

290 Sheppard Avenue West – Zoning Amendment Application – Decision Report – Approval

Date: January 26, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 19 240165 NNY 18 OZ

SUMMARY

This application proposes to develop a 6 storey hotel containing 32 rooms with 6 surface parking spaces at 290 Sheppard Avenue West.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan and the Sheppard Lansing Secondary Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal conforms with the Sheppard Lansing Secondary Plan and proposes to introduce a non-residential hotel use to complement the nearby North York Centre area. The proposal provides setbacks to the surrounding *Neighbourhoods* areas in accordance with the Sheppard Lansing Secondary Plan to appropriately transition from Sheppard Avenue West to the *Neighbourhoods*.

RECOMMENDATIONS

The Director, Community Planning North District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 290 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

On January 8, 2020, a Preliminary Report for the subject site's Zoning Amendment application was considered by the North York Community Council directing a community consultation meeting be held for the application. The Decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.NY12.4>

THE SITE

Description

The subject site is located on the north side of Sheppard Avenue West, east of Addington Road. There is an existing 170 square metre, 2-storey residential dwelling on the site. The subject site has an area of 580.6 square metres with a frontage of 15.24 metres on Sheppard Avenue West. There is frequent bus service along Sheppard Avenue West that connects to the Sheppard-Yonge Subway Station.

Existing Use

The site is occupied by a two-storey detached dwelling previously used as a residential dwelling. The building is currently vacant.

THE APPLICATION

Description

The application proposes a 6-storey (19.9 metre) tall building with a 0 metre setback to Sheppard Avenue West measured from north future property line of the required right-of-way widening along the Sheppard Avenue West frontage.

Density

The proposal has a density of 2.5 times the area of the lot.

Non-Residential Component

The proposal includes 1,480 square metres of hotel use containing 32 guest rooms.

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 6 parking spaces located at grade. Five spaces are located in the rear yard, with an accessible space located beneath the second floor overhang at the rear of the building. No loading space is required for this development. The parking is accessed via a driveway from Sheppard Avenue West on the west side of the building which passes under the second floor. A 4.89 metre wide road widening is required to be provided along the Sheppard Avenue West frontage of the site and is shown on the plans.

Additional Information

See the attachments of this report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), a site plan (Attachment 6), and elevations (Attachments 7, 8, 9, and 10) of the proposal. 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: <https://www.toronto.ca/290SheppardAveW>

Reasons for Application

The Zoning By-law Amendment application is required to provide zoning by-law permissions which implement the Sheppard Lansing Secondary Plan policies and provide performance standards for the proposed hotel use including height, setbacks, density and parking requirements.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Architectural Plans and Drawings
- Landscape Plans
- Planning & Urban Design Rationale
- Draft By-law Amendment to North York Zoning By-law No. 7625
- Draft By-law Amendment to City of Toronto Zoning By-law No. 569-2013
- Sun/Shadow Study
- Public Consultation Strategy Report
- Functional Servicing & Stormwater Management Report
- Hydrogeological Assessment
- Hydrological Review Summary
- Geotechnical Investigation
- Parking Justification, Loading and TDM Report
- Arborist Report
- Tree Preservation Plan

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards or conditions of Site Plan Control approval.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*. The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The Sheppard Lansing Secondary Plan designates the site as *Mixed Use Area B*, which permits buildings up to 6 storeys in height and a Floor Space Index of 2.5 times the area of the lot are permitted. The *Mixed Use Area B* permits financial institutions; institutional uses; office uses; retail and service commercial uses; residential uses in a townhouse or apartment form; and parks and open spaces. The Secondary Plan provides for a 45 degree angular plane on the rear of buildings to provide transition to the adjacent *Neighbourhoods*.

The Sheppard Lansing Secondary Plan can be found here: [Sheppard Lansing Secondary Plan](#)

Zoning

The subject site is not subject to Zoning By-law 569-2013; It is zoned Special Commercial Area Zone (C6) under the former City of North York Zoning By-law 7625. The C6 zoning category permits offices, financial institutions, places of worship, day nurseries and single family dwellings which existed as of May 15, 1991. A hotel is not permitted in the C6 zone. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Design Guidelines
- Bird Friendly Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

A Site Plan Control application (File No. 19 240176 NNY 18 SA) has been submitted and is currently under review.

COMMUNITY CONSULTATION

A virtual community consultation meeting was held on September 1, 2020, to discuss the original submission. The meeting was attended by the Ward Councillor, the applicant, City Planning staff and approximately 30 members of the public. Following presentations by City staff and the applicant the following concerns were raised by residents:

- Who is going to run the hotel and how will it be run (traditional hotel, AirBnB, VRBO)?
- How will traffic work from this use given Sheppard Avenue West is very busy?
- Why is the corner house at Sheppard Avenue and Addington Road not being included?
- Is the hotel use subject to the same requirements as a residential building would be for built form?

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council *for this application, as these* submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan by supporting the creation of a complete community by permitting a use which does not presently exist in the area.

Land Use

This application has been reviewed against the official plan policies and Secondary Plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. In the context of the redevelopment of Sheppard Avenue West contemplated in the Sheppard Lansing Secondary Plan, the proposed hotel use is appropriate for the area as it will support employment in the area and promote economic development for the Sheppard Avenue West area and the nearby North York Centre area.

