

51 Drewry Avenue and 18-28 Inez Court- OPA, Rezoning and Site Plan Control Applications - Preliminary Report

Date:	June 18, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 145788 NNY 23 OZ

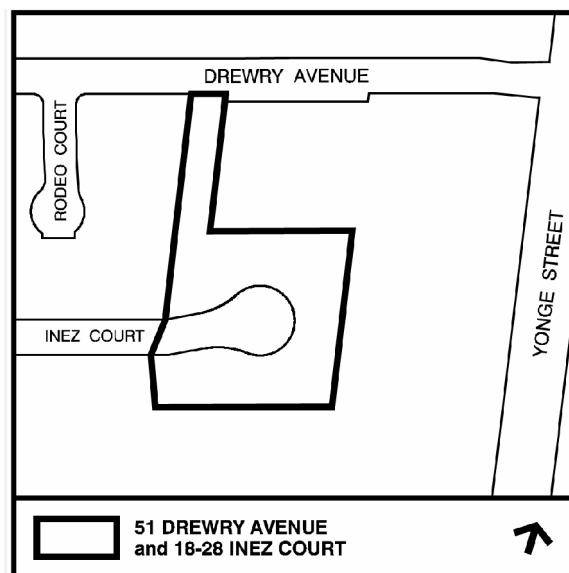
SUMMARY

These applications were submitted on April 10, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose to amend the Official Plan and Zoning By-law No. 7625 to permit the construction of a 23-storey apartment building containing 274 units at 51 Drewry Ave and 18-28 Inez Court.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted in a timely manner.



RECOMMENDATIONS

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 all 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.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 23-storey residential building consisting of 274 units with a gross floor area of 26,161 m², resulting in a density of 2.5 times the area of the lot. The proposal includes grade related units which would front onto the future Beecroft road extension in a 3-storey podium. The applicant is requesting density incentives as permitted in the Secondary Plan, such as indoor amenity space, at-grade bicycle parking and a cash contribution towards the costs of purchasing lands for the service road or the construction of a community facility.

The applicant is also proposing to convey the properties municipally known as 51 Drewry Avenue and 18, 19, 20 and 21 Inez Court to the City for the construction of Beecroft road from Inez Court up to Drewry Avenue. This would provide access to the site from Drewry Avenue.

The applicant is also proposing to purchase the City owned cul-de-sac.

The applicant is proposing 384 parking spaces, all of which would be located in a below grade parking structure. Vehicular access would be from Beecroft Road, once constructed. A proposed walkway is located along the southerly limit of the property, protecting for a future pedestrian connection to Yonge Street from the Beecroft road extension.

Site and Surrounding Area

The site consists of lands known municipally as 51 Drewry Avenue and 18-28 Inez Court. The site is currently occupied by 11 one and a half storey dwellings along Inez Court and one existing two-storey dwelling at 51 Drewry Avenue.

- North: Existing apartment buildings and commercial plaza at the southwest corner of Drewry Avenue and Yonge Street.
- South: Parking lot of the Toronto Hydro building located on Yonge Street, a Hydro Corridor and the west parking lot for the Finch Subway Station.
- East: Existing car dealership, 14-storey apartment building and retail shopping centre on the east side of Yonge Street.
- West: Existing single detached dwellings along Inez Court and recently developed townhouses along Rodeo Court, Drewry Secondary School and RJ Lang Elementary School located west of Fairchild Avenue north of Drewry Avenue as well as a French Separate Secondary School east of Fairchild Avenue.

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. It includes directions for where and how to grow and how to provide the infrastructure to support that growth. 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 site is within the North York Centre North boundary of the North York Centre Secondary Plan. The area is designated as Mixed-Use Areas 'H'. This designation provides for residential uses, institutional uses that are not predominantly offices, as well as public parks and recreational uses. The Secondary Plan permits a density of 1.5 FSI on the properties at 51 Drewry Avenue and 18 Inez Court, and a density of 2.0 on the properties at 20-28 Inez Court, as well as the portion of the Inez Court cul-de-sac that is included in the proposed development. The height limits for the properties at 22-26 Inez Court is 35 metres (12 storeys). The properties at 23 – 28 Inez Court have a maximum height limit of 87 metres.

