

# TORONTO STAFF REPORT

April 25, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Preliminary Report  
OPA & Rezoning Application 06 108827 NNY 23 OZ  
Site Plan Application 06 108829 NNY 23 SA  
Applicant: Adam J. Brown  
Architect: Rafael & Bigauskas Architects  
9 and 15 Bales Avenue and 34 and 44 Avondale Avenue  
Ward 23 - Willowdale

Purpose:

To provide preliminary information on the above-noted applications for a 9-storey residential building at the northeast corner of Avondale Avenue and Bales Avenue and to seek Community Council's directions on further processing of the applications and on the community consultation process.

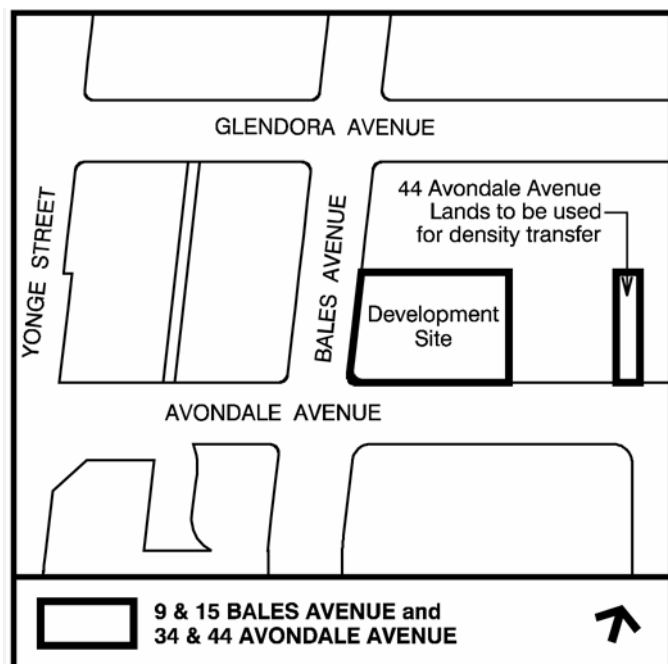
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended 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.



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

On February 5, 2002, City Council rezoned the property at 34 Avondale Avenue to permit a maximum gross floor area of 489.2 m<sup>2</sup> (1.0 FSI), in conjunction with a transfer of density and the relocation of the Elihu Pease House from that site to the Wittington Subdivision to the south of the subject lands.

At its meeting of April 14, 15 and 16, 2003, as part of Council's consideration of the development at 27-49 Bales Avenue, Council determined not to approve any further development on those lands located south of Sheppard Avenue, east of Yonge Street, north of Avondale Avenue and west of Tradewind/ Bonnington, until such time as there is a detailed plan, including land acquisition and firm construction timetables for completion of the Service Road through those lands.

Comments:

Proposal

The applicant is proposing a 9-storey, 117-unit residential building at the northeast corner of Avondale Avenue and Bales Avenue, in the southeast Yonge Street/ Sheppard Avenue quadrant. The development proposes 28 below-grade parking spaces, with vehicular access via Avondale Avenue. The application includes the proposed widening of Avondale Avenue (which is to form part of the Service Road network) along the southern boundary of the development site.

The applicant is also proposing to convey to the City the property known as 44 Avondale Avenue, in exchange for the transfer of density from that property to the development site. The proposed density for the project is 3.4 FSI, including the 44 Avondale Avenue density transfer and a proposed incentive for private indoor recreational amenity space. (For additional project details, please refer to the Application Data Sheet).

Site Description

The 1,800 m<sup>2</sup> site is currently developed with two single detached houses (9 and 15 Bales Avenue), and a vacant parcel (34 Avondale Avenue). The property at 44 Avondale Avenue is currently developed with a single detached house.

The site is located within the North York Centre Secondary Plan's "Downtown" redevelopment area. The immediately surrounding land uses are as follows:

- North: single detached houses on the east side of Bales Avenue;
- South: 3-storey townhouses on the south side of Avondale Avenue;
- East: single detached houses along Avondale Avenue; and

West: single detached houses on the west side of Bales Avenue, and a parking lot at the northwest corner of Bales and Avondale Avenues for Yonge Street commercial uses.