Density, Height, Massing

The application originally proposed a density of 2.6 times the site area and a maximum height of 6 storeys. The final proposal provides a gross floor area of 1,480 square metres for the proposed hotel use. This proposed floor area is a density of 2.55 times the lot area. For the non-residential hotel use this increase meets the intent of the Official Plan with respect to the permitted density. A specific maximum gross floor area for the hotel use is contained in the draft Zoning By-law. The attached draft By-law would permit a maximum density of 2.5 times the site area for any other permitted uses should the proposed uses change as the development proceeds. The proposed height complies with the Sheppard Lansing Secondary Plan. Further, the proposed building addresses the angular plane provisions of the plan to provide transition to the *Neighbourhoods* designated lands to the north. The proposed zoning By-law conforms with the Secondary Plan and does not require any amendments to the Official Plan to permit the proposed built form.

The proposed change in façade material between the first three storeys of the building and subsequent upper levels will contribute to a pedestrian scale along Sheppard Avenue, and maintain the intent of the Sheppard Lansing Secondary Plan.

Sun, Shadow, Wind

The proposed massing of the building results in minimal, incremental shadow impacts to adjacent properties, sidewalks, and streets during the fall and spring equinox between the hours of 9:18am and 4:18pm, and lesser shadow impacts during the summer solstice between 9:18am and 6:18pm. The proposed building massing will ensure access to sunlight on the public realm.

Traffic Impact, Access, Parking

The proposed vehicular access to the site is provided from Sheppard Avenue West. A Parking Justification, Loading and Transportation Demand Management Report was submitted in support of the application. Transportation Services Staff have reviewed the report and are satisfied with its conclusions. The proposed vehicle parking supply of 6 spaces for the proposed hotel use is acceptable to Transportation Services staff.

Transportation Demand Management (TDM)

Transportation Demand Management (TDM) measures are provided as part of this application and will be secured as a condition in the Site Plan Notice of Approval Conditions.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Sheppard Avenue West, a 4.89 metre road widening dedication along the Sheppard Avenue West frontage of the subject site is required and is proposed to be conveyed to the City as part of the Site Plan Control process and will be protected for in the Zoning by-law Amendment.

Servicing

The City has reviewed and accepted a Functional Servicing and Stormwater Management Report in conjunction with the re-zoning application demonstrating that the City requirements can be met and sufficient capacity exists within the municipal services to accommodate the proposed development. The report identifies specific City capital works for sanitary sewer infrastructure upgrades required to be installed and operational in order to provide sufficient capacity for the proposed development. This City capital work was successfully completed, installed and operational at the end of Q4 2022.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This proposal is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

The applicant is proposing to remove a healthy 69 centimetre diameter Black Walnut Tree to facilitate the construction of the surface parking at the rear of the site. Urban Forestry requires the planting of 3 new trees to replace the 1 private tree proposed for removal. The replacement plantings will be secured through the Site Plan Control process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Performance measures for the Tier 1 development features will be secured through the Zoning By-law for Automobile and Cycling Infrastructure, and through the Site Plan Approval process for ecology and Bird Friendly construction.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the Official Plan, particularly as it relates to the policies of the Sheppard Lansing Secondary Plan with regards to height, density and transition to *Neighbourhoods*. The proposal would introduce a non-residential use which would provide for employment on-site and support economic development in the area and the nearby North York Centre in a built form that is compatible with the surrounding existing and approved developments. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings
Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings
Attachment 6: Site Plan
Attachment 7: South Elevation
Attachment 8: North Elevation
Attachment 9: East Elevation
Attachment 10: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 290 SHEPPARD AVE W **Date Received:** October 23, 2019

Application Number: 19 240165 NNY 18 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By Law Amendment application for a proposal to construct a 6 storey hotel with a total of 6 surface parking spaces.

Applicant	Agent	Architect	Owner
THE BIGLIERI GROUP LTD	THE BIGLIERI GROUP LTD	VFA ARCHITECTURE + DESIGN	REALTEL MANAGEMENT CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	None
Zoning:	C6	Heritage Designation:	No
Height Limit (m):	8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	580.6	Frontage (m):	15.24	Depth (m):	38
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	157		299	299
Residential GFA (sq m):	174			
Non-Residential GFA (sq m):			1,480	1,480
Total GFA (sq m):	174		1,480	1,480
Height - Storeys:	2		6	6
Height - Metres:			20	20

Lot Coverage Ratio (%):	51.45	Floor Space Index:	2.5
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:	1,380	132
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Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:	1	0	0	0
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Condominium:

Other

:

Total Units:	1	0	0	0
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	0	0	0	0
Total Units:	0	0	0	0	0