The Secondary Plan also provides density incentives and transfers for certain gross floor area exemptions for the provision of specific uses and facilities, with the total density not to exceed 33% of the maximum gross floor area otherwise permitted. The permitted transfers and incentives include among others the provision of indoor amenity space and a cash contribution towards the costs of purchasing lands for the service road or furnishing a public recreational centre or social facility serving the North York Centre.

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

Zoning

The majority of the lands are zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 4. The R4 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

Site Plan Control

This application is subject to Site Plan Control. A Site Plan Control application has been submitted for approval and will be reviewed concurrently with the Official Plan and Zoning By-law Amendment Applications.

Design Review Panel

A preliminary design for the site was presented to the Design Review Panel in November 2007 for an initial review. A number of issues were discussed, including pedestrian realm, built form and articulation, and landscaping strategy. The panel urged the applicant to revise the proposal to one more responsive to the planned future context including the use of the closed Inez Court road right of way for the future service road extension. These suggestions helped the applicant to evaluate and further refine the proposal as part of the review process, prior to submitting formal applications.

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 applicant is proposing an Official Plan Amendment to extend the height limit boundaries contained within the Secondary Plan to include the existing Inez Court cul-de-sac with heights of 35 metres and 87 metres. An amendment to Zoning By-law 7625 is also required in order to establish built form and other development standards (in conformity with the North York Centre Secondary Plan) for the proposed 23 storey residential building as the current zoning does not permit the proposed form and scale of development.

COMMENTS

Issues to be Resolved

1. Consideration of how the proposed development relates to the potential longer term development of the entire Inez Court block in accordance with the North York Centre Secondary Plan;

2. Development standards, landscaping, building siting and massing will be reviewed to ensure conformity with the North York Centre Secondary Plan and minimize impacts on adjacent residential areas;
3. Review of any proposed density incentives in conformity with the Official Plan policies in a Section 37 Agreement;
4. Assessment of the proposed Beecroft Road extension, vehicular circulation and access to the below grade garage, and potential traffic impacts on local area streets;
5. The review and approval of a traffic certification for the project;
6. Review of pedestrian access including securing walkways, sidewalks, entrances and outdoor areas and how they relate to the adjacent public streets and open space policies;
7. Issues related to the protection and retention of privately owned trees located on and around the site; and
8. The provision of a public art program.

