

**1-17 Anndale Drive, 31-35 Bales Avenue and 22-70 Glendora Avenue – Zoning Amendment Application – Preliminary Report**

<b>Date:</b>	August 20, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward No. 23 – Willowdale
<b>Reference Number:</b>	File No. 07 230632 NNY 23 OZ

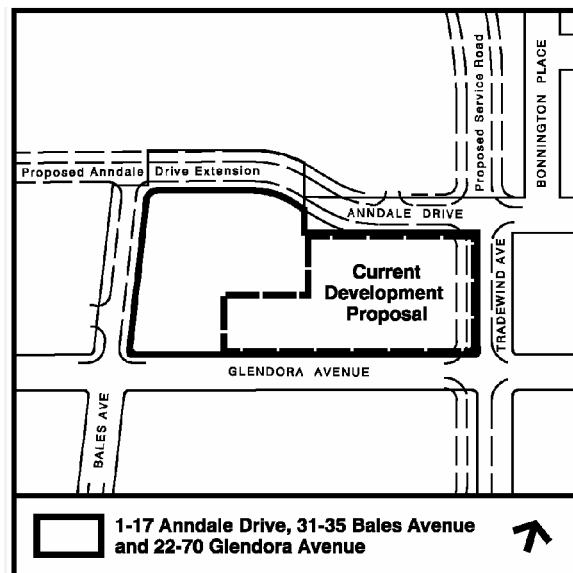
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes a 23-storey, 311 unit residential building, and 3 blocks of townhouses (15 units in total), on the eastern portion of the block bounded by Anndale Drive and the proposed Anndale Drive extension, Tradewind Avenue, Glendora Avenue, and Bales Avenue. This is the final phase of the Menkes Cosmo development, the earlier phases of which have been constructed on the western portion of this block.

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

The issues outlined in this Report, and other matters that may be identified through the review and consultation process, will need to be resolved prior to the presentation of a Final Report to Community Council. The next step is for the City to hold a



Community Consultation Meeting, which is expected to occur in Fall 2007. The target timing of the Final Report and Statutory Public Meeting is the first quarter of 2008, assuming that any additional information and project revisions that may be required are provided in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
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.

## **DECISION HISTORY**

At its meeting of April 14, 15 and 16, 2003, City Council approved official plan amendment, zoning amendment and site plan control applications to permit the development of 2, 23-storey residential buildings and 6 townhouses on the west portion of the Anndale Drive, Bales Avenue, Glendora Avenue and Tradewind Avenue block (the earlier phases of the Menkes Cosmo development).

That proposal had included the conveyance of lands forming part of the proposed Anndale Drive Service Road and for the northward extension of Bales Avenue to Anndale Drive. That proposal had also included, for density purposes, a parcel of land located north of the future Anndale Drive extension and now forming part of the Minto site at 23 and 33 Sheppard Avenue East, and a parcel of land fronting on Glendora Avenue (see attached Zoning Map). Council enacted Zoning By-law No. 529-2003 on June 26, 2003.

At the time of approval of the Final Report for the earlier phase of development in April, 2003, Council directed that City Council not approve any further development on those lands within the North York Centre located south of Sheppard Avenue and north of Avondale Avenue, between Yonge Street and Tradewind Avenue/ Bonnington Place, until there is a detailed plan, including land acquisition and firm construction timetables, for completion of the Service Road through those lands.

Since that time, one zoning amendment and site plan approval application within the specified boundaries, a proposed 33-storey residential building at 23 and 33 Sheppard Avenue East (Minto), has proceeded toward approval, having received endorsement by

City Council subject to conditions, and zoning approval before the Ontario Municipal Board. The applicant is required to convey to the City or to fund the City's acquisition of two properties on the north side of Anndale Drive, west of Tradewind Avenue and east of Bales Avenue, for the construction of an interim Anndale Drive Service Road segment in that location. In its report dated April 11, 1007, the Technical Services Division reported to North York Community Council on the construction timeline for the interim Anndale Drive Service Road extension between approximately Bales Avenue and Tradewind Avenue, in relation to the application at 23 and 33 Sheppard Avenue East.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to build a 23-storey, 311 unit residential building with frontage on both Anndale Drive and Glendora Avenue, and located to the east and south of the existing Cosmo condominium towers. The applicant is also proposing 3 blocks of townhouses, containing a total of 15 units, with 1 block to be built to the immediate east of the existing Cosmo townhouses at Bales Avenue and Glendora Avenue, and 2 blocks to front onto Tradewind Avenue at the east end of the development block. The current application proposes a total of 326 residential units and 358 parking spaces. The total density for the overall development would be approximately 3.7 FSI (for additional details please see the Application Data Sheet).

