

# **TORONTO** STAFF REPORT

June 27, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Final Report  
Application to Amend the Official Plan and Zoning By-law  
Application for Site Plan Control Approval  
1900 Sheppard Avenue West  
Blandford Gates (Fleiss Gates McGowan Easton Architects Inc.)  
05 198002 NNY 09 0Z and 05 198004 NNY 09 SA  
Ward 9 – York Centre

## Purpose:

This report reviews and recommends approval of applications to amend the Official Plan and the Zoning By-law and for site plan control approval to permit a one storey public library and a three storey, 27 unit apartment building.

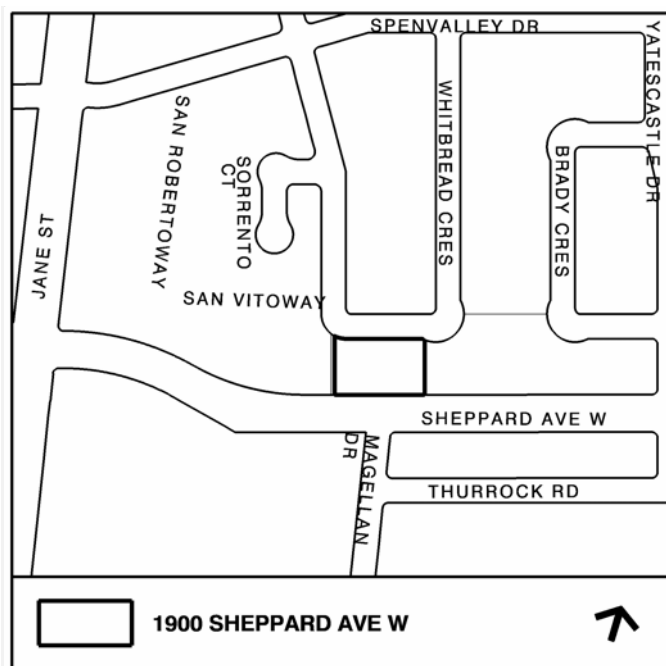
## Financial Implications and Impact Statement:

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

## Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6, in the event that the new Official Plan for the City of Toronto is not yet in force.
- (2) amend Zoning By-law 7625 to permit the development of a one



storey public library and a three storey, 27 unit apartment building on the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) pursuant to Council's direction of April 25, 2006, that the site plan be approved by Council in principle, as indicated on the drawing entitled Site Plan (Attachment 1), and that the Chief Planner or his designate be authorized to issue final approval when the conditions to be satisfied, as set out in Attachment 10 to this report, have been fulfilled.
- (5) direct the City Solicitor to prepare and register any necessary site plan control agreement(s).
- (6) authorize the Director, Community Planning, North York District to execute the site plan control agreement.

#### Background:

##### Proposal

This is an application filed on behalf of the Toronto Community Housing Corporation and the Toronto Public Library Board to amend the Official Plan and Zoning By-law for a joint project consisting of a 27 unit, 3-storey apartment building and a new public library building. The housing is to be owned and operated by Toronto Community Housing Corporation. Humewood House, a non-profit young parent resource center, was selected as the lead agency to provide the programming and support for the tenants. The purpose of the housing is to assist young, single or expectant mothers transition to long-term homes and provide opportunities and supports for them and their children. The library is proposed to relocate from its existing location in the Jane-Sheppard Mall and will double in size.

The proposed new library will offer a range of community programs, including a community program room and space for additional computers. The proposed housing will also have activity space in the building for use by the building residents and the community.

The proposed buildings will both front on Sheppard Avenue West with vehicular access from Sheppard Avenue. Also proposed is a new walkway in front of the proposed library to connect Whitbread Crescent to Sheppard Avenue; this will replace the existing walkway to the west of the site. The sidewalk on the south side of Whitbread Crescent will extend along the site. Municipal garbage and recycling pick-up for the apartment building and library is proposed.

A summary of the pertinent development data is presented in Attachment 5. Copies of the proposed site and elevation plans are included as Attachments 1 and 2.

## Site History

In December 1999, the City's Property Management Committee allocated this City-owned site, a former police station, for affordable housing. This was in accordance with the "Housing First" policy for surplus municipal lands. In 2002, Youth Clinical Services was selected as a housing proponent for funding through a Request for Proposals to the Community Services Committee. In July 2002, the Toronto Public Library Board passed a motion to enter into a co-development agreement with the housing project to construct a library at this location. The library costs were approved in the Toronto Public Library 2003 Capital Budget.

City Council, at its meeting of September 23, 2003 approved Supporting Communities Partnership Initiative (SCPI) funding for Youth Clinical Services to co-develop a transitional housing project with a new library on the site. Council also declared the portion of the site at 1900 Sheppard Avenue West required for transitional housing, surplus to the City's requirements. In September 2004, Council approved the Toronto Community Housing Corporation as the new proponent for the housing project after Youth Clinical Services was no longer able to proceed.

In July 2005, Council approved the establishment of the Affordable Housing Committee and Affordable Housing Office to support Council's priority and approved targets for affordable housing development. The Affordable Housing Office's responsibilities include facilitating development of new affordable housing opportunities, advocating with other governments and sectors for funding and intervening when an affordable housing planning application is experiencing unnecessary or exceptional delays in the development review process.

An application for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Approval was received on October 27, 2005. At its meeting of April 25, 26 and 27, City Council directed City Planning to treat this application as a priority and to bring forward a report to reach Council at its July 25, 2006 meeting. The City Clerk was directed to place the report on the July 11, 2006 North York Community Council agenda, together with a report on the site plan application.

The Preliminary Report was considered by North York Community Council on May 9, 2006 and North York Community Council approved an expanded notice area, a visit for interested neighbours to Humewood House and that the final planning report include a services and facilities review of the area and an assessment of the spatial distribution of subsidized (public) housing and supportive housing programs across the City.

North York Community Council also directed staff to discuss the feasibility of adding a second floor to the library as part of the community consultation. At its meeting of December 8, 9 and 12, 2005, City Council directed that the General Manager, Parks, Forestry and Recreation, in consultation with the Chief Librarian, report to the Economic Development and Parks Committee, in the Spring of 2006, on the feasibility of adding a second storey to the 1900 Sheppard Avenue West library facility, for the purpose of providing children and youth recreation programming. This report is targeted for the July 6, 2006 Economic Development and Parks Committee meeting. Related to the feasibility of providing future community recreation or

social services on the subject site, North York Community Council also directed staff to pursue the possibility of leasing or purchasing the Hydro land adjacent to the site to provide additional parking.

### Site and Surrounding Area

The site area is 3349 m<sup>2</sup> and fronts Sheppard Avenue West, an arterial road, and Whitbread Crescent. There is an existing vacant building on site, a one-storey former police station, and surface parking. The site is elevated from Sheppard Avenue and slopes down towards the west.

The surrounding properties are as follows:

North: semi-detached dwellings

South: townhouses and semi-detached dwellings

East: townhouses

West: vacant hydro sub-station, townhouses and a commercial plaza at the Jane Street and Sheppard Avenue West intersection

There is an existing City-owned walkway which provides a connection from Whitbread Crescent to Sheppard Avenue and separates the site and the parcel owned by Toronto Hydro.

### Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Issued under Section 3 of the *Planning Act*, the PPS sets the policy foundation for regulating the development and use of land.

Municipal planning decisions are required to be “consistent with” the PPS. The new Toronto Official Plan complements the policies found in the PPS and the two documents are mutually supportive. The PPS includes policies which promote intensification, redevelopment and compact form; encourage transit and pedestrian supportive land uses; and provide for a range of housing types and densities to meet projected requirements, including establishing and implementing minimum targets for housing which is affordable to low and moderate incomes.

### North York Official Plan

The site is designated Residential Density One (RD-1) in the North York Official Plan as shown on Attachment 3. This designation provides for community institutions, single detached and semi-detached dwellings. The maximum density permitted for single detached dwellings and semi-detached dwellings in the RD-1 designation is 20 units per hectare (8 units per acre) and 30 units per hectare (12 units per acre), respectively. The Plan includes criteria for intensification and additional density on residential lands. Increased density is permitted provided the buildings are compatible with existing residential neighbourhoods, including appropriate transition in height and scale and adequate buffering. Redesignation to higher density is permitted on sites where existing land uses or buildings are considered to be obsolete or underutilized. These

policies are expected to no longer be in force and effect by late June 2006 once the new Toronto Official Plan comes into force.

The Plan's housing policies encourage affordable housing and the provision of a range of housing types. The policies discourage the concentration of assisted housing. Assisted housing is encouraged to be located in low to mid-rise buildings that integrate with the surrounding community.

#### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan with modifications. The hearing on the new Official Plan is continuing at the Ontario Municipal Board. The Board has approved most of the Plan and it is anticipated that the approved portions will come into force in June 2006. The housing and Section 37 policies remain under appeal and will be adjudicated in September and October 2006. As well the hazard land policies for 'Special Policy Areas' remain under appeal.

Once the Plan comes into full force and effect, it will designate the property as *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*.

The Plan's housing policies support the development of a full range of housing types, tenure and affordability, including social housing and transitional housing. The Plan establishes development criteria for *Neighbourhoods*, including the redevelopment of former non-residential sites. Redevelopment provides an opportunity to improve the neighbourhood by extending streets or paths. The Plan recognizes that it is not possible or desirable to have the same pattern of existing development on these redevelopment sites and establishes criteria for infill development on properties that vary from the local pattern. These criteria address height, massing and scale; providing adequate privacy; and locating and screening garbage and service areas to minimize impact.

#### Zoning

The site is currently zoned Multi-Family Residential Dwellings Second Density Zone (RM2), as shown on Attachment 4. This zone permits residential uses such as singles, semi-detached and duplex dwellings and institutional uses, such as schools and public libraries.

#### Site Plan Control

A Site Plan Control application was filed and has been circulated. The site plan is recommended to be approved subject to the conditions of approval contained in Attachment 10. Final site plan approval will be issued when the conditions are satisfied.

## Tree Preservation

City Council has enacted By-laws that require the protection and preservation of trees on City and private property in order to retain as much crown cover as possible, particularly during the development process. All trees on City property are protected, as well as trees on private property having a diameter of 30 cm or greater.

An Arborist Report has been submitted by the applicant in support of this application. The applicant has also submitted a request to remove three private trees on site. The City's Urban Forestry Division will be preparing a report on this request for the July 11, 2006 North York Community Council meeting.

## Reasons for the Application

The RD-1 designation in the former City of North York Official Plan does not provide for apartment buildings and has limits on density. These policies are expected to no longer be in force and effect by late June 2006 and an Official Plan Amendment will no longer be required.

The RM2 zoning also does not permit apartment buildings and the application also requires relief from provisions for height, lot coverage, side yard setbacks, front yard setbacks and the rear yard setback for the library. The library is a permitted use. The proposed parking supply for the joint development does not meet the minimum requirements of the Zoning By-law.

## Community Consultation

The community consultation meeting was held on June 1, 2006 at St. Jane Frances School. Approximately 200 people attended the meeting. Comment forms and an information sheet about the proposal and process were provided as hand-outs. The meeting was led by an outside facilitator, as directed by City Council. The meeting did not follow the planned agenda as community members wished to voice their concerns before hearing the staff and applicant presentations outlining the planning process and describing proposal.

The majority of comments provided at the consultation meeting, on the comments forms, through written correspondence and telephone calls are strongly opposed to the housing portion of the proposal. In place of the housing, residents wish to see a larger library and/or other community amenities on the site, such as programs for youth, seniors, recreation, park space and jobs/training programs. The community also clearly expressed concern over the existing amount of affordable housing in this area, asked why the proposed housing is not being built in other neighbourhoods around the city and requested that beautification funding be provided for the neighbourhood similar to what other areas of the city have received. There were also a number of questions seeking to clarify what "transitional" housing is and who the client group will be.

There were also a number of comments about the need to integrate the future residents into the community, the stigma of affordable/supportive housing, that this building will not help residents and will keep them in an at-risk environment. A general comment about creating more mixed-income communities was also received. Concerns were also raised about the planning process,

the impact of the proposal on property values, crime in the area and the level of maintenance in existing TCHC buildings in the area.

Most of the community's comments did not address specific site development issues. However there was some concern about the scale of development given the size of the property, the need for lots of light and windows, safety concerns over the hidden entrances on the neighbouring TCHC properties and the lack of green space for existing TCHC tenants.

Some residents stated that the proposed housing, together with the library and community space, will benefit the area and is needed to assist people in the area who are living in sub-standard or inadequate housing and would provide the supports necessary to help the young mothers move into long-term housing.

There was no opportunity at the meeting to explicitly address Council's direction to discuss the possibility of adding a second floor to the library, nor the feasibility of the proposal or how it would affect the proposed site plan or building designs. This will be addressed in the Parks, Forestry and Recreation Division report being prepared for Economic Development and Parks Committee. However, there was strong support from the community to have additional community recreation facilities and programs on the site, instead of the proposed housing.

