

## **Preliminary Report – 10065 and 10071 Sheppard Avenue East – Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision Applications**

Date: May 3, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 25 - Scarborough-Rouge Park

**Planning Application Numbers:** 21 247614 ESC 25 OZ and 21 247616 ESC 25 SB

**Current Uses on Site:** Two single detached residences (one on each property)

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 10065 and 10071 Sheppard Avenue East.

The application proposes to demolish the two existing residential dwellings, establish a public street and create 11 lots through a Draft Plan of Subdivision, and amend the Official Plan and Zoning By-law to permit the development of a 3-storey residential detached dwelling on each new lot.

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. Upon receipt of materials to complete the application, staff schedule a community consultation meeting for the application located at 10065 and 10071 Sheppard Avenue East together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting 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 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

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**Description:** The site is located on the west side of Sheppard Avenue East between Meadowvale Road and Kingston Road. The site has a combined lot frontage of approximately 46 metres along Sheppard Avenue East, an average lot depth of approximately 115 metres, and a total lot area of 5,295 square metres. Adjacent lands include low-rise residential uses. Rouge Park is located opposite the site on the east side of Sheppard Avenue East. Please see Attachment 3 for a Location Map.

**Official Plan Designation:** *Neighbourhoods* (see Attachment 6). Toronto Official Plan policies can be found at the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

**Zoning:** The site is zoned Single-Family Residential (S-58-105-210-305) in the former City of Scarborough Rouge Community Zoning By-law No. 15907. The Single-Family Residential Zone permits single-family dwellings, group homes and correctional group homes along with ancillary uses of domestic or household arts and private home daycares. Site-specific performance standards require minimum building setbacks of 12 metres at the front yard and 1.2 metre side from side yards, and the maximum gross floor area shall not exceed 22 percent of the lot area.

The site is zoned Residential Detached (f22.5; a1390) (x579) in the City-wide Zoning By-law 569-2013. Site specific provisions include a minimum lot frontage of 22.5 metres, a minimum lot area of 1,390 square metres, a minimum front lot line setback of 9 metres, and a minimum side lot line setback of 1.2 metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## THE APPLICATION

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**Description:** This application proposes a Draft Plan of Subdivision for the properties at 10065 and 10071 Sheppard Avenue East to establish a new public street and create 11 lots, and to amend the Official Plan and Zoning By-law to permit development of a 3-storey residential detached dwelling on each new lot.

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 Attachments 1 and 2 of this report for three dimensional representations of the project in context, Attachment 4 for the Draft Plan of Subdivision, and Attachment 5 for the Site Plan.

**Lot area and frontage:** The proposed lot areas range from 208 square metres to 614 square metres. Lot frontages range from 6.2 metres to 19.3 metres, though the “typical” rectangular lots have frontages of 8.5 metres.

**Dwellings:** 11 (one single detached dwelling per lot)

**Building heights:** 3 storeys (up to 11.33 metres)

**Setbacks:** The building setbacks vary for each lot, but at a minimum, the buildings would be set back 4.5 metres from the front yard, 7.5 metres from the rear yard, and 0.6 metres from the side yard.

**Lot coverage:** 18% to 42.2%

**Access and Parking:** Access to the 11 lots is proposed from a new public street that would connect to Sheppard Avenue East. One parking space per lot is provided inside a garage with additional space for one vehicle on each driveway.

### **Reasons for the Application**

A Plan of Subdivision is required to create a new public street and 11 lots. An Official Plan Amendment (Site and Area Specific Policy) is required to provide relief from policy 4.1.5 that requires new development in *Neighbourhoods* to respect and reinforce the existing physical character of a geographic neighbourhood, including but not limited to prevailing lot frontages, prevailing building heights, and prevailing patterns of landscaped open spaces. Zoning By-Law Amendments are required to facilitate the proposed lot frontages, building heights and setbacks, and lot coverage.

## **COMMENTS**

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### **Issues to be resolved**

The application has been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (2020), conformity with the provincial Growth Plan (2020), and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040. 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:

- Evaluating the appropriateness of the proposed new public street design.
- Determining the appropriateness of the proposed lot configuration, lot coverage, building heights and setbacks in relation to the existing and planned built form context of the area.
- Assessing the appropriateness of the proposed tree removal, preservation, and replanting plans.
- Determining the appropriateness of the proposed servicing and stormwater management plans and assessing the capacity of existing infrastructure (water, sewage) available to accommodate the proposed development.