Vehicular access to the development, leading to a ramp to access underground parking facilities, is proposed via a driveway connecting to Anndale Drive approximately mid-block between Bales Avenue and Tradewind Avenue. Loading and servicing are proposed via an additional driveway connecting with Anndale Drive between the proposed new driveway and Tradewind Avenue.

The applicant is also proposing to convey, for road widening purposes, lands along the site's entire Tradewind Avenue (eastern) frontage, including corner parcels associated with municipal addresses 17 Anndale Drive and 70 Glendora Avenue. The applicant is proposing to convey a total of approximately 920 m<sup>2</sup> of identified Service Road lands in relation to the proposed development, in addition to the lands that were conveyed for the extension of Anndale Drive and Bales Avenue as part of the previous phase.

### **Site and Surrounding Area**

The portion of the overall site developed in the earlier phases contains two existing 23-storey residential condominium buildings on the northwest portion of the block, and 6 townhouses along Glendora Avenue east of Bales Avenue. The balance of the block, subject of the current development proposal, is developed with single detached houses that are proposed to be demolished. The proposed Service Road alignment follows Anndale Drive to the immediate north of the site, and Tradewind Avenue to the immediate east of the site. The overall block has a net site area of approximately 1.47 ha.

Surrounding land uses are as follows:

North: single detached houses fronting on the north side of Anndale Drive within the redevelopment area, and a proposed 33-storey residential building (Minto) fronting on the north side of the future Anndale Drive extension, east of Bales Avenue;

South: single detached houses fronting on the south side of Glendora Avenue within the redevelopment area;

East: single detached houses within the stable residential area to the east of Tradewind Avenue;

West: the 16-storey Procter & Gamble office building on the east side of Yonge Street between Glendora Avenue and the future Anndale Drive extension alignment.

### **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 lands on which the 23-storey building and 3 townhouse blocks are proposed to be built are designated "Mixed Use Area D" by the North York Centre Secondary Plan. This designation permits the proposed residential use. The lands on which the earlier development phases have been built have a split designation of "Mixed Use Area B" (northern portion) and "Mixed Use Area D" (balance of the site) under the Secondary Plan, and have a site-specific exception to allow for the previously proposed residential development.

The Secondary Plan provides for a maximum base density of 3.5 FSI for the current proposal lands. The site-specific policy for the previous phase of the Cosmo development allowed the residential use with a gross floor area of 43,970 m<sup>2</sup>, as further outlined in that policy. The Secondary Plan allows density incentives and transfers to a

total maximum 33% increase in gross floor area over and above the base density permission. The height limit for the Bales Avenue/ Anndale Drive/ Tradewind Avenue/ Glendora Avenue block is 65 m for approximately the westerly two-thirds of the block, and 11 m for approximately the easterly one-third of the block.

The Secondary Plan contains a number of additional policies, including those related to built form, urban design, transportation, and amenity and open space, which will be used in the evaluation of the development proposal.

## **Zoning**

The lands subject of the current development project are zoned R6 (One Family Detached Dwelling Sixth Density Zone) and R7 (One Family Detached Dwelling Seventh Density Zone). Single detached houses are permitted.

The lands subject to the previous development phase are zoned RM6(132) to permit the two 23-storey residential buildings and the 6 townhouses now existing on the site. The lands north of the future Anndale Drive were also rezoned as part of the previous application, to RM6(133), which recognizes the consolidation of density on the RM6(132) lands (see attached Zoning map). The RM6(133) lands north of Anndale Drive have been purchased by Minto, and now form part of the Minto Radiance site.

A portion of the current project includes lands (Parcel “H” on the applicant’s proposed plans, 42 Glendora Avenue) which had also formed part of the previous Cosmo development phase.

The applicant has suggested that a new, comprehensive site-specific zoning by-law be established for the entire development within this block, incorporating both the existing and the proposed project, and that the previous site-specific zoning could be repealed.

## **Site Plan Control**

A Site Plan Control Application has not yet been filed, and will be required.

## **Tree Preservation**

The applicant has submitted for the City’s review a preliminary tree preservation plan and arborist report. The purpose of the plan is to identify any existing public or private trees on or adjacent to the site that are to be maintained, and satisfactory protection measures.

## **Reasons for the Application**

The applicant has proposed a zoning amendment in order to establish built form and other development standards for the proposed 23-storey building and townhouses, as the current zoning does not permit the proposed form and scale of development.

