedroom units (56%), 462 2-bedroom units (32%), and 141 3-bedroom units (9%).

Access, Parking and Loading: Access to a shared five level underground parking garage is proposed from a new private inner ring driveway which connects with the existing Parkway Forestry Drive access from Sheppard Avenue East. The shared underground parking garage is proposed to contain 850 residential parking spaces, including 141 residential visitor parking spaces, and 243 commercial parking spaces to serve the existing mall.

Access to the residential underground parking garage has been internalized into the shared podium between the proposed 48 and 38-storey towers. Access to the commercial parking spaces has been internalized into the podium of the 58-storey tower. An exit ramp is proposed adjacent to the 58-storey tower.

In addition, a total of 1,069 bicycle parking spaces are proposed as part of the Phase 1 redevelopment, which includes 964 long-term and 105 short-term spaces. A total of four loading spaces are proposed which are internalized into the buildings.

Additional Information

See Attachments 1, 2, 5 and 9 of this report for a Location Map, three-dimensional representation of the Phase 1 proposal in context, elevations of the proposed Phase 1 towers, and the Application Data Sheet for the Masterplan Concept, 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=ugB1Imm9%2BeKR0x2mRM50Cw%3D%3D>

Reason for the Application

The Official Plan Amendment proposes to amend the Sheppard East Subway Corridor Secondary Plan with respect to the density and to provide for a Context Plan that provides a framework to guide development for the Masterplan Concept area (e.g. structure and site organization, parks and open spaces, building locations and massing, heights, connections, etc.).

The Zoning By-law Amendment proposes to amend the former City of North York Zoning By-law 7625 to permit residential uses on the subject site and vary performance standards including: floor space index, lot coverage, height, building setbacks, projections, amenity space requirements, and parking space requirements. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

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

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 specifically the Sheppard East Subway Corridor Secondary Plan, including its urban design principles, and the *Mixed Use Areas* designation of 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:

- The appropriateness of the proposed Phasing Plan in relation to proposed uses, new public parkland dedication (both size and locations), and other community benefits/infrastructure needed to support the proposed population growth;
- The overall fit of the proposed buildings with respect to the proposed density and height, and the existing and planned context including relationships to the retained CF Fairview Mall and adjacent properties;
- The overall appropriateness of the Masterplan Concept for the entirety of the lands and Key Development Area and the timing of the City's Municipal Comprehensive review as it relates to Major Transit Station Areas;
- The proposed building locations, setbacks, stepbacks, podium and streetwall heights, specifically the Phase 1 proposed towers and lack of frontage on a public road;
- Appropriateness of the proposed new public and private streets, including both pedestrian and vehicular maneuverability through the subject site, connections to surrounding sites and connections to public transit;
- The shadow and wind impacts on adjacent buildings on the subject site and adjacent properties, including existing and proposed parks, open spaces, and the public realm;

- The appropriate provision of vehicular parking spaces and traffic mitigation;
- The amount of indoor and outdoor amenity space along with their respective locations;
- The massing and built form with respect to the City's Tall Building Design Guidelines;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The quality of the public realm including the relationship of the ground floor and lower levels of the buildings to one another and adjacent frontages due to grade changes;
- Integration of proposed public realm with existing CF Fairview Mall;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

Additional Issues

Additional issues may be identified through the review of the application, division and 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 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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 E-mail: michelle.charkow@toronto.ca