#### North York Official Plan

The development site and 44 Avondale Avenue are designated Downtown Residential-1 (DR-1) by the North York Centre Secondary Plan. The proposed residential use is permitted.

The Secondary Plan permits a maximum density of 3.5 FSI (a portion of which has already been allocated to the Wittington site through a previous transfer, which effectively reduced the maximum permitted density; please see “Zoning and Density” below). The Secondary Plan also provides for density incentives and transfers which allow up to an additional 33% gross floor area.

The Secondary Plan permits a maximum building height of 65 m. The Secondary Plan contains a range of additional policies including those related to built form, urban design, transportation, parks and recreation and other matters.

#### New Toronto Official Plan

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

Once the new Official Plan comes into full force and effect, it will designate the subject lands Mixed Use Area D, with the same provisions as the existing Secondary Plan.

#### Zoning and Density

The properties at 9 and 15 Bales Avenue, as well as the density donor site at 44 Avondale Avenue, are zoned R6. Single detached dwellings are permitted.

The 34 Avondale Avenue site is zoned R6(12). The site-specific exception reflects the previous transfer of density from this property to the Wittington Subdivision (Blocks 4 and 5 on the west side of Harrison Garden Boulevard, south of Avondale Avenue), which also included the relocation of the historic Elihu Pease house that previously occupied 34 Avondale Avenue. The density remaining on the 34 Avondale Avenue lands is 1.0 FSI (489.2 m<sup>2</sup>).

With the reduction of density from 3.5 FSI (permitted by the Secondary Plan) to 1.0 FSI for the 34 Avondale Avenue portion of the development site, the effective maximum “blended” density across the development site 2.8 FSI (plus an increase of up to 33% through incentives and transfers, for a total maximum density of 3.75 FSI).

## Site Plan Control

The applicant is seeking concurrent Site Plan Control approval for the project. As per City Council policy in the North York Centre, Site Plan Control approval must be obtained before any necessary bills can be introduced in Council.

## Reasons for the Application

The applicant is seeking an Official Plan Amendment in order to permit a reduced parking standard in relation to the requirements of the North York Centre Parking Policy. In addition, although the overall height of the project is within the Secondary Plan's 65 m height limit, the applicant is also seeking relief from the maximum height limit of 12 m at the street frontages for the first 3 m depth of the building.

A zoning by-law amendment is required to implement appropriate built form and other development standards for the project.

## Issues to be Resolved

The issues to be resolved prior to the presentation of a Final Report include the following matters identified to date. Additional issues may be identified through the review process:

- the project's relationship to other nearby lands including those within the block bounded by Bales Avenue, Avondale Avenue, Tradewind Avenue and Glendora Avenue, in light of potential future development in accordance with the Secondary Plan;
- the provision of appropriate built form, street edges, streetscape treatment, landscape design, and amenity space for the project;
- review of the applicant's proposed reduced parking supply for the project;
- 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 Downtown area; and
- additional technical matters including access, parking and loading configurations, stormwater management, grading and site servicing, etc.

Conclusions:

The issues indicated above, and any others that may be identified through the review process, will need to be resolved prior to the presentation of a Final Report to Community Council for the proposed 9-storey residential building at the northeast corner of Bales Avenue and Avondale Avenue. The next step is to hold a Community Consultation Meeting, which is expected to occur in the second quarter of 2006. The target timing of the Final Report and Statutory Public Meeting is the first quarter of 2007, assuming that any additional information and project revisions that may be required are provided in a timely manner.

Contact:

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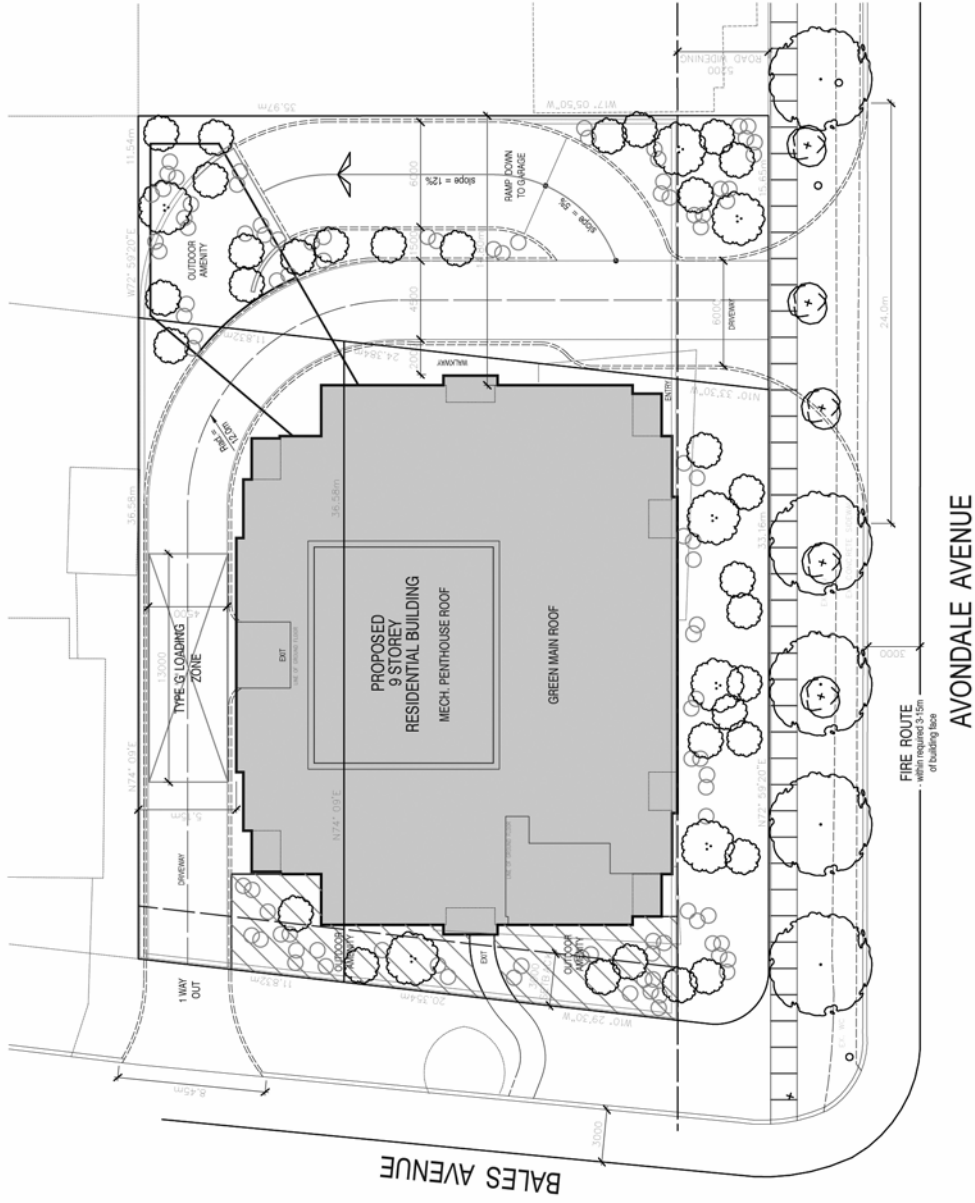
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Thomas C. Keefe  
Director, Community Planning, North York District

List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Official Plan  
Attachment 4: Zoning  
Application 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