## **Other Matters**

The application has been deemed incomplete. Further information has been requested in order to complete the review of the application (including a Traffic Operation Assessment, Composite Utility Plan, Soil Volume Plan, Toronto Green Standards V.3 Checklist, Servicing Report Groundwater Summary and Hydrological Review forms, and a draft zoning by-law amendment to the former City of Scarborough Rouge Community Zoning By-law No. 15907).

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

## **CONTACT**

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Sophie Knowles, Planner, Community Planning, Scarborough District, Tel. No. (416) 396-4157, E-mail: Sophie.Knowles@toronto.ca

## **SIGNATURE**

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Paul Zuliani, MBA, RPP, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context Looking South

Attachment 2: 3D Model of Proposal in Context Looking North

Attachment 3: Location Map

Attachment 4: Draft Plan of Subdivision

Attachment 5: Site Plan

Attachment 6: Official Plan Map  
Attachment 7: Zoning Map

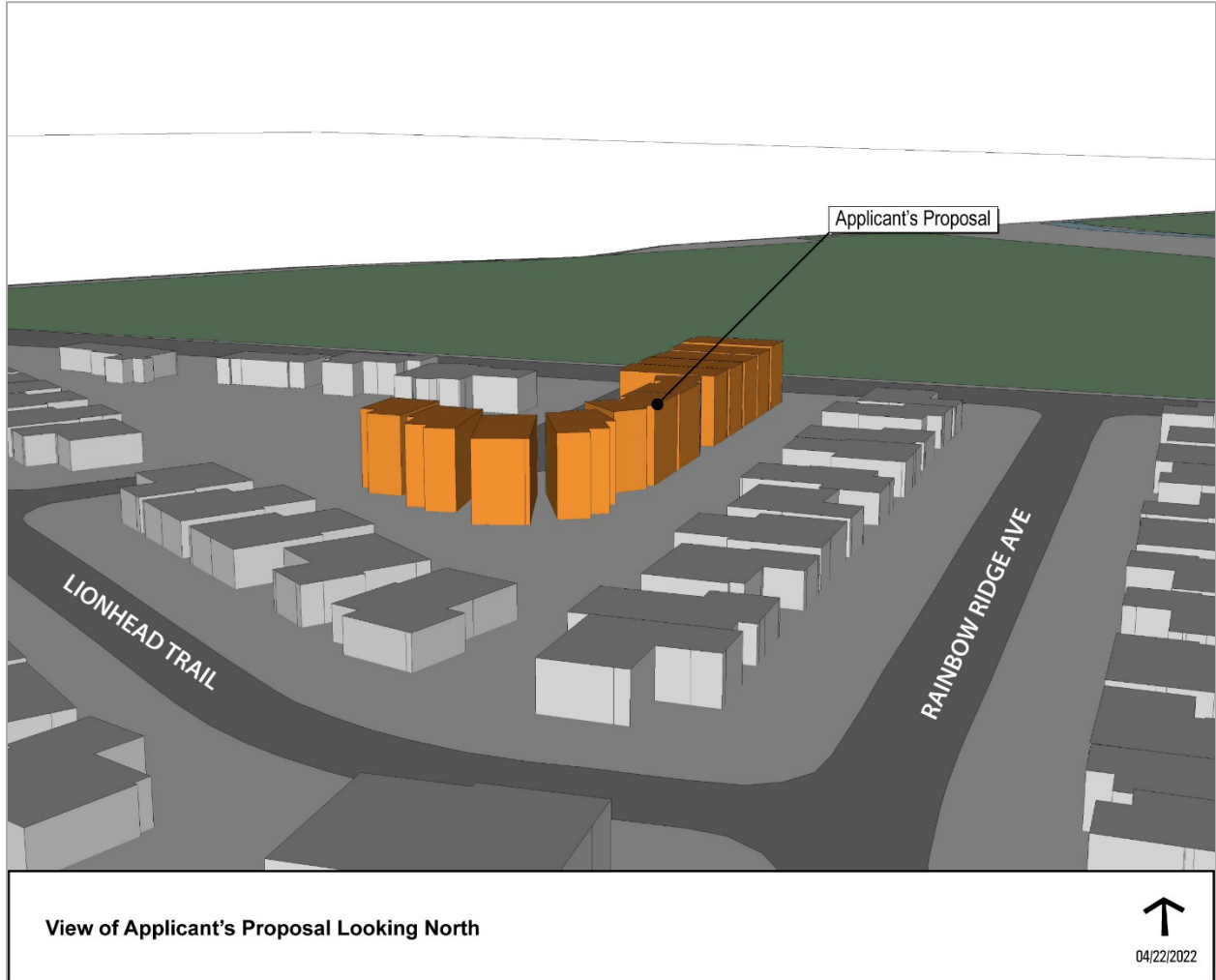
**Attachment 1: 3D Model of Proposal in Context Looking South**