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

CONTACT

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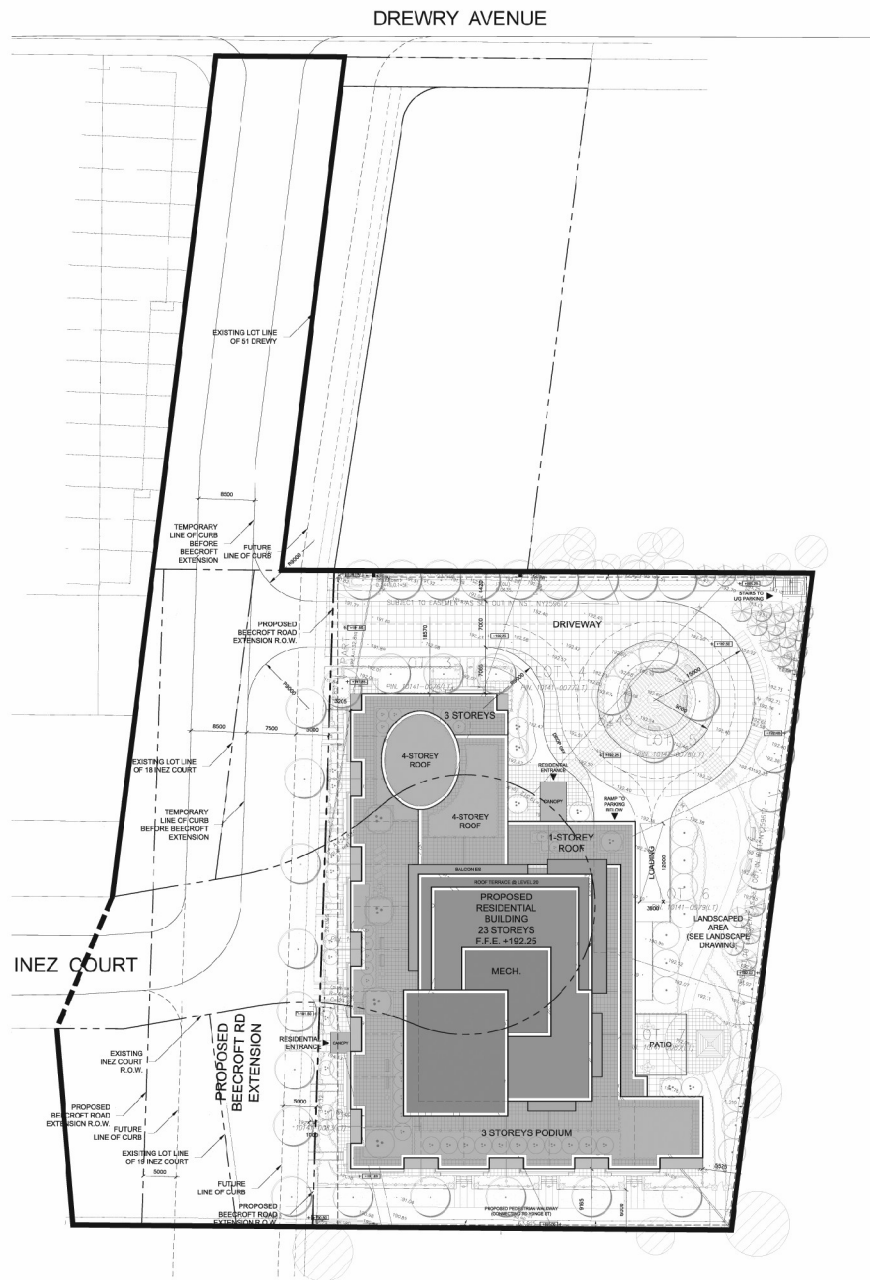
SIGNATURE

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

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Elevations
- Attachment 4: Zoning
- Attachment 5: Official Plan
- Attachment 6: Official Plan – Height Limits
- Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Overall Site Plan