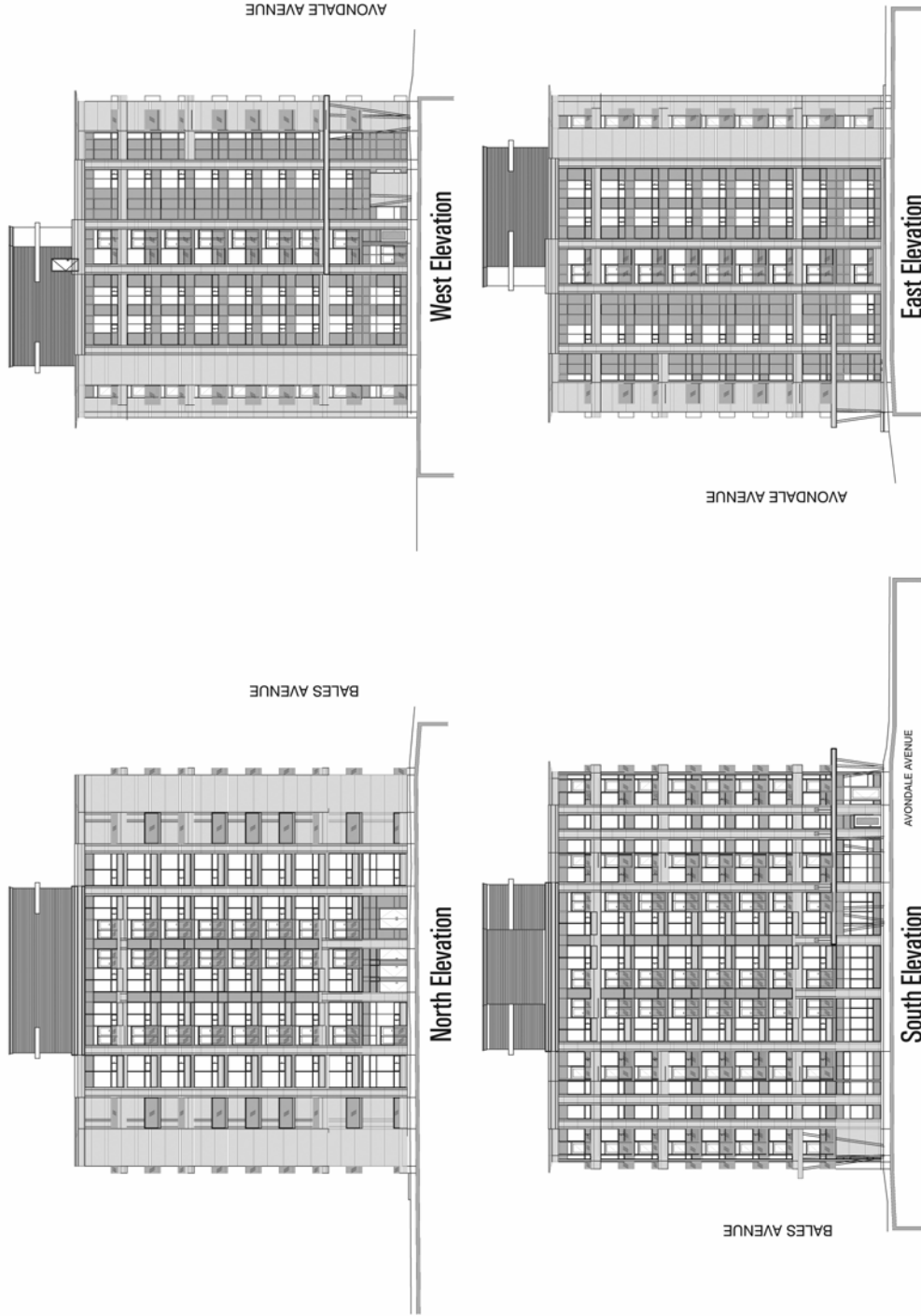
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05/24/06