## COMMENTS

### Issues to be Resolved

In conjunction with an evaluation of the proposal in relation to Secondary Plan policies, the issues to be resolved prior to the presentation of a Final Report include the following matters identified to date:

#### Density, Built Form, and Building Expression

- the location, configuration and massing of the tower, base buildings, and townhouses on the site;
- grade-related uses and building expression to ensure an appropriate relationship with the adjacent public streets;
- the requirement for wind and/or sun/shadow studies for the proposal;
- the provision of bicycle parking and storage locker spaces;

#### Transportation Matters

- the review and approval of a traffic certification for the project;
- the securing of an appropriate program for the provision of any necessary improvements to the road network in the southeast Yonge Street/ Sheppard Avenue quadrant;

#### Site Plan Approval Matters

- the applicant's required filing of a site plan application, for concurrent review along with the proposed zoning amendment application;
- the provision of appropriate landscape treatment and pedestrian circulation for the project;

#### Additional Technical Matters

- the proposed future use and ownership of "Parcel K" identified on the applicant's site plan, which is a triangular-shaped, 144.4 m<sup>2</sup> City-owned parcel associated with Anndale Drive and which is located approximately mid-block between Bales Avenue and Tradewind Avenue; and
- additional technical matters including access, parking and loading configurations, and stormwater management, grading and site servicing, etc.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Additional issues may be identified through the review of the application, agency comments and the community consultation process, prior to the preparation of a Final Report for the 23-storey residential building and 15 townhouses proposed on the eastern portion of the Anndale Drive, Tradewind Avenue, Glendora Avenue and Bales Avenue block.

## **CONTACT**

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E-mail: ccieply@toronto.ca

## **SIGNATURE**

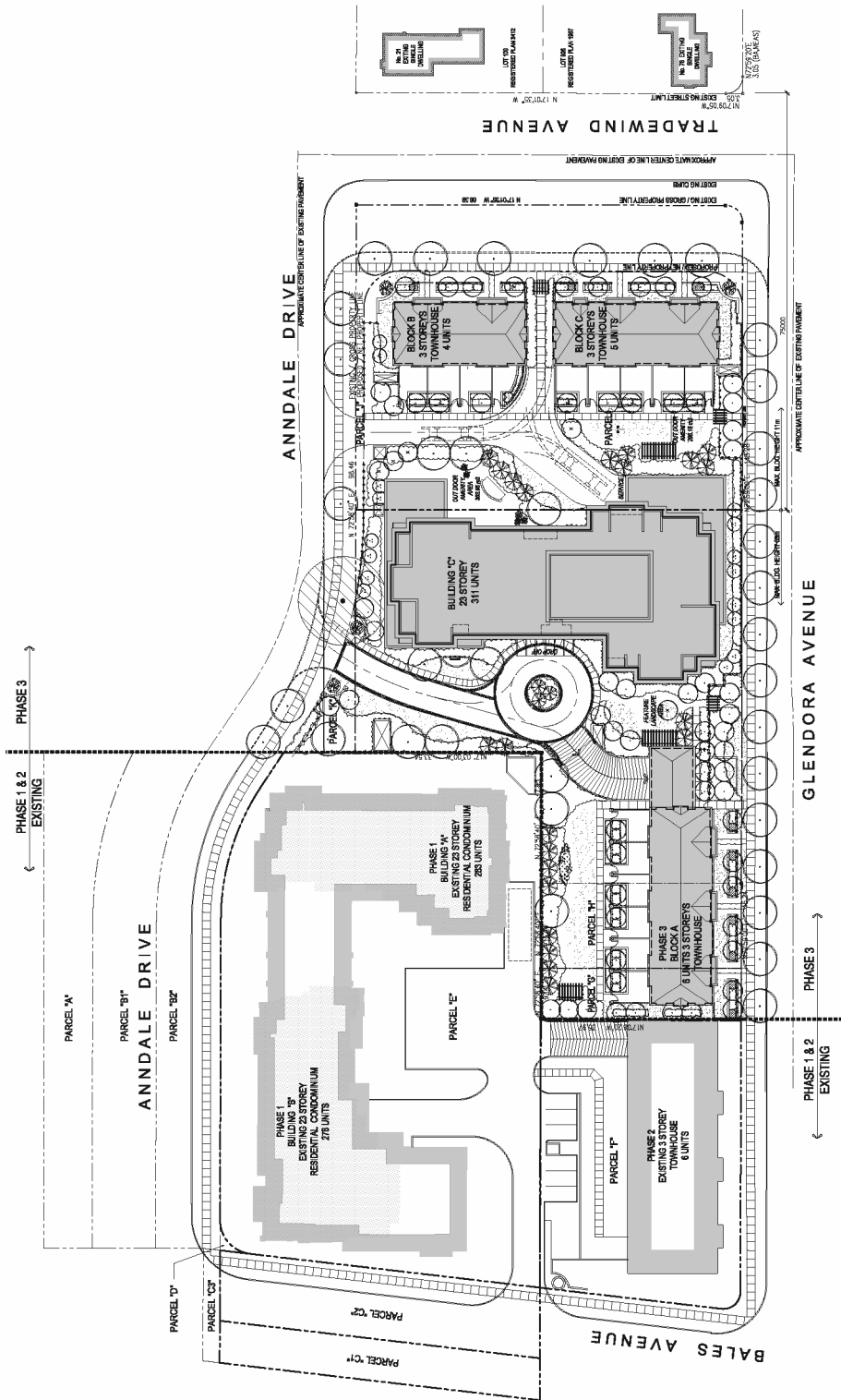
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1a: Overall Site Plan  
Attachment 1b: Site Plan for Current Proposal  
Attachment 2a: North and East Tower Elevations  
Attachment 2b: South and West Tower Elevations  
Attachment 2c: Townhouse Elevations  
Attachment 3: Zoning Map  
Attachment 4: Application Data Sheet