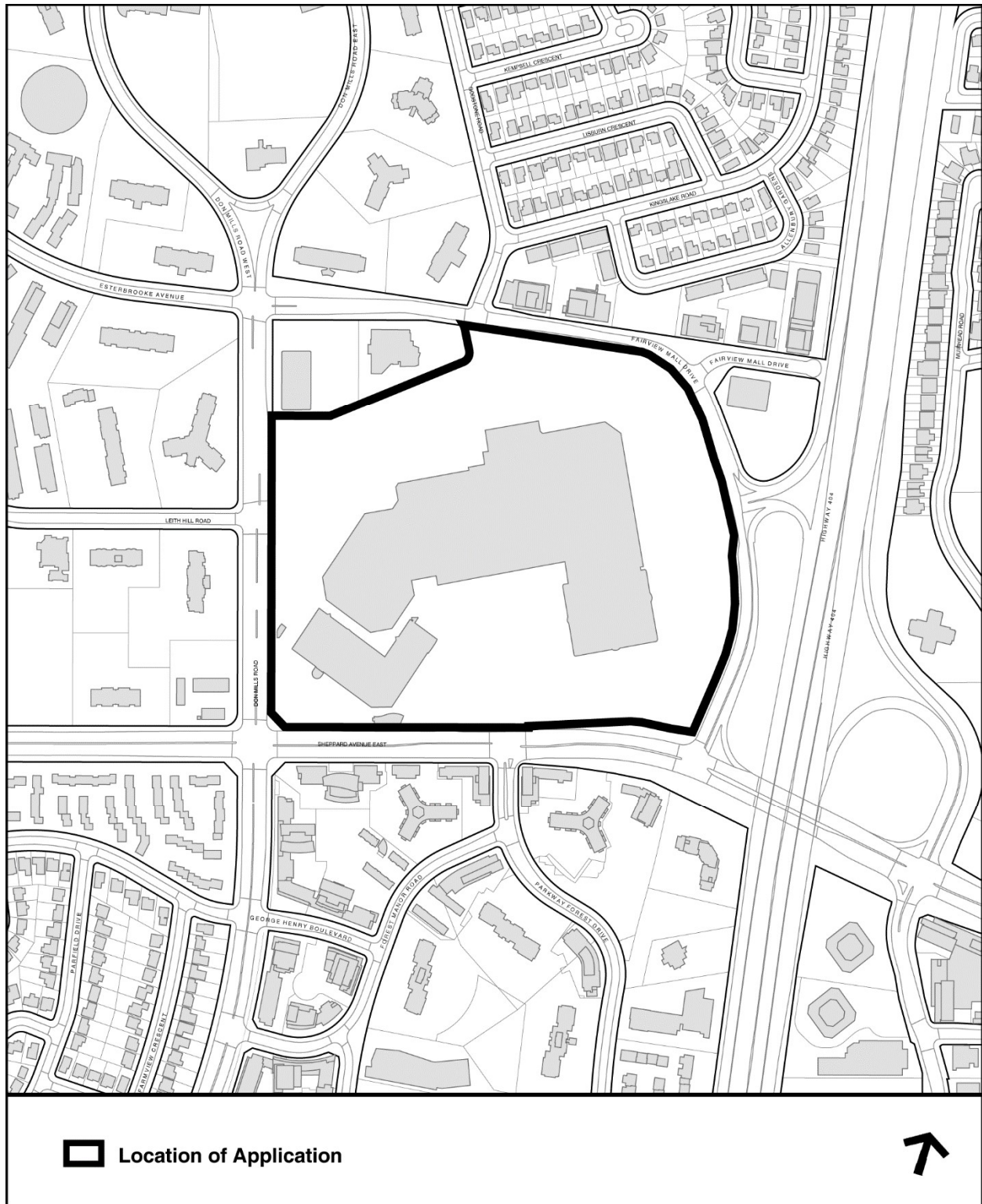
SIGNATURE

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

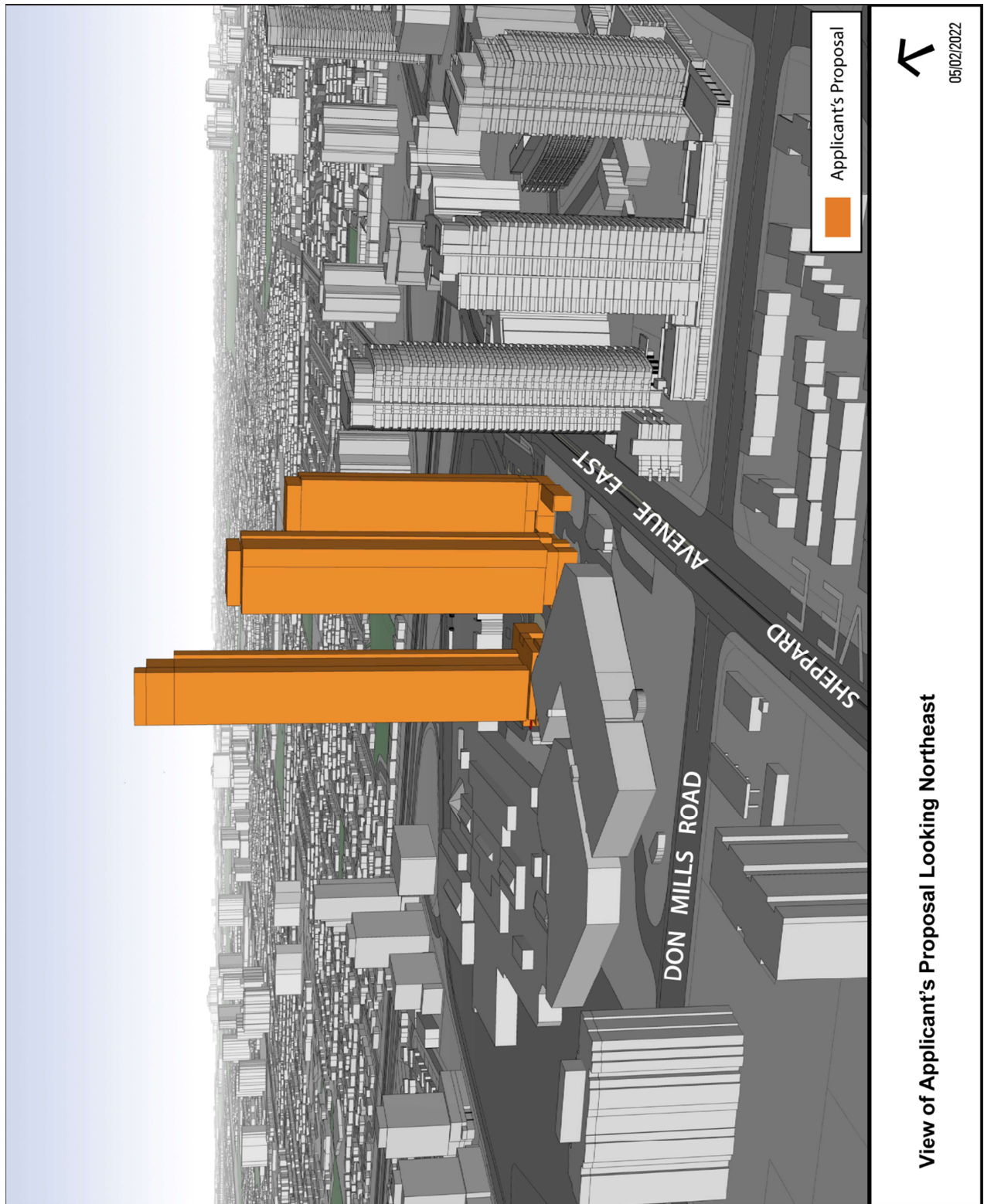
ATTACHMENTS