Parking and Loading

Parking Spaces:	6	Bicycle Parking Spaces:	0	Loading Docks:	0
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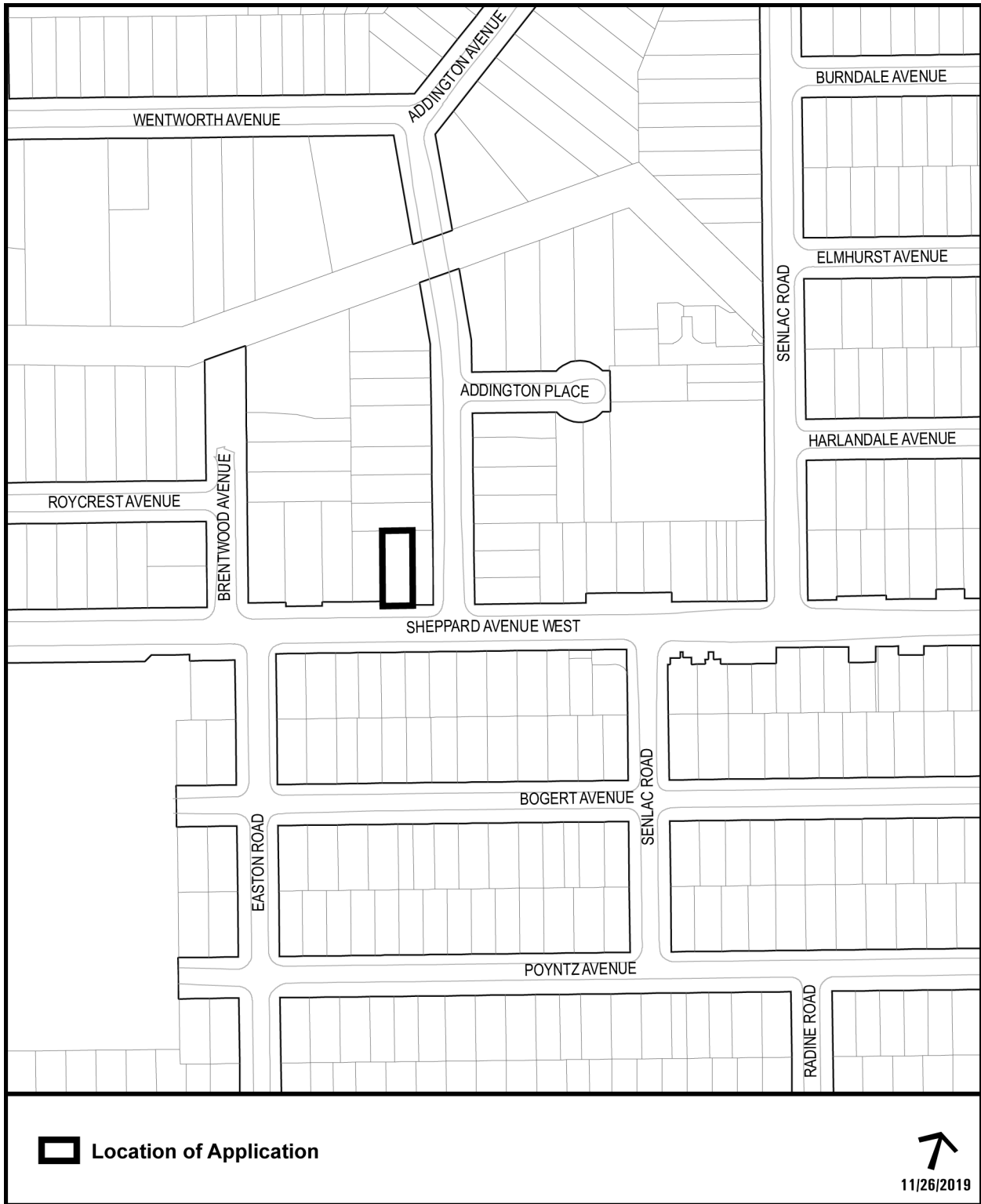
CONTACT:

Stephen Gardiner, Senior Planner, Community Planning

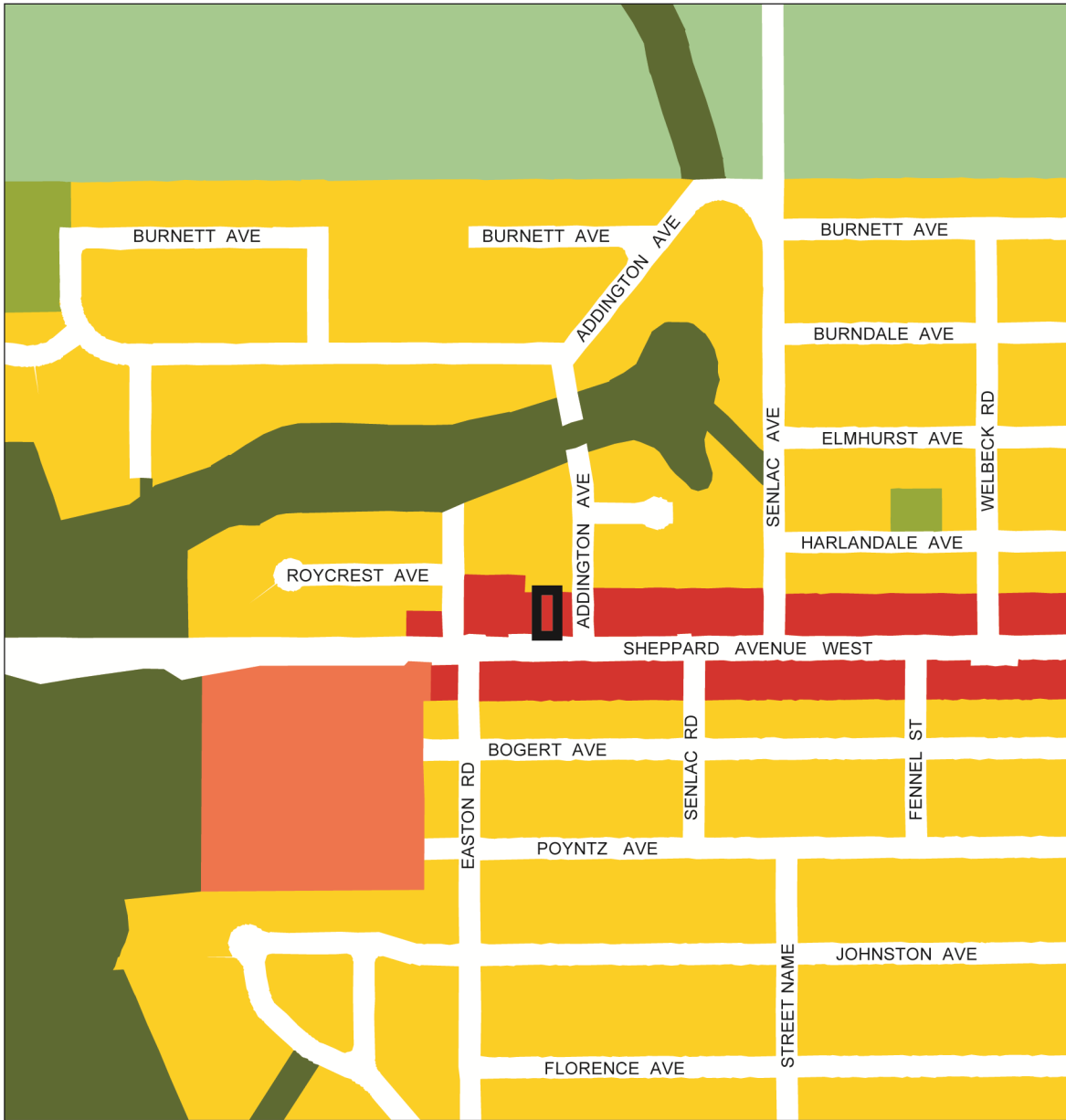
(416) 392-5460

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Attachment 2: Location Map











Attachment 3: Official Plan Land Use Map



290 Sheppard Avenue West

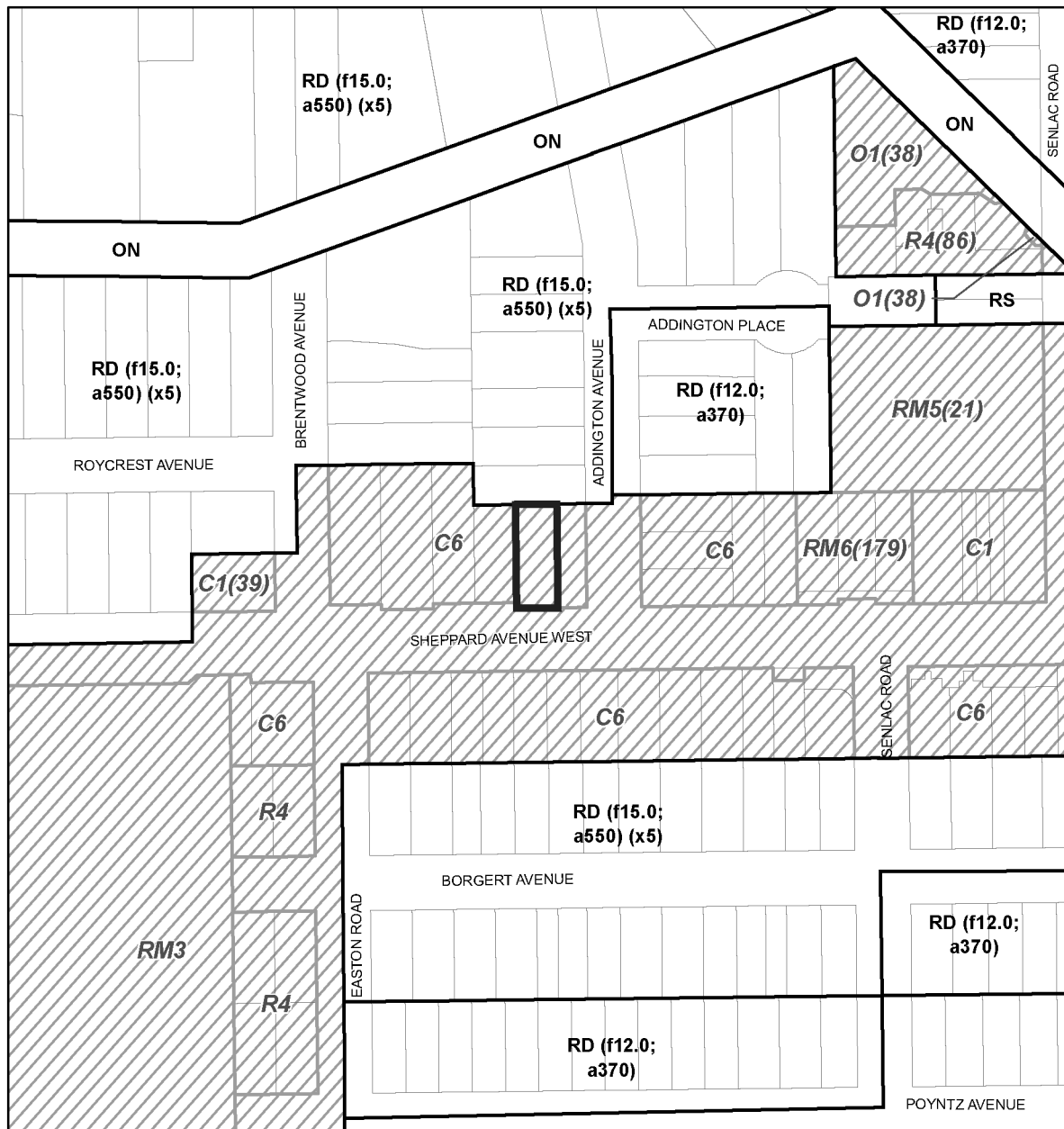
Official Plan Land Use Map #16

File # 19 240165 NNY 18 0Z

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|--|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas |  Other Open Space Areas |

↑
Not to Scale
11/25/2019

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