# Attachment 1a: Overall Site Plan

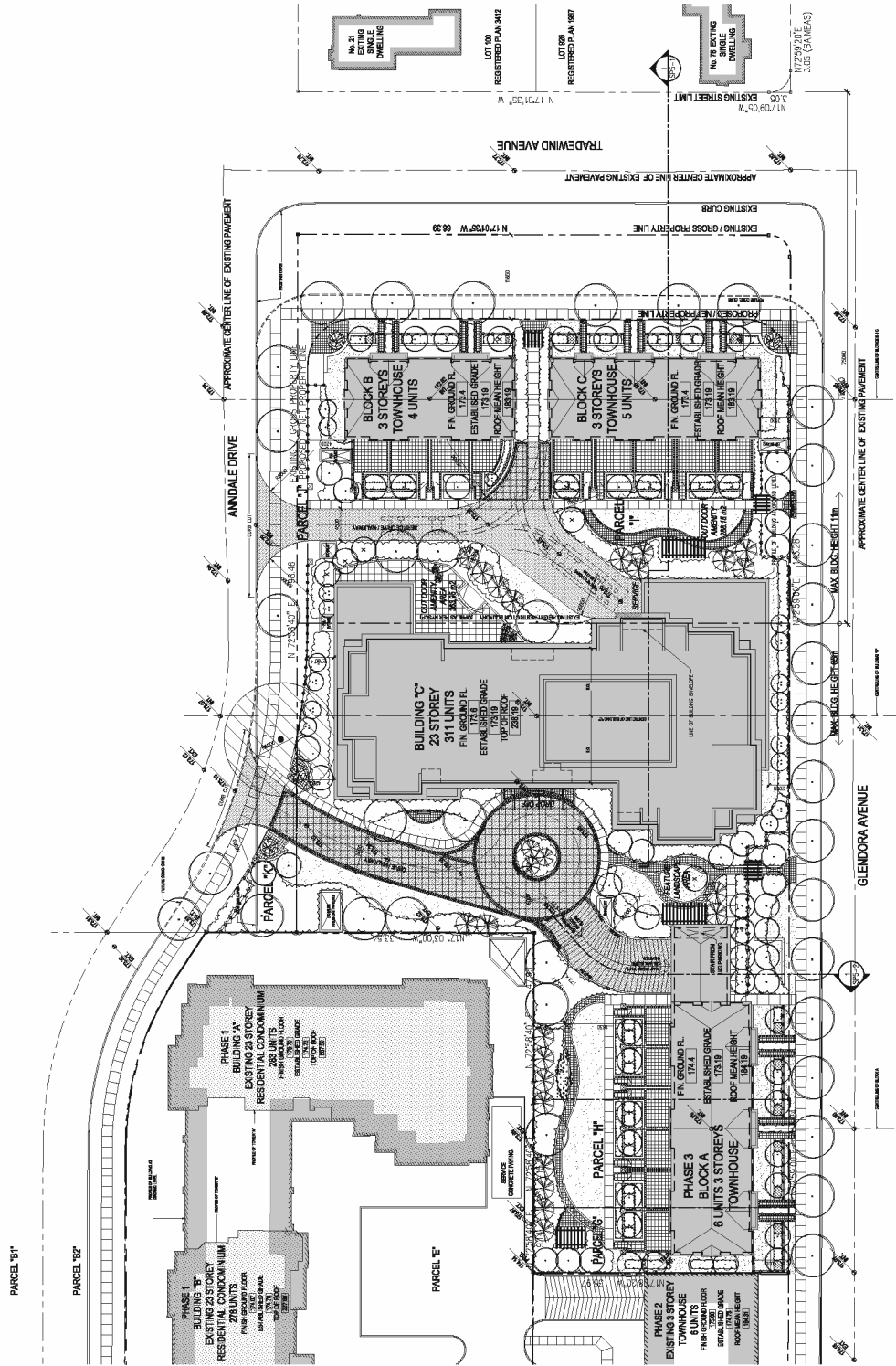


**Overall Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/31/07

**1-17 Anndale Drive, 