Council also directed that, as part of the community consultation process, a visit be organized for interested neighbours to Humewood House, and this visit include a meeting with nearby residents of Humewood House. While funding for a chartered bus was not available, a visit to Humewood House was scheduled for June 6, 2006 from 2 – 3 pm. Sign up sheets were available at the community consultation meeting and the tour was announced at the meeting and advertised on a hand-out. A few residents signed up and follow-up phone calls were made, however no residents attended the visit. Staff from Humewood House attended the consultation meeting and were available for questions.

Toronto Community Housing, as part of its process to add to or change its housing portfolio, held two rounds of consultation with local tenants to provide information about the proposal. Humewood House also provided flyers at the consultation meeting advertising a community program advisory meeting this summer to review the services and programs for the proposed building. Toronto Public Library staff will also hold a consultation session to seek input on its programs and services at the proposed new branch.

#### Agency Circulation

The application was circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

Comments:

Land Use

This proposal currently requires an amendment to the North York Official Plan. The proposal requires a redesignation from RD-1 to RD-3, which permits low-rise apartments at a maximum density of 100 dwelling units per net residential hectare (40 units per acre). The proposed density is equivalent to approximately 86 units per hectare.

The North York Official Plan also establishes conditions for redesignation to higher density; this site meets the condition for redesignation when existing land uses or buildings are considered to be obsolete or underutilized. Sites for redesignation are evaluated according to general development criteria which address the height, form and scale of new development, minimizing impact on adjacent residential development and urban design guidelines to enhance public safety and improve street relationships. As well, proposals are evaluated according to the adequacy of community services and facilities to accommodate existing residents and the increase in population resulting from the proposal, the location of the site in terms of proximity to public transit and access to arterial roads and the suitability of the site for the proposed use.

The proposed redesignation would permit a small scale development, resulting in only 27 units, having minimal impacts on transportation facilities, roads, infrastructure or services. The site is located on an arterial road and is close to public transit. The site is served by the Sheppard West bus route, with a bus stop on the Sheppard Avenue frontage of the site. As well, the Jane Street bus route is also close by. The adequacy of community services and facilities is reviewed below in response to a request from Council. The proposal's built form characteristics will be discussed in relation to the new Official Plan policies below, which address similar criteria as the North York Official Plan.

With the new Toronto Official Plan expected to be in force by late June 2006, an Official Plan Amendment will not be required.

The proposed development is designated *Neighbourhoods* in the new City of Toronto Official Plan. This designation permits low-rise apartment buildings, similar to this proposal. The Plan establishes development criteria for *Neighbourhoods*, including the redevelopment of former non-residential sites. The Plan recognizes that it is not always possible or desirable to have the same pattern of development on these redevelopment sites and established criteria for infill development on properties that vary from the local pattern, but are still compatible.

This site is different from the local pattern in terms of lot size, configuration and orientation. It was not developed for residential use in the same manner as the lands surrounding this site. The site has frontage on two streets and this proposal provides an opportunity to take advantage of and enhance the Sheppard Avenue frontage, as opposed to the adjacent properties which have a rear-lot relationship to Sheppard Avenue. It is an appropriate site for infill development, subject to the criteria of the new Toronto Official Plan. These criteria address height, massing and scale; providing adequate privacy; fronting onto a public street; and locating and screening garbage and service areas to minimize impact.



## Density, Height, and Massing

The infill criteria of the new Toronto Official Plan and the redesignation criteria in the North York Official Plan both speak to appropriate heights, massing and scale and compatibility with the zoning permissions for adjacent and nearby residential properties. The library is proposed to be one storey (8.5 metres) and the apartment building will be three storeys (16 metres) in height. Neighbouring properties are generally two storeys (maximum height 9.2 metres). The height of the development is modest in scale and will not have an impact on the privacy, sunlight or sky views of neighbouring properties. The neighbours to the north are separated by a public street, Whitbread Crescent, and a generous setback from the housing to the property line. To the east there is a side yard setback and walkway which separates the building from the neighbouring building. There are also a minimal number of windows on the east side of the proposed building.

The density of the entire proposal is approximately 1.05 times the area of the lot; the nearby townhouses zoned RM4 are permitted at a density of .85. This proposed increase in density and height is compatible with the adjacent townhouse development, especially given the site's orientation towards and access from Sheppard Avenue, an arterial road.

## Streetscape and Public Realm

The new Toronto Official Plan includes criteria requiring infill development to front on a public street wherever possible. The North York Official Plan also speaks to street-oriented development. This development fronts on to Sheppard Avenue, unlike other neighbouring properties which back on to Sheppard Avenue. Concern about the safety of the hidden entrances for some of the existing development backing on to Sheppard was an issue raised at the community consultation meeting. The proposed new building entrances have a direct relationship with the street and public walkways. These features enhance the safety of the site and surrounding neighbourhood and safe use of the bus stop on Sheppard Avenue.

The proposal also enhances the amenity of Sheppard Avenue by providing new street trees, new sidewalk, windows and doors along the street edge to promote overlook and the proposed "reading garden" in front of the library. In addition, the library has a generous canopy to provide weather protection, new trees, lighting and an entrance along the new walkway. There is also indoor and outdoor amenity space for the new housing.

## Site Circulation and Servicing

The new Toronto Official Plan speaks to the opportunities provided by the redevelopment of infill sites to address "gaps" in the urban fabric and to improve neighbourhoods by extending streets or paths.

The development of this site provides an opportunity to improve pedestrian safety and circulation on site and for the surrounding neighbourhood. A new walkway is proposed in front of the library to connect Whitbread Crescent to Sheppard Avenue; this will replace the existing walkway to the west of the site, which will then function as a landscaped yard for the library. By establishing the pedestrian connection in front of the library, safe pedestrian use is promoted by

providing the primary pedestrian pathway in front of an active public use, as opposed to being located between the back of the library and vacant Hydro lands. The sidewalk on the south side of Whitbread Crescent will be extended along the site.

The proposal is designed to provide universal physical access to the buildings and indoor and outdoor amenity spaces, one of the new Toronto Official Plan's public realm objectives.

The proposal meets the infill and built form criteria of the new Toronto Official Plan to locate and organize vehicle parking, access and servicing to minimize impact on neighbouring properties and to provide shared driveways for vehicular and servicing access. The site will have vehicular and servicing access from a shared driveway off Sheppard Avenue West. Vehicular access to Whitbread Crescent will be limited to solid waste collection vehicles. No other vehicles will have access through the site to Whitbread Crescent.

Garbage and recycling for the apartment building will be stored internally and placed outside once a week on collection day. The development of this property provides an opportunity for shared pickup between 1900 Sheppard Avenue West and 1898 Sheppard Avenue West and for improved screening of garbage collection for the neighbouring site. Currently the garbage and recycling bins are located adjacent to the public boulevard and are proposed to be located in a new enclosed structure further away from the street.

#### Community Services and Facilities

City Council directed that a review of community services and facilities in this area be undertaken, and this is provided in Attachment 8. It should also be noted the adequacy of community services in the area and the use of this site to provide additional services and facilities were also raised through the community consultation process. This assessment reviewed the findings and outcomes of the Black Creek West Community Capacity project and the capacity of public services and amenities. The review concludes that the small size of the proposed development should not burden the area services and facilities and adds an expanded library, community space and programming to the community.

The report to Economic Development and Parks Committee will address Council's direction to investigate the feasibility of adding additional community recreation space to the library building. Further to Council's direction, Facilities and Real Estate staff contacted Toronto Hydro regarding the availability of the adjacent property. Toronto Hydro has advised this property is available but it is not part of their plan for 2006 disposal. The feasibility, cost and other issues related to the possibility of leasing or purchasing this were not evaluated or investigated.

#### Housing Policy and Assessment

Council further directed staff to undertake an assessment of the spatial distribution of subsidized (public) housing and supportive housing programs across the City and to include this assessment in this report. As noted previously, concern about the distribution of assisted housing was raised at the community consultation meeting. This assessment is discussed in the context of the

housing policies in the new Toronto Official Plan, the North York Official Plan and other relevant housing policy issues.

The new Toronto Official Plan housing policies support the development of a full range of housing types, tenure and affordability, including social housing and transitional housing.

The North York Official Plan housing policies also encourage affordable housing and the provision of a range of housing types. Unlike the new Toronto Official Plan, the policies discourage the concentration of assisted housing in areas where the percentage of assisted housing units are higher than the City-wide average (City-wide applies to the former City of North York). Assisted housing is encouraged to be located in low to mid-rise buildings that integrate with the surrounding community.

The North York policies speak to the form and management of assisted housing, encouraging low to mid-rise buildings that integrate with the surrounding community with on-site building management. This proposal meets this objective since the apartment building is low-rise (three storeys) and will provide amenity space for building residents and the community. There will be on-site building management and supportive programs for the residents. As well, it is a joint development with the Toronto Public Library and a new, expanded library will be on site.

Based on an analysis of 2001 Census data on dwelling unit counts and information on assisted housing from the City's Shelter, Support & Housing Administration Division, the Glenfield-Jane Heights neighbourhood contained about 15.0% assisted housing units (including TCHC and non-TCHC RGI units), compared to 7.7% across the City and 6.8 % in the former City of North York (these figures are based on rent-geared-to-income units and do not include other market housing units in the TCHC and non-TCHC developments). While there is a higher percentage of assisted units in the Glenfield-Jane Heights neighbourhood than in the new City of Toronto as a whole, there are concentrations in other areas of the former North York and across the new City of Toronto (see Attachment 9). Within 1 km of the site there are approximately 800 units or roughly 1% of the new City's total inventory of RGI housing units.

It is acknowledged this proposal is in an area containing a higher than average number of affordable housing units. It should be noted however that this proposal differs from other forms of assisted housing since it is *supportive* and *transitional*. The housing is intended to provide support to young, single or expecting mothers who will eventually transition to more permanent housing.

It is also important to note that little assisted housing has been constructed since 1996 when the last units were completed under the federal-provincial non-profit housing programs. Canada Mortgage and Housing Corporation reported that approximately 26,000 housing units were completed in former North York from 1997 to 2005 inclusive. It is estimated that about 25,180 of these were ownership freehold and condominium units and just under 800 were private rental. Approximately 50 assisted rental units were created under the City's Let's Build program in the former North York.

Between the last Census in 2001 and the end of 2005, it is estimated that slightly more than 16,500 units were developed in former North York. Just under 15,900 were ownership and fewer than 600 were private rental. Again, only about 50 assisted units have been constructed in the former City. Given the substantial increase in ownership completions since 2001, the percentage of RGI units in former North York has actually decreased to about 5.4%. Owing to the relative lack of senior government funding, it is expected that the share of RGI and assisted housing will continue to decline in the foreseeable future.

The policies regarding the distribution of social housing in the former North York Official Plan are not reflected in the new Toronto Official Plan. These policies address the characteristics of occupants of housing and, to the extent that they limit or restrict opportunities, could be seen to contravene the Ontario Human Rights Code and the Charter of Rights and Freedoms. They may also be viewed as discriminatory as they seek to limit the number of assisted housing projects that might locate in any one area.

#### Trees

Urban Forestry staff support the applicant's request to remove the three Siberian elms on the property. These trees are only in poor-fair condition and Urban Forestry recommends replacement tree planting on site. The location, species and securities will be conditions to be satisfied prior to site plan control approval.

#### Road Widening

A 2.76 m conveyance to the City for a future road widening along Sheppard Avenue West will be required a condition to be satisfied prior to site plan control approval.

#### Traffic Impact and Parking

The applicant has submitted a traffic and parking study in support of this application. The proposal has 22 parking spaces and is based on using the new parking space dimensions of 2.6 metres by 5.6 metres, which have been approved by City Council in principle but will not be in effect until April 30, 2007. Transportation Services staff has accepted the applicant's study and implementation of the new parking space dimensions.

The applicant also submitted an operational review and functional plan addressing the proposed driveway access to the site. The proposed driveway aligns with Magellan Drive on the south side of Sheppard Avenue West creating a four leg intersection. The operational review also addressed the need for traffic control signals as part of the development. The review concluded the while not currently warranted, the intersection should be monitored. The functional plan also reflects a minor relocation of the existing TTC bus stop and bus bay.

Transportation Services staff have reviewed the functional plan and operational review, and concurs in principle with the consultant's recommendations. A number of small modifications to the functional plan are required, the details of which will be finalized through the site plan review process.

## Development Charges

As per Council's policy, the proposed assisted housing building is exempted from Development Charges. The library is also not subject to Development Charges.

### Conclusions:

The proposal is an appropriate development that will create additional housing opportunities and community amenities on a major arterial road serviced by public transit. The proposed development is compatible with the built form character of the area, enhances the public realm and would not significantly impact nearby residential properties. It is recommended that Council approve the Official Plan and Zoning By-law Amendments and the site plan to permit the library and apartment building on this site.