9 & 15 Bales Avenue and 34 & 44 Avondale Avenue

File # 06\_108827

Attachment 2: Elevations



**Elevations**

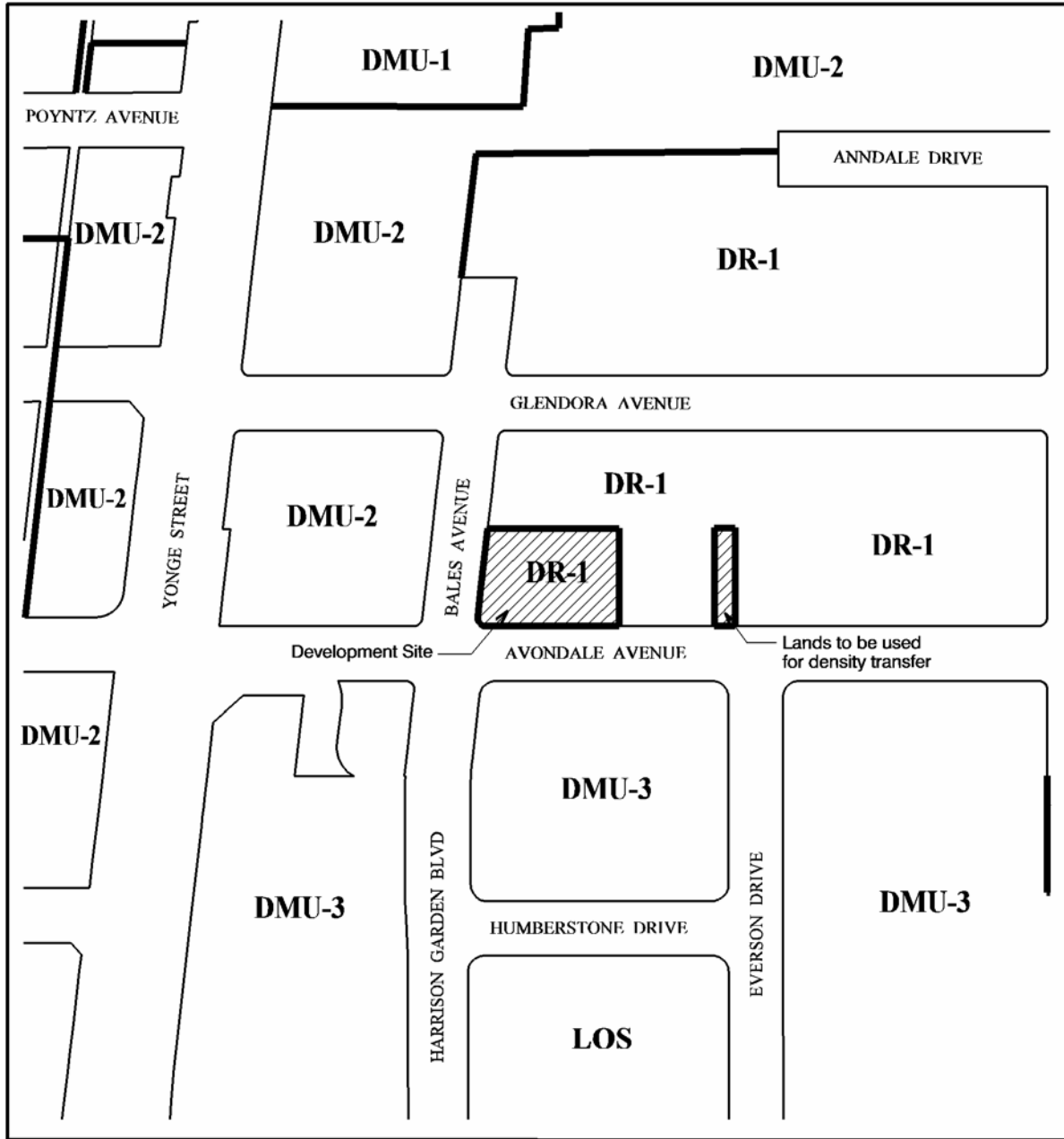
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**9 & 15 Bales Avenue and 34 & 44 Avondale Avenue**