290 Sheppard Avenue West

File # 19 240165 NNY 18 0Z

Location of Application

RD Residential Detached **RS** Residential Semi-Detached
ON Open Space Natural



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

R4 One-Family Detached Dwelling Fourth Density Zone
RM3 Multiple-Family Dwellings Third Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
C6 Special Commercial Area Zone
O1 Open Space Zone

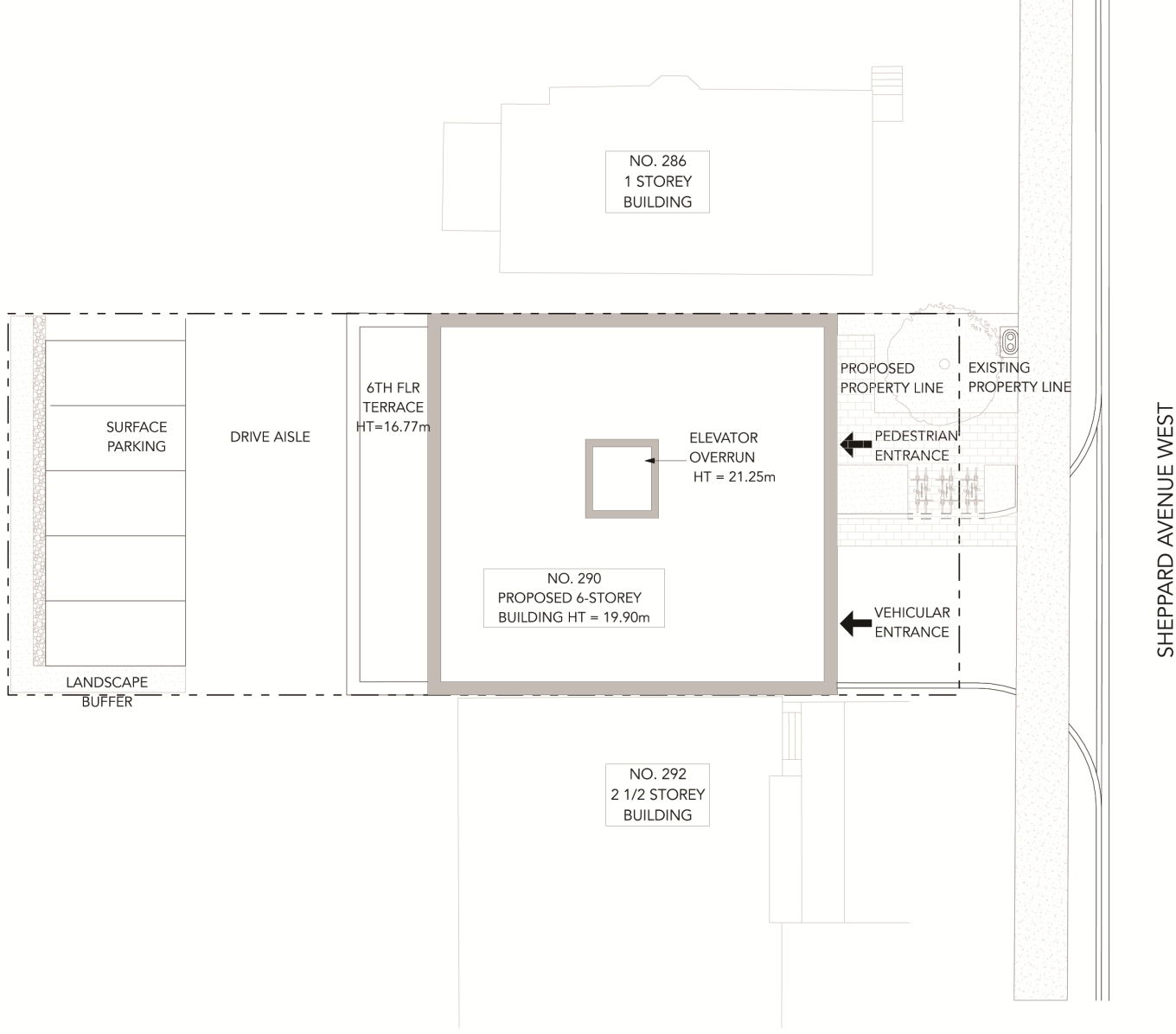


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Attachment 5: Draft Zoning By-law Amendment