Increasing the supply of affordable housing in Toronto is a priority of City Council. This priority is expressed through a number of policies and programs including the "Housing First" policy for surplus municipal lands, the housing policies of the Toronto Official Plan and the recent creation of the Affordable Housing Office and Affordable Housing Committee.

### Contact:

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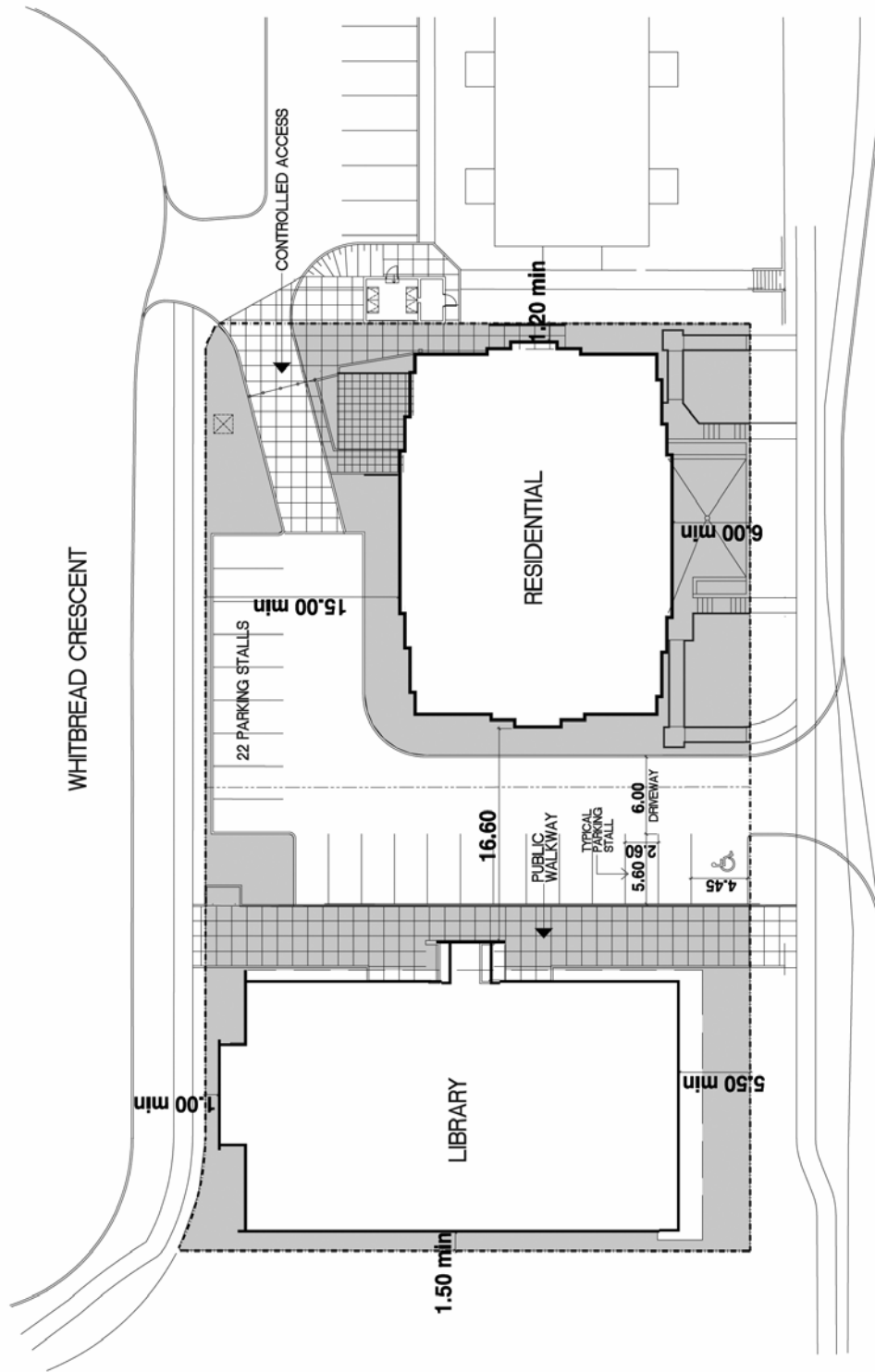
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Thomas C. Keefe  
Director, Community Planning, North York District

### List of Attachments:

Attachment 1:	Site Plan
Attachment 2:	Elevations
Attachment 3:	Official Plan
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet
Attachment 6:	Draft Official Plan Amendment
Attachment 7:	Draft Zoning By-law Amendment
Attachment 8:	Community Services and Facilities Review
Attachment 9:	Toronto Social Housing 2006
Attachment 10:	Site Plan Control Approval Conditions

Attachment 1



Site Plan

1900 Sheppard Avenue West

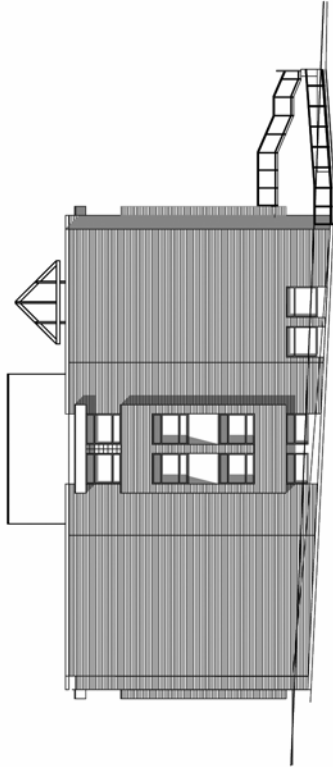
Applicant's Submitted Drawing

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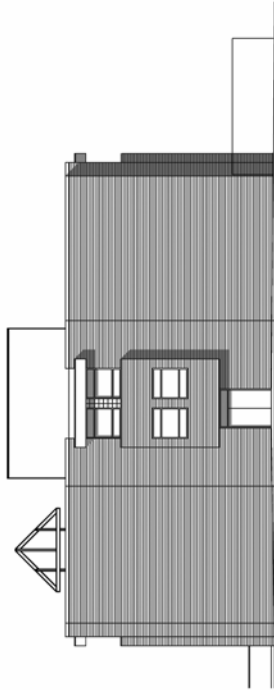


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Attachment 2



West Elevation - Residential



East Elevation - Residential

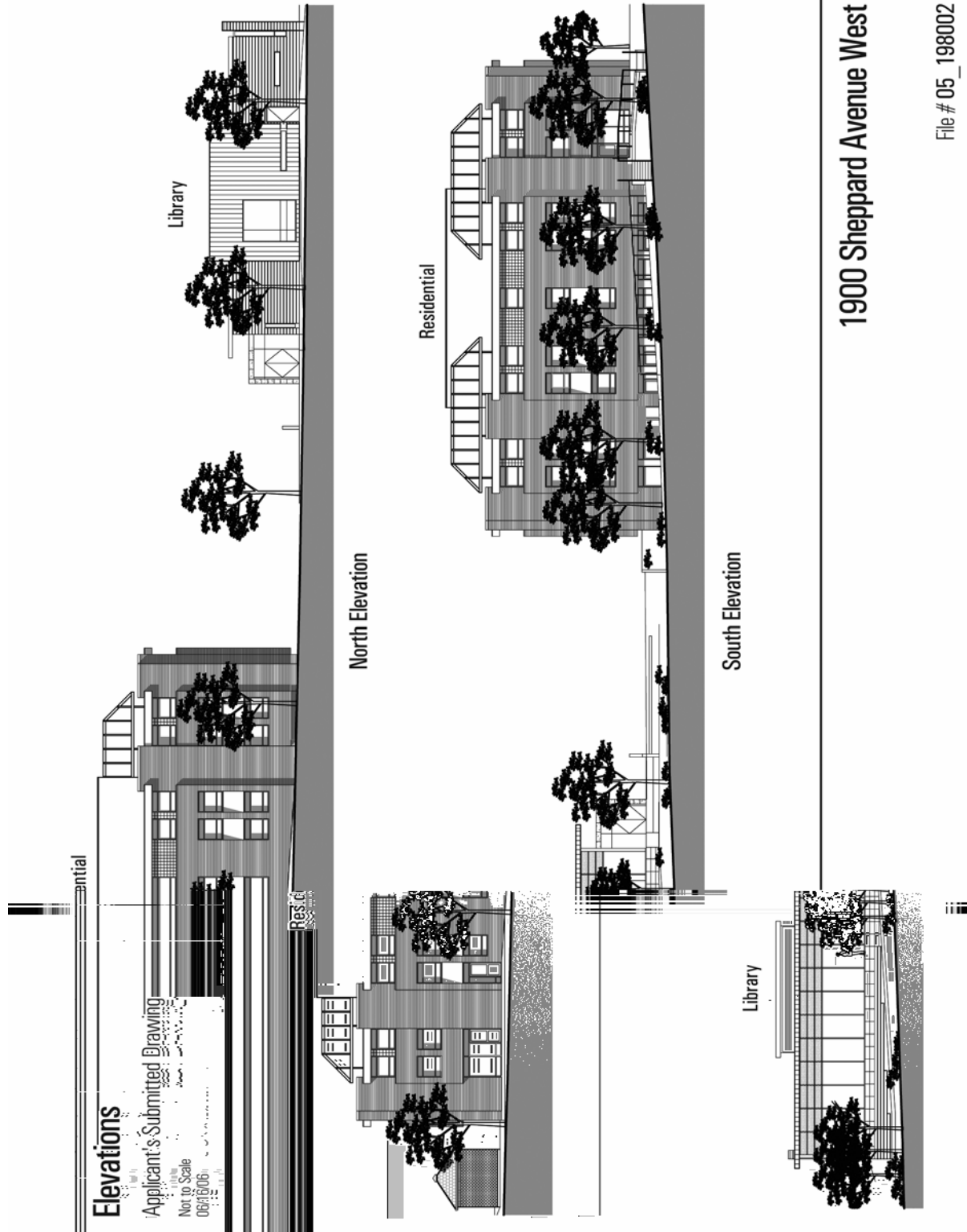
Elevations

Applicant's Submitted Drawing

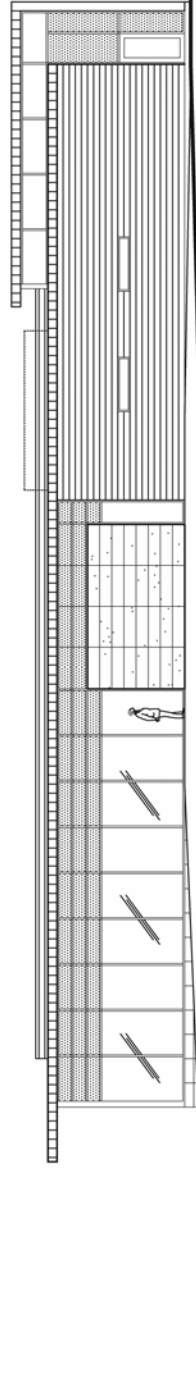
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1900 Sheppard Avenue West

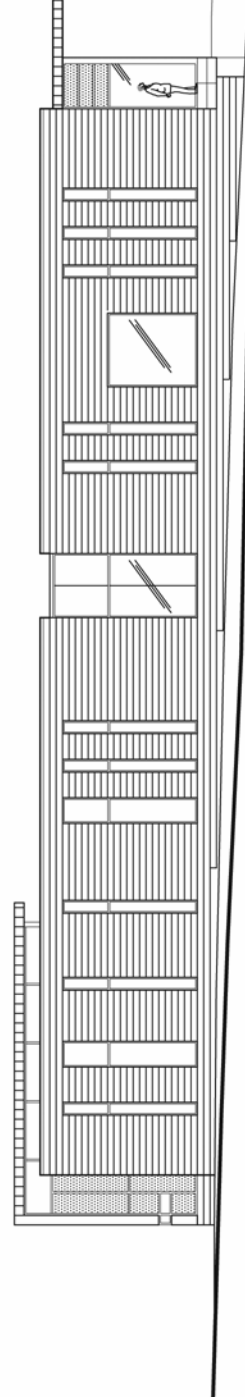
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East Elevation - Library



