

**393, 395, 397, 399, 401 and 403 Spring Garden Avenue
Official Plan and Zoning By-law Amendment Application
Preliminary Report**

Date:	March 29, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	10 129149 NNY 23 OZ

SUMMARY

This application was submitted on March 9, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

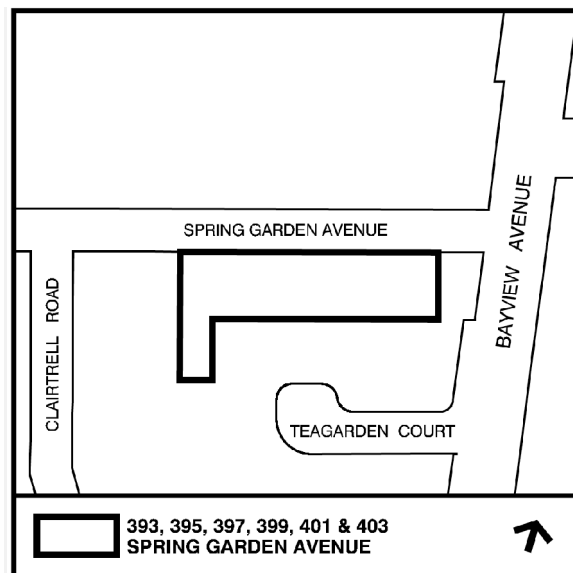
This application proposes a 7 storey, 153 unit residential apartment building on six residential lots at 393-403 Spring Garden Avenue.

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.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting in consultation 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

On March 11, 2010, Staff conducted a Community Consultation Meeting for the adjacent revised application on the southeast corner of Spring Garden Avenue and Clairtrell Road. (17-23 Clairtrell Road and 391 Spring Garden Avenue File No. 07 288764 NNY 23 OZ and 07 288769 NNY 23 SA). The Councillor also arranged for a community consultation meeting to be held on this application at this meeting. Comments from the community included concerns with traffic congestion in the area that will result from the additional development, affect on the school bus that parks on Spring Garden Avenue and the need for safe pedestrian routes in the area, location of the garbage pick-up, relationship to the lands to the east and the location of balconies, rear yard setbacks and landscaping, and the location of vehicular access.

ISSUE BACKGROUND

Proposal

The application is for a 7 storey 153 unit residential apartment building. The building includes a 4 storey base with step backs at the 5th and 7th floors. The proposed gross floor area of 14,454 m² results in a density of 3.3 times the area of the lot. The main pedestrian entrance is located on the west side of the building along with a vehicular drop-off and pick-up area that is accessed off Spring Garden Avenue. This is also the access to the loading and servicing area at the rear of the building along with a landscaped amenity area.

The proposed 210 parking spaces and 122 bicycle parking spaces are accessed from a second driveway from Spring Garden Avenue into the east end of the building. The site slopes down towards Bayview Avenue enabling some of the parking to be located at grade but behind street related units and lobby fronting onto Spring Garden Avenue.

Site and Surrounding Area

Located in the quadrant north and west of Bayview Avenue and Sheppard Avenue West, the subject lands are on the south side of Spring Garden Avenue between Clairtrell Road and Bayview Avenue. The lands are currently occupied by 6 single storey detached houses that would be demolished for the development. The lands are approximately 0.4

hectares in size and have 123 metres of frontage on Spring Garden Avenue. While the majority of the lands have approximately 32 metres in depth, the most westerly of the 6 properties has a depth of approximately 61 metres.

Land uses surrounding the site are:

North: St. Gabriel's Catholic School on the north side of Spring Garden Avenue;
South: single detached houses on Teagarden Court and the Church of the Incarnation;
East: one single detached house on the southwest corner of Bayview Avenue and Spring Garden Avenue, and a 15 storey residential building and the Bayview Village Shopping centre across Bayview Avenue; and,
West: proposal for a 7 storey unit residential apartment building at the southeast corner of Spring Garden Avenue and Clairtrell Road.

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; and the provision of infrastructure to support growth. City Council's planning decisions are required to conform 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 City of Toronto Official Plan designates the lands *Mixed Use Areas* which provides for a broad range of residential, commercial and institutional uses in single use or mixed use buildings. Development in *Mixed Use Areas* is to provide for most of Toronto's anticipated growth and the policies support new buildings that among other matters provide transition between areas of different intensity and scale in particular towards lower scale *Neighbourhoods*. The school lands on the north side of Spring Garden Avenue are designated *Neighbourhoods*.

Sheppard East Subway Corridor Secondary Plan

The lands are also within the Sheppard East Subway Corridor Secondary Plan which provides more detailed policies for transit-supportive development. The lands are part of a 'key development area' around the Bayview subway station node, and within that area, the Teagarden Court/Mallingham Court/Clairtrell Road Area. The policies indicate this

area is to be redeveloped primarily with residential uses and include criteria to guide the review of development proposals such as the need to minimize shadow impacts on the St. Gabriel's school site. Exclusive of density incentives, the Secondary Plan provides for a density of 3 times the area of the lot. The Secondary Plan also directs that a Context Plan be prepared for the area, in this case, the "Clairtrell Area Context Plan" as a guide to evaluating development applications in the area.

Zoning

The lands are zoned One Family Detached Dwelling Third Density Zone (R3) which permits single detached dwellings.

Site Plan Control

The applicant has not yet submitted an application for Site Plan Control.

Tree Preservation

An Arborist Report has been submitted and is being reviewed by Urban Forestry Services staff.

Reasons for the Application

An Official Plan Amendment is required as the application proposes that the development of 3.3 times the area of the lot be achieved through a monetary contribution for off-site rather than on-site facilities in return for the increase in density.

An amendment to Zoning By-law 7625 is also required to permit the proposed apartment building and implement the appropriate zoning standards to regulate the development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Functional Servicing Plan
- Arborist Report
- Traffic and Parking Study
- Sun/Shadow Study
- Pedestrian Wind Report
- Green Development Standard Checklist
- Phase 1 Environmental Site Assessment

City staff are reviewing the application for completeness.

Issues to be Resolved

On a preliminary basis, matters to be addressed through the review of the application include, but are not limited to, the following:

1. Review of proposal with respect to the policies, principles and guidelines in the Official Plan, Secondary Plan and Context Plan;
2. Appropriateness of the proposed height and density;
3. Appropriateness of the proposed built form, massing and location in relation to adjacent uses, and the existing and planned context of the neighbourhood;
4. Appropriateness and use of any Section 37 density incentives;
5. Provision of adequate sunlight, access, privacy, areas of landscaped open space and amenity;
6. Review of potential traffic impacts, and proposed parking supply, access, loading, and site servicing; and,
7. Ensuring safe and convenient pedestrian access and circulation.

As the site plan application has not yet been submitted, the development will be subject to the Tier 1 requirements of the Toronto Green Standard and Green Roof By-law.

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

CONTACT

Rob Gibson, Senior Planner
Tel. No. 416-395-7059
Fax No. 416-395-7115
E-mail: rgibson@toronto.ca