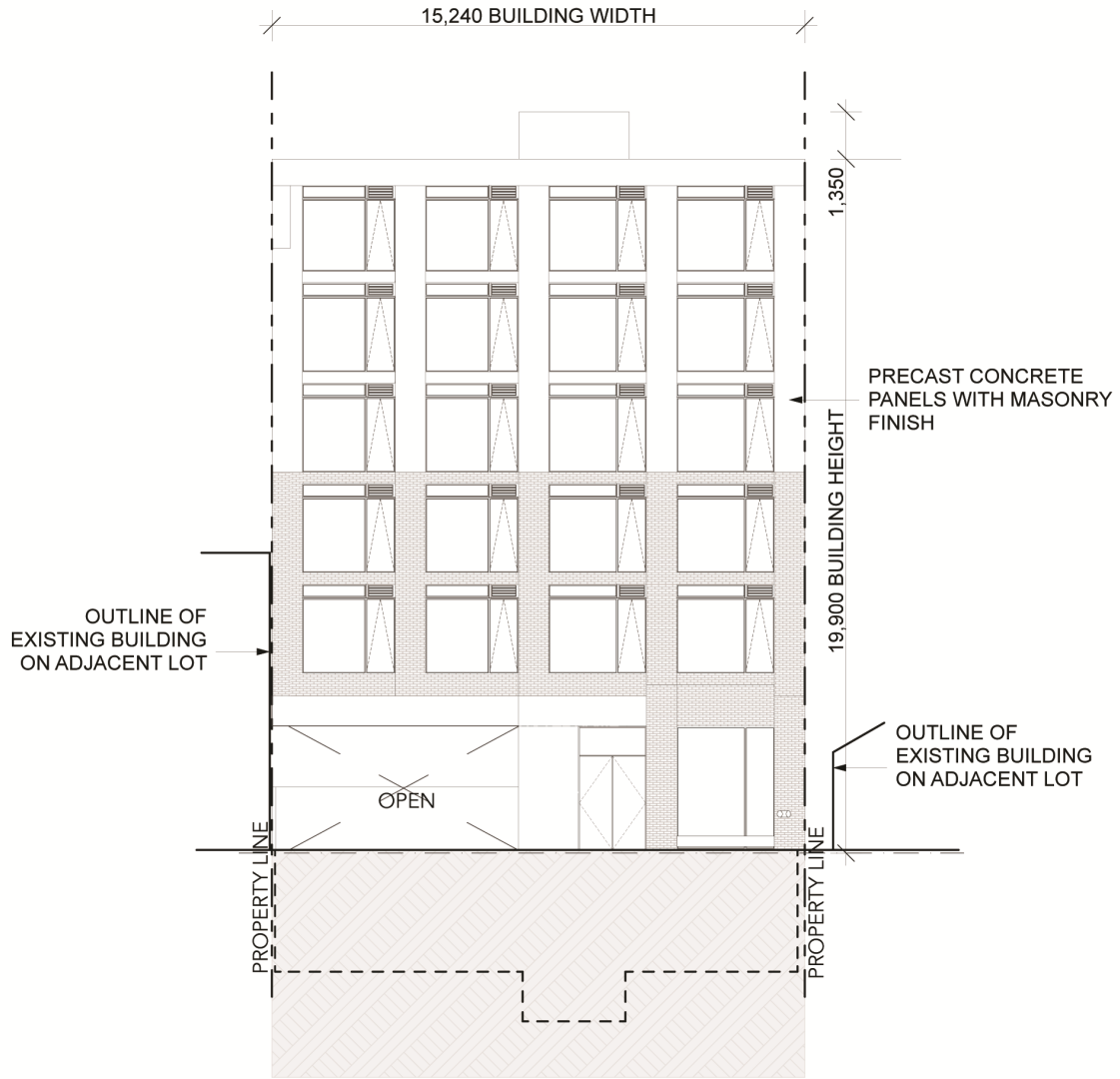
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Attachment 6: Site Plan