West Elevation - Library

## Elevations

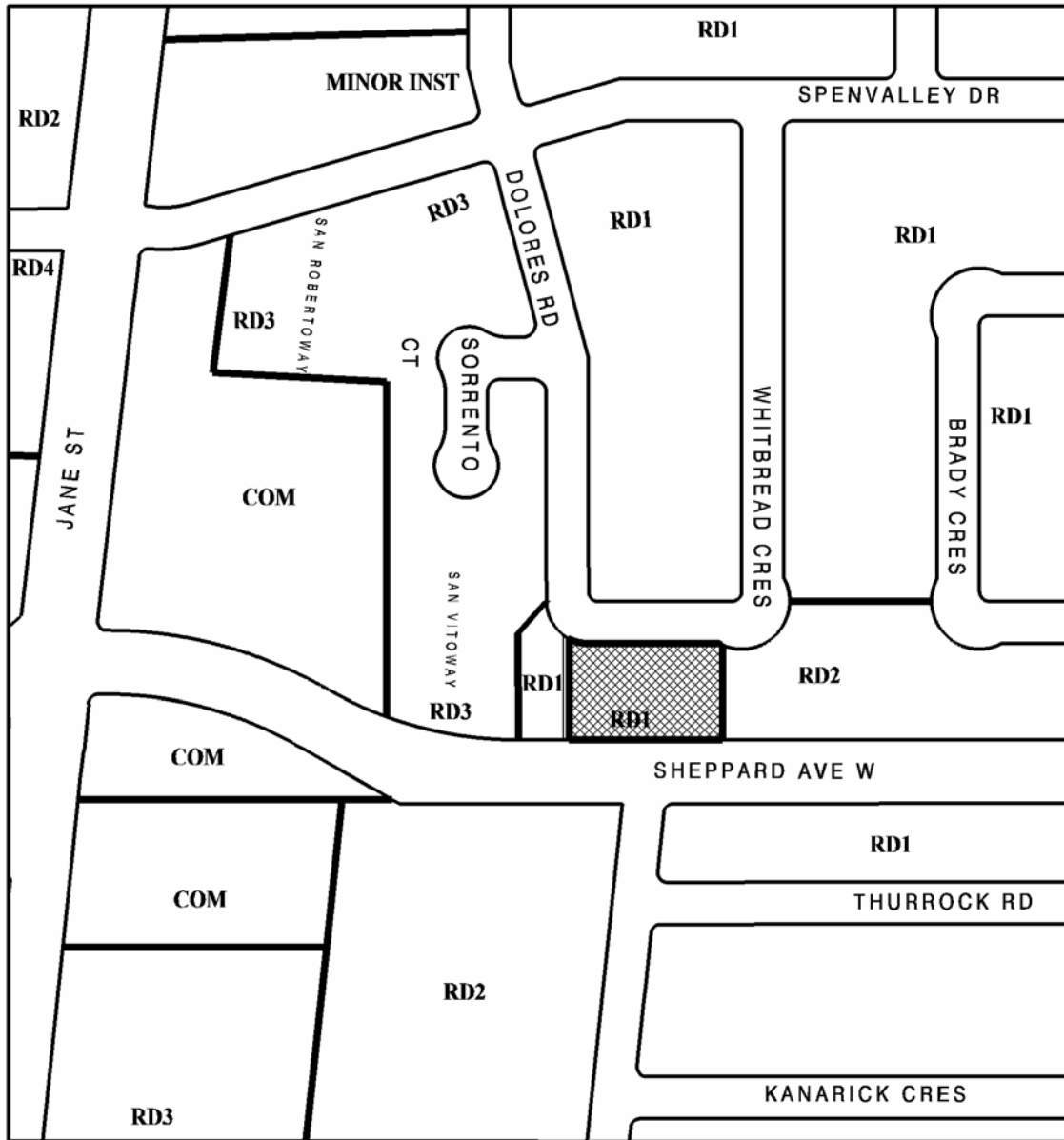
Applicant's Submitted Drawing

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1900 Sheppard Avenue West

File # 05\_198002

Attachment 3




 **Toronto** City  
Planning Division  
**Official Plan**

**1900 Sheppard Ave. West**

File # 05\_198002\_OP

RD1 Rural Residential Density One  
RD2 Rural Residential Density Two  
RD3 Rural Residential Density Three  
RD4 Rural Residential Density Four

COM Commercial  
Minor Institutional

  
Not to Scale  
Zoning By-law 7625  
Extracted 12/21/2005

Attachment 4



**Toronto** City Planning  
Division  
**Zoning**

**1900 Sheppard Avenue West**

File # 05\_198002

RM1 Multiple-Family Dwellings First Density Zone

RM2 Multiple-Family Dwellings Second Density Zone

RM3 Multiple-Family Dwellings Third Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

RM4 Multiple-Family Dwellings Fourth Density Zone

RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone



Not to Scale  
Zoning By-law 7625  
Extracted 12/21/2005

**Attachment 5**

**APPLICATION DATA SHEET**

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 198002 NNY 09 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 27, 2005

Municipal Address:	1900 SHEPPARD AVE W, TORONTO ON
Location Description:	PLAN 5618 LOT 123 TO 126 **GRID N0901
Project Description:	New public library and 3-storey, 27 unit apartment building to provide transitional housing

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BLANDFORD GATES			CITY OF TORONTO

**PLANNING CONTROLS**

Official Plan Designation:	RD1	Site Specific Provision:	
Zoning:	RM2	Historical Status:	
Height Limit (m):	9.2	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	3349	Height:	Storeys:	3
Frontage (m):	73.15		Metres:	16
Depth (m):	44.85			
Total Ground Floor Area (sq. m):	1389			<b>Total</b>
Total Residential GFA (sq. m):	2600		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	750		Loading Docks	
Total GFA (sq. m):	3350			
Lot Coverage Ratio (%):	41.5			
Floor Space Index:	1			

**DWELLING UNITS**

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	23
2 Bedroom:	4
3 + Bedroom:	0
Total Units:	27

**FLOOR AREA BREAKDOWN** (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2600	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	750	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Allison Meistrich, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7106</b>

**Attachment 6**

Authority: Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To adopt an amendment to the Official Plan  
for the former North York  
respecting the lands municipally known as  
1900 Sheppard Avenue West**

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13,  
as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the  
public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 577 to the Official Plan of the City of North York, consisting of the  
attached text and schedules, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing  
thereof.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 577  
TO THE OFFICIAL PLAN FOR THE  
CITY OF NORTH YORK**

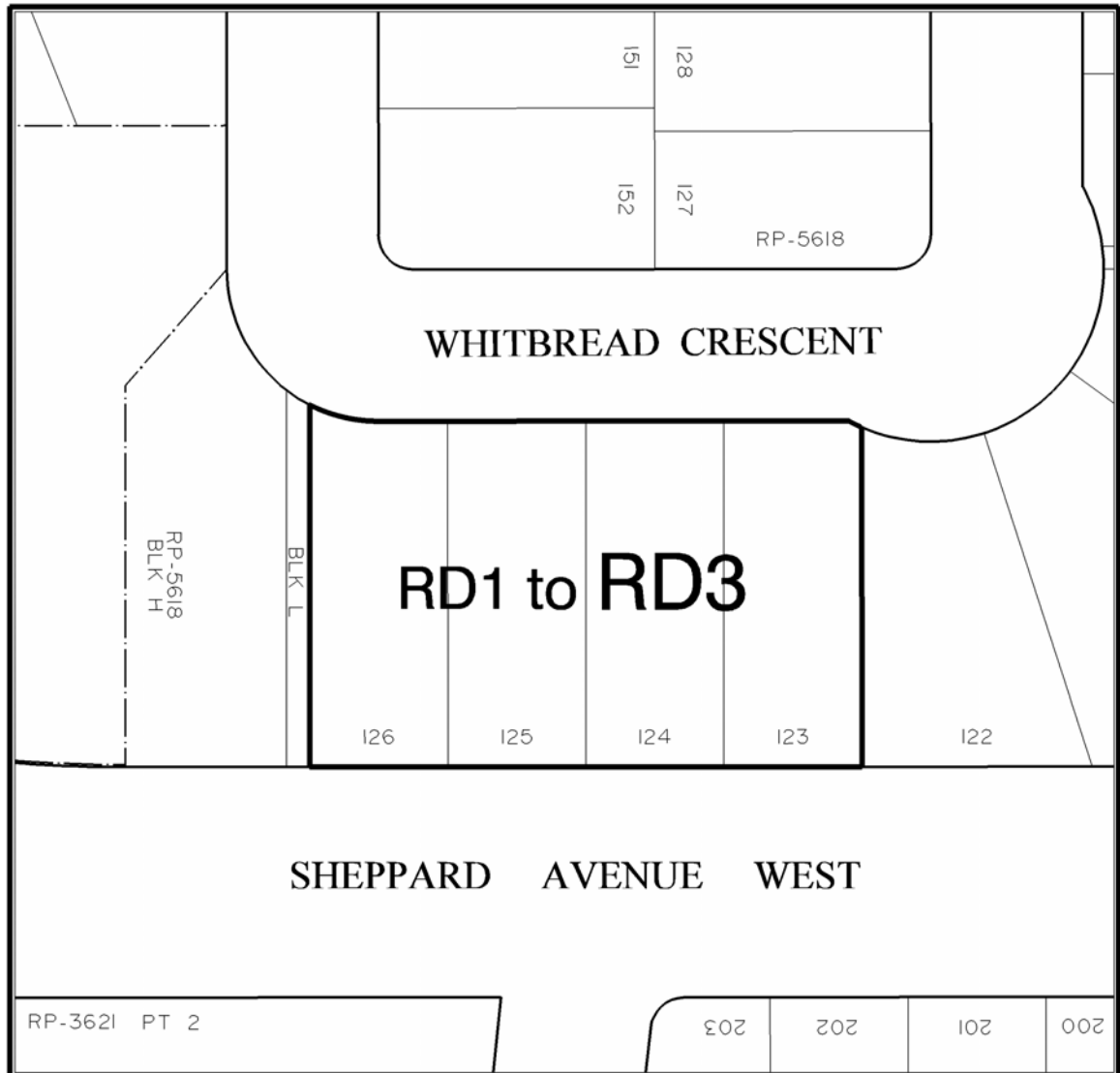
The following text and schedule constitute Amendment No. 577 to the Official Plan for the City of North York.

ITEM 1

Map C.1 - Land Use Plan - of the Official Plan is amended in accordance with Schedule "A" attached hereto.

**Schedule " A "**

( Amendment No.577 )



**Amendment to Map C.1 Land Use**

**From  
Residential Density One  
to  
Residential Density Three**



NOT TO SCALE



File No. 05\_198002  
Prepared by: A.K.  
Approved by: A.M.  
Date: June 16, 2006  
Filename: OPA577

**Location: Lots 123 to 126 inclusive, Registered Plan 5618, City of Toronto**

Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

## **Attachment 7**

Authority: Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. ~-2006**

**To amend former City of North York Zoning By-law No. 7625, as amended,  
with respect to the lands municipally known as 1900 Sheppard Avenue West**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule “1” of this By-law.
2. Section 64.20 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

**64.20(15) RM5(15)**

#### **PERMITTED USES**

(a) Notwithstanding Section 20.1(a), the following uses are permitted:

- (i) **Apartment House Dwelling**
- (ii) **Public Library**
- (iii) **Public Uses**

(b) Section 20.1(b) regarding use qualifications does not apply.

(c) Section 6(26)(a) and (b) shall not apply.

#### **EXCEPTION REGULATIONS**

**Lot Coverage:** Maximum 45%



### **Yard Setbacks**

Minimum yard setbacks and distance between buildings shall be as set out in Schedule RM5(15)

### **Gross Floor Area**

The maximum building gross floor areas shall be:

Public Library – 740 m<sup>2</sup>

Apartment House Dwelling - 2600 m<sup>2</sup>

### **Building Height**

The maximum building heights shall be:

Public Library – 8.5 m

Apartment House Dwelling – 16 m

### **Dwelling Units**

The maximum number of dwelling units shall be 27.

### **Indoor Amenity Space**

A minimum of 30 m<sup>2</sup> of indoor amenity space shall be provided on the main floor of the apartment house building.

### **Landscaping**

Notwithstanding, Section 15.8(a) a minimum of 900 m<sup>2</sup> of landscaping shall be provided on the site.

### **Permitted Projections**

Section 6(9) shall not apply.

### **Parking**

A minimum of twenty-two parking spaces shall be provided.

Notwithstanding Section 6A(3)(a), parking spaces shall have a minimum width of 2.6 m and a minimum length of 5.6 m.

In the event that this apartment house building is not funded in whole or in part through government programs, the parking requirements contained in By-law 7625, as amended, shall apply for all residential units.