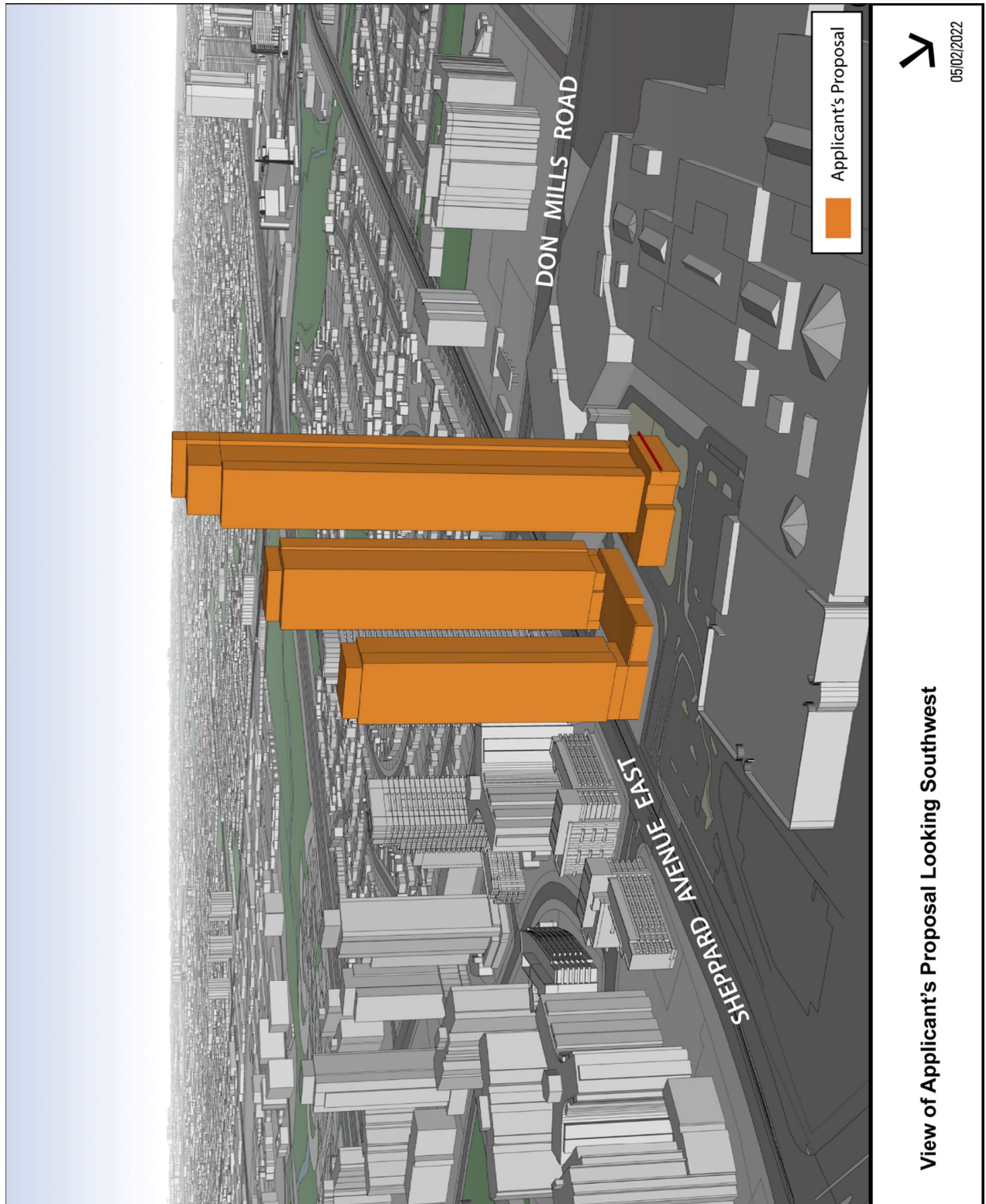
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Masterplan Concept Site Plan
Attachment 4: Phase 1 Site Plan
Attachment 5: Elevations
Attachment 6: Official Plan Map
Attachment 7: Secondary Plan Map
Attachment 8: Zoning By-law Map
Attachment 9: Application Data Sheet