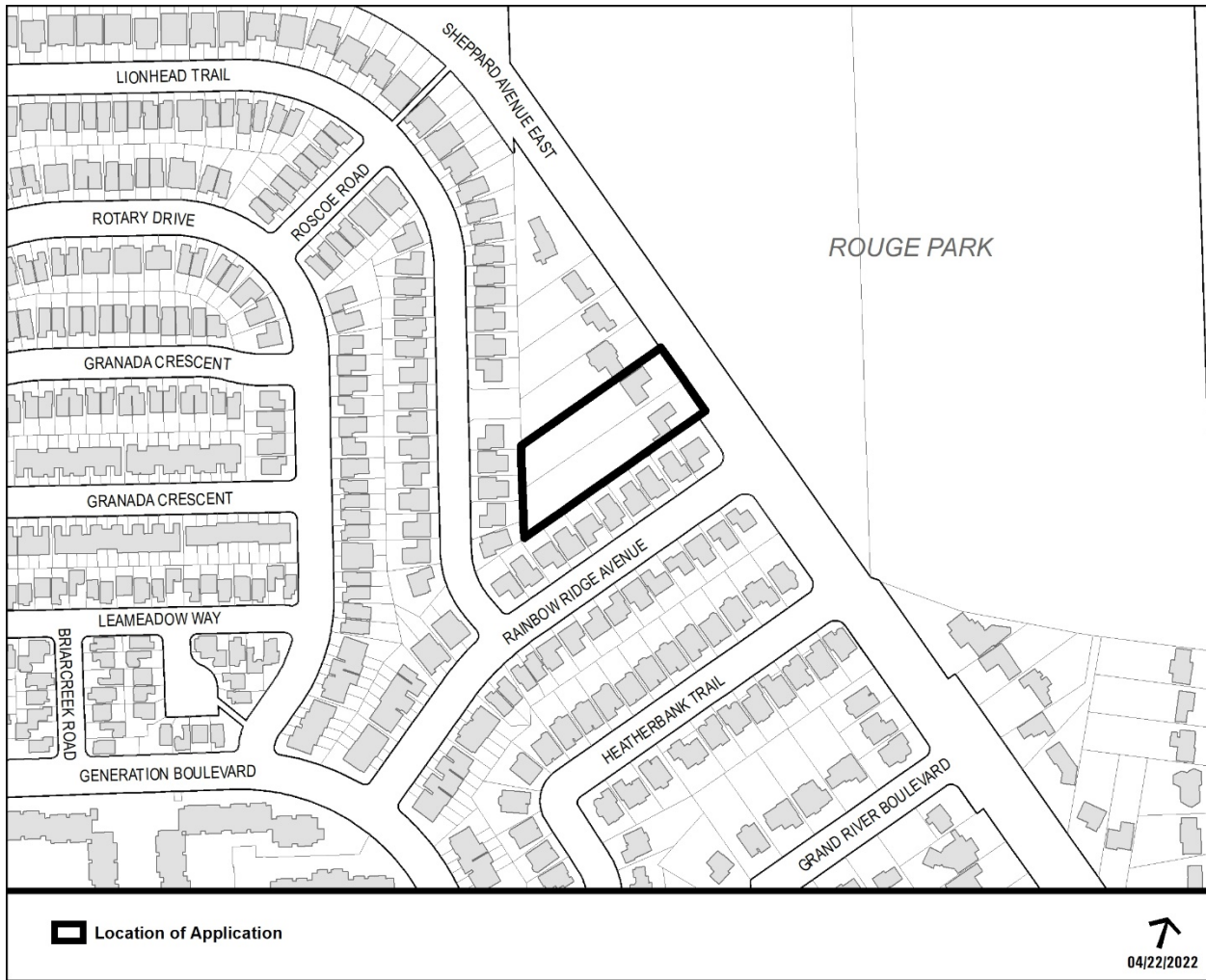
View of Applicant's Proposal Looking South