31-35 Bales Avenue  
 and 22-70 Glendora Avenue**  
 File # 07\_230632



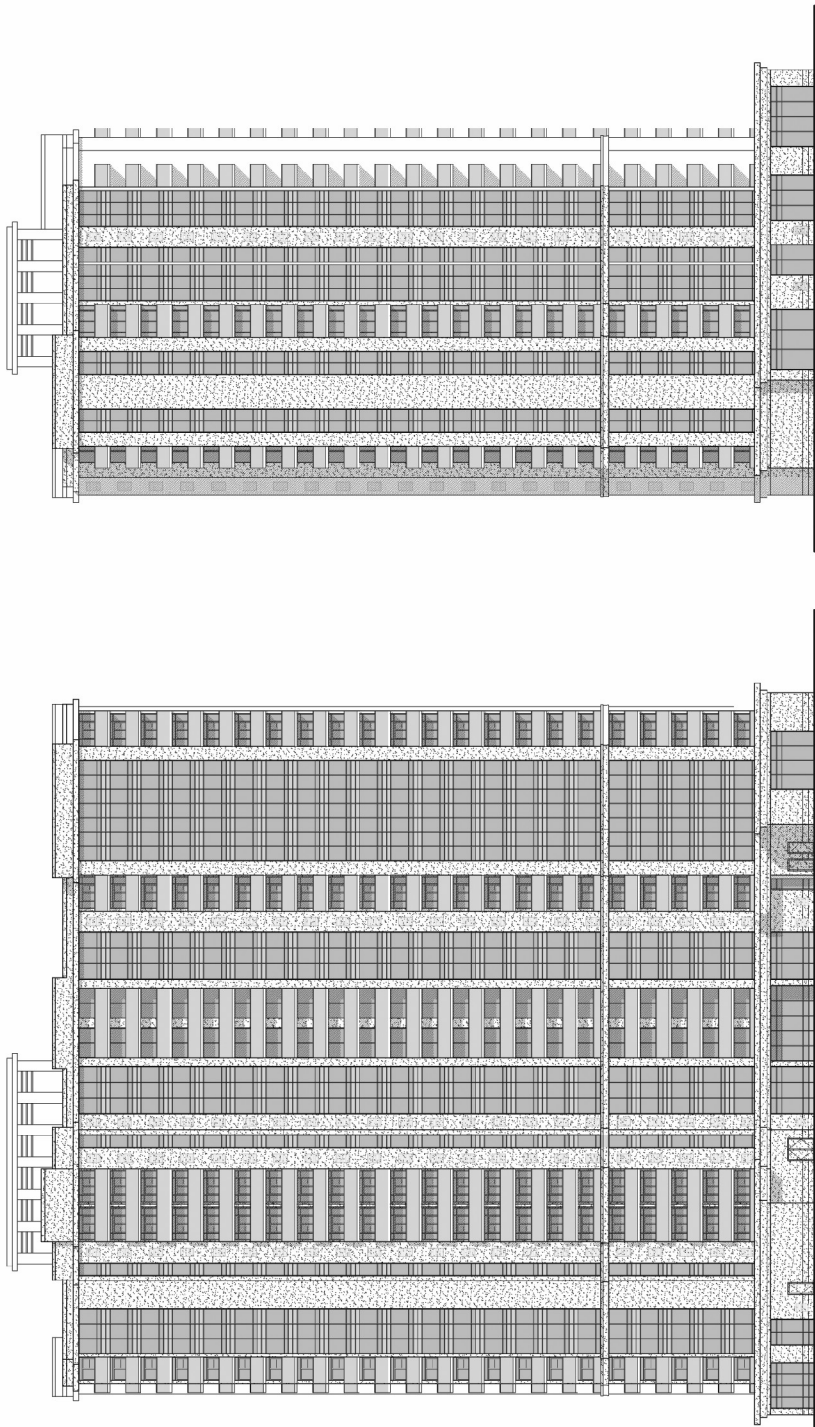
# Attachment 1b: Site Plan for Current Proposal