Attachment 1: Location Map

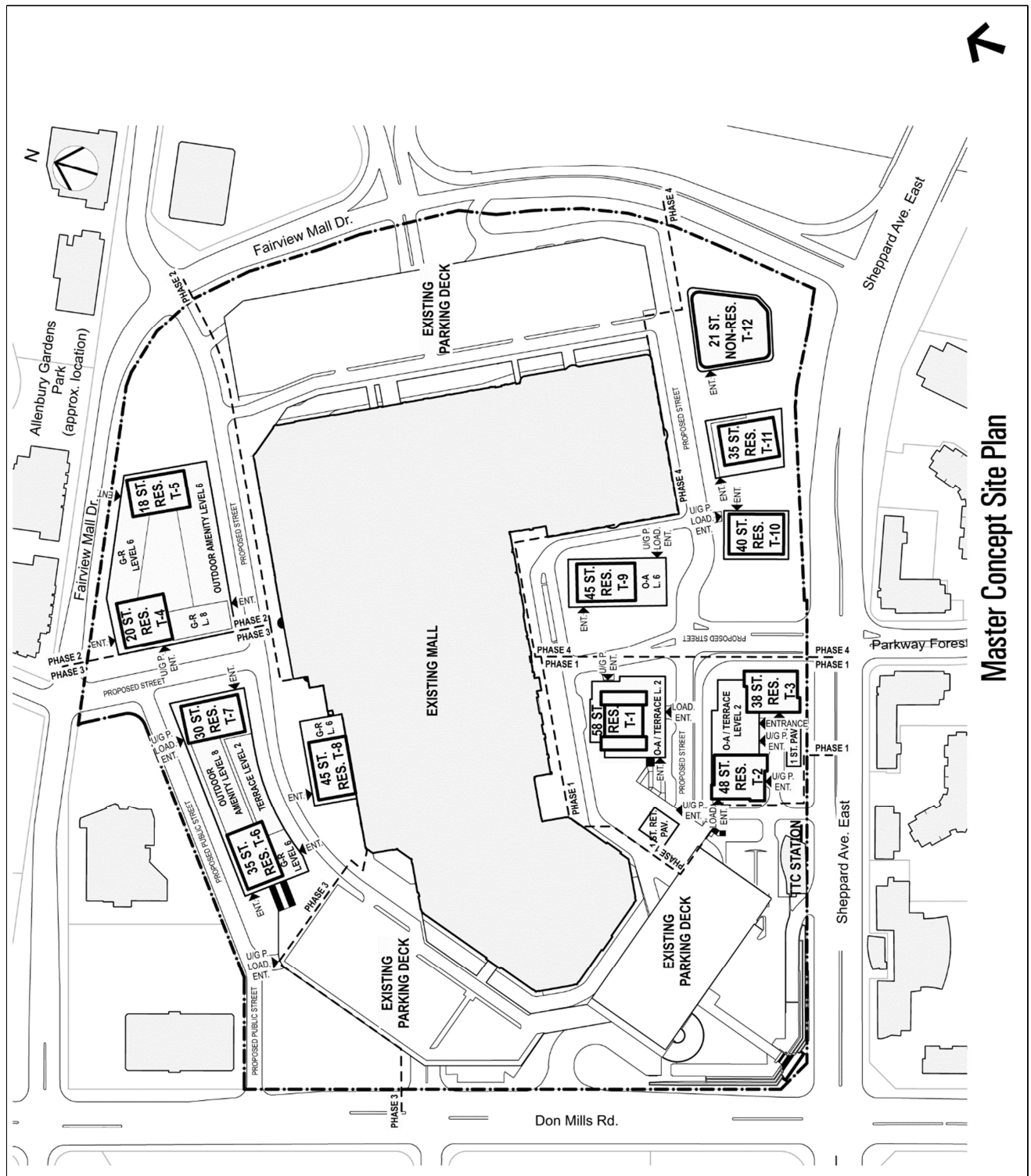


Attachment 2: 3D Model of Proposal in Context