↓  
04/22/2022

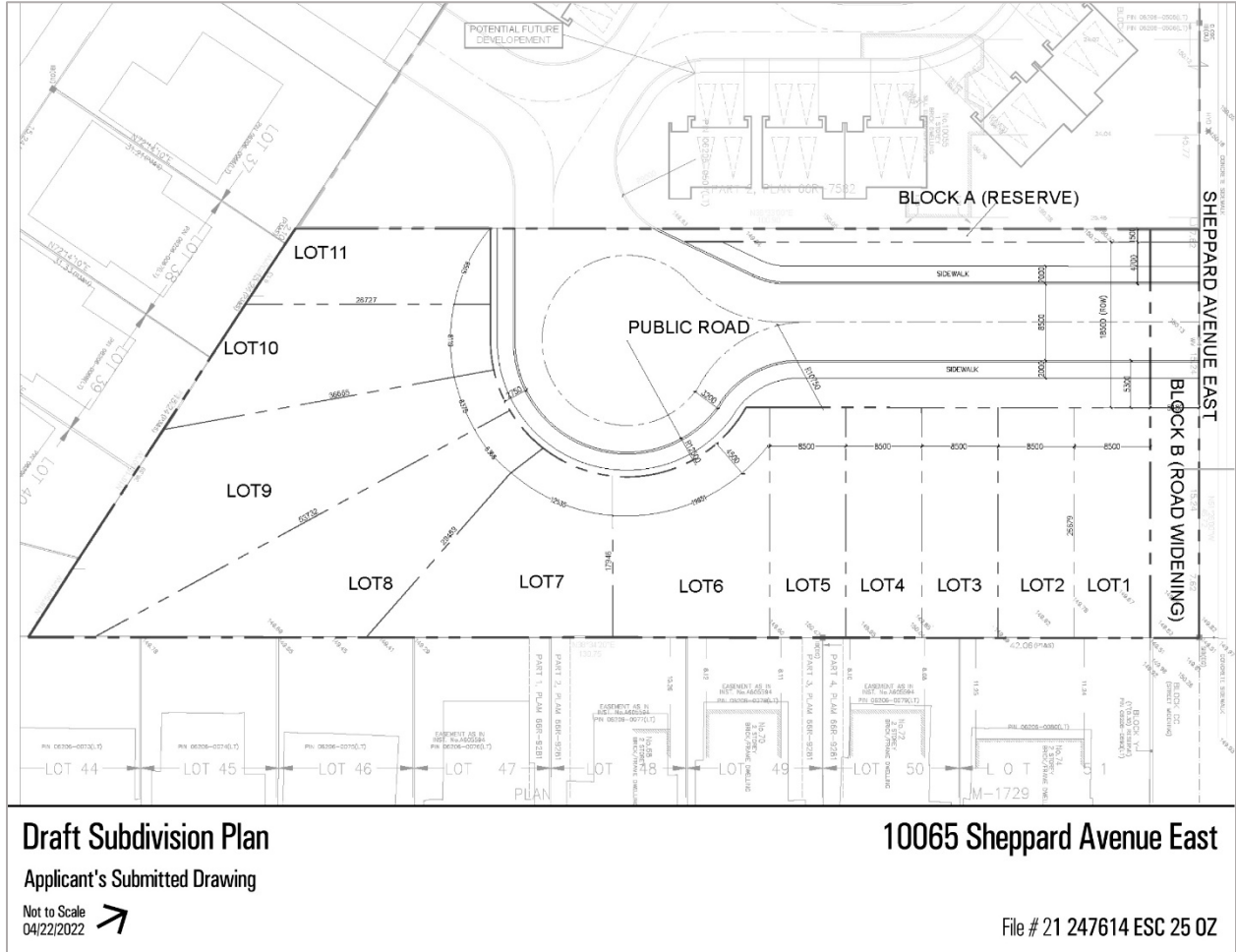
## Attachment 2: 3D Model of Proposal in Context Looking North



