

1 Valhalla Inn Road - Zoning Amendment - Preliminary Report

Date:	March 9, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 5 - Etobicoke-Lakeshore
Reference Number:	File No: 06 199703 WET 05 OZ

SUMMARY

An application has been submitted to permit three residential apartment condominium buildings at 1 Valhalla Inn Road.

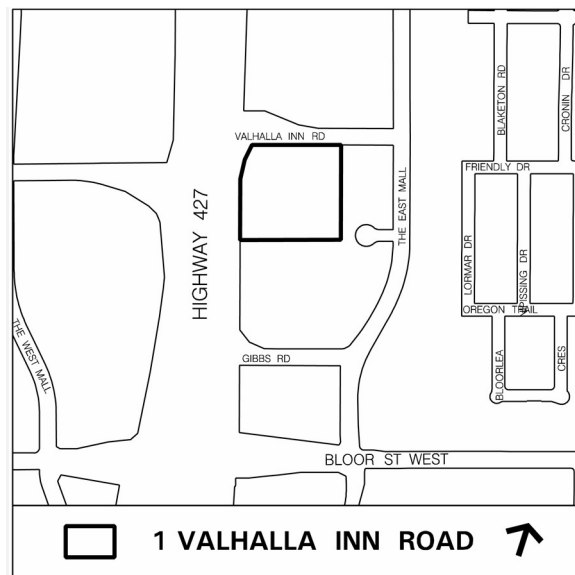
This report provides preliminary information on the application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2007. The application is located on the boundary between Wards 3 and 5.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward 3 and 5 Councillors;
2. notice for the community consultation meeting be given to



- landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Proposal

The development proposal is for three residential apartment condominium buildings having 985 dwelling units. The building heights proposed are: one 22-storey building (northeast area of the site), one 25-storey building (northwest area of the site) and one 29-storey building (southwest area of the site). The buildings will have podiums/bases ranging from 3 to 9 storeys. The total gross floor area for the development is 88 150 square metres. The floor space index (FSI) for the proposal is 3.82 times the lot area.

The proposal also includes a four-storey above-grade parking structure/amenity building having 164 parking spaces located between the 25 and 29 storey buildings. A two level underground parking garage having 1,018 parking spaces is also proposed on the site. Visitor parking comprises 197 of the 1,182 total parking spaces.

Vehicular access to the site will be from Valhalla Inn Road. At the centre of the proposed development is a landscaped courtyard surrounded by an internal driveway. The existing Valhalla Inn hotel is proposed to be demolished. A summary of the application is detailed in Attachment No. 7, the Application Data Sheet.

Site and Surrounding Area

The subject site is located in the northwest area bounded by Valhalla Inn Road, Gibbs Road, The East Mall and Highway No. 427. The site is 2.3 hectares in size and is relatively flat and square in shape. The property is currently occupied by the Valhalla Inn hotel.

The surrounding uses are as follows:

North: Six-storey residential buildings and a 19-storey residential apartment building
South: parking area and a 1-storey Bell Canada building
East: townhouses and an 8-storey apartment building
West: Highway No. 427

The general character of the area is built-up with mid and high-rise residential and office buildings encircled by The East Mall and The West Mall along Highway 427.

Provincial Policy Statement

The 2005 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Municipal council

planning decisions are required to be consistent with the PPS. The PPS advocates the development of strong communities based on densities which efficiently use land, resources, infrastructure, public service facilities and support the use of public transit in areas where it exists or is to be developed. Staff will review the proposed amendment for consistency with the Provincial Policy Statement.

Official Plan

The new Official Plan is now in effect, with the exception of two housing policies (Policies 3.2.1.5 (b) and 3.2.1.9), the definitions of affordable rental housing and affordable ownership housing, Policy 3.1.2.5 (Built Form) and Policy 4.2.3 (c) (Apartment Neighbourhoods). Policies in the former Official Plans and Metro Plan respecting these policy areas remain in effect.