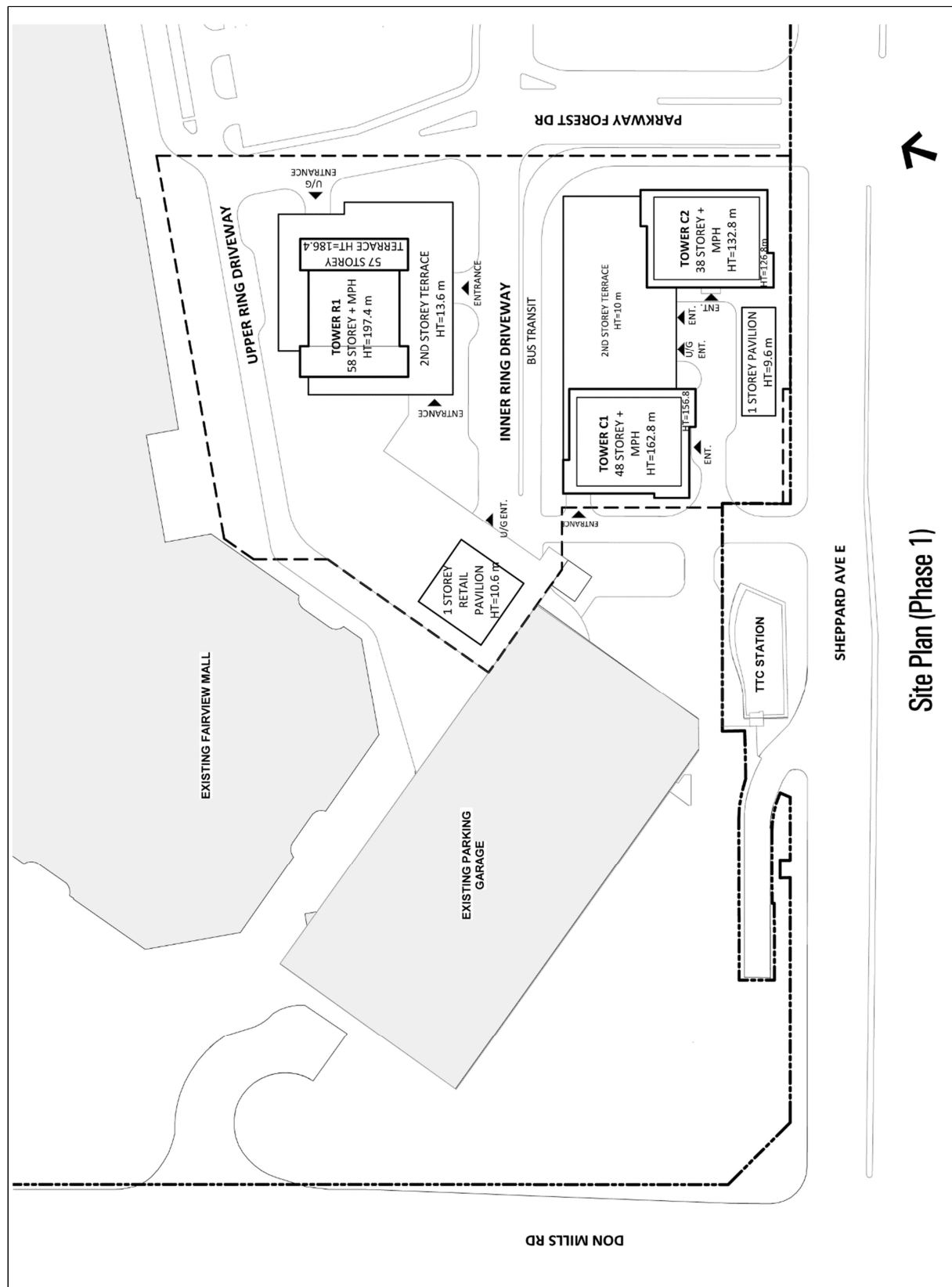




Attachment 3: Masterplan Concept Site Plan

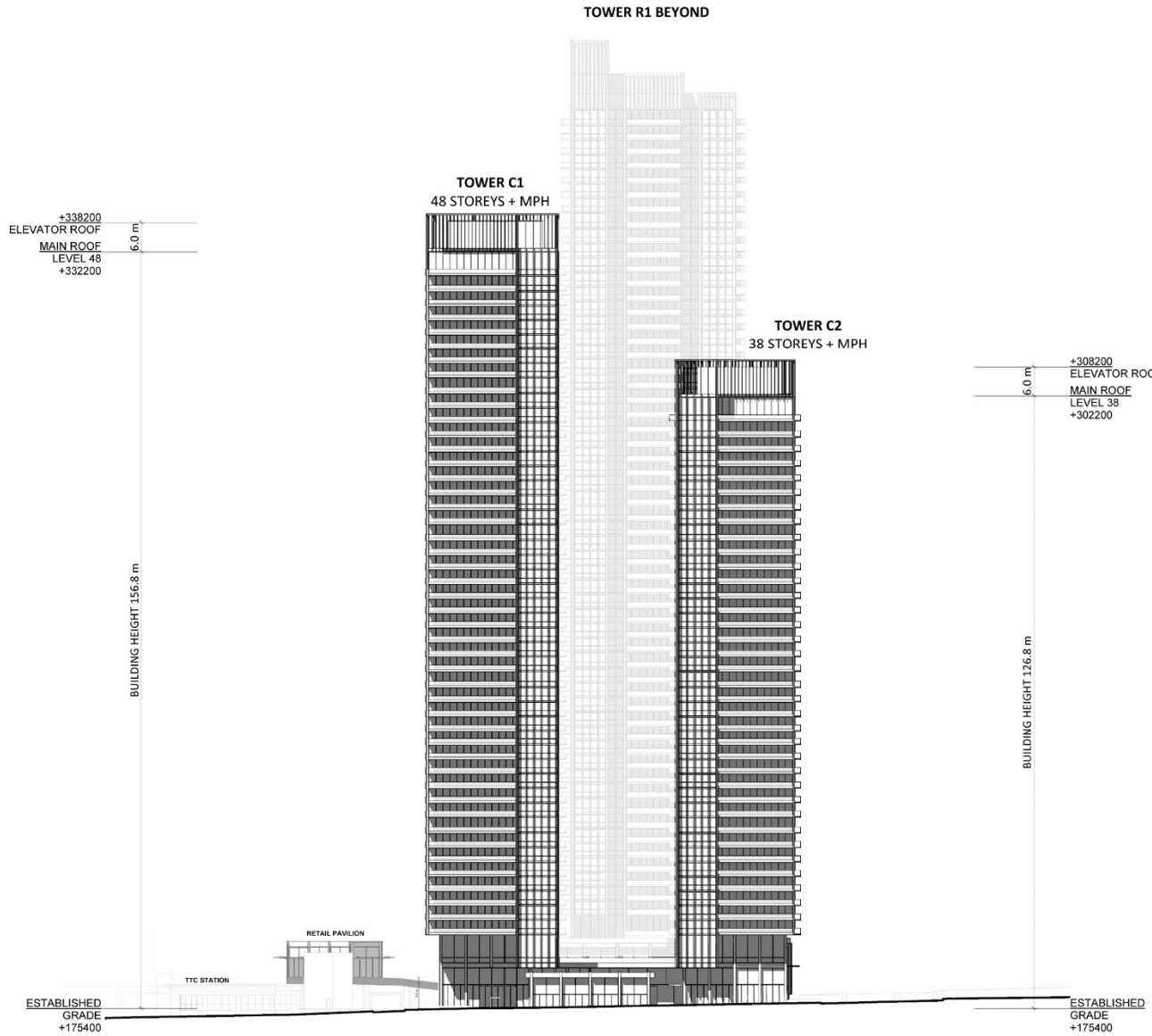


Attachment 4: Phase 1 Site Plan



Staff Report for Action - Preliminary Report - 1800 Sheppard Avenue East Page 14 of 21