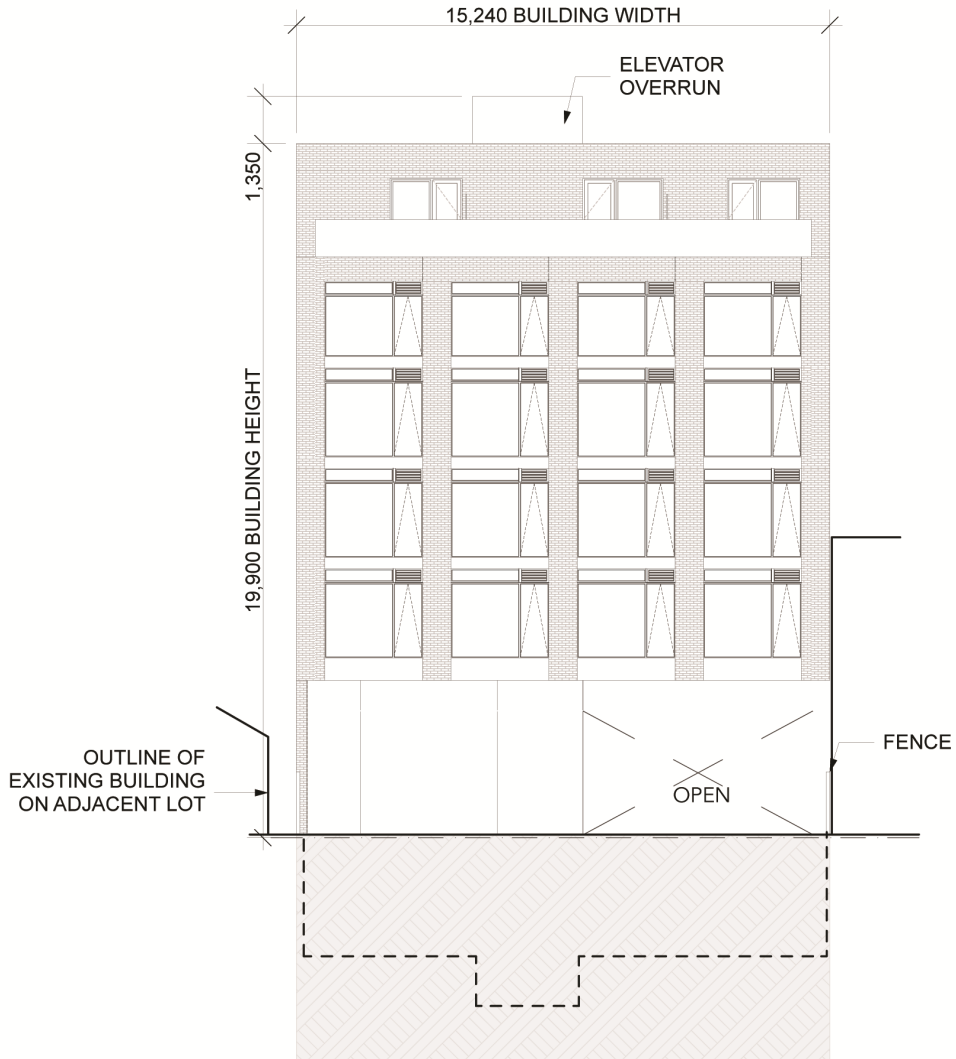
Site Plan

Attachment 7: South Elevation



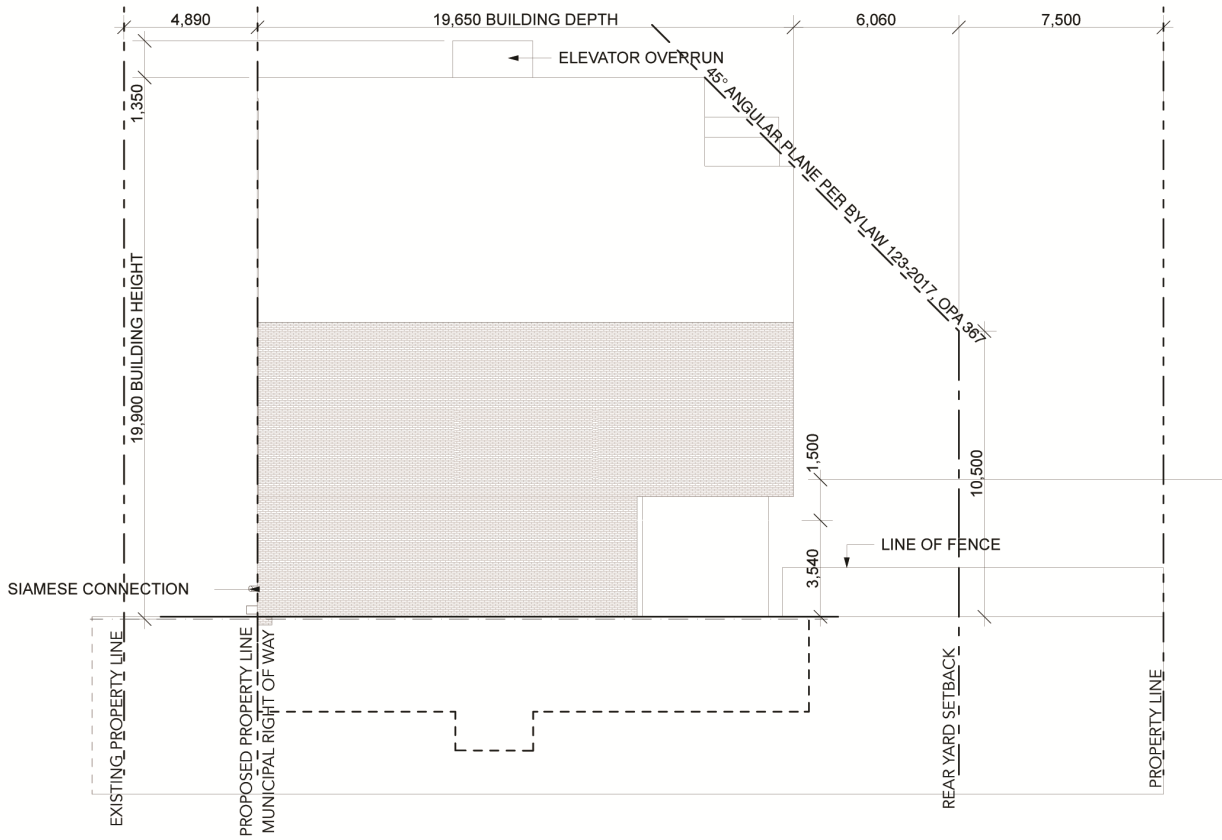
South Elevation

Attachment 8: North Elevation