The site is designated Mixed Use Areas on Map 14 Land Use Plan of the Toronto Official Plan. Mixed Use Areas consist of a broad range of commercial, residential and institutional areas, in single use or mixed use buildings, as well as parks and open spaces and utilities. The use of the property for the proposed residential development conforms to the Mixed Use Areas designation. The Plan contains development criteria for developing lands in Mixed Use Areas. The development criteria seek to: create high quality developments; minimize impacts to adjacent neighbourhoods; enhance adjacent public streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environments; and reduce automobile dependency. The proposal will be reviewed to achieve compliance with the development criteria.

The proposal will also be reviewed to ensure compliance with the Built Form policies of the Official Plan, in particular the Tall Buildings policies. The application will also be assessed for consistency with other relevant policies of the Official Plan, such as, the policies related to Healthy Neighbourhoods, Transportation, Community Services and Facilities and Public Art.

Zoning

The property is zoned Planned Commercial Preferred (CPP) subject to By-law Nos. 10,955, 11,449, 15,029, 1985-100 and 1991-199 under the Etobicoke Zoning Code. The zoning restricts the use of the property only for hotel and ancillary uses.

Site Plan Control

The property is subject to Site Plan Control. An application for Site Plan Approval has not yet been submitted. Once the application is submitted, staff will have an opportunity to review matters such as, grading, landscaping, street tree planting, building design and access in more detail.

Green Development Standard

Staff will encourage the applicant to incorporate sustainable development opportunities under the City's Green Development Standard adopted by Council in July 2006.

Tree Preservation

The applicant has submitted an Arborist report, and Landscape Plan. A separate process will be required for any trees to be removed. The application is subject to the provisions of the private tree by-law.

Reasons for the Application

The proposed residential development is not a permitted use on the site. An amendment to the Etobicoke Zoning Code is required. In addition to allowing the proposal, the applicant has requested the ability to keep the existing hotel as a permitted use on the property for as long as it is economically feasible. This would provide some economic flexibility for the applicant.

COMMENTS

Issues to be Resolved

The applicant proposes to develop the property for high-rise residential condominium development. Issues that arise in relation to developments of this type include, but are not limited to:

- (a) design issues including appropriate height and massing of the buildings in light of the Council adopted Design Criteria for Review of Tall Building Proposals; mitigation of physical and visual impact on the surrounding buildings, open space, and issues including, but not limited to, light, sunlight penetration, shadow, and wind;
- (b) appropriate design and integration of the proposal within the public realm, and integration and transition of the development within its existing and planned context, including consideration of service uses which support pedestrian activity and objectives for transit-oriented development;
- (c) treatment of the grade-related floors of the buildings and their relationships to the streetscape and to proposed internal open spaces;
- (d) assessment of traffic and transportation impacts; and
- (e) assessment of community services and facilities as a result of the development proposal.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Section 37

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning Act*. City Planning staff, in consultation with the local Councillor, will be discussing with the applicant how these policies will be addressed by this application.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations-North