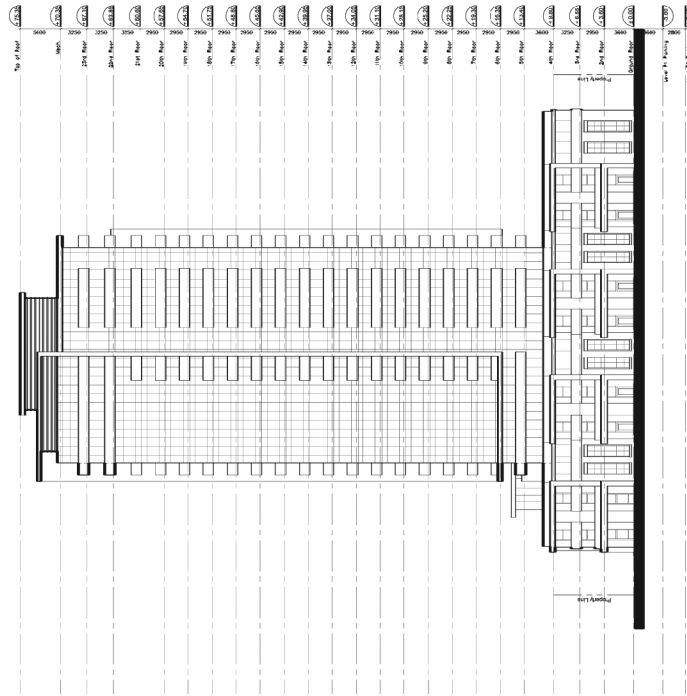
51 Drewry Avenue and 18-28 Inez Court

Applicant's Submitted Drawing

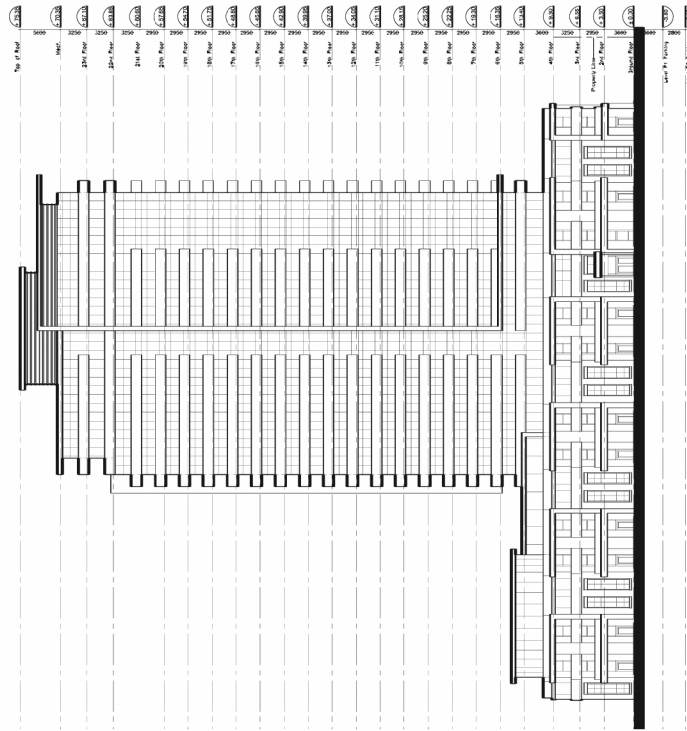
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04/23/2008