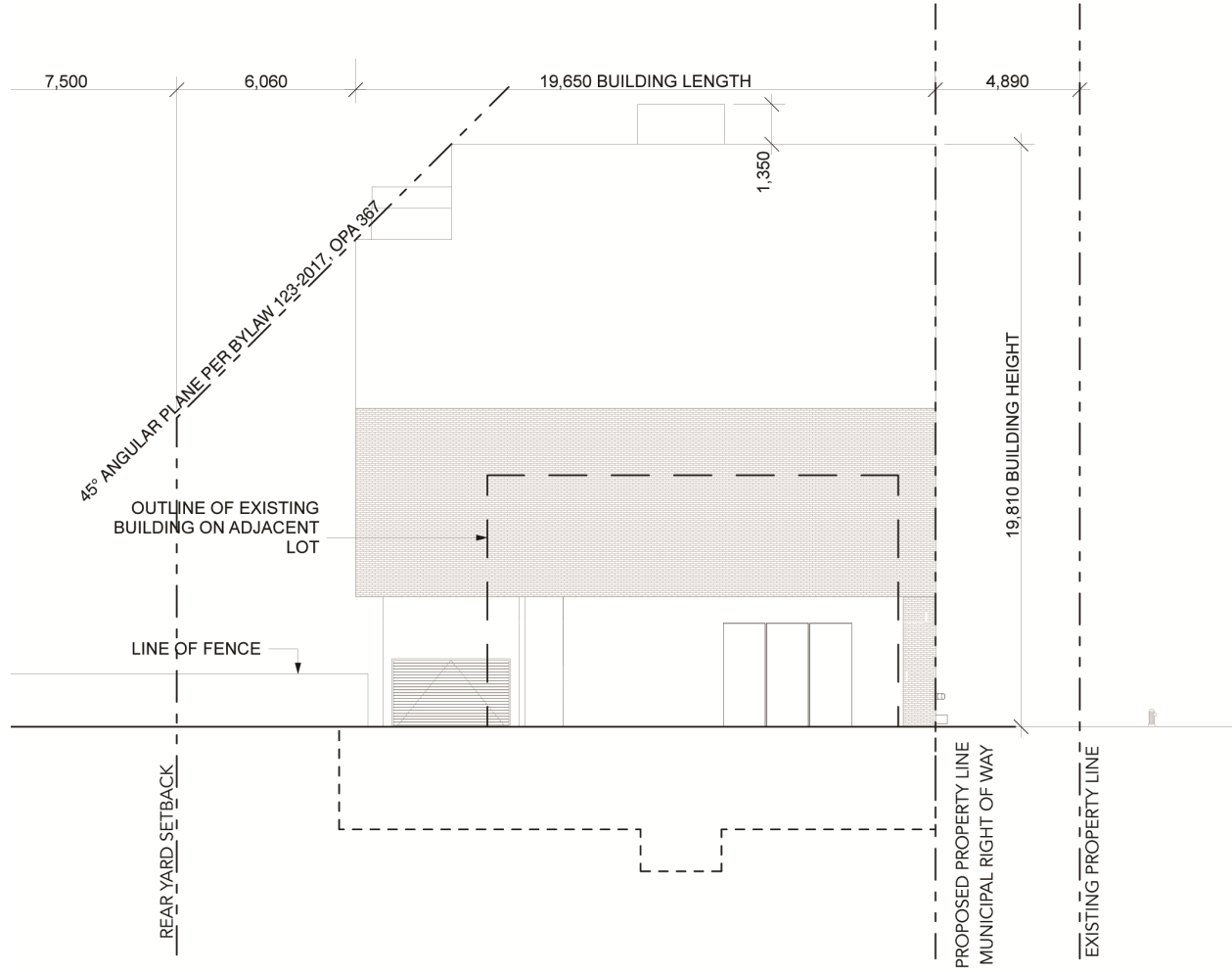
North Elevation

Attachment 9: East Elevation



East Elevation

Attachment 10: West Elevation



West Elevation