3. Section 64.20 of By-law 7625 of the former City of North York is amended by adding Schedule "RM5(15)" attached to this By-law.
4. Notwithstanding any future severance or division of the lands shown on Schedule RM5(15), the regulations of this exception shall continue to apply to the whole of the lands as shown on Schedule RM5(15) as if no severance or division had occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

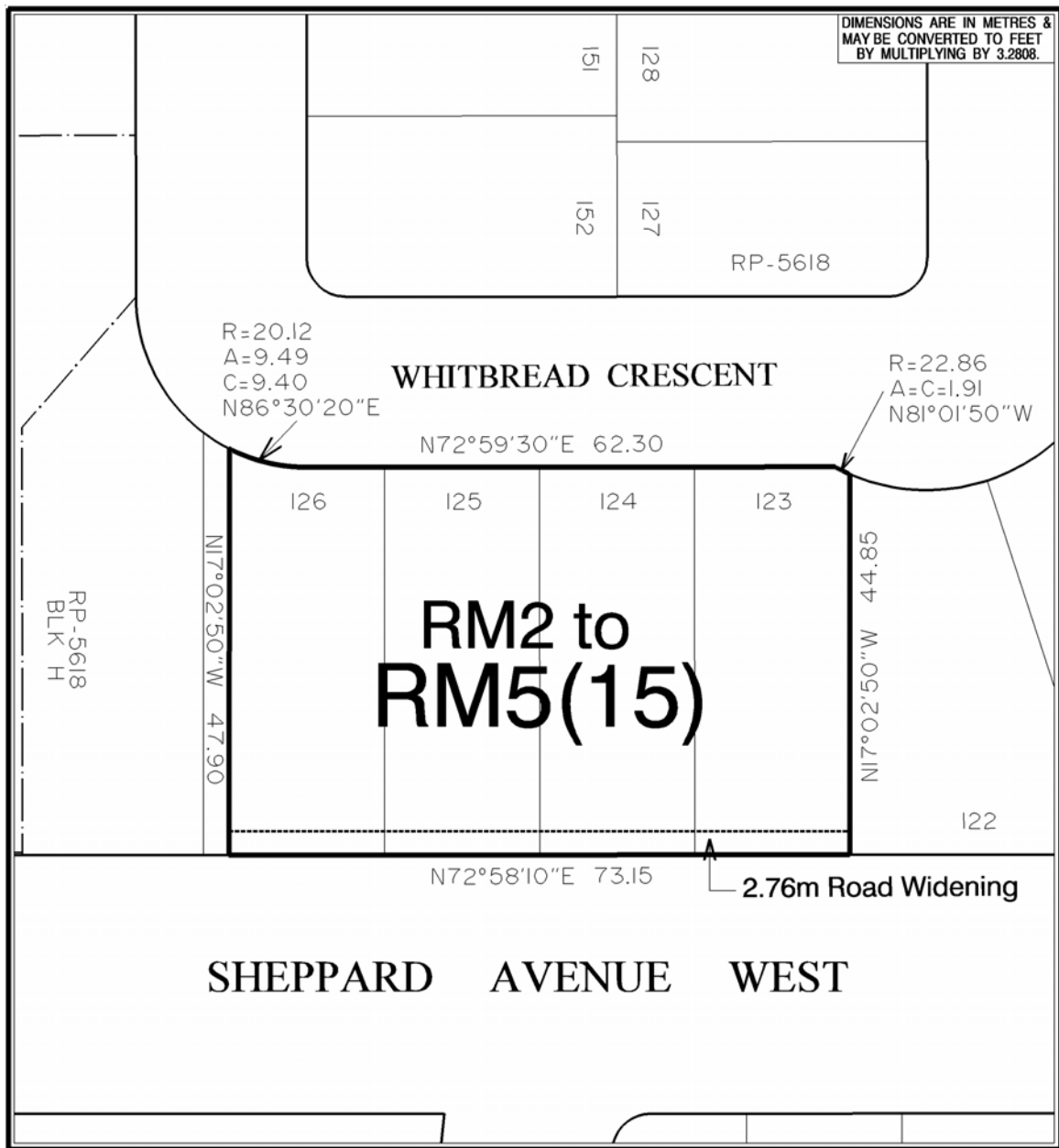
DAVID R. MILLER,



Mayor

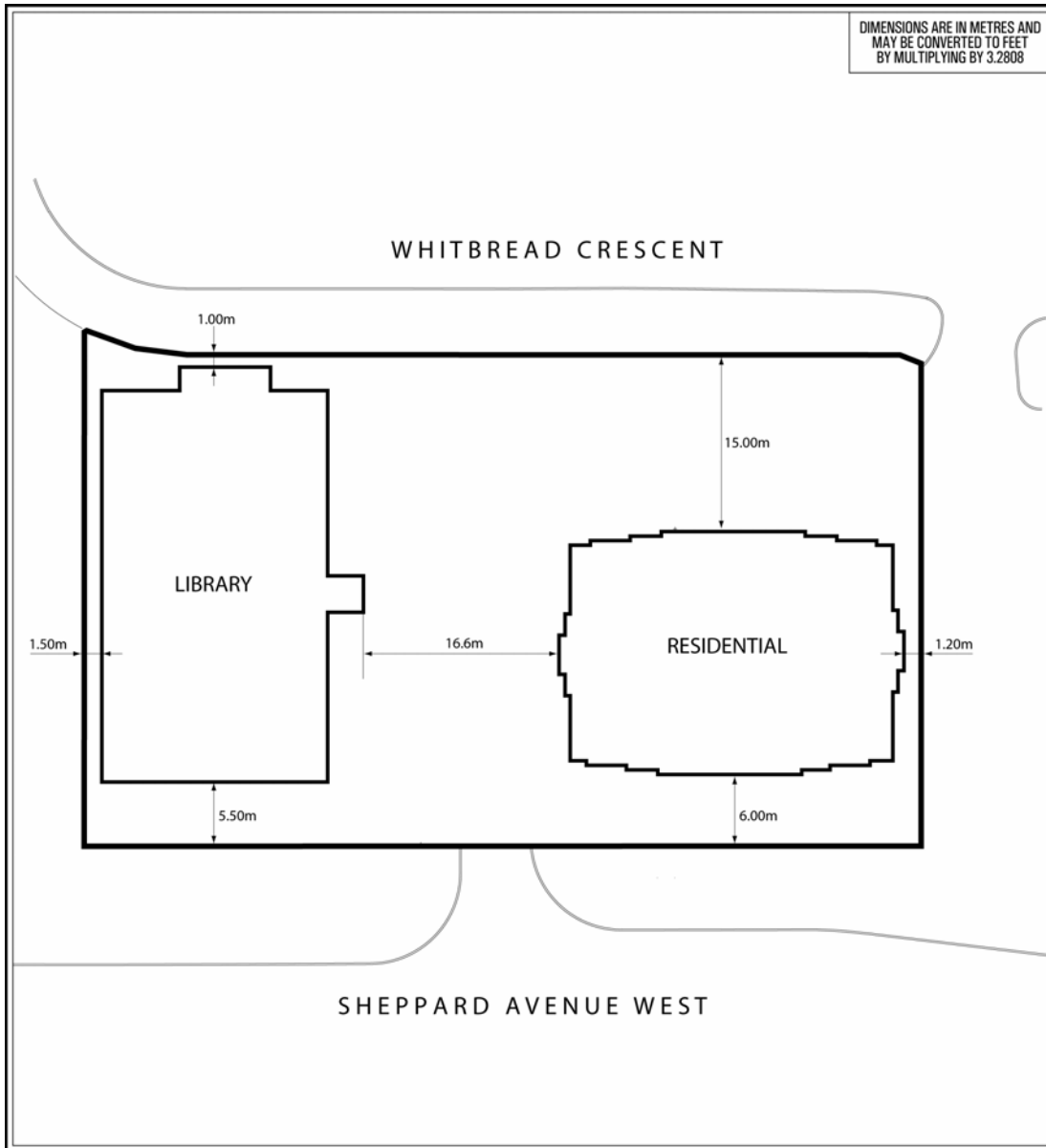
(Corporate Seal)

ULLI S. WATKISS,

City Clerk



This is Schedule " 1 " to By-Law _____				 City Planning Division North District
passed the _____ day of _____, 20 ____				
(Sgd.) _____	(Sgd.) _____	CLERK	MAYOR	 SUBJECT PROPERTY
Location: Lots 123 to 126 inclusive, Registered Plan 5618, City of Toronto				
File: 05_198002	Prepared by: A.K.	Approved by: A.M.	Date: June 21, 2006	Filename: RM5(15)_1
<small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>				



This is Schedule "RM5(15)" to Bylaw \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
CLERK MAYOR



Location: Lots 123 to 126 inclusive, Registered Plan 5618, City of Toronto

File No: 05\_198002

Drawn by: A.K.

Approved by: A.M.

Date: June 16, 2006

Filename: RM5(15).ai

## **Attachment 8**

### **Application to Amend the Official Plan and Zoning By-law 1900 Sheppard Avenue West**

#### **Community Services & Facilities Review Prepared by Policy & Research Section, City Planning Division June, 2006**

## **1.0 INTRODUCTION**

### **1.1 Purpose**

At its meeting of May 9, 2006, North York Community Council considered the Preliminary Report for an application to amend the Official Plan and Zoning By-law with respect to 1900 Sheppard Avenue West. In its decision, Council directed that:

“the Director, Community Planning, North York District, include in the final planning report an assessment of the following:

- a) a services and facilities review of the area...”

This report provides a review of community services and facilities (CS&F) that are available to residents in the vicinity of Jane Street and Sheppard Avenue. Key services and facilities include publicly funded schools, childcare facilities, libraries, parks and community centres. The report also identifies community service agencies that are available to area residents. The purpose of the review is to identify the range of existing community resources that are available and emerging priorities that should be considered in connection with the development proposal for 1900 Sheppard Avenue West.

The proposed development is a joint project for a 27 unit, 3-storey apartment building and a new public library building. The housing is to be owned and operated by Toronto Community Housing Corporation. Humewood House, a non-profit young parent resource center, was selected as the lead agency to provide the programming and support for the tenants. The purpose of the housing is to assist young, single or expectant mothers transition to long-term homes and to provide opportunities and supports for them and their children. The library is proposed to relocate from its existing location in the Jane-Sheppard Mall and will double in size.

The proposed new library will offer a range of community programs, including a community program room (approximately 725 sq. ft.) and space for additional computers. The proposed housing will also have activity space in the building for use by the building residents and the community.

Toronto Community Housing Corporation is also examining the conversion a nearby townhouse for community use.

## **1.2 Study Area**

The proposed development site, 1900 Sheppard Avenue West, is located in the Glenfield-Jane Heights neighbourhood (Highway 400 to Black Creek, Finch Avenue to Sheppard Avenue). This study area uses the boundaries employed by the City of Toronto Neighbourhood Profiles which take into account existing boundaries such as service boundaries of community agencies, natural boundaries (rivers), and man-made boundaries (streets, highways, etc.). The CS&F review examined local community resources that serve residents in this neighbourhood.

## **1.3 Methodology**

An inventory was compiled of key publicly-funded services and facilities including schools, childcare facilities, community centres, parks and libraries, using available data, such as enrollment, capacity, service deficiencies, service boundaries and types of programs. Limited contact was made with some agency staff. Census data from the Glenfield-Jane Heights neighbourhood social profile were examined to develop a brief demographic profile of area residents. Information was also obtained from the Black Creek West Community Capacity Building Project.

## **1.4 Demographic Profile**

Between 1996 and 2001, census data shows an overall decrease in population of 3.1% with all age groups declining except for seniors over 65, who have increased by 19.5%. This suggests that many long-time residents are remaining in their homes. Although the number of children has declined in the area, they still represent 23% of the population in the Glenfield-Jane Heights neighbourhood as compared to 17.5% of the City overall. The total population in 2001 was 33,700.

## **1.5 Black Creek West Community Capacity Building Project**

Community capacity refers to the ability of community members to bring about community changes over time and across concerns. The Black Creek West (BCW) Community Capacity Project is not only looking at socio-economic need or vulnerability, but also the potential or capacity of the community to build on its advantages and strengths now and to develop strategies for the future. Originating from a 1999 initiative by Councillor Augimeri, North York Community Council and subsequently City Council have supported the continuation of the project in 2003 and 2005. The Glenfield-Jane Heights neighbourhood is within the Black Creek West project study area.

The current membership of the Co-ordinating Committee includes community volunteers and residents, Black Creek Community Health Centre, York University, Toronto Social Services, Delta Family Resource Centre, Doorsteps Neighbourhood Services, Jane Finch Community & Family Centre, Toronto District School Board, TD Bank Jane Finch Mall, Community Social Planning Council of Toronto, Jane Finch Community Ministry,

Community Policy, City Planning Division and the Social Development and Administration, Community Resource Unit among others.

The Committee also has four work groups on Space, Showcasing the Black Creek West Community, Economic Development and Program Development. These work groups include others in addition to the Co-ordinating Committee membership.

The project had 3 initial phases:

1. A demographic profile and an agency survey conducted in 2002. The service agencies identified housing and related programs, immigrant services, employment and job skills services and space and funding as priority needs in the larger BCW area. The survey information was reviewed and updated using the 211 Toronto website for this report.
2. Focus groups with area residents, agencies, faith groups and business operators were held in 2004. These focus groups offered opportunities for the community to comment on the findings of the community profile and agency survey as well as to provide insights on area strengths and weaknesses and suggestions for improvements. A focus group was held specifically with residents living between Finch and Sheppard Avenues. The findings of this discussion as well as the agency focus group are presented below.
3. A community consultation meeting was held in 2005 to present and receive feedback on the focus group results, develop some strategic directions and to establish the Co-ordinating Committee.