File # 08_145788

Attachment 2: Elevations



South Elevation



West Elevation

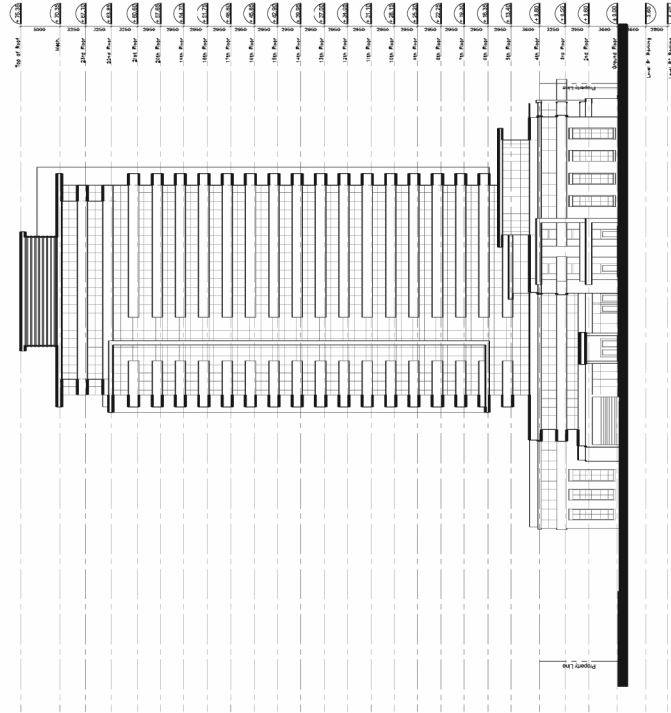
Elevations

Applicant's Submitted Drawing

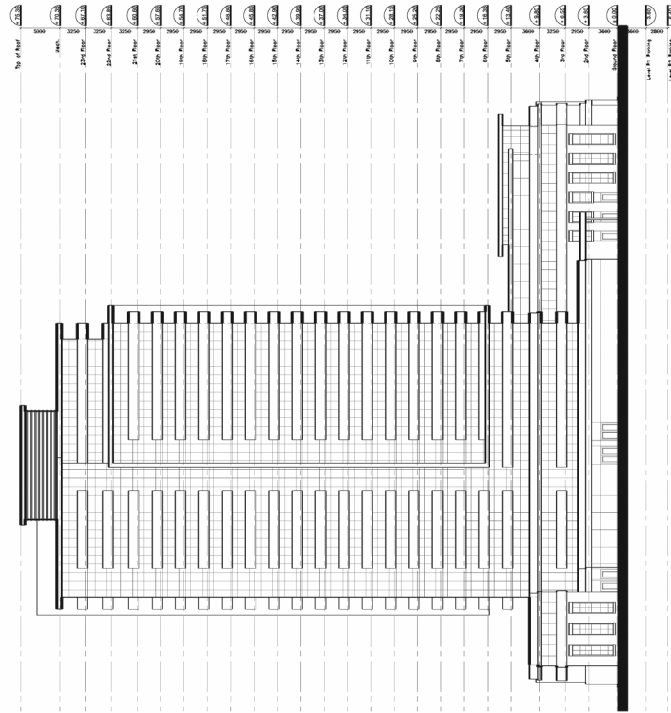
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Attachment 3: Elevations