Attachment 3: Elevations-South

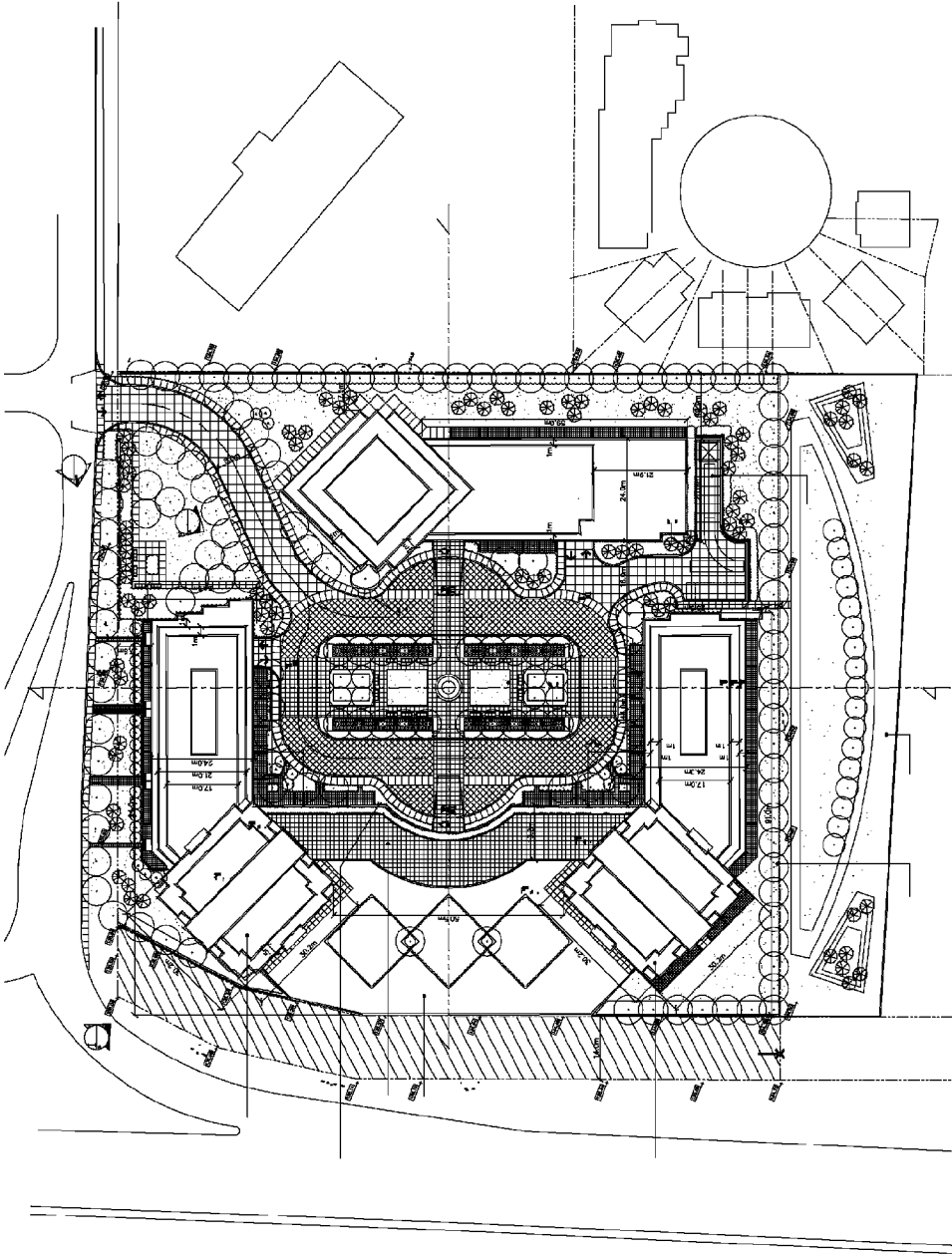
Attachment 4: Elevations-East

Attachment 5: Elevations-West

Attachment 6: Zoning Map

