

TORONTO STAFF REPORT

January 12, 2005

To: North York Community Council

From: Director, Community Planning, North District

Subject: Final Report
Draft Plan of Subdivision
2025-2045 Sheppard Avenue East
Monarch Construction Limited
File No. 04 175091 NNY 33 SB
Ward 33 – Don Valley East

Purpose:

The purpose of this report is to recommend draft plan of subdivision approval to the Chief Planner for 2025-2045 Sheppard Avenue East. The proposal is to divide the property into two main development blocks and create a new public road connecting Yorkland Road to Sheppard Avenue.

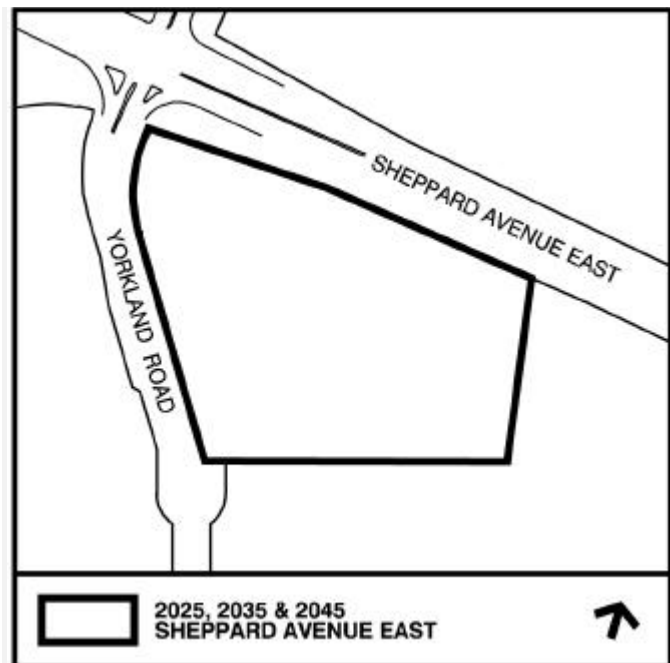
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) recommend the Chief Planner, who has been delegated authority to approve conditions of subdivision approval, approve the draft plan of subdivision, subject to the following conditions:
 - (i) that this proposal applies to the draft plan of subdivision prepared by David Horwood Limited, revised July 29, 2004 (Project No. 6197-Draft-Rev-2) as further revised



to reflect the conditions below.

- (ii) that Street "A" shall be dedicated as a public highway on the final plan.
- (iii) that Block 3 shall be eliminated and combined with Block 2.
- (iv) that the Owner grants all easements as may be required for the provision of services and utilities to the authority having jurisdiction.
- (v) that the Owner shall enter into an agreement with the City, financial and otherwise for the provision of roads and services.
- (vi) that the Owner shall enter into an agreement with the City that provides for the northern strip of Block 2 (currently shown as Block 3) located on the east side of the new public road to be used only for the following:
 - (a) conveyance to the abutting lands to the east for redevelopment and/or access; and
 - (b) in the event that there is no conveyance, it can only be used for landscaping and walkway in association with Block 2.
- (vii) that the appropriate standard conditions of approval for subdivisions shall apply (Attachment 6).
- (viii) that the Owner agree to carry out or cause to carry out the conditions and requirements of the Technical Services Division and Transportation Services Division, Works and Emergency Services Department as stated in their memorandum dated December 21, 2004 (Attachment 4) and any addendums thereafter.
- (ix) that the Owner agree to carry out or cause to carry out the conditions of the Ministry of Transportation, Corridor Management Office as stated in their letter dated November 4, 2004 (Attachment 5);
- (x) that the draft plan of subdivision be subject to red-line revisions in order to meet any requirement of the above conditions, if necessary.

Notes to Draft Plan Approval

- A. The owner shall agree to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

Background:

Proposal

At its meeting of July 20, 21, and 22, 2004, Toronto City Council endorsed the settlement of OMB appeals with respect to 2025-2045 Sheppard Avenue East for a mixed use residential and commercial development comprised of 900 to 1070 residential units. Following an Ontario Municipal Board hearing held on September 22, 2004, the OMB has approved the

Official Plan and zoning by-law amendments but has withheld its Order until a number of conditions have been fulfilled. One of these conditions is that “the owner has submitted a plan of subdivision application for the new public road which includes for the provision of a future development block which would secure access to such new road from the immediately abutting property to the east”.

This application fulfills the above condition. The proposal provides for a new public road connecting Yorkland Road to Sheppard Avenue East at a new signalized intersection. The road is to be built prior to the start of construction on the site. The lands adjacent to the road are to be developed for employment, residential and commercial uses. A small piece of land (Block 3) has been identified to the east of the new road, which can be redeveloped with the lands to the east (Parkway Car Wash site) and can provide future access to the new road for the car wash site.

Site and Surrounding Area

The 2.68 hectare site is located on the south side of Sheppard Avenue at Yorkland road, just east of Highway 404. There is an existing 4 storey office building and a 1 storey building with a bank and restaurant on the site. Abutting uses are as follows:

North: three 22 storey condominium apartment buildings.
South: 3 storey office building, and two industrial buildings
East: car wash, two restaurants, auto repair and gas station
West: two 8 storey office buildings and a private school

North York Official Plan

The site is designated Industrial in the North York Official Plan and subject to the Business Parks Secondary Plan which permits employment uses including industrial, office, retail, service and institutional uses to a maximum density of 1.5 FSI. Residential uses are not permitted.

In September 2004, the OMB approved an amendment to the North York Official Plan which redesignates the lands north of the new road to Mixed Use permitting residential, commercial and other uses, as well as setting out a new site specific policy permitting a maximum of 900 to 1070 residential units. The policy also includes regulations on gross floor area, phasing of the residential and office/commercial buildings, and Section 37 benefits. The Board's Order approving the Official Plan amendment is not yet in force pending fulfillment of several conditions.

New Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Official Plan, in part, with modifications. The Minister's decision has been appealed in its entirety.

The Official Plan is now before the Ontario Municipal Board. Monarch has appealed the new Toronto Official Plan.

The Toronto Official Plan designates the site Employment Area. The OMB settlement endorsed by City Council includes a recommendation that Monarch's appeal of the Toronto Official Plan be settled upon the necessary amendments to the Toronto Official Plan being made to reflect the Official Plan amendment and zoning by-law approved by the OMB.

Zoning By-law

The site is zoned MO (Industrial-Office Business Park Zone) which permits industrial, office, retail, service and institutional uses at a maximum density of 1.5 FSI. Residential uses are not permitted.

In September 2004, the OMB approved a zoning by-law amendment which rezones the lands to permit a maximum of 1,070 residential units and commercial uses north of the new road, and to permit commercial and office uses south of the new road. The OMB's Order has been withheld pending fulfillment of a number of conditions.

Site Plan Control

An application for site plan approval has been submitted. One of the conditions to be fulfilled prior to the issuance of the OMB's Order approving the Official Plan and zoning by-law amendments, is that the owner receive site plan approval.

Community Consultation

As part of the review of the Official Plan and zoning amendment application, a community consultation meeting was held on July 5, 2004. The main issues raised at the community meeting related to traffic impacts, community services and building heights. Meetings have also been held with representatives of Parkway Car wash, which is located immediately to the east of the new road. The owners of the car wash are seeking future driveway access to the new road.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments.

Comments:

The proposed plan of subdivision fulfills one of the conditions set out by City Council and the OMB prior to the Official Plan and zoning by-law coming into force. Block 3 on the plan is located between the new road and the Parkway Car Wash site. In order to ensure that this block is connected to a development block which will be required to look after the upkeep and maintenance of this land, staff recommend that the draft plan be amended to delete Block

3 and combine this land with Block 2. This will ensure that this does not become an orphaned strip of land.

It is envisaged that the strip of land east of the road will either be acquired by the abutting Parkway Car Wash site and used for the purpose of providing direct access to the new road, or the strip of land will remain as landscaping. The report includes a condition of draft plan approval that Monarch shall enter into an agreement with the City, to be registered on title to the lands, that provides for the northern strip of Block 2 (currently shown as Block 3) located on the east side of the new public road to be used only for the following:

- conveyance to the abutting lands to the east for redevelopment and/or access; and
- in the event that there is no conveyance, it can only be used for landscaping and walkway in association with Block 2.

In addition, to control future access onto the new road, Works and Emergency Services (WES) has included a condition that a 0.3 m reserve be registered on title along the west limit of most of Block 3. WES has also set out conditions relating to construction of the new road, design of the Sheppard Avenue/Yorkland Road intersection and design of the Highway 404/Sheppard Avenue intersection. Works and Emergency Services conditions are included in the conditions of draft plan approval.

Standard Conditions of Approval

The applicant, through the execution of a subdivision agreement, will be required to satisfy the appropriate conditions of approval.

Conclusions:

This report recommends the approval of this plan of subdivision. It reflects City Council's endorsement of the settlement of OMB appeals for this site. The plan of subdivision also implements the OMB approval of the development of the lands, and fulfills one of the conditions to be met prior to the OMB issuing its Order approving the Official Plan and zoning by-law amendments.

Contact:

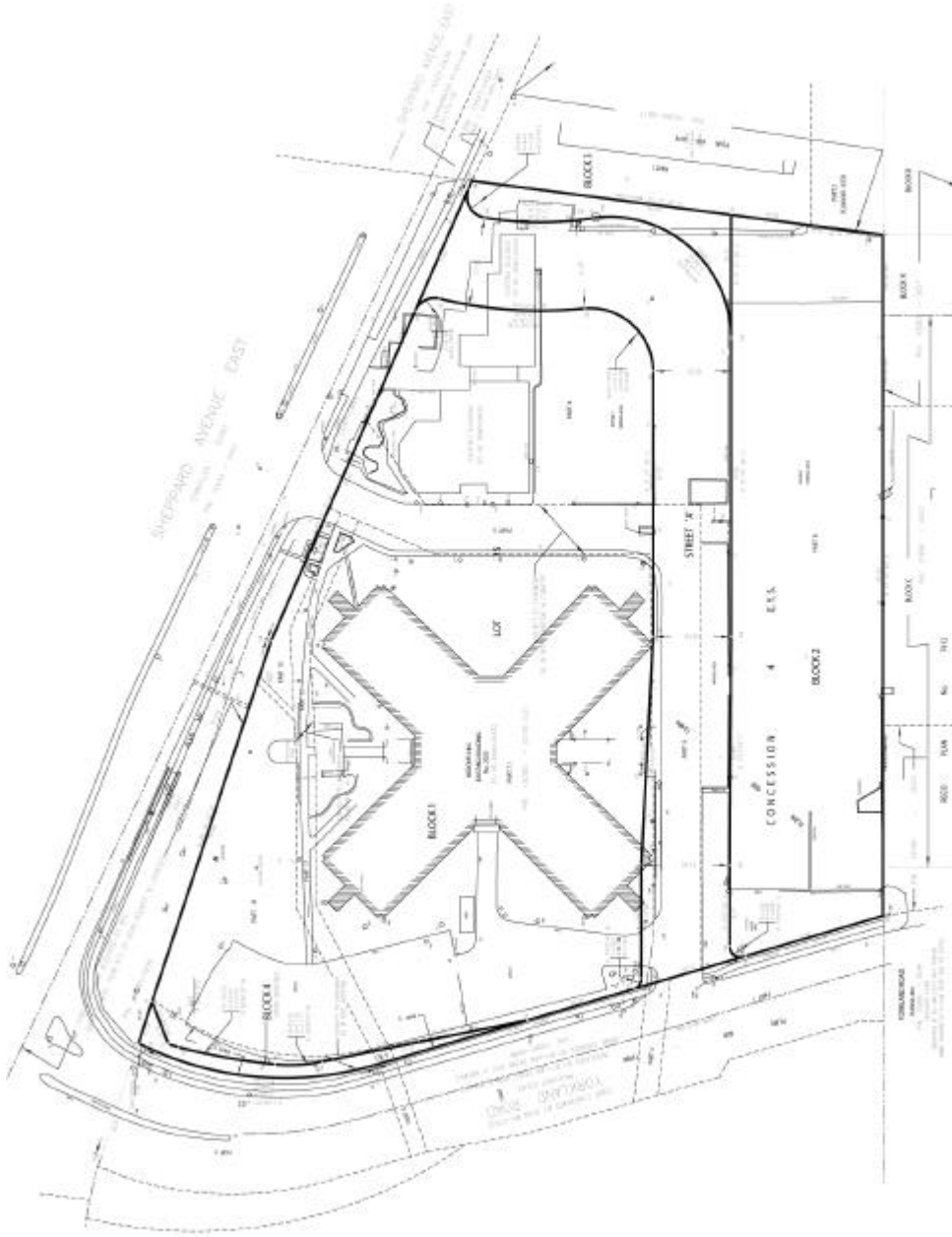
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Director, Community Planning, North District

List of Attachments:

- Attachment 1: Proposed Draft Plan of Subdivision
- Attachment 2: Zoning
- Attachment 3: Application Data Sheet
- Attachment 4: Works and Emergency Services comments
- Attachment 5: Ministry of Transportation comments
- Attachment 6: Standard Conditions of Approval

Attachment 1



2025, 2035 and 2045 Sheppard Avenue East

Plan of Subdivision

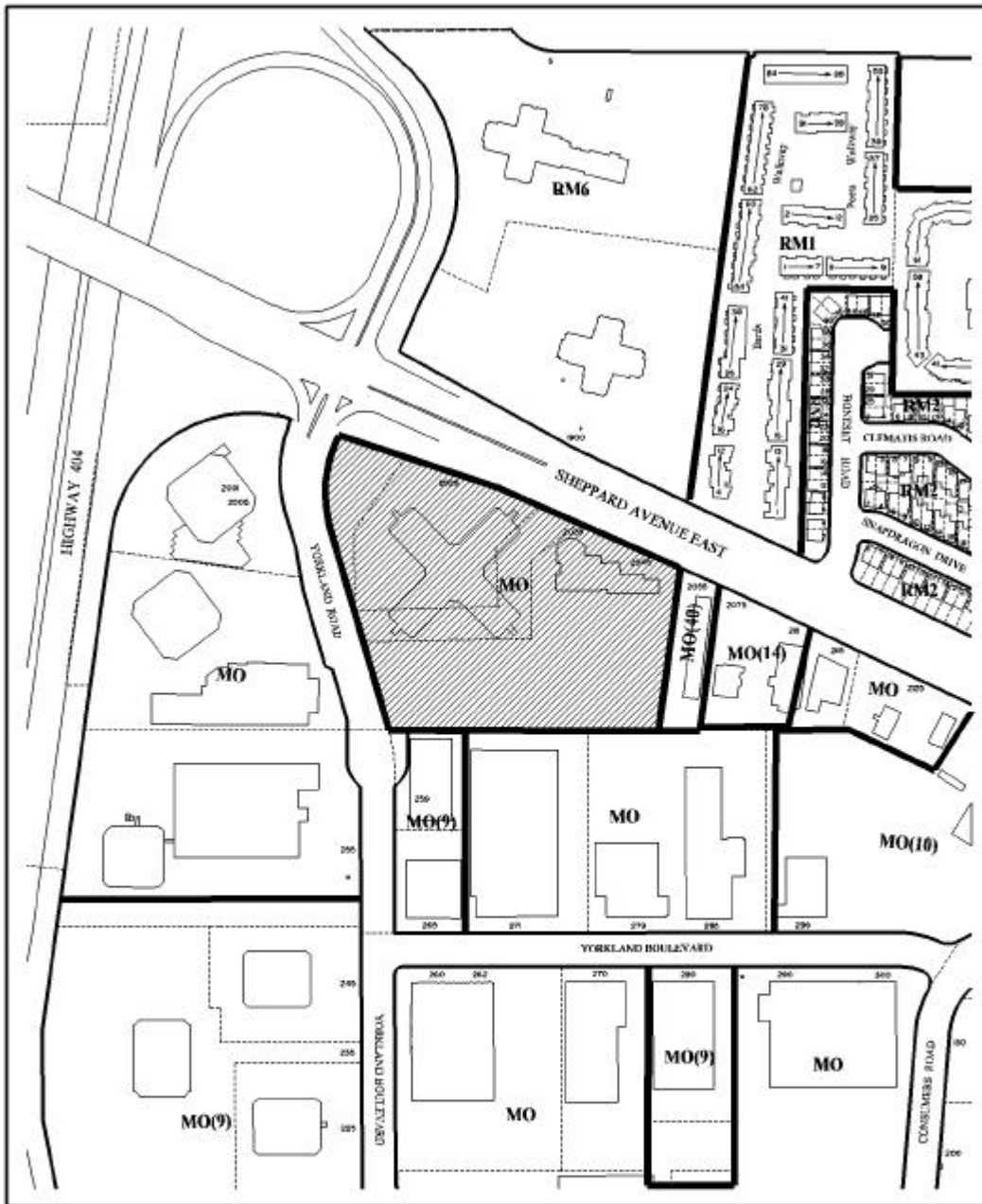
Applicant's Submitted Drawing

Not to Scale
1/31/2024



File # D4_175091

Attachment 2



Toronto Urban Development Services
Zoning

2025, 2035 and 2045 Sheppard Avenue East

File # TB CMB 2002 0007

- MO Industrial-Office Business Park Zone
 - RM1 Multiple-Family Dwellings First Density Zone
 - RM2 Multiple-Family Dwellings Second Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑ Not to Scale
Zoning By-law 7625
Extracted 06/20/02 - AK

**Attachment 3
APPLICATION DATA SHEET**

Application Type	Official Plan Amendment & Rezoning	Application Number:	02 035601 NNY 33 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 29, 2002

Municipal Address: 2025 SHEPPARD AVE E, Toronto ON
Location Description: 2025 SHEPPARD AVE E – PART OF LOT 15, CONCESSION 4, E.Y.S. **GRID N3306
Project Description: Existing Use: Includes office building, restaurant and bank Proposed Use: Includes office, retail and residential development with 900-1070 units with 25, 30, and 38 storey buildings

Applicant:	Agent:	Architect:	Owner:
Monarch Construction			Monarch Construction

PLANNING CONTROLS

Official Plan Designation:	IND	Site Specific Provision:	N/A
Zoning:	MO	Historical Status:	
Height Limit (m):	0	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	26794.19	Height: Storeys:	25, 30, 38
Frontage (m):	219	Metres:	0
Depth (m):	0		
Ground Floor GFA (sq. m):		Total	
Residential GFA (sq. m):	84524	Parking Spaces:	1467
Non-Residential GFA (sq. m):	9290	Loading Docks	
Total GFA (sq. m):	93814		
Lot Coverage Ratio (%):			
Floor Space Index:	3.5		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	900-1070

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA (sq. m):	84524	0
Retail GFA (sq. m):	550	0
Office GFA (sq. m):	8740	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Nimrod Salamon, Senior Planner
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