**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/31/07

**1-17 Anndale Drive, 31-35 Bales Avenue  
 and 22-70 Glendora Avenue**  
 File # 07\_230632

**Attachment 2a: North and East Tower Elevations**



North Elevation

East Elevation

**1-17 Anndale Drive, 31-35 Bales Avenue  
and 22-70 Glendora Avenue**

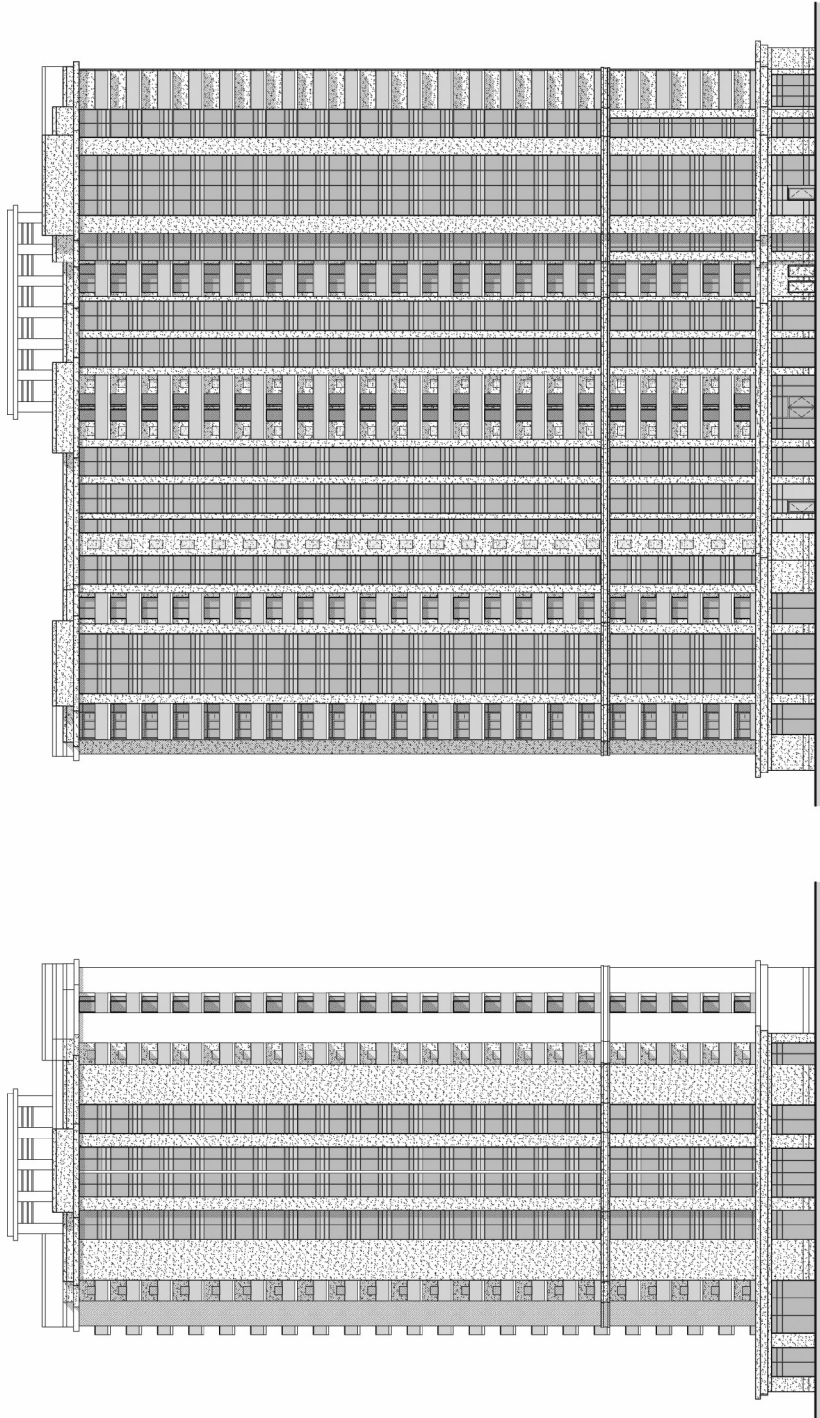
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
07/31/07