North Elevation



East Elevation

Elevations

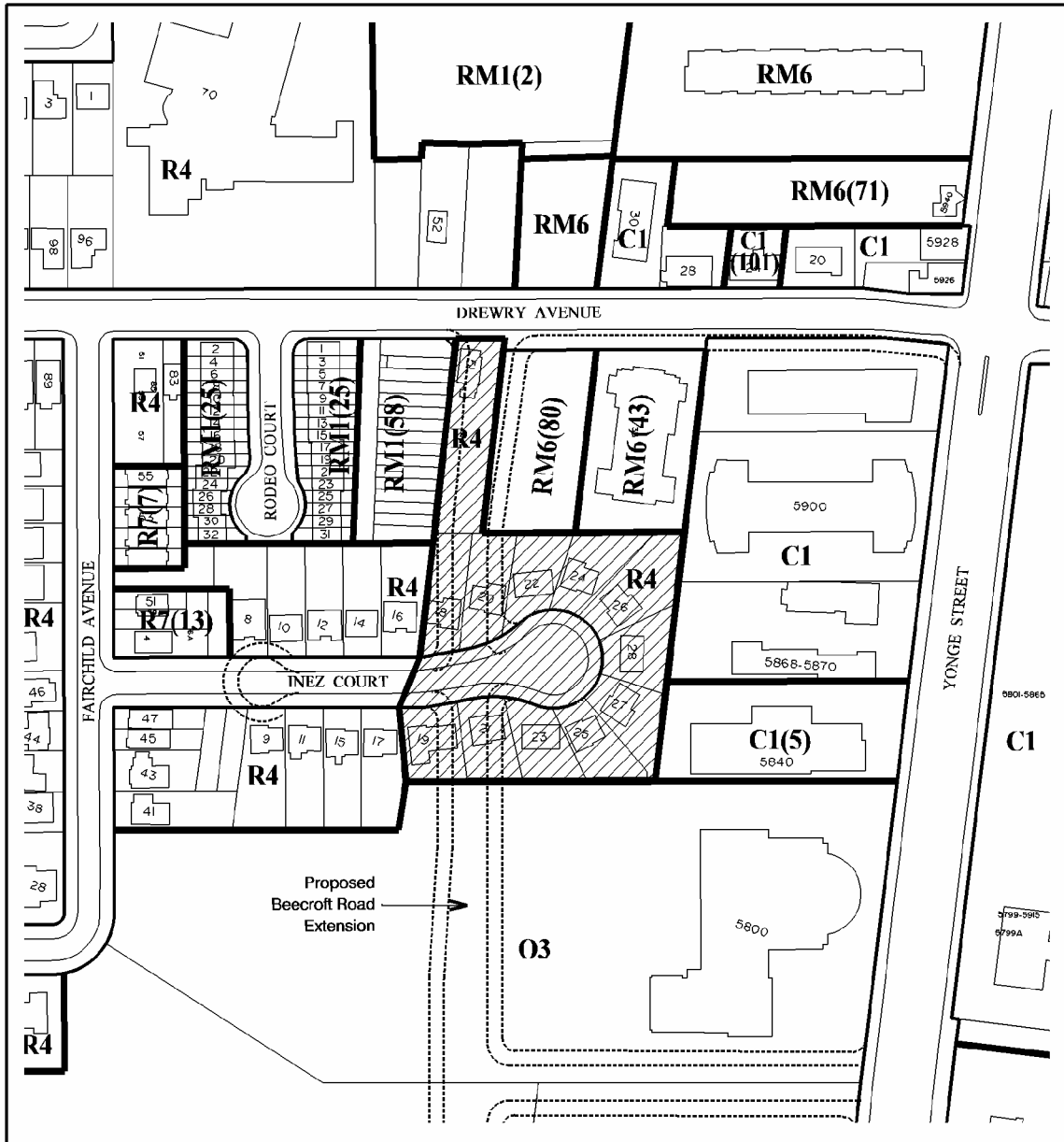
Applicant's Submitted Drawing

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51 Drewry Avenue and 18-28 Inez Court

