

**293 Viewmount Avenue - Zoning By-Law Amendment
Application - Preliminary Report**

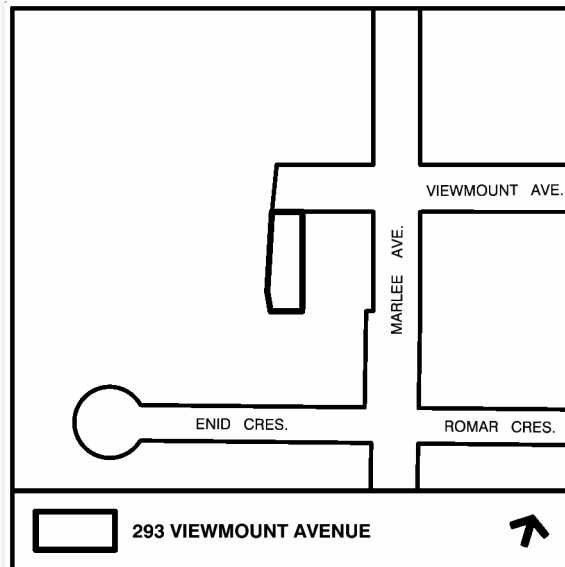
Date:	October 15, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	12 248832 NNY 15 OZ

SUMMARY

This application proposes a four storey apartment building with 8 residential units and one level of underground parking at 293 Viewmount Avenue. The proposed building would have a height of 16.75 metres and a density of 1.85 times the area of the lot. A total of 9 parking spaces are proposed.

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

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor for the first quarter of 2013. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 293 Viewmount Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been no previous applications on this site.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on April 3, 2012 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a four-storey residential apartment building, with one level of underground parking on the south side of Viewmount Avenue, one property west of Marlee Avenue. The height of the building would be 14.4 metres to the top of the parapet and 16.75 metres to the top of the rooftop patio access enclosure. A total gross floor area of 1,112 m² is proposed, which would result in a density of 1.85 times the area of the lot. A total of 8 two-bedroom apartments are proposed. Outdoor amenity would be provided for each dwelling unit in the form of a balcony. Two shared rooftop patios are proposed.

A total of 9 parking spaces are proposed to serve the development. Six of these spaces are proposed below grade in a one-level parking garage. Three spaces are proposed in a surface lot on the east side of building. The site statistics are presented on the Application Data Sheet (Attachment 4).

Site and Surrounding Area

The site is located on the south side of Viewmount Avenue, one property west of Marlee Avenue at the end of a short cul-de-sac. The lot has an overall site area of 602 m² and a frontage of approximately 13 metres on Viewmount Avenue. The site currently contains one 1.5 storey single detached dwelling.

Land uses surrounding the subject site are as follows:

North: Three single detached dwellings fronting Marlee Avenue.

South: Rear service area and parking lot of two-storey mixed use buildings that front Marlee Avenue.

Southwest of the site are one-storey detached dwellings with frontage on Enid Crescent.

East: Two-storey mixed use buildings fronting Marlee Avenue.

West: Immediately abutting the site is the Saints Cosmas and Damian Catholic Elementary School.

There are single detached dwellings beyond the school.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the site *Mixed Use Areas* which provides for a wide range of land uses to create animated districts along transit routes that provide opportunities to rely less on private automobile trips. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*.

Development in *Mixed Use Areas* is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

Zoning

The subject site is zoned General Commercial Zones (C1) under former City of North York Zoning By-law No. 7625. This zone permits residential, commercial and institutional uses. Residential uses include one family detached dwellings, semi-detached dwellings, duplex dwellings, multiple attached dwellings, apartment house dwellings, and double duplex dwellings. Building heights are limited to 9.2 metres or

three (3) storeys, whichever is greater. The current FSI limit is 1.00 and the maximum lot coverage is 35%.

Site Plan Control

A Site Plan Control application has been submitted and is being reviewed concurrently with the subject application.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a tree inventory drawing and arborist report have been submitted.

Reasons for the Application

The uses are permitted by the current zoning. The applicant is seeking an amendment to the Zoning By-law to permit the proposed height, density and building envelope. The applicant has proposed zoning amendments to permit a building height of four storeys (16.75m), an FSI of 1.85 and a lot coverage of 53%. The applicant is also seeking to amend the Zoning By-law provisions relating to parking requirements and performance standards such as lot area, frontage and setbacks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Traffic Impact Study and Parking Study
- Functional Servicing Report
- Arborist Report and Tree Preservation Plan
- Toronto Green Standard Checklist

City staff are reviewing the application for completeness. The site is on the City's database of lands containing archaeological potential. The applicant has been informed that an Archaeological Assessment is required.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed increase in height and density;
- The appropriateness of the proposed building location, massing and setbacks;
- The compatibility of the proposed development to the surrounding neighbourhood context, and in particular the use and character of Viewmount Avenue, the adjacent elementary school yard and residential back yards;

- The appropriateness of the proposed parking supply, vehicular access and loading area;
- The adequacy and appropriateness of the proposed outdoor balconies and rooftop patios as amenity space;
- The quality and character of the building facades and their fit within the local context; and
- Opportunities for improvements to the public realm on Viewmount Avenue.