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



1 Valhalla Inn Road

File # 06_199703

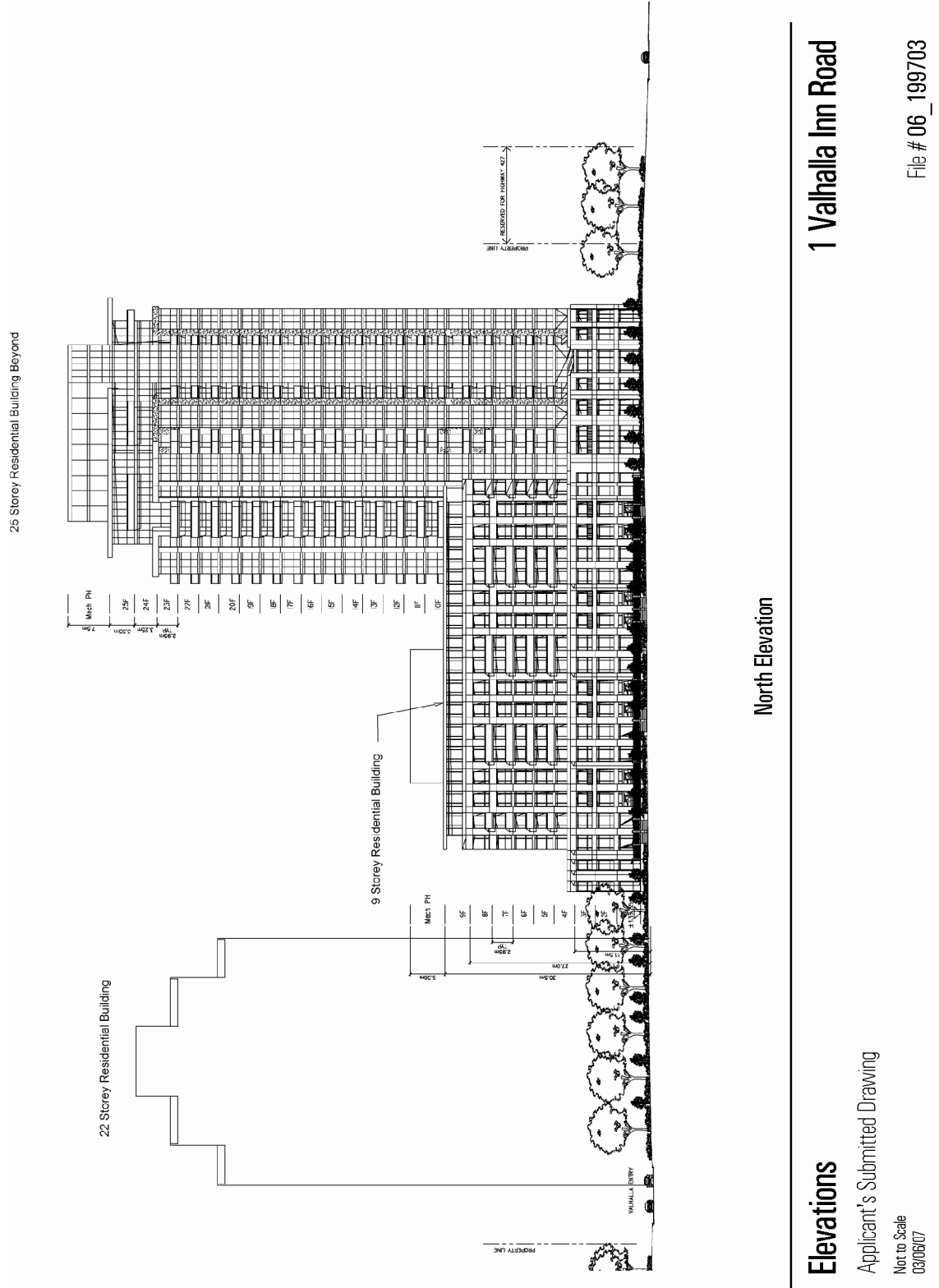
Site Plan