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Attachment 4: Zoning



Toronto City Planning
Zoning

51 Drewry Avenue and 18-28 Inez Court

File # 08_145788

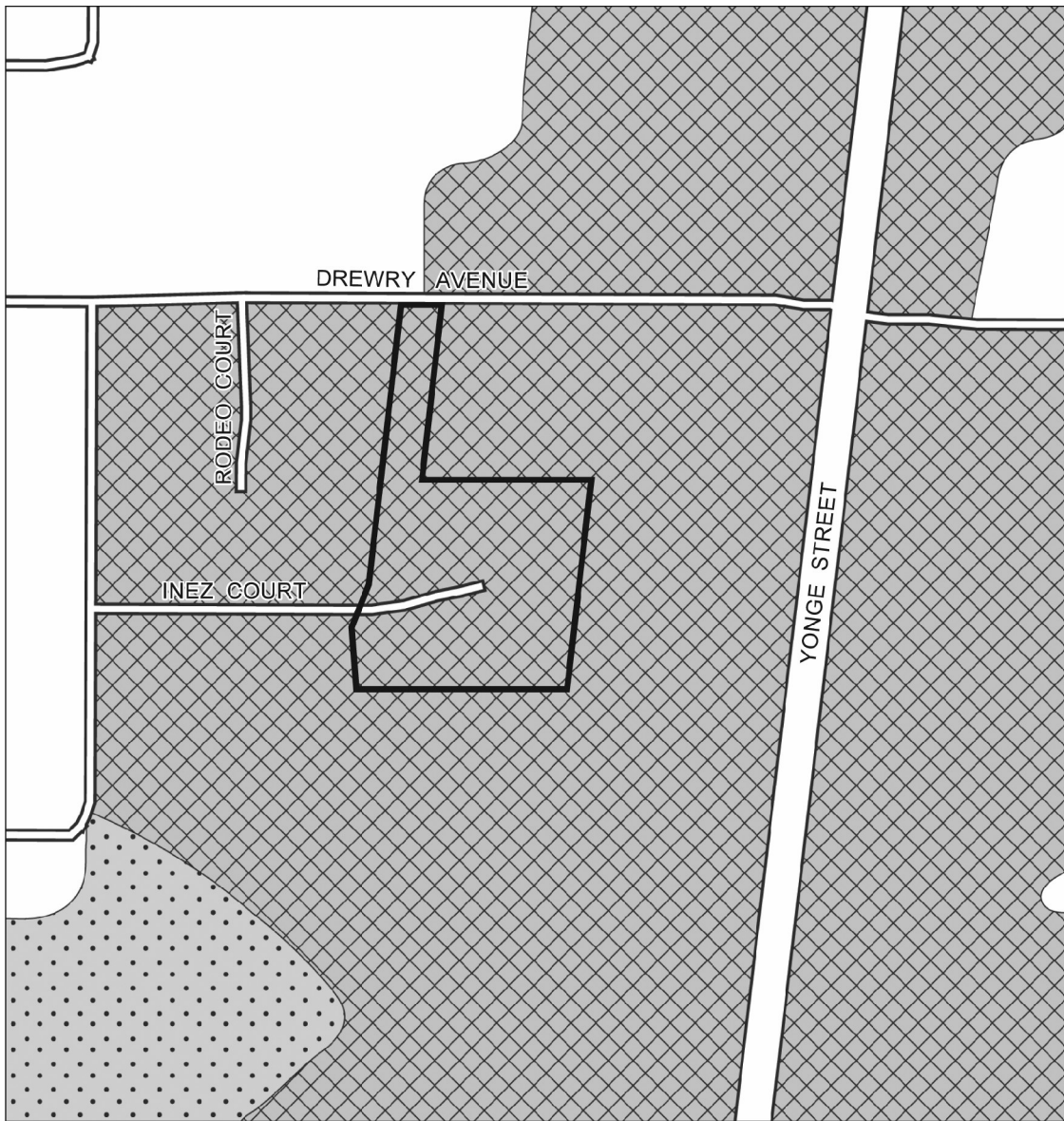
- R4 One-Family Detached Dwelling Fourth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C1 General Commercial Zone
- O3 Semi-Public Open Space Zone



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Zoning By-law 7625
Extracted 04/22/2008