OVERALL SOUTH ELEVATION

South Elevation

Attachment 6: Official Plan Map



Official Plan Land Use Map #19

1800 Sheppard Avenue East

File # 22 135661 NNY 17 02



Location of Application



Neighbourhoods



Parks



General Employment Areas



Apartment Neighbourhoods



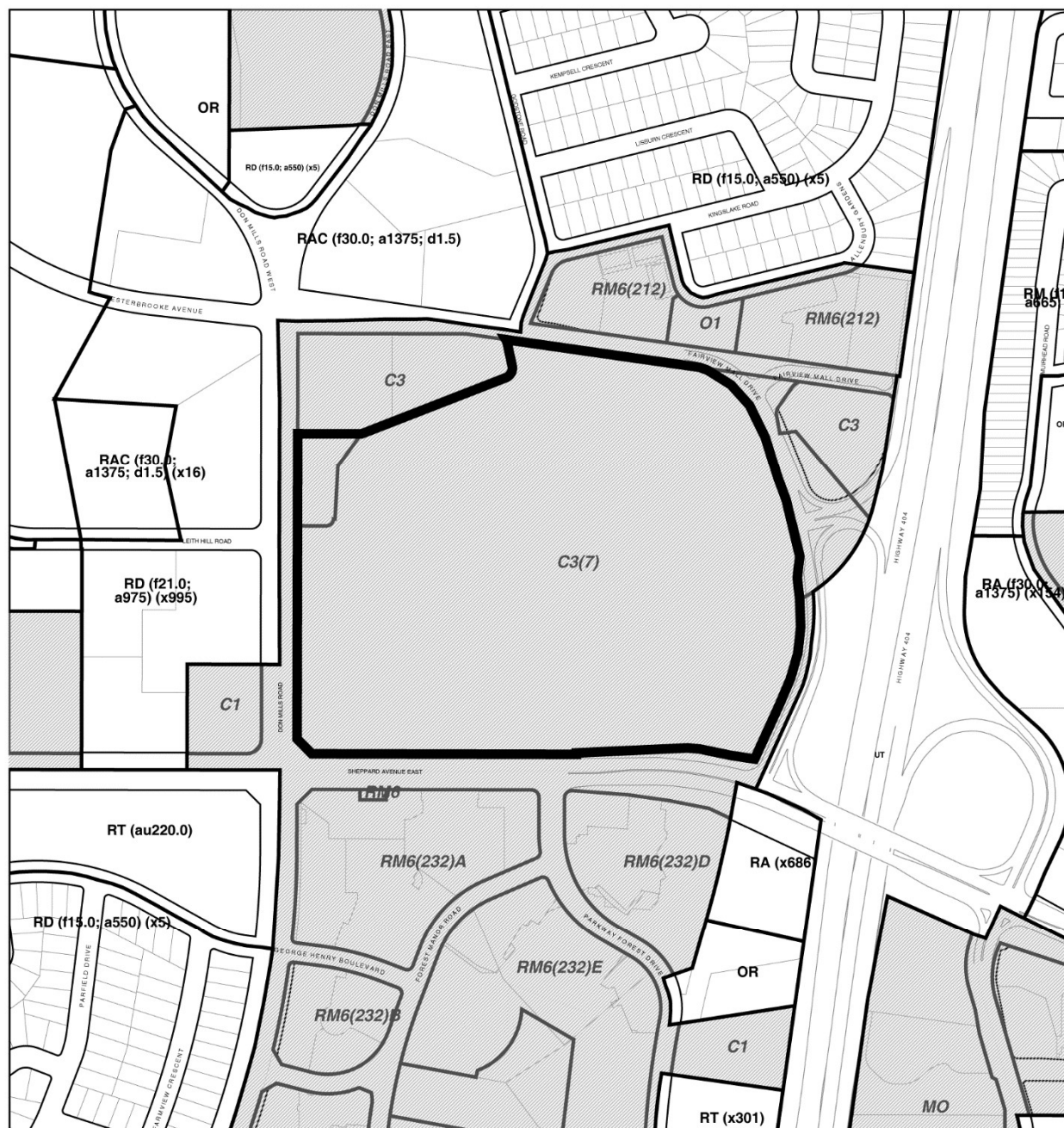
Mixed Use Areas



Not to Scale
Extracted: 04/25/2022



Attachment 8: Zoning By-law Map



Zoning By-law 569-2013

1800 Sheppard Avenue East

File # 22 135661 NNY 17 02



Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
EO Employment Industrial Office

OR Open Space Recreation
UT Utility and Transportation



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

R2 One-Family Detached Dwelling Second Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
C3 District Shopping Centre Zone
MO Industrial-Office Business Park Zone
O1 Open Space Zone



Not to Scale
Extracted: 04/25/2022

Attachment 9: Application Data Sheet

Municipal Address: 1800 SHEPPARD AVE E
Date Received: April 19, 2022
Application Number: 22 135661 NNY 17 OZ
Application Type: OPA / Rezoning, OPA & Rezoning
Project Description: Application to amend the Official Plan and Zoning By-law to permit the proposed Masterplan Concept consisting of four phases of redevelopment around the existing CF Fairview Mall. The proposal will create approximately 4,700 new residential units, up to 40,000 sqm of additional non-residential uses, and three new public parks totaling 7,840 sqm. The Phase 1 Proposal will replace the existing expansive surface parking lots and driveways and a portion of a five-storey parking structure with three high-rise buildings. Tower R1 contains 58 storeys, 197.6 meters in height. Tower C1 contains 48 storeys, 163 meters in height; and Tower C2 contains 38 storeys, 133 meters in height.

Applicant	Agent	Architect	Owner
THE CADILLAC FAIRVIEW CORPORATION LIMITED	URBAN STRATEGIES INC	HARIRI PONTARINI ARCHITECTS	CF/REALTY HOLDINGS INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C3(7)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	188,250	Frontage (m):		Depth (m):	
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			317,000	317,000
Non-Residential GFA (sq m):	77,622	77,622	40,000	117,622
Total GFA (sq m):	77,622	77,622	357,000	434,622
Height - Storeys:			58	58
Height - Metres:			191	191

Lot Coverage Ratio (%): 0

Floor Space Index: 2.31

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 317,000

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			550	550
Freehold:				
Condominium:			866	866
Other:			3,300	3,300
Total Units:			4,716	4,716

Total Residential Units by Size (Phase 1)

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		46	797	462	141
Total Units:	1,416				

Parking and Loading (Phase 1)

Parking Spaces: 1,234 Bicycle Parking Spaces: 1,069 Loading Docks: 4

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