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

CONTACT

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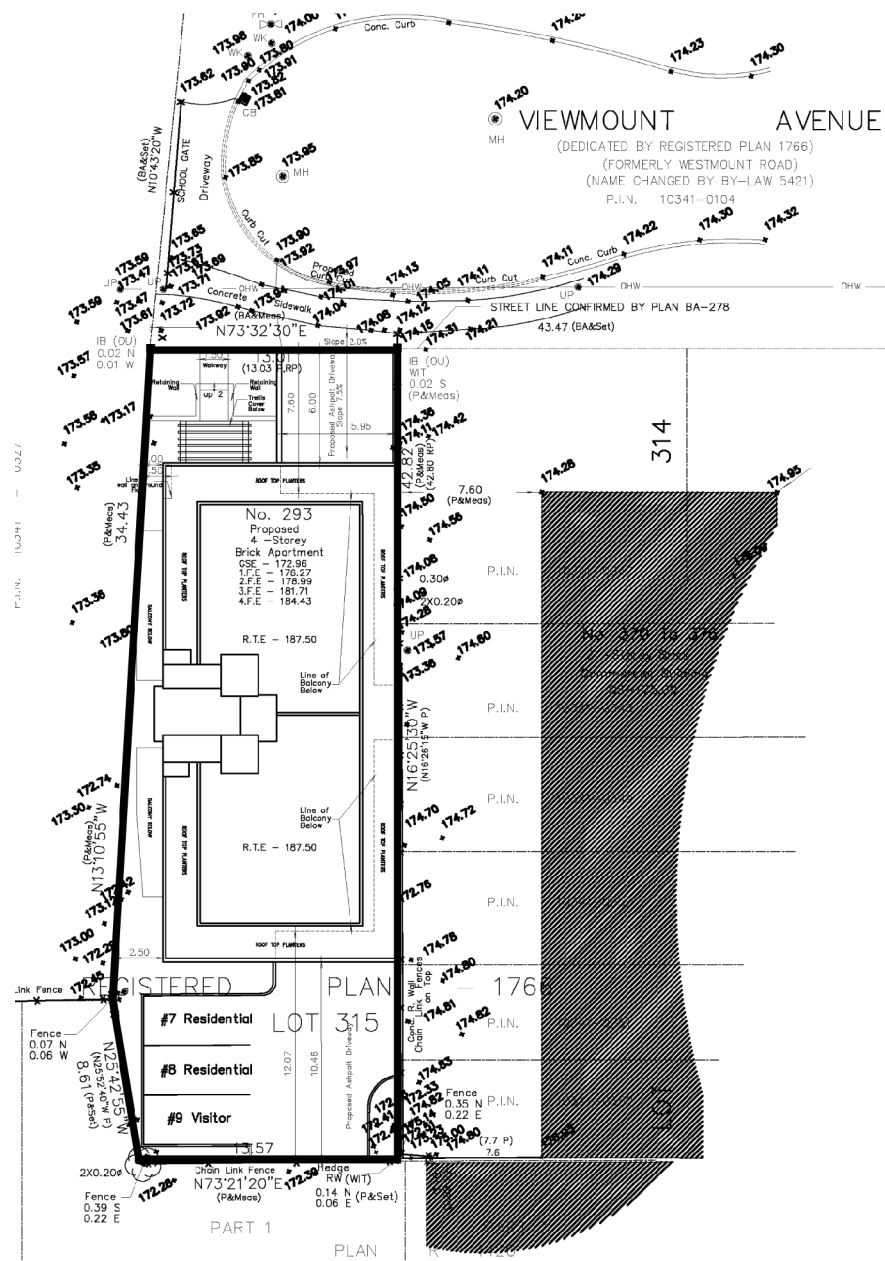
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