Applicant's Submitted Drawing

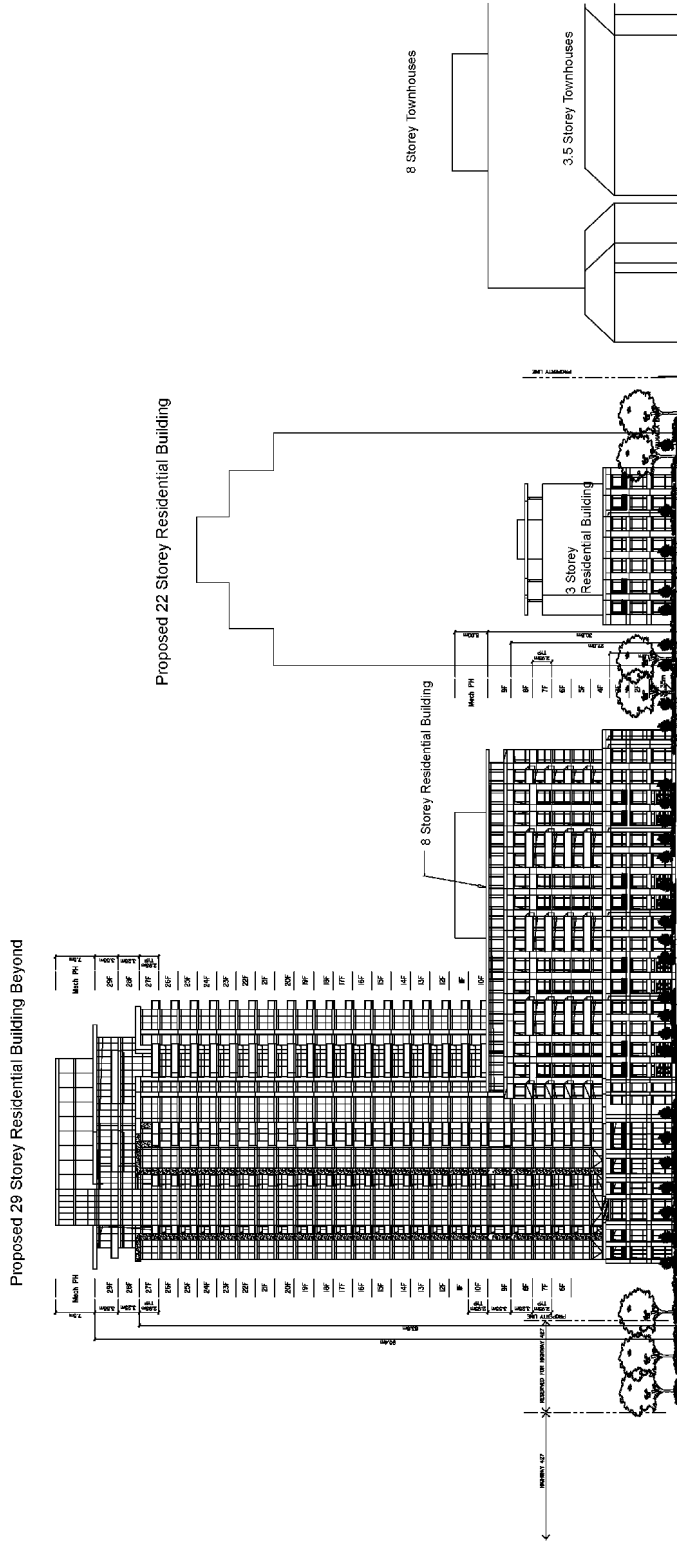
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Attachment 2: Elevations-North



