

1350 Sheppard Avenue West – Zoning Amendment Application – Supplementary Report

Date: June 3, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 6 – York Centre

Planning Application Number: 25 124861 NNY 16 OZ

SUMMARY

On May 20, 2025, Staff submitted a report (NY 24.2) to North York Community Council titled 1350 Sheppard Avenue West – Zoning Amendment Application – Decision Report – Approval which recommends that Council approve the application to amend Zoning By-law 1082-2022.

Since the writing of this report, there have been further discussions with the land owner and the Downsview Lands Community Voice Association. This report provides further information on two separate matters relating to the pedestrian bridge and the vision for a senior's village.

This report deletes original Recommendation Number 4. d. and replaces it with new recommendations as set out in this report. It also replaces Attachment Number 3 in Recommendation Number 2 in the original report. This report also provides information with regards to the existing planning and regulatory framework for which a senior's village is permitted.

RECOMMENDATIONS

1. Delete Attachment Number 3 outlined in Recommendation Number 2 in the report from the Director of Community Planning North York dated May 20, 2025 (Item NY24.2) and replace with Attachment Number 1 to this report.
2. Delete Recommendation Number 4. d. in the report from the Director of Community Planning North York dated May 20, 2025 (Item NY24.2) in its entirety and replace with the following:

“Prior to the issuance of the first above grade building permit for the William Baker District Phase 1 Lands, the Owner shall, at its sole cost and expense, undertake a study by a qualified person to the City's satisfaction, in respect of the existing pedestrian bridge which connects to the Lands for the purpose of determining the feasibility of making modifications to the existing bridge or constructing a new public pedestrian and cycling bridge. The Owner will share

the final feasibility study with the General Manager, Transportation Services, and the Chief Engineer, Engineering and Construction Services.

Prior to the issuance of the first above-grade permit for the final building for the William Baker District Phase 1 Lands, or unless otherwise agreed to by the General Manager, Transportation Services and the Chief Engineer, Engineering and Construction Service, and after consultation with the General Manager, Parks and Recreation, the Owner shall at its sole cost and expense, either option 1: design and construct a new accessible public pedestrian and cycling bridge spanning the public right of way of Sheppard Avenue West, providing a direct connection to Downsview Park, or option 2: should the owner elect, and based on the outcome of the feasibility study design and construct modifications to the existing pedestrian bridge to provide an accessible public pedestrian and cycling bridge. This will include the provision of a certificate from a qualified person, to the satisfaction of the General Manager, Transportation Services and the Chief Engineer, Engineering and Construction Services certifying that the new or modified bridge meets the City's standards and specifications, and applicable code requirements.

All costs for design and construction of the bridge, including modifications to the existing bridge, will be the responsibility of the Owner. The Owner shall own, operate, maintain, and repair the public pedestrian and cycling bridge at the Owner's sole cost and expense.

Prior to obtaining the construction permits to build the new bridge or modify the existing bridge, the Owner shall at its sole cost and expense, enter into an encroachment agreement with the City, to the satisfaction of the General Manager, Transportation Services and the City Solicitor."

3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

The Development Review 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.

COMMENTS

Public Pedestrian and Cycling Bridge

Schedule A of site-specific zoning by-law 1082-2022 included a number of matters of legal convenience to be secured including certain terms related to the provision of a new pedestrian bridge.

The proposed amendment to Schedule A, Paragraph C. iv in Attachment Number 3 in the report from the Director of Community Planning North York dated May 20, 2025 (Item NY24.2) represents an enhanced contribution. The modified condition requires

that the owner is required at its sole cost and expense to design and construct a new bridge (or modifications to the existing bridge) based on the outcome of a feasibility study, at the cost and expense of the owner, and to the satisfaction of the City. A "new" bridge may include modifications to the existing bridge if deemed appropriate by a qualified person. The proposed condition requires that the owner shall at its sole cost and expense, own, operate, maintain, and repair the bridge. The proposed amendments achieve the same intent as the original condition, recognizing that modifications to the existing bridge may be more appropriate, and maintains these obligations at the owners sole cost and expense.