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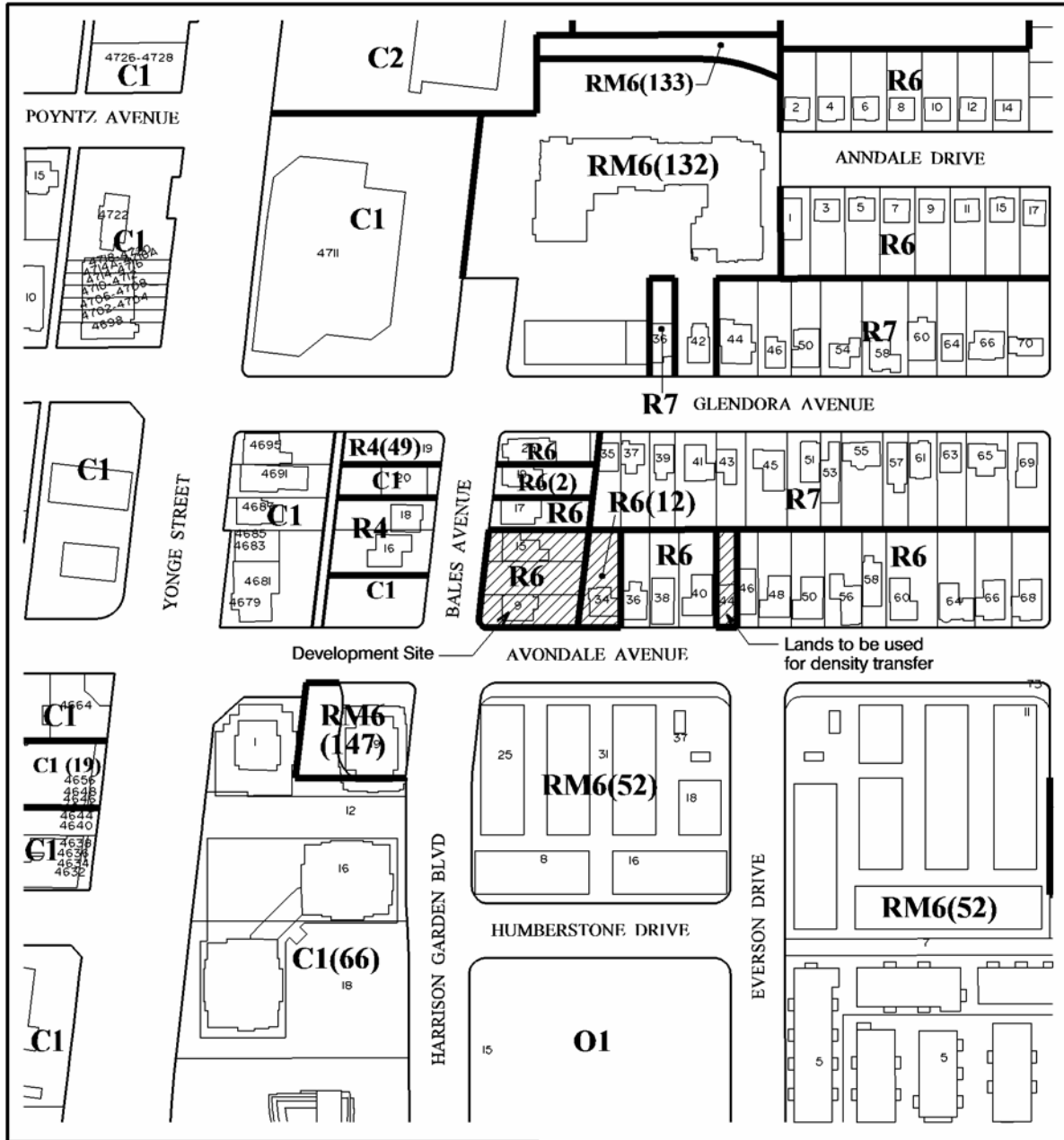
Attachment 3: Official Plan



- DMU-1 Downtown Mixed Use 1
- DMU-2 Downtown Mixed Use 2
- DMU-3 Downtown Mixed Use 3
- DR-1 Downtown Residential 1
- LOS Local Open Space



Attachment 4: Zoning



9 & 15 Bales Avenue and 34 & 44 Avondale Avenue

File # 06\_108827

- 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
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C1 General Commercial Zone
- O1 Open Space Zone



Not to Scale  
Zoning By-law 7625  
Extracted 03/23/06

### Attachment 5: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning      Application Number: 06 108827 NNY 23 OZ  
Details: OPA & Rezoning, Standard      Application Date: February 10, 2006

Municipal Address: 9 & 15 BALES AVE, and 34 & 44 AVONDALE AVE, TORONTO ON  
Location Description: PLAN 1967 LOT 1272 \*\*GRID N2306  
Project Description: 9 storey residential building with 117 dwelling units and 1 level of underground parking.

#### PLANNING CONTROLS

Official Plan Designation: DR-1      Site Specific Provision: Y  
Zoning: R6, R6(12)      Historical Status: Heritage bldg. previously relocated off-site  
Height Limit (m): 65      Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m): 1800.72      Height: Storeys: 9  
Frontage (m): 52.2      Metres: 25.6  
Depth (m): 35.96  
Total Ground Floor Area (sq. m): 677      Total  
Total Residential GFA (sq. m): 6202.08      Parking Spaces: 28  
Total Non-Residential GFA (sq. m): 0      Loading Docks: 1  
Total GFA (sq. m): 6202.08  
Lot Coverage Ratio (%): 38  
Floor Space Index: 3.44

#### DWELLING UNITS

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

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	6202.08	0
Bachelor:	81	Retail GFA (sq. m):	0	0
1 Bedroom:	36	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	117			

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