Attachment 3: Elevations-South



South Elevation

Elevations

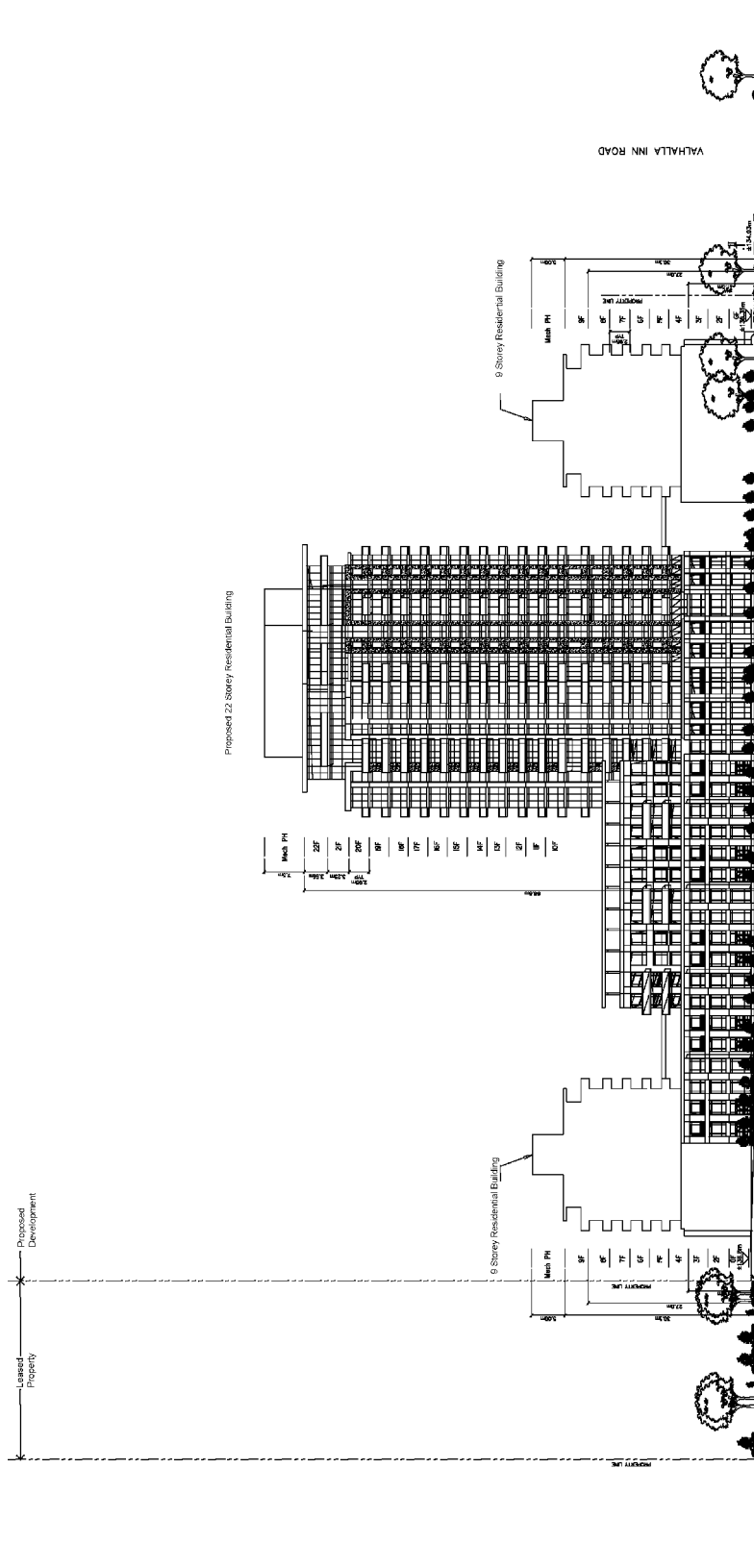
Applicant's Submitted Drawing

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1 Valhalla Inn Road

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Attachment 4: Elevations-East