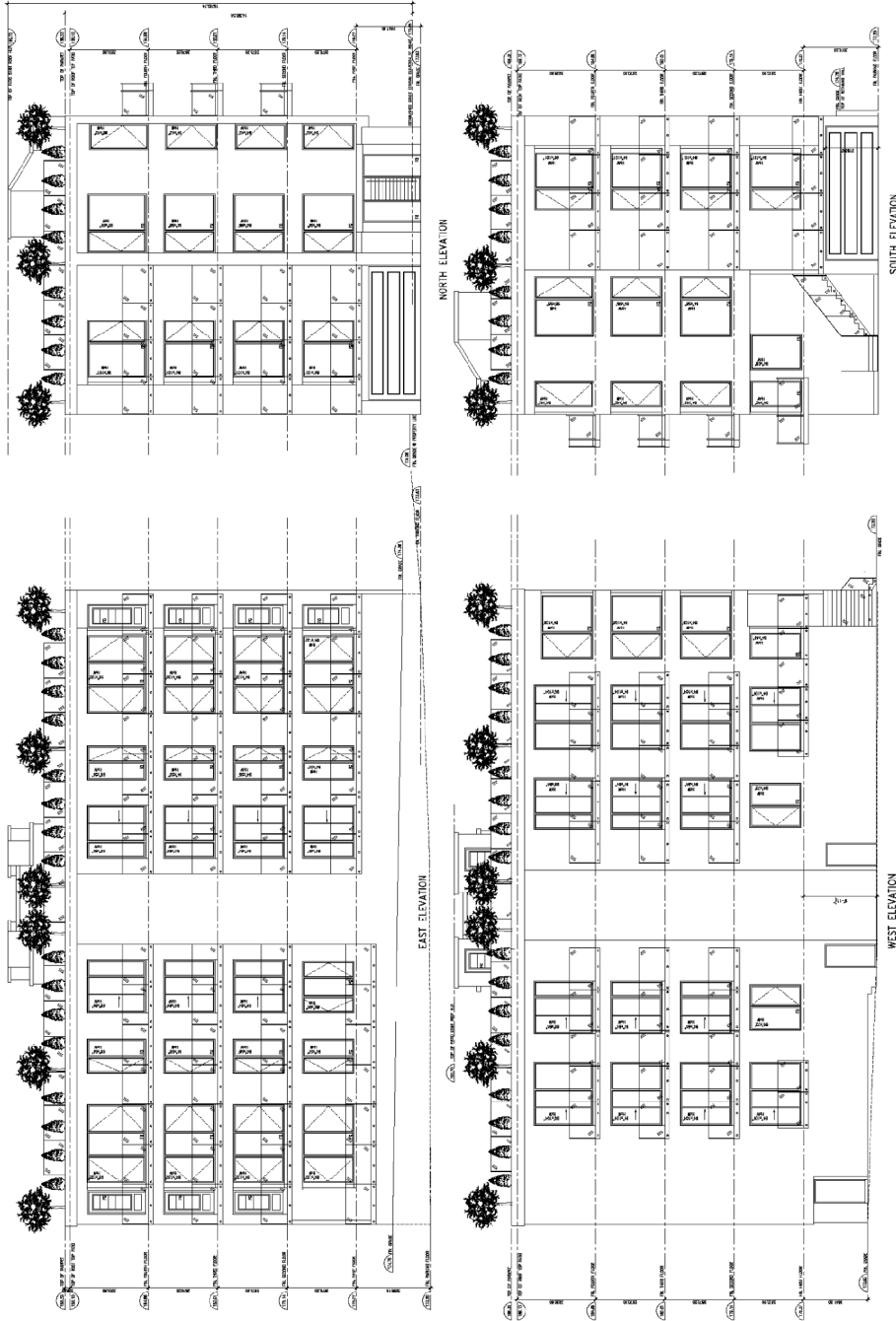
Applicant's Submitted Drawing

Not to Scale

293 Viewmount Avenue

File # 12 248832 NNY 15 0Z

Attachment 2: Elevations



293 Viewmount Avenue

File # 12 248832 NNY 15 0Z

Elevations
Applicant's Submitted Drawing

Not to Scale
10/04/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 248832 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	September 18, 2012

Municipal Address: 293 VIEWMOUNT AVE
 Location Description: PLAN 1766 LOT 315 **GRID N1504
 Project Description: The proposal of a four storey apartment building with eights suites and one level of underground parking.

Applicant:	Agent:	Architect:	Owner:
OLD ORCHARD DEVELOPMENTS INC			OLD ORCHARD DEVELOPMENTS INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:		Historical Status:	
Height Limit (m):	9.2	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	601.6	Height:	Storeys:	4
Frontage (m):	13.01		Metres:	16.75
Depth (m):	42.82			
Total Ground Floor Area (sq. m):	316.01			Total
Total Residential GFA (sq. m):	1111.56		Parking Spaces:	9
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1111.56			
Lot Coverage Ratio (%):	52.53			
Floor Space Index:	1.85			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1111.56	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	8	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	8			

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