File # 07\_230632

**Attachment 2b: South and West Tower Elevations**



West Elevation

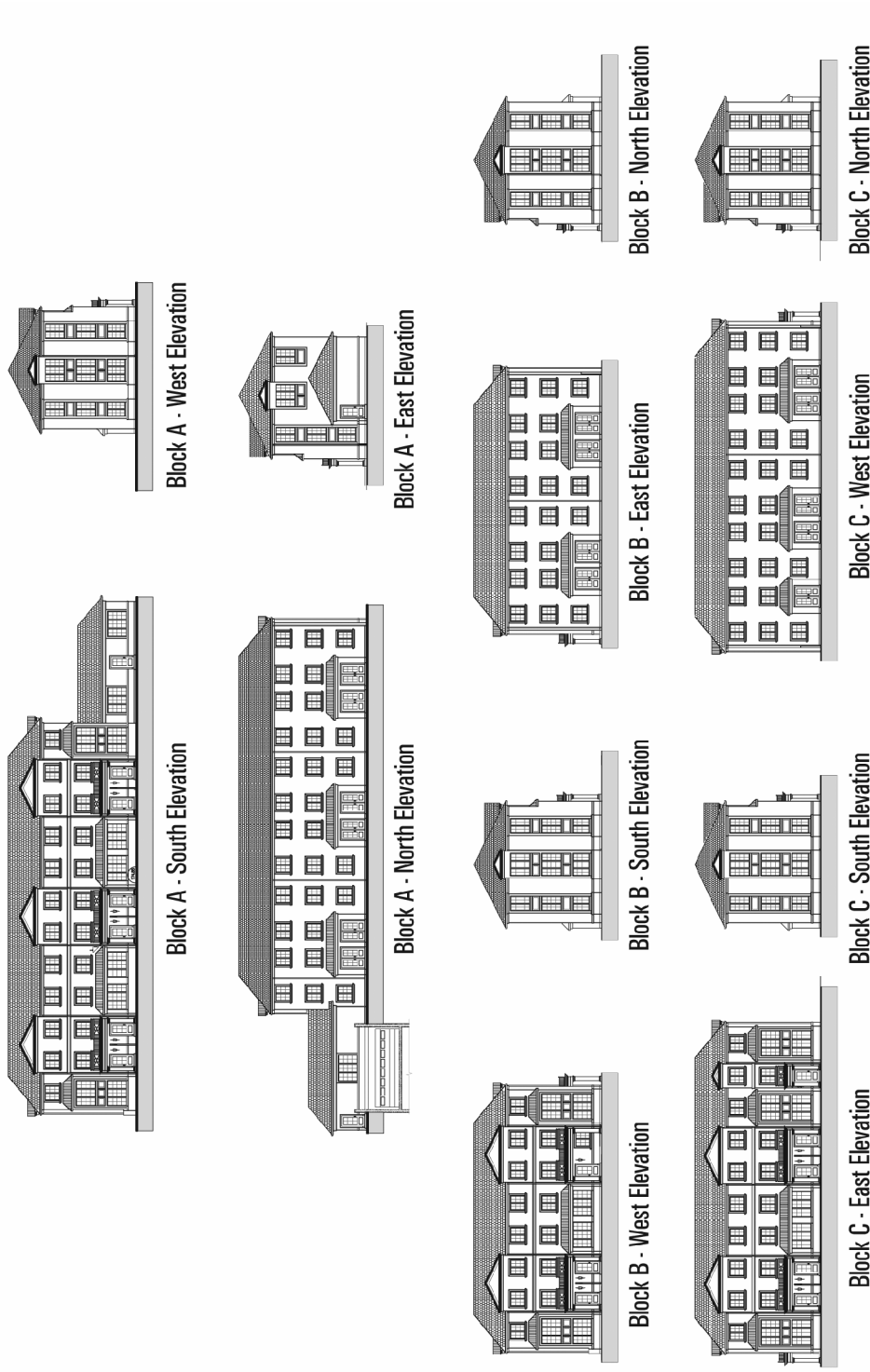
South Elevation

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
07/31/07

**1-17 Anndale Drive, 31-35 Bales Avenue  
and 22-70 Glendora Avenue**

File # 07\_230632

**Attachment 2c: Townhouse Elevations**

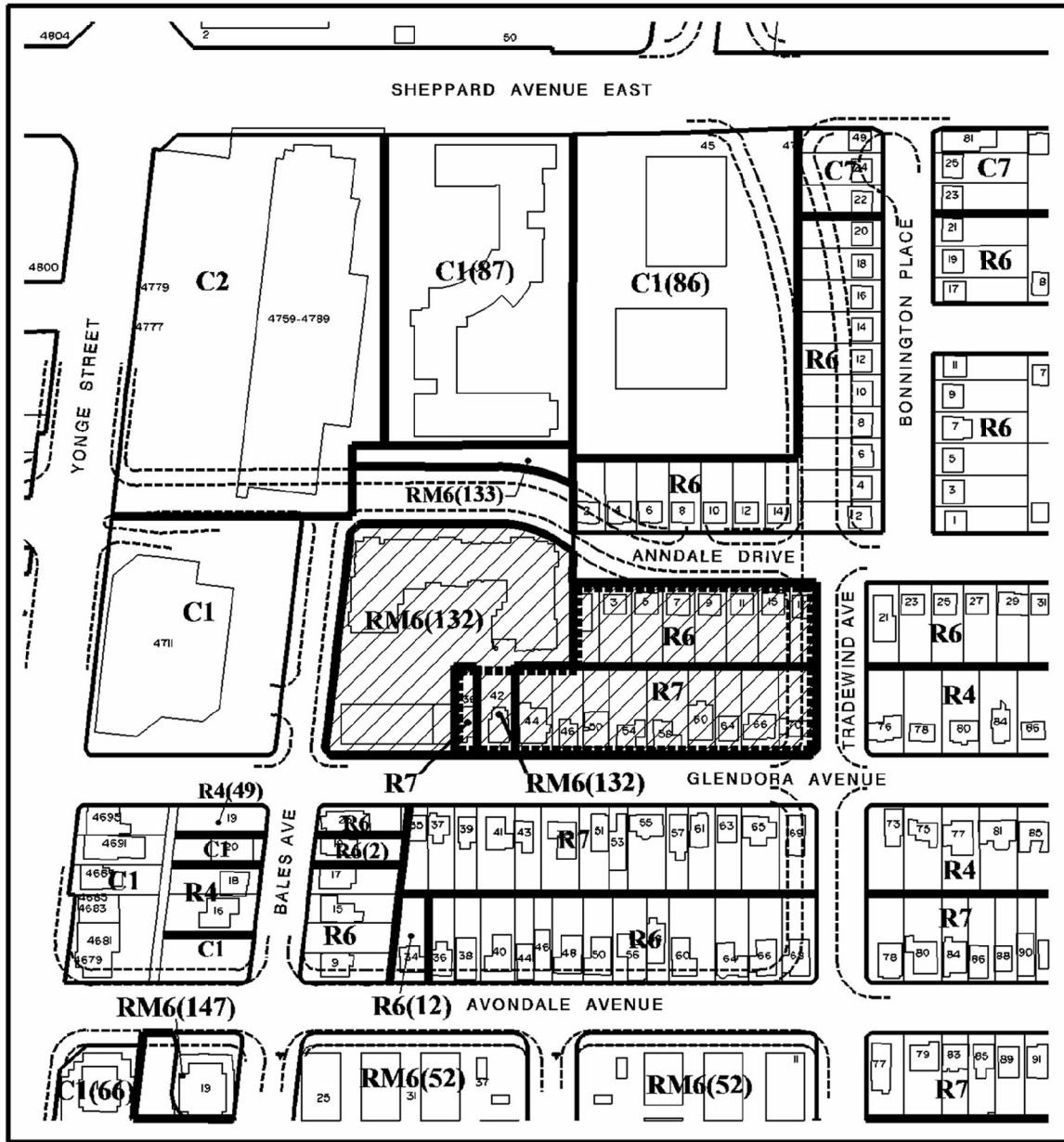


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/31/07

**1-17 Anndale Drive, 31-35 Bales Avenue  
 and 22-70 Glendora Avenue**

File # 07\_230632

### Attachment 3: Zoning Map



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

1-17 Anndale Drive, 31-35 Bales Avenue  
 and 22-70 Glendora Avenue  
 File # 07\_230632

- Subject Lands
- Current Development Proposal
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- C7 Mixed Use Commercial Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 07/31/07

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type                      Rezoning                                      Application Number:    07 230632 NNY 23 OZ  
Details                                      Rezoning, Standard                      Application Opened:    June 11, 2007

Municipal Address:                      1-17 Anndale Drive, 31-35 Bales Avenue, and 22-70 Glendora Avenue  
Location Description:                      PLAN 3421 PT LOT 92 \*\*GRID N2306  