East Elevation

Elevations

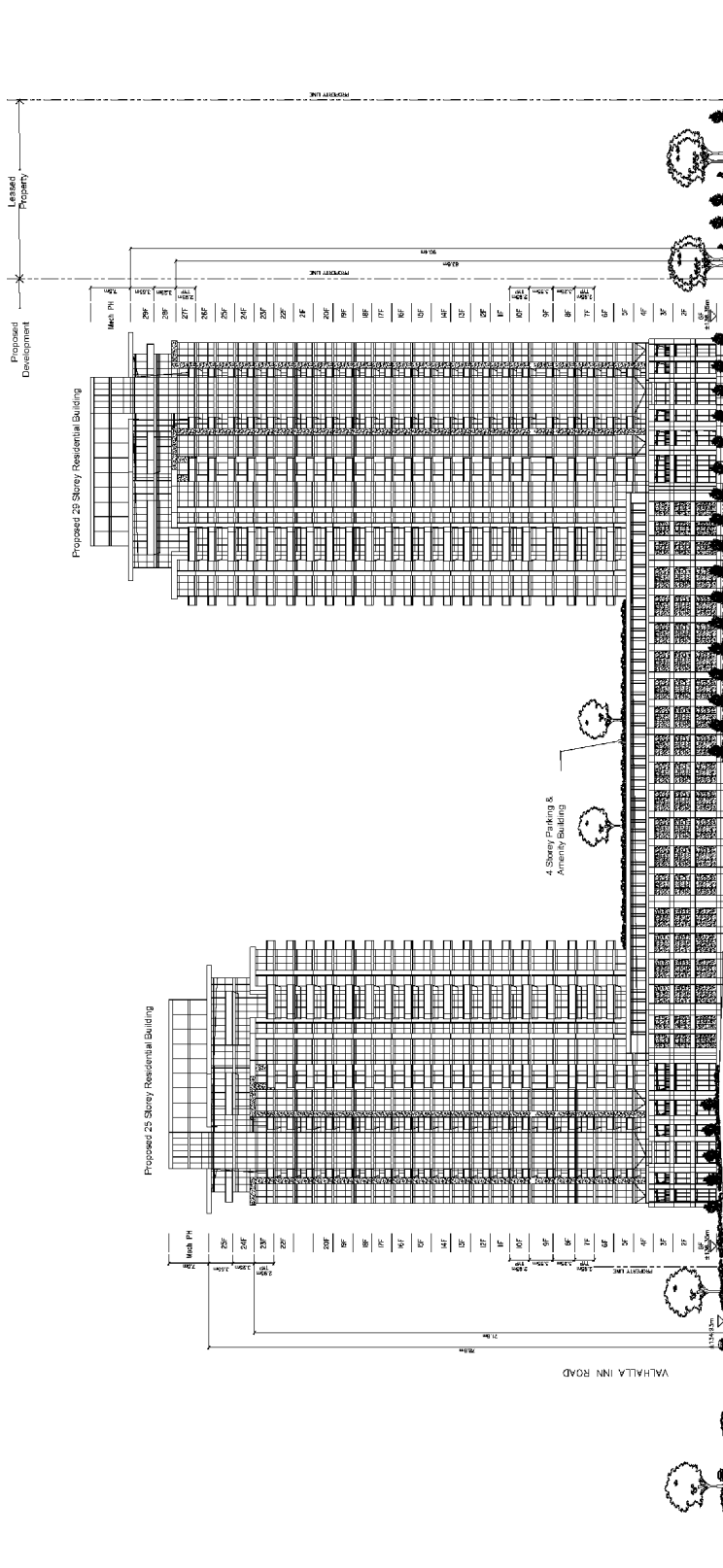
Applicant's Submitted Drawing

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Attachment 5: Elevations-West