Attachment 5: Official Plan



 **TORONTO** City Planning
Official Plan

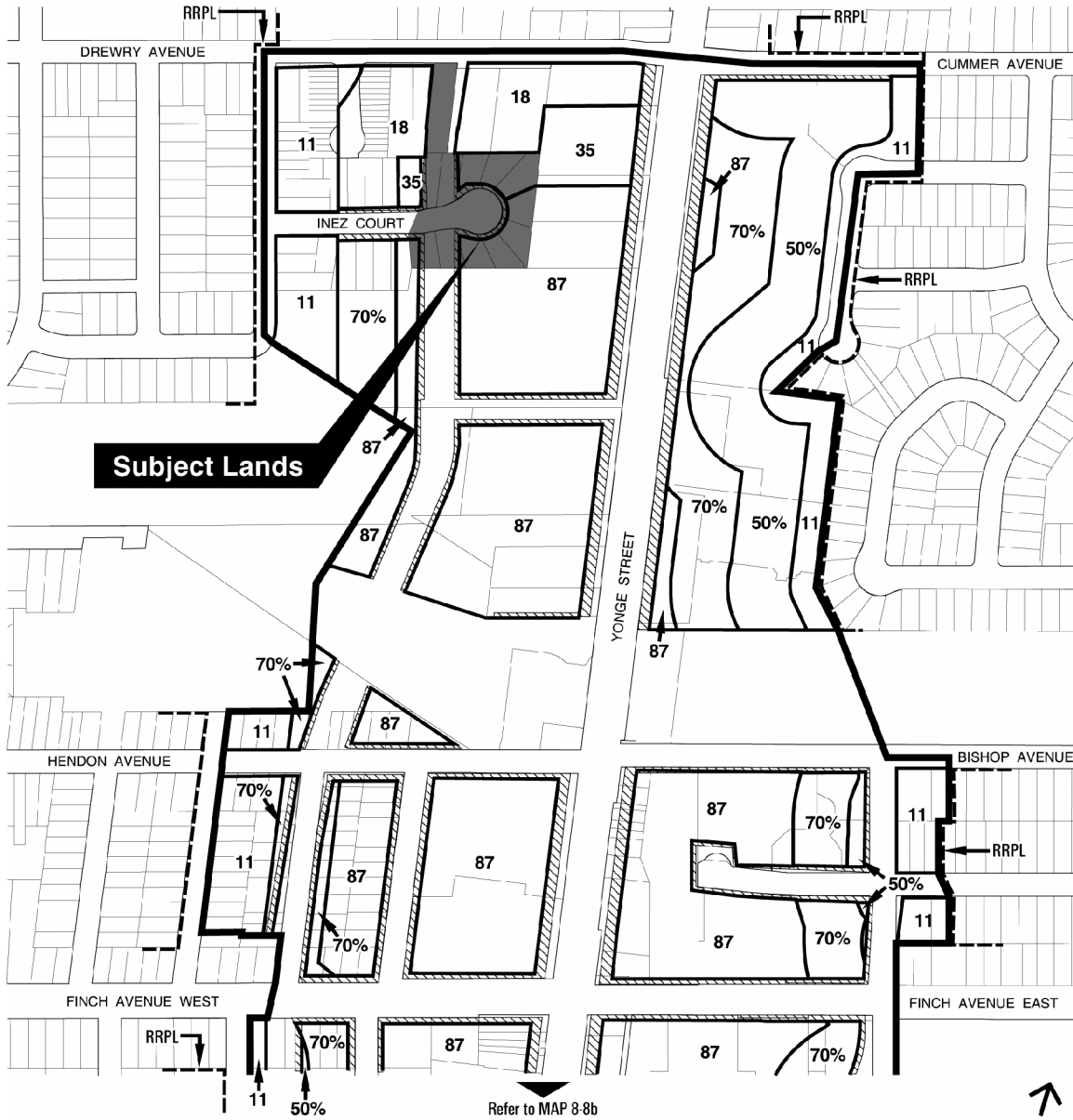
51 Drewry Avenue and 18-28 Inez Court

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-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Utility Corridors


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Attachment 6: Official Plan Height Limits



North York Centre Secondary Plan

MAP 8-8a Maximum Height Limits

- | | |
|--|--|
| <ul style="list-style-type: none"> — Secondary Plan Boundary 11 The Lesser of 11m or 3 Storeys 18 The Lesser of 18m or 6 Storeys 35 The Lesser of 35m or 12 Storeys 87 Maximum 87m Above Grade | <ul style="list-style-type: none"> 50% Maximum 50% Horizontal Distance from RRPL 70% Maximum 70% Horizontal Distance from RRPL Street Facade Limit as per Section 5.3 of this Secondary Plan Relevant Residential Property Line (RRPL) |
|--|--|



June 2006

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 145788 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 10, 2008

Municipal Address: 51 DREWRY AVE
 Location Description: CON 1 WY E PT LOT 22 **GRID N2301
 Project Description:

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC MARK YARRANTON			YONGE DREWY DEVELOPMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	6852.55	Height:	Storeys:	23
Frontage (m):	19.66		Metres:	0
Depth (m):	100			
Total Ground Floor Area (sq. m):	2888.41			Total
Total Residential GFA (sq. m):	26160.45		Parking Spaces:	384
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	26160.45			
Lot Coverage Ratio (%):	42.15			
Floor Space Index:	2.51			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	274

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	26160.45	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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