Project Description:                      23-storey residential building with 311 units, and 15 townhouses

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ADAM J. BROWN	ADAM J. BROWN	RAFAEL & BIGAUSKAS	MENDORA HOLDINGS LTD

#### PLANNING CONTROLS

Official Plan Designation:	MUA-B, MUA-D, SITE-SPECIFIC	Site Specific Provision:	Y
Zoning:	R6, R7, RM6(132)	Historical Status:	N
Height Limit (m):	8.8; 10.4 m/65 m RM6(132)	Site Plan Control Area:	Y

#### PROJECT INFORMATION (CURRENT PROPOSAL)

Site Area (sq. m):	8562.9	Height:    Storeys:	23
Frontage (m):	150 m (Glendora Ave–approx)	Metres:	65
Depth (m):	86 m (approx)		
Total Ground Floor Area (sq. m):	3150		<b>Total</b>
Total Residential GFA (sq. m):	28519.13	Parking Spaces:	358
Total Non-Residential GFA (sq. m):	0	Loading Docks	2
Total GFA (sq. m):	28519.13		
Lot Coverage Ratio (%):	36.8		
Floor Space Index:	3.33 FSI (3.7 FSI – overall development)		

#### DWELLING UNITS

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

Tenure Type:	Condo, Freehold	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m): 28519.13	0
Bachelor:	0	Retail GFA (sq. m): 0	0
1 Bedroom:	66	Office GFA (sq. m): 0	0
2 Bedroom:	242	Industrial GFA (sq. m): 0	0
3 + Bedroom:	15	Institutional/Other GFA (sq. m): 0	0
Total Units:	326		

**CONTACT:**                      **PLANNER NAME:**                      **Catherine Cieply, Senior Planner**  
**TELEPHONE:**                      **(416) 395-7109**