West Elevation

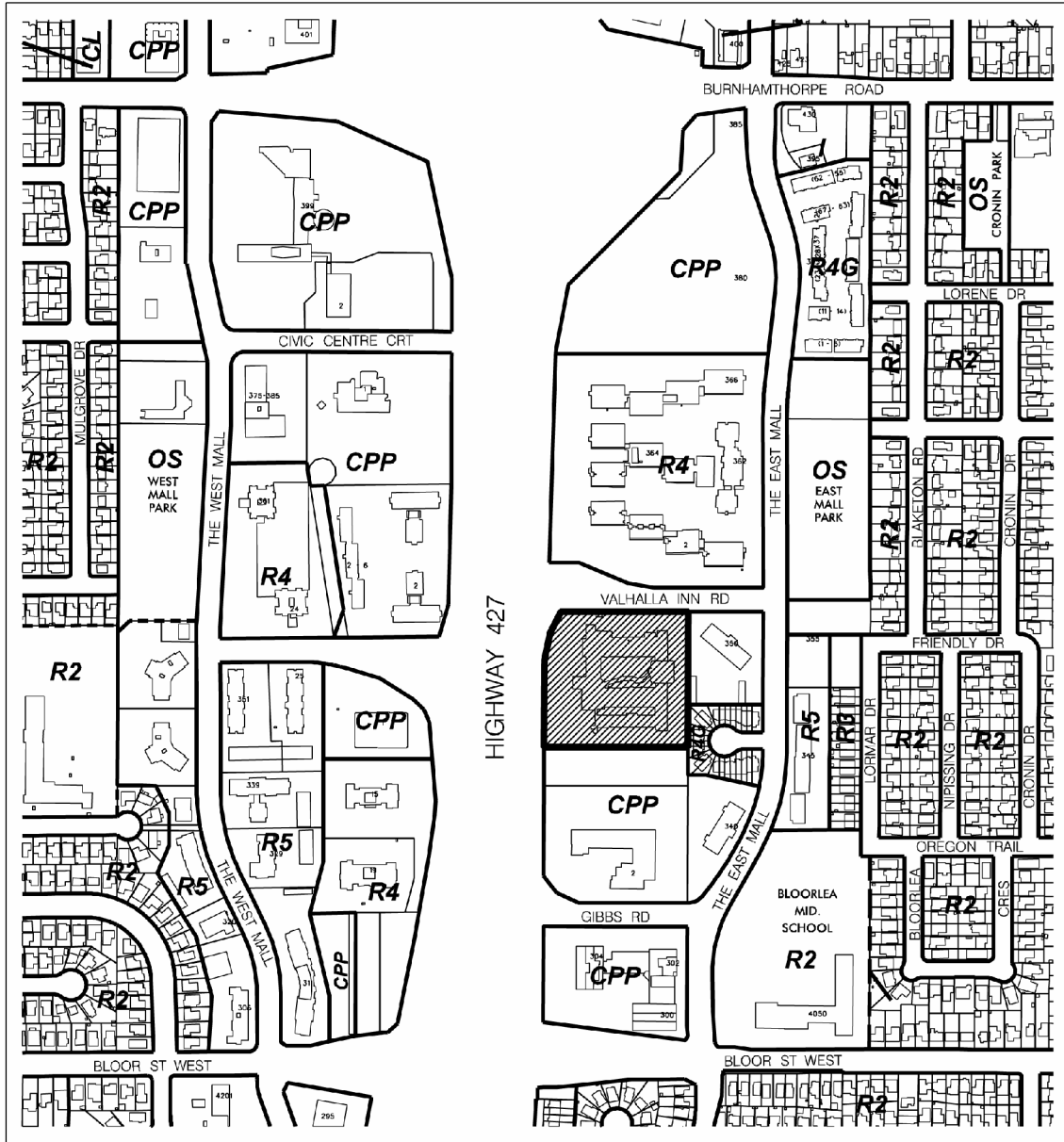
1 Valhalla Inn Road

Elevations
 Applicant's Submitted Drawing

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 03/06/07

File # 06_199703

Attachment 6: Zoning Map



TORONTO City Planning
Division
Zoning

1 Valhalla Inn Road

File # 06_199703

- | | |
|--------------------------------------|----------------------------------|
| R2 Residential Second Density | CPP Planned Commercial Preferred |
| R3 Residential Third Density | CL Commercial Limited |
| R4 Residential Fourth Density | OS Public Open Space |
| R5 Residential Fifth Density | I Institutional |
| R4G Residential Fourth Density Group | |



Not to Scale
Zoning By-law 11,737 as amended
Extracted 02/27/07- KP

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	06 199703 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2006

Municipal Address: 1 VALHALLA INN RD, TORONTO ON

Location Description: PL M955 BLK A PL M955 PT BLK B RP R3999 PTS 1 TO 7 **GRID W0501

Project Description: This application is to permit three high-rise residential condominium buildings having heights of 22 storeys, 25 storeys and 29 storeys. The proposed buildings will have podiums/bases ranging in height from 3 to 9 storeys. The total number of residential units proposed is 985 units.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By -laws 10,995,11,449, 15,029, 1985-100,1991-199
Zoning:	CPP	Historical Status:	
Height Limit (m):	None	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	23,071	Height:	Storeys:	22, 25 and 29
Frontage (m):	139.4		Metres:	76.3, 86.1 and 90.4
Depth (m):	148.54			
Total Ground Floor Area (sq. m):	9,650 (for three towers)			Total
Total Residential GFA (sq. m):	88,150		Parking Spaces:	1,182
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	88,150			
Lot Coverage Ratio (%):	42			
Floor Space Index:	3.82			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	985

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	88,150	88,150	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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