Further discussions between staff and the applicant have led to several further minor revisions to the condition. These revisions contained in this report clarify requirements for the feasibility study and that the existing bridge has to meet City standards. Once the feasibility study is completed by the landowner, any improvements to the bridge, whether it is to repair/modify the existing bridge or replace the bridge, must be certified by a qualified person to meet City standards. The revised condition also clarifies the timing of the required encroachment agreement.

William Baker/Arbo District Plan and Senior's Neighbourhood

On May 26, 2025, staff attended a meeting with the Downsview Lands Community Voice Association, the landowners, and the local councillor. Most of the comments raised at the meeting pertained to the provision of a seniors village on the lands.

The William Baker District Plan for Phase 1, endorsed by City Council in July 2022, is guided by six principles that represent the broader planning and urban design objectives for the lands. These six principles are to:

1. Create a Resilient and Sustainable Neighbourhood
2. Create a Place for All (including seniors)
3. Provide a Range of Housing Options (including seniors)
4. Create a Neighbourhood Focus to Support Community Life
5. Provide a Well-connected Network of Mobility Options
6. Design the Park and Woodlot as the Focus for the Neighbourhood

The vision is to create a mixed-use, transit-oriented community constructed around a large central woodlot/park. A seniors village concept would be supported through this framework.

In recommending approval of the Zoning By-law Amendment application in 2022, staff recommended a range of uses including a continuum of residential uses ranging from apartment dwellings to long term care facilities. This culminated in the enactment of By-law 1082-2022 which rezoned the lands to Residential Multiple Dwelling Zone 6 (RM6) with a holding (H) provision. The RM6 zone permits a variety of residential and seniors related uses including a residential care home, retirement home, seniors community house, and nursing home. A variety of service uses are also permitted such as retail stores, restaurants, financial institution, office uses and personal service shops. A seniors village concept is enabled by the in force zoning permissions.

Zoning By-law 1082-2022 also secured housing equal to the greater of 220 units or 20% of the total residential units would be delivered as affordable units. Of these, at least 50% will be provided as affordable rental housing units. The proposed increase in the number of total residential units could result in a net increase in affordable housing units, with up to 340 affordable units being provided in total.

As part of the 2022 approval, Council directed the Chief Planner and Executive Director, City Planning to work with the owner to consider the inclusion of a complete senior oriented component, inclusive of a portion of the affordable rental and ownership component, as well as accessible medical and care services, through the Site Plan review process.

The current zoning by-law amendment application does not propose any change to the maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks or height.

The current zoning by-law amendment application does not change any of the permitted uses and does not change the vision as outlined in the William Baker District Plan for Phase 1, endorsed by City Council in July 2022.

In addition to the seniors related uses permitted in the zoning by-law, the draft approved plan of subdivision for William Baker/Arbo District identifies that the owner will convey Block 23A (10,636 square metres) and Block 6 (4,840 square metres), for a total of 15,476 square metres, to the City for parkland purposes. The parkland in Block 23A partially surrounds the natural heritage - woodlot feature, while the parkland in Block 6 connects Street A to the pedestrian bridge leading to Downsview Park to the south. The amount of parks and open spaces and connections to these spaces would support health and wellness of people such as seniors living in the community.

The need for seniors housing and services has consistently been identified as a priority by the local community members and the local Councillor participating in the application engagement process. Providing housing for seniors, supportive services and amenities for seniors, and strong connections to nearby community amenities for all are all included in the vision that was endorsed by Council in 2022 and approval of the current application does not change this vision.

Stylistic Change to Draft Amending Zoning By-law

Attachment Number 1 to this report replaces Attachment Number 3 in the report from the Director of Community Planning North York dated May 20, 2025 (Item NY24.2). Attachment Number 1 to this report replaces Paragraph 8 pertaining to the pedestrian bridge and adds Paragraph 11 to add Schedule 2 to By-law 1082-2022.

Conclusion

The proposal is in keeping with the intent of the Downsview Secondary Plan, the William Baker District Plan, and the Council approved Zoning By-law 1082-2022. The current zoning by-law amendment does not change any of the permitted uses and permits the district plan vision to be realized by the landowner.

CONTACT

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SIGNATURE

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North York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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Attached separately as a PDF.