Focus group comments from residents living between Finch and Sheppard Avenues identified local strengths as availability of services, particularly medical, homework and study help, library, recreation centres and gyms as well as proximity to York University. They identified deficits in childcare spaces, after school programs (mentorship), playgrounds and felt ineffective space utilization by the community was a problem.

Focus group comments from community agencies identified local strengths as the convenient location of agency services, a long history of partnerships with complimentary services and respect for each other's expertise and community services/institutions like schools which help to bridge gaps and reduce systemic barriers such as location, accessibility and diversity.

Needed changes mentioned by agencies include, among other matters, youth programs, adequate childcare, affordable housing, awareness of services, language capacity, funding and availability of space for programs.

## **2.0 COMMUNITY SERVICES AND FACILITIES**

The following inventory outlines the local community resources serving the needs of residents in the Glenfield-Jane Heights neighbourhood. The inventory includes publicly-

funded schools, childcare facilities, community and recreation centres, parks, public libraries and community service agencies.

## **2.1 Schools**

### **2.1.1 Toronto District School Board**

TDSB staff advise that the proposed development is located within the attendance area of Calico Public Elementary School, Beverley Heights Middle School and C.W. Jefferys Collegiate Institute. The development proposal is small and, according to TDSB staff would only generate a small number of students. TDSB staff have reported that they foresee no significant impact on these schools from the proposed development. There are several additional schools located within the Glenfield-Jane Heights neighbourhood. The overall utilization rate for TDSB schools located within this neighbourhood is 78.3% for elementary schools, and 85.5% for secondary schools. See Table 1a in Appendix II for capacity and enrolment information for all the Board's schools serving students in the study area.

### **2.1.2 Toronto Catholic District School Board**

TCDSB staff advise that Blessed Margherita de Castello could accommodate pupils that might be generated from the proposed development. Blessed Margherita has a utilization rate of 89%. There are two other schools located in the neighbourhood, St. Jane Frances, on Jane Street, and St. Martha, located on the south side of Sheppard Avenue. School Board staff noted that these schools are both currently oversubscribed. TCDSB staff have advised that St. Frances de Sales, located west of Jane Street would not serve the area east of Jane Street under review. There is no Catholic Secondary School located within the study area. School Board Staff advise that most students from the study area attend one of the following schools: St. Basil the Great (co-ed), Chaminade (boys only) or Madonna (girls only) Catholic Secondary Schools. See Table 1b in Appendix II for capacity and enrolment information for TCDSB schools.

## **2.2 Child Care**

The review examined both non-profit and "for profit" programs offered in child care centres located within the Glenfield-Jane Heights neighbourhood. There are six child care centres located in this neighbourhood, with a total of 503 spaces. Five of the six centres offer subsidized spaces. All five have waiting lists for subsidized spaces. Table 2 in Appendix II provides details of child care programs in the study area.

There are also four Family Resource Programs (Ontario Early Years) operating in the Glenfield-Jane Heights neighbourhood or nearby. They include Delta Family Resource Centre at 2721 Jane Street, York Centre OEY Main Site at 1645 Sheppard Avenue West, Parenting and Family Literacy at Yorkwoods Public School, 25 Yorkwoods Gate, and York West OEY Main Site at 1911 Finch Avenue West. These programs provide a range of support services to parents and caregivers of young children. Services include playgroups, drop-ins, toy lending libraries, workshops, child care registries and community information.



### Best Start Plan

The Best Start Service and Transition Infrastructure Plan prepared by Toronto Children's Services Division, November 2005, identified how the City of Toronto will increase licensed child care spaces. This Plan was prepared in response to the November 2004 Ministry of Children and Youth Services announcement of the Best Start Strategy aimed at increasing the number of licensed child care spaces, in Ontario.

The approved Best Start Phase I capital projects include one project located within the study area: St. Frances de Sales (TCDSB) with a total of 40 junior kindergarten/senior kindergarten spaces is anticipated to open for the first day of school September 2006. Best Start Phase 2 proposed capital projects include child care centres at the following locations within the study area: St Jane Frances (TCDSB) with a total of 90 spaces, and Firgrove Child Care, Municipal Child Care Services with 10 (0-4years) spaces. The Phase I project will proceed as the funding has been secured; the future of the Phase II projects is unclear at present.

### **2.3 Community and Recreation Facilities**

There are three community centres located within the study area (Northwood C.C., Domenico DiLuca C.C. and Oakdale C.C.). Oakdale is designated a Priority Centre in which programs and facilities are open to all City residents without fee. Collectively these centres provide a range of facilities and recreational, sports and fitness programs for all ages, although staff report waiting lists for particular programs at each centre. Additional programming is offered at several TDSB elementary schools and the nearby CW Jefferys C.I. Table 3 in Appendix II provides details for individual centres.

### **2.4 Parks and Open Spaces**

The area is well provided with several parks of various sizes offering a range of outdoor recreational uses and amenities. Ten of the fourteen parks have a playground facility. See Table 4 in Appendix II for details on individual locations.

### **2.5 Public Libraries**

The Glenfield-Jane Heights neighbourhood is currently served by the Yorkwoods District Library as well as the small Jane Sheppard Neighbourhood Branch now located in the Jane-Sheppard Mall. See Table 5 in Appendix II for program and facility details. The Library Board also provides three bookmobile stops in the neighbourhood, including Needle Firway, at 5 Needle Firway, Firgrove, at 1 Dune Grassway, and Driftwood, at 4401 Jane Street.

The proposed new facility for the Jane-Sheppard Library will allow the branch to expand to 7,000 square feet, double the size of the current location. Library staff anticipate that, with the larger new facility which will include a community program room (approximately 725 sq. ft.) and space for additional computers, opportunities will exist to

expand in-branch programming and to partner with other agencies to provide additional community programming.

## **2.6 Community Services Agencies**

There are 20 agencies offering a range of services to the Glenfield-Jane Heights area; six of these agencies are located within the Glenfield-Jane Heights community. Services available include legal, health, immigrant and settlement services, family services, food and clothing, conflict resolution, community development and employment. Capacity issues did arise in the survey and follow up work. See Appendix III for a list of community service agencies.

## **3.0 CONCLUSIONS**

The review of community services and facilities inventoried key community resources that are currently serving the residents in the Glenfield-Jane Heights neighbourhood. School Board staff advise that they could accommodate the few additional students that might be generated by the 27 unit building. Child care centres in the area are operating at or near capacity, with waiting lists for subsidized spaces. At present, one additional facility is included in Best Start Phase 1. Best Start Phase 2 proposed capital projects include several additional projects in the Glenfield-Jane Heights neighbourhood. However the future of Phase II projects is contingent on the allocation of senior government funding.

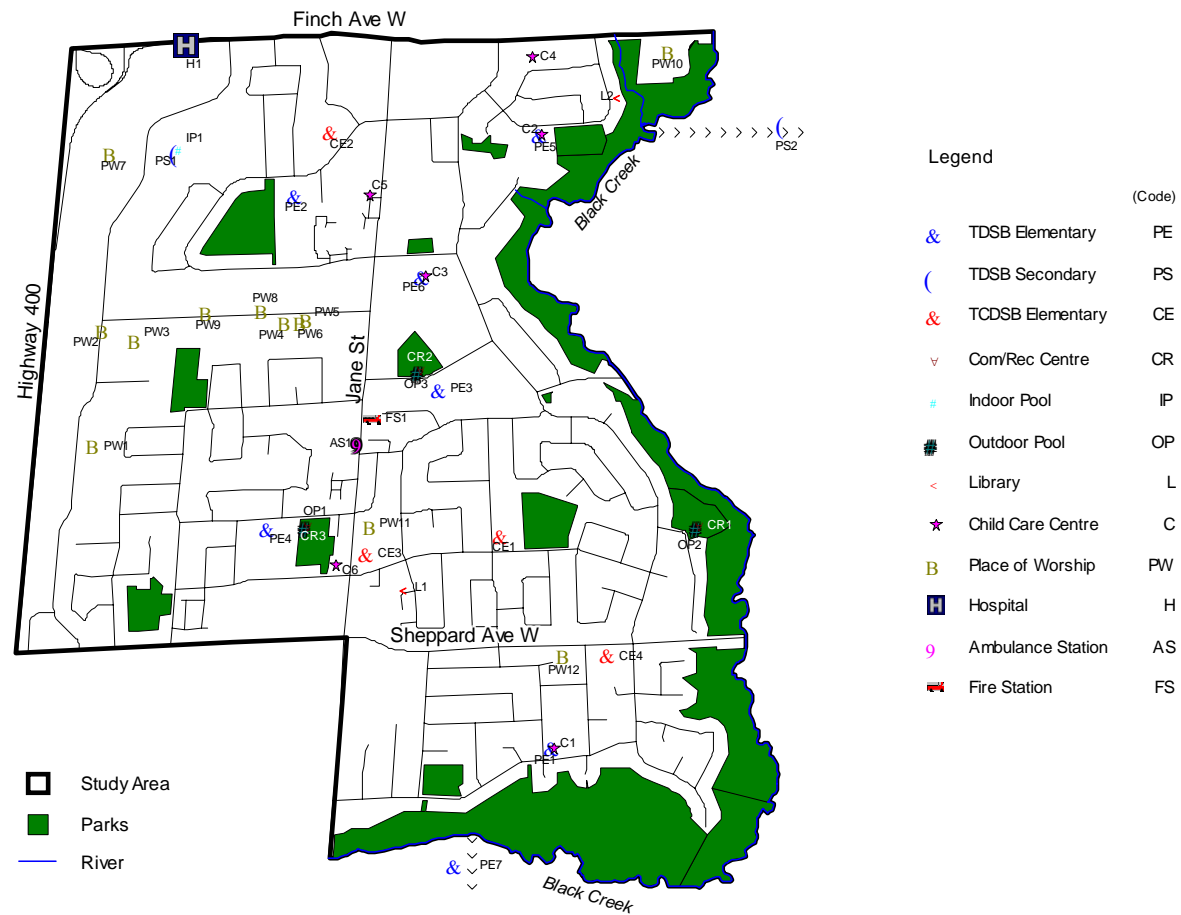
The proposed new facility for the Jane-Sheppard Library will increase library resources to the area. Library staff anticipate that, with the larger new facility which will include a community program room (approximately 725 sq. ft.) and space for additional computers, there will be opportunities to expand in-branch programming and to partner with other agencies to provide additional community programming. TCHC staff also report that there will be two rooms available for community use on the lower floor of the proposed housing facility. They anticipate these rooms will be available for building residents during weekdays but could be used by other groups on the evenings and weekends. TCHC and Humewood House staff are planning to engage in partnerships with community service agencies to offer on site satellite programs to residents and others in the local community.

While additional services, facilities and programs would benefit the Glenfield-Jane Heights neighbourhood, the proposed development should not place an additional burden on existing community infrastructure given its small size and the declining population in the area. The opportunity to create additional space or recreational facilities on the property appears to be balanced by additional library and community space as well as new programming provided in the housing proposal.