### Attachment 3: Location Map



# Attachment 4: Draft Plan of Subdivision



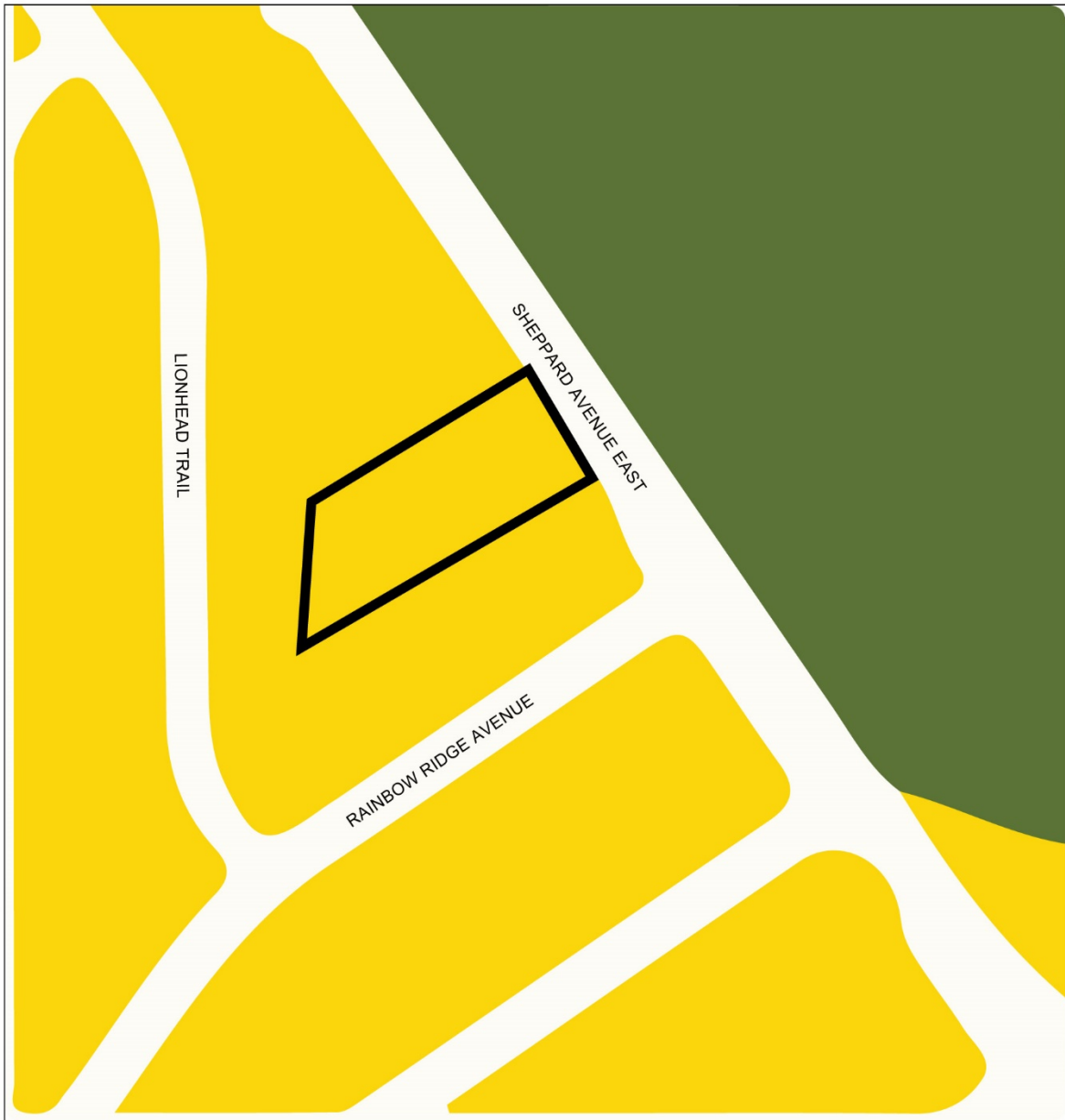
# Attachment 5: Site Plan



Site Plan



# Attachment 6: Official Plan Map



## Official Plan Land Use Map #22

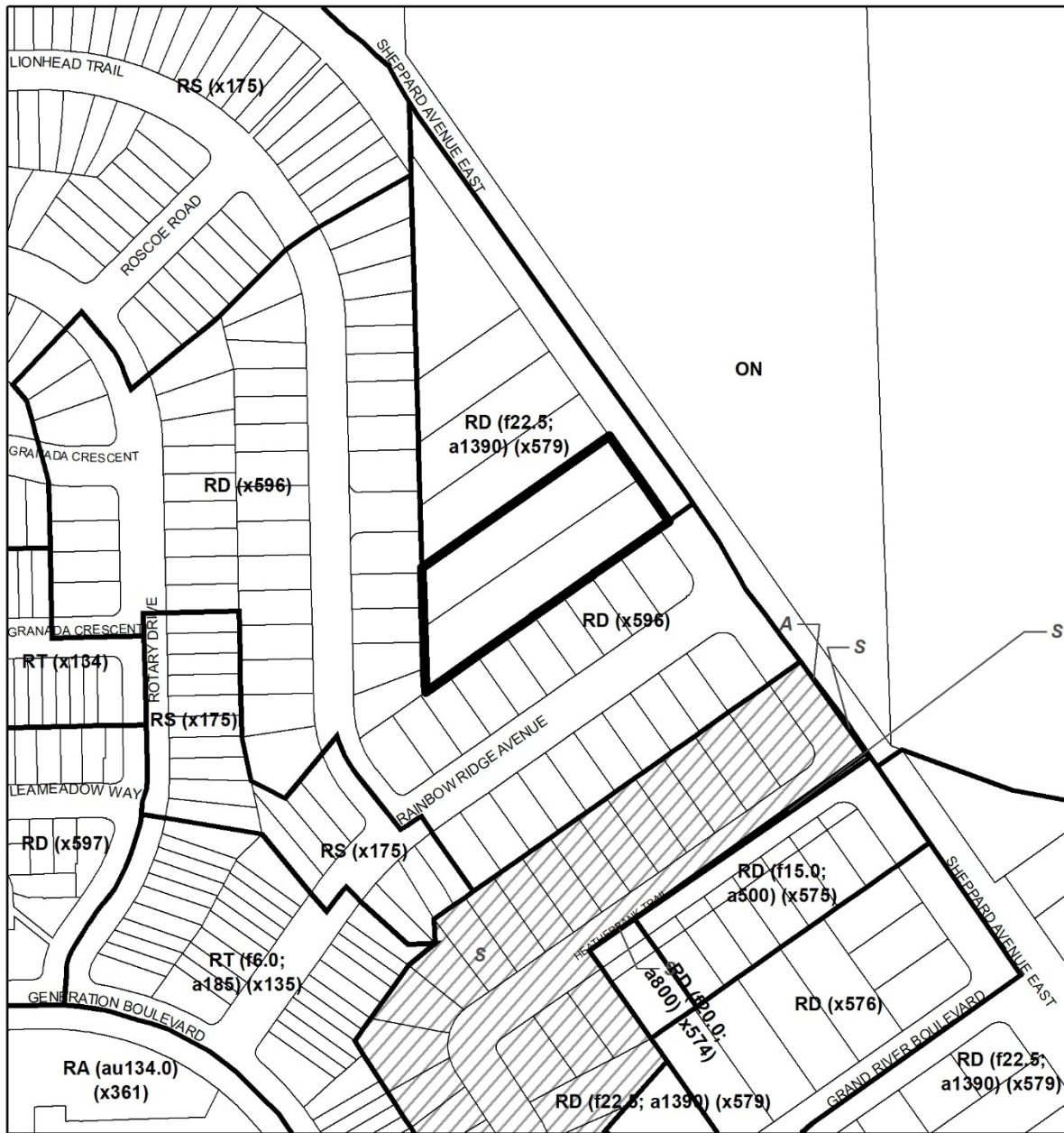
10065 Sheppard Avenue East  
Address

File # 21 247614 ESC 25 02

-  Location of Application
-  Neighbourhoods
-  Natural Areas

  
Not to Scale  
04/22/2022

# Attachment 7: Zoning Map



Zoning By-law 569-2013

10065-10071 Sheppard Ave E

File # 21 247614 ESC 25 0Z



Location of Application

See Former City of Scarborough Rouge Community By-law No. 15907

- RD Residential Detached
- RS Residential Semi-Detached
- RT Residential Townhouse
- RA Residential Apartment
- ON Open Space Natural

- S Single-Family Residential
- A Apartment Residential



Not to Scale  
Extracted: 04/20/2022