

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

Date: March 3, 2023
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 responds to a motion passed at North York Community Council regarding the proposed Official Plan and Zoning By-law Amendment applications at 1800 Sheppard Avenue East. The motion directed the Director, Community Planning to report back on a robust public engagement strategy for the application. This report responds to that direction.

The application proposes 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-storays, 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 Fairview Mall will be retained. Staff are currently reviewing the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

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.

DECISION HISTORY

The Applications for Official Plan and Zoning By-law Amendments were determined to meet the complete application submission requirements of the *Planning Act* and the Toronto Official Plan as of April 19, 2021.

A Preliminary Report was considered by North York Community Council on June 28, 2022, which recommended that staff schedule a Community Consultation Meeting, together with the Ward Councillor.

As part of the consideration of the Preliminary Report, a motion was moved by the local Ward Councillor directing that the Director, Community Planning, North York District, engage the applicant and area Councillor on a more robust public engagement strategy for the proposed masterplan concept for the subject site and report back in the first quarter of 2023 for implementation.

The Preliminary Report and North York Community Council's direction can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.NY33.23>

COMMENTS

Public Consultation Meeting

A Community Consultation Meeting (CCM) was held virtually on July 11th 2022 with respect to the redevelopment proposal. Approximately 134 members of the public registered and attended the CCM. The local Councillor, Community Planning, and representatives from the applicant's team were also in attendance. Planning staff provided a presentation to the community on the site and area context, applicable policies and zoning, and planning approval process. The applicant provided a presentation regarding the proposed redevelopment including all four phases proposed.

At the meeting, the residents raised a number of concerns and asked questions related to several matters, including the following:

- Overall proposed density and population increase
- Phasing plan and construction timing
- Tenure of proposed residential dwelling units and dwelling unit sizes
- Traffic management related to vehicles, TTC busses and bicycles
- Pedestrian connectivity
- Future of Fairview Library
- Need for public open space
- Need for infrastructure upgrades in the area
- Concerns over parking accessibility at the mall
- Area school capacity with new residents
- More community space

Design Review Panel

In addition to the standard CCM meeting discussed above, the application was presented by the applicant to the Design Review Panel (DRP) on December 8, 2022. City Planning staff also provided a presentation to the DRP regarding the history of Fairview Mall and the applicable policies and guidelines for the redevelopment. The DRP provided comments on the application and the proposal will be considered again by the DRP in the future once the applicant addresses the outstanding comments. A recording of the meeting is available here:

<https://www.youtube.com/watch?v=0wnQFG3BUSg&feature=youtu.be>

Comments from the DRP focused primarily on tenure of the existing mall, parking garage ownership and leaseholds in relation to the TTC, grading issues on the site, pedestrian connectivity, proposed road structure, future of the edges of the existing mall, enhancing the public realm, design of the Village Green in Phase 1, and implementation of the proposed phasing plans. The DRP voted in non-support of the proposal and it will be brought back before the panel again in the future.

Once the minutes of the December 8, 2022 meeting are confirmed, they will be available here: <https://www.toronto.ca/city-government/planning-development/outreach-engagement/design-review-panel/meeting-schedule/>

Additional Public Consultation

In order to implement a more robust public engagement strategy as directed by North York Community Council, two Open Houses have been scheduled for area residents on Monday March 6, 2023 and Monday March 13, 2023. Both Open Houses will include information on the proposed development at 1800 Sheppard Avenue East and the redevelopment proposal immediately northwest at 5 Fairview Mall Drive which shares the block with Fairview Mall (file no. 22 203142 NNY 17 OZ). City staff from Community Planning, Urban Design, Transportation Planning, Transportation Services, and Parks, Forestry & Recreation will be present to listen to feedback from area residents and provide additional information on the development proposal and the relevant planning policies. In addition, representatives from the TTC will also present along with the consultant teams for both proposed redevelopments.

The applicant for the proposal has also submitted an addendum to the Public Consultation Strategy Report submitted with the initial application. The updated Public Consultation Strategy Report provides information on additional consultation materials including the installation of an on-site information board regarding the redevelopment proposal and the promotion of a website providing additional information. The website can be found here: <https://futurefairview.ca/>

There is one on-site information board located in Fairview Mall on the lower level which includes contact information for the applicant to receive comments along with a QR code linking the public to the website. The updated Public Consultation Strategy Report is attached here as Attachment 1.

NEXT STEPS

City staff will continue to work with the applicant to incorporate additional public consultation into the process in consultation with the local ward councillor.

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

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ATTACHMENTS

Attachment 1: Updated Public Consultation Strategy Report