# Appendix I Map 'A'



## Community Services & Facilities in the Glenfield - Jane Heights Neighbourhood



Sources: Toronto District School Board, Toronto Catholic District School Board, and information from Community & Neighbourhood Services at the City of Toronto

Note: Refer code numbers to attached sheet on full listings of community services



## List of Community Services in the Glenfield - Jane Heights Neighbourhood

(Area roughly bounded by Highway 400, Finch Ave W, Black Creek, Jane St, and Sheppard Ave W)

<i>Code Number</i>	<i>Name</i>	<i>Address</i>
AS1	Ambulance Station # 15	2753 Jane St
C1	Calico Saints Child Care Centre	35 Calico Dr
C2	Topcliff Community Child Care	65 Topcliff Ave
C3	Tot World Child Care Centre	25 Yorkwoods Gate
C4	Sandalwood Centre for Early Learning	1825 Finch Ave W
C5	Firgrove Child Care Centre	4 Cane Grassway
C6	Sisters of Our Lady of Mount Carmel (Child Care)	2700 Jane St
CE1	Blessed Margherita of Citta di Castello (Catholic Elementary School)	108 Spenvallley Dr
CE2	St Francis de Sales (Catholic Elementary School)	333 Firgrove Cres
CE3	St Jane Frances (Catholic Elementary School)	2745 Jane St
CE4	St Martha (Catholic Elementary School)	1865 Sheppard Ave W
CR1	Northwood Community Centre	15 Clubhouse Crt
CR2	Oakdale Community Centre	350 Grandravine Dr
CR3	Domenico Dilva Community Recreational Centre	25 Stanley Rd
FS1	Fire Station # 142	2753 Jane St
H1	Humber River Regional Hospital -- Finch Site	2111 Finch Ave W
IP1	Westview Indoor Pool	755 Oakdale Rd
L1	Jane Sheppard Public Library	2721 Jane St
L2	Yorkwoods Public Library	1785 Finch Ave W
OP1	Domenico Diluca Outdoor Pool	25 Stanley Rd
OP2	Northwood Outdoor Pool	15 Clubhouse Crt
OP3	Oakdale Outdoor Pool	350 Grandravine Dr
PE1	Calico Public School	35 Calico Dr
PE2	Firgrove Public School	270 Firgrove Cres
PE3	Oakdale Park Middle School	315 Grandravine Dr
PE4	Stanley Public School	75 Stanley Rd
PE5	Topcliff Public School	65 Topcliff Ave
PE6	Yorkwoods Public School	25 Yorkwoods Gate
<b>PE7</b>	<b>Beverley Heights Middle School</b>	<b>26 Troutbrooke Dr</b>
PS1	Westview Centennial Secondary School	755 Oakdale Rd
<b>PS2</b>	<b>C W Jefferys Collegiate Institute</b>	<b>340 Sentinel Rd</b>
PW1	Mount Moriah Apostolic Church	135 Oakdale Rd
PW2	The Holy Temple Apostolic Church	475 Eddystone Ave
PW3	Breakthrough World Christian	425 Eddystone Ave
PW4	The Assembly of Prayer	109 Eddystone Ave
PW5	Lisle Memorial Baptist Church	95 Eddystone Ave
PW6	One Way Ministries	95 Eddystone Ave
PW7	Del Church	750 Oakdale Rd
PW8	Benjamin Living Faith	76 Eddystone Ave
PW9	Glory of God	266 Eddystone Ave
PW10	North Minster Baptist Church	1725 Finch Ave W
PW11	St Frances Catholic Church	2747 Jane St
PW12	Emmanuel Church of the Nazarene	1875 Sheppard Ave W

Note:

Services outside the study area

## Appendix II

### Community Services and Facility Inventory Tables (locations as shown on Map A)

**Table 1a: Toronto District School Board**

Map Code	Name	Address	Capacity	Enrolment (Full Time Equivalent) as of Oct. 31, 2005	Utilization Rate - 2005
<b>Elementary</b>					
PE1	Calico PS	35 Calico Dr.	676	390	57.7%
PE7	Beverley Heights MS* <i>*Located just outside study area</i>	26 Troutbrooke Dr	486	478	98.3%
PE3	Oakdale Park MS	315 Grandravine Dr.	562	702	124.9%
PE2	Firgrove PS	270 Firgrove Cres.	712	453.5	63.7%
PE4	Stanley PS	75 Stanley Rd.	620	383.5	61.8%
PE5	Topcliffe PS	65 Topcliff Ave.	502.5	417	83.0%
PE6	Yorkwoods PS	25 Yorkwoods Gt.	615	444.5	72.3%
<b>Elementary Totals:</b>			<b>4173.5</b>	<b>3268.5</b>	<b>78.3%</b>
<b>Secondary</b>					
PS1	Westview Centennial SS	755 Oakdale Rd.	1560	1273.5	81.6%
PS2	CW Jefferys CI* <i>* Located outside neighbourhood/study area boundaries</i>	340 Sentinel Rd.	984	903	91.8%
<b>Secondary Totals:</b>			<b>2544</b>	<b>2176.5</b>	<b>85.5%</b>

**Note:** An elementary school with a utilization rate of 80% is considered to be operating 'at capacity' by the Toronto District School Board (TDSB). Similarly, a secondary school with a utilization rate of 90% is considered to be operating 'at capacity'.

**Table 1b: Toronto Catholic District School Board**

Map Code	Name	Address	Capacity	Enrolment (Full time Equivalent) March 2006	Portables On Site	Utilization Rate
<b>Elementary</b>						
CE1	Blessed Margherita of Citta de Castello	108 Spenvalley Dr	338	301	0	89%
CE2	St. Frances de Sales	333 Firgrove Crescent	544	393	0	72%
CE3	St. Jane Frances	2745 Jane St.	717.5	760	3	106%
CE4	St. Martha	1865 Sheppard Ave. W.	262	309	2	118%
<b>Elementary totals:</b>			<b>1861.5</b>	<b>1763</b>	<b>5</b>	
<b>Secondary</b>						
	St. Basil the Great SS (co-ed)*	20 Starview	984	1159	0	118%
	Chaminade SS (boys)*	490 Queens Dr.	531	776	4	146%
	Madonna SS (girls)*	20 Dubray Ave.(east of Keele St.)	690	490	0	71%
<b>Secondary Totals:</b>			<b>2205</b>	<b>2425</b>	<b>9</b>	

*\*Located outside the study area.*

**Table 2: Child Care and Nursery Programs**

Map Code	Name	Address	Capacity	Details
C1	Calico Saints Child Care Centre	35 Calico Dr.	15 Toddler 24 Pre-school 30 School Age Total: 69 Licensed spaces Vacancies only for toddler. Waiting list for pre-school and school age subsidized spaces	Subsidy may be available Located in Calico Public School
C5	Firgrove Child Care Centre	4 Cane Grassway	10 Infant 10 Toddler 32 Preschool Total: 52 Licensed spaces No vacancies, Waiting list for subsidized spaces, especially infant.	Subsidy may be available
C6	Sisters of Our Lady of Mount Carmel	2700 Jane St.	15 Toddler 72 Preschool 15 School age Total: 102 Licensed spaces (No info re vacancies or waiting list)	No subsidy
C4	Sandalwood Centre For Early Learning	1825 Finch Ave. W.	10 Infant 25 Toddler 80 Preschool 30 School Age Total: 145 Licensed spaces Pre-school vacancies only. Waiting list, especially long for infant.	Subsidy may be available
C2	Topcliffe Community Child Care	65 Topcliffe Ave.	24 Preschool 30 School Age Total: 54 licensed spaces Only one vacancy for pre-school. Waiting list for subsidized spaces.	Subsidy may be available Located in Public School
C3	Tot World Child Care Centre	25 Yorkwoods Gate	15 Toddler 36 Preschool 30 School age Total: 81 licensed spaces Vacancies, but also waiting lists for subsidized spaces	Subsidy may be available Located in Public School

Source: City of Toronto Children's Services, Child Care Centres in Wards 7, 8 and 9, data obtained on Jan. 11/06

**Child Care Programs**

Infants (0 – 18 months)	20	spaces
Toddlers (18 months to 2 ½ years)	80	spaces
Preschool (2½ to 5 years)	268	spaces
School Age (6 to 10 years)	135	spaces
<b>Total Licensed Spaces</b>	<b>503</b>	<b>spaces</b>

**Table 3: Community Centres**

Map Code	Name	Address	Facilities	Programs
CR1	Northwood Community Centre Ward 9	15 Clubhouse Court  (north of Sheppard, east of Jane)	Size: 3,360 m <sup>2</sup> Constructed: 1954, renovated/expanded in 1964 and 1984 Outdoor Bocce Court (Lit) Outdoor Swimming Pool Gymnasium Multi-Purpose (2) Banquet/Dance Classroom/Kitchen Meeting Room	Arts & Heritage Camps Clubs Fitness & Wellness Leadership Preschool School Break Sports  Programs with waiting lists include: Leadership Preschool After school Youth Programs Saturday Children's Programs
CR3	Domenico DiLuca Community Centre Ward 7	25 Stanley Rd.  (West of Jane, north of Sheppard)	Size: 1,115 m <sup>2</sup> Constructed: 1994 Std. Gymnasium Multi-Purpose Room Large Meeting Room Small Meeting Room Kitchen Outdoor Pool Outdoor Tennis (3)	Arts & Heritage Clubs Fitness & Wellness Leadership Older Adults Preschool School Break Sports  Programs with waiting lists include: Preschool Sports Jr. & Sr. Youth Programs Senior Walking Club After School Programs Children's Gymnastics Dance Programs
CR2	Oakdale Community Centre** Ward 8 <i>**denotes priority centres, where facilities and programs are free</i>	350 Grandravine Dr.  (Grandravine & Jane)	Size: 962 m <sup>2</sup> Constructed: 1999 Outdoor Pool Gymnasium Aerobics/Dance Small Meeting Room	Arts & Heritage Camps Clubs Fitness & Wellness Leadership Older Adults Preschool School Break Sports  Programs with waiting lists include: Latin Dance Arts & Crafts Dance Keyboard

Map Code	Name	Address	Facilities	Programs
				Cooking Kids Club Science Reading for the Fun of it Soccer Basketball Karate

Source: Information provided by Parks, Forestry and Recreation Staff in connection with the York University Secondary Plan Community Services and Facilities Study, 2006.

**Table 3a: Other Recreation Facilities**

<i>Facility</i>	<i>Bldg. &amp; Amenities</i>	<i>Program Types Offered</i>
CW Jeffereys CI 340 Sentinel Road	<ul style="list-style-type: none"> <li>Indoor Pool</li> </ul>	<ul style="list-style-type: none"> <li>Swimming</li> <li>Fitness &amp; Wellness</li> <li>Leadership</li> </ul>
Oakdale Park MS	<ul style="list-style-type: none"> <li>Multi-purpose rooms</li> </ul>	<ul style="list-style-type: none"> <li>Camps</li> </ul>
Topcliff PS	<ul style="list-style-type: none"> <li>Multi-purpose rooms</li> </ul>	<ul style="list-style-type: none"> <li>Clubs</li> </ul>
Yorkwoods PS	<ul style="list-style-type: none"> <li>Multi-purpose rooms</li> </ul>	<ul style="list-style-type: none"> <li>Camps</li> <li>Clubs</li> </ul>

**Table 4: Parks**

Park	Size (ha)	Address	Amenities
Firgrove Park	4.10	Firgrove Cres	Soccer Field, tennis, multi-purpose sports pad, outdoor bocce court, playground
Fennimore Park	1.97	Frith Rd	Softball diamond, playground
Silvio Colella Park	1.95	Laura Rd.	Outdoor bocce court, playground
Stanley Park	1.78	Stanley Rd.	Tennis, softball diamond, outdoor pool, playground
Derrydowns Park (Black Creek)	27.88 (portion)		Washroom, parking
Futura Parkette	0.10	Grandravine Dr.	
Topcliff Park	1.59	Topcliff Ave	Outdoor bocce court, playground
Langdale Court Greenbelt	0.62	Langdale Ct	
Oakdale Park	1.46	Grandravine Dr	Outdoor pool, playground, basketball court
Yorkwoods Gate	0.40	Yorkwoods Gate	Multi-purpose sports pad, playground
Spenvalley Park	2.82	Spenvalley Dr	Soccer field, softball diamond, outdoor bocce court, playground
Northwood Park	2.07	Clubhouse Ct	Outdoor pool, outdoor bocce court, playground
Downsview Dells Park (Black Creek)	75.02 (portion)		Washrooms, parking
Giltspur Park	1.3	Giltspur Dr	Outdoor bocce court, softball diamond, playground

Source: Parks, Forestry & Recreation staff, June 8, 2006



**Table 5: Public Libraries**

Map Code	Library/Description	Services/Programs	Type of Facilities
L1  TPL website Information updated as of January 16, 2006	Jane Sheppard Library 2721 Jane Street Ward 9 Located in the Jane-Sheppard Mall  Floor space: 3500 sq. ft. (326 sq. m.)  TTC: Bus # 84 from Sheppard subway station or Downsview subway station.	Neighbourhood Branch  Collection size: 36,536  Collections Available: <ul style="list-style-type: none"> <li>• Adult Literacy Materials</li> <li>• Black &amp; Caribbean Heritage</li> <li>• Books on Tape or CD/Audiobooks/Cassette books</li> <li>• English as a Second Language Materials - Adult</li> <li>• Language Learning Kits</li> <li>• Large Print Collection</li> <li>• Parenting Collection</li> <li>• Multicultural collections</li> </ul> Services: <ul style="list-style-type: none"> <li>• Book-drop - Day (During Mall Hours)</li> <li>• Equipment for people with disabilities</li> <li>• Internet workstations (5)</li> <li>• Seating (30)</li> </ul> Programs: Leading to Reading Homework Help Storytime Children's Entertainment Programs Cultural Programs	Small storefront facility with no additional meeting rooms.  Note: This branch will be relocated to the proposed larger new facility at 1900 Sheppard Ave. W.
L2  TPL website Information updated as of January 16, 2006	York Woods Library 1785 Finch Ave Ward 8  42,176 sq. ft. (3,922 sq. m.)  TTC: Finch Ave. W. bus #36 from Finch subway station	District Branch  Collection Size: 133,352  Collections Available: <ul style="list-style-type: none"> <li>• Adult Literacy Materials</li> <li>• Black &amp; Caribbean Heritage</li> <li>• Books on Tape or CD/Audiobooks/Cassette books</li> <li>• Career Information Collection</li> <li>• CD-ROMs – Adult &amp; Children</li> <li>• DVDs</li> <li>• English as a Second Language Materials – Adult/Children</li> <li>• Government Publications</li> <li>• Graphic Books</li> <li>• Language Learning Kits</li> <li>• Large Print Collection</li> <li>• Parenting Collection</li> </ul>	Meeting Rooms: <ul style="list-style-type: none"> <li>• Room (1) 483 sq. ft. Seating - 23</li> <li>• Room (2/3) 960 sq. ft. Seating – 80 - 90</li> <li>• Kitchen with refrigerator</li> <li>• Theatre 13,625 sq. ft. with stage, lighting, sound system, projector, screen</li> <li>• Piano.</li> </ul> Main floor rooms are wheelchair accessible

Map Code	Library/Description	Services/Programs	Type of Facilities
		<ul style="list-style-type: none"> <li>• Vertical File/Pamphlets</li> <li>• Adult and Children French Collections</li> <li>• Multilingual Collections</li> </ul> <p>Services:</p> <ul style="list-style-type: none"> <li>• Book-drop - 24 hours</li> <li>• Internet workstations (30)</li> <li>• Large Print Terminals/Workstations</li> <li>• Learning Centre (# of workstations = 15)</li> <li>• Public phones (inside)</li> <li>• Seating (105)</li> <li>• Word Processing Workstation (1)</li> </ul> <p>Programs:</p> <ul style="list-style-type: none"> <li>• Employment Assistance</li> <li>• Adult Literacy Program</li> <li>• Literacy &amp; Basic Skills</li> <li>• Sexual Health @ the Library</li> <li>• Tea &amp; Books</li> <li>• Citizenship classes</li> <li>• Programs for Teens</li> <li>• Children's programs</li> <li>• Homework clubs</li> <li>• Reading Support Programs</li> <li>• Kids@Computers</li> <li>• Youth Advisory Group</li> <li>• Settlement Educational Partnerships in Toronto – summer</li> </ul>	

### **Appendix III**

#### **List of Community Service Agencies**

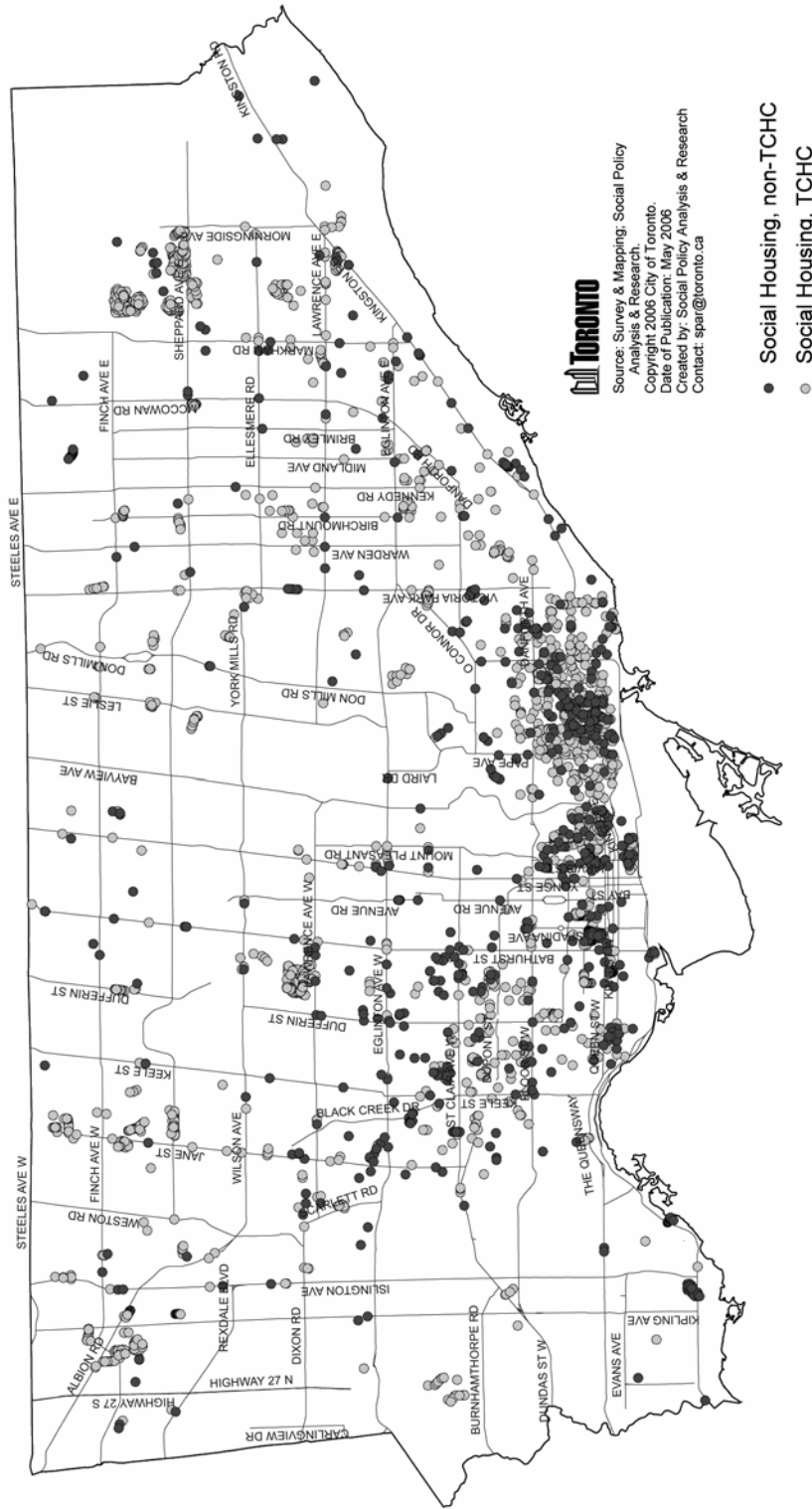
Located in Glenfield-Jane Heights:

Delta Family Resource Centre  
Conflict Mediation Services of Downsview  
Jane Finch Community Ministry  
Salvation Army Family Services  
JVS Toronto Youth Services  
PEACH

Located outside Glenfield-Jane Heights:

COSTI  
Centre for Spanish Speaking People  
North York Harvest Food Bank  
Jamaican Canadian Association  
Employment Services Information Warehouse  
Jane Finch Family and Community Centre  
Northwood Neighbourhood Services  
Elspeth Heyworth Centre for Women  
Jane Finch Community Legal Services  
Social Enterprise Development Initiative (SEDI)  
Black Creek Community Heath Centre  
Afghan Association of Toronto  
YWCA Choices for Living  
Lao Association of Ontario

Attachment 9



Toronto Social Housing 2006

1900 Sheppard Avenue West

Not to Scale  
06/16/06

File # 05\_198002

## **Attachment 10**

### **Site Plan Control Approval Conditions**

The Owner shall submit, to the satisfaction of the Director, Community Planning, North York District prior to the issuance of site plan approval, the following:

1. An executed site plan agreement, that shall be registered on title for the approved drawings and conditions of approval, to the satisfaction of the City Solicitor and the Director, Community Planning, North York District.
2. A completed landscape plan containing the following information:
  - a) locations and dimensions of any hard landscaping elements and lighting fixtures;
  - b) proposed paving materials and patterns;
  - c) locations of all servicing utilities;
  - d) grading across the site;
  - e) all existing and proposed planting elements;
  - f) a plant list;
  - g) tree planting details for private and street trees, and
  - h) the landscaping west of the library.
3. Revised site plan and/or landscape plan detailing:
  - a) how visual, noise and odour impacts of the loading and garbage areas on the public realms shall be minimized through architectural and landscaping elements;
  - b) how informal surveillance from the private realm, adequate lighting for evening use and continuous pedestrian walkways work to ensure safety in the public realm; and
  - c) a canopy along the south and east frontages of the library to provide weather protection.
4. A revised site plan submission for the library proposal, including detailed elevations, floor plan, roof plan and sections.
5. A landscape cost estimate for all landscaping elements as stated in Item 2 to be reviewed and approved by the City Planning Division.
6. Provision a letter of credit or certified cheque for 100% of the value of the landscaping, including plantings, decorative paving and fencing, to the Chief Financial Officer and Treasurer.
7. The owner shall provide a tree planting financial security for tree planting in the form of an irrevocable Letter of Credit or certified cheque payable to the Treasurer, City of Toronto, for each new tree planting within the City Road allowance to guarantee the healthy growth of the tree(s) for a period of two years. The tree planting financial security must be submitted to the attention of Harold Moffatt, Supervisor of Tree Protection & Plan Review. The financial

security may be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year maintenance period.

8. Revised plans, as required, to respond to the review of the functional design of the existing bus bay and site access and the Sheppard Avenue West and Magellan Drive intersection in consultation with Transportation Services and the Toronto Transit Commission.
9. A revised site plan drawing showing:
  - a) The one way driveway egress for service vehicles must be a minimum of 4.5 metres;
  - b) Some type of vehicular gate at the one way driveway egress to prevent vehicular circulation through the site;
  - c) A 6.0 m drive aisle to access perpendicular parking spaces; and
  - d) That any proposed access is at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles and their guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.
10. A revised site servicing and grading plan drawing showing:
  - a) Separate sanitary and storm connections are required for both buildings;
  - b) The consultant should investigate the possibility of providing service connection for both buildings from the sewer mains off Whitbread Crescent; and
  - c) The water service valve boxes are to be located on the City side of the property line for all water service connections;
11. The Servicing Plan should be revised to reflect all the changes made on the Site Plan.
12. The applicant must submit a Stormwater Management Report to the Executive Director of Technical Services, for review and acceptance, addressing the following City requirements:
  - a) Restricting post-development runoff to pre-development runoff rate for the minor (2 year) storm.
  - b) The maximum allowable storm water discharge rate from the subject development into the City's intercepting storm sewers on Sheppard Avenue West shall be limited to 54 L/s, which is derived from a 50% runoff coefficient and a 116 mm/hr rainfall intensity over the site area. Any excess is to be stored on-site.
  - c) The overland flow system within the subject development must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm, without causing flood damage to proposed and adjacent public and private properties.
  - d) Any runoff from rain storms that exceeds the capacity of the City's storm service connections must have a safe overland flow route for the proposed development without causing damage to the proposed and adjacent public and private properties.

13. Satisfy the following conditions regarding the road widening that abut the land, including:

- a) Prepare all documents and agree to convey to the City, at nominal cost, a 2.76 metre widening along the Sheppard Avenue West frontage of the site, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes, all to the satisfaction to the Executive Director of Technical Services in consultation with the City Solicitor;
- b) Submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office; and
- c) Pay all costs for registration and preparation of reference plan(s).

14. The T.T.C. bus stop pad must be reconstructed in conjunction with the boulevard improvements along Sheppard Avenue West. The applicant is required to deposit with Technical Services, prior to Site Plan Approval, a cheque in the amount of \$2,500.00 as security to ensure that the construction proceeds in accordance to City standards and specification.

15. The owner shall deposit, prior to Site Plan Approval, a certified cheque with Technical Services for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works:

- a) The removal of the 1.5m concrete walkway from Sheppard Avenue West to Whitbread Crescent, which will include the removal of the east side fence and the placement of appropriate landscaping. The estimated cost of the work is \$3,000.00.
- b) \$150.00 representing the 5% Engineering review fee of the above construction works.

16. The owner shall deposit with the Technical Services Division prior Site Plan Approval, a certified cheque, for the estimated cost of construction of the following works;

- a) Relocation of a 1.7 m wide sidewalk across the entire Sheppard Avenue West frontage of the site to approximate location of 3.7 metre from the widened property line. The cost of this work is estimated to be \$11,900.00.
- b) Construction of a 1.7 m wide sidewalk across the entire Whitbread Crescent frontage of the site to the standard location of 1.0m from the property line. The cost of this work is estimated to be \$13,600.00.
- c) \$ 1,275.00 representing the 5% Engineering review fee of the above construction works.
- d) The above works shall be constructed by the owner anytime after Site Plan Approval provided the owner contacts Technical Services to confirm that:
  - i) A City representative has approved the proposed location of the above sidewalk.
  - ii) A City of Toronto pre-approved contractor has been selected to perform the above work.

17. A private walkway will extend from Whitbread Crescent to Sheppard Avenue West. The applicant must remove the existing public walkway along the west limit of their property as well as the fencing on the east side of the walkway and replace it with some form of soft landscaping.
18. Any landscaping within the Sheppard Avenue West and Whitbread Crescent boulevards must be approved by the Transportation Services Division prior to Site Plan Approval.
19. The owner is required to submit a Site Servicing Plan to the Executive Director of Technical Services for review and acceptance prior to making any applications to the Toronto Water Services Division and pay for the installation of City service connections for the building from the property line to the City mains.
20. Any other requirements, conditions or issues that arise through the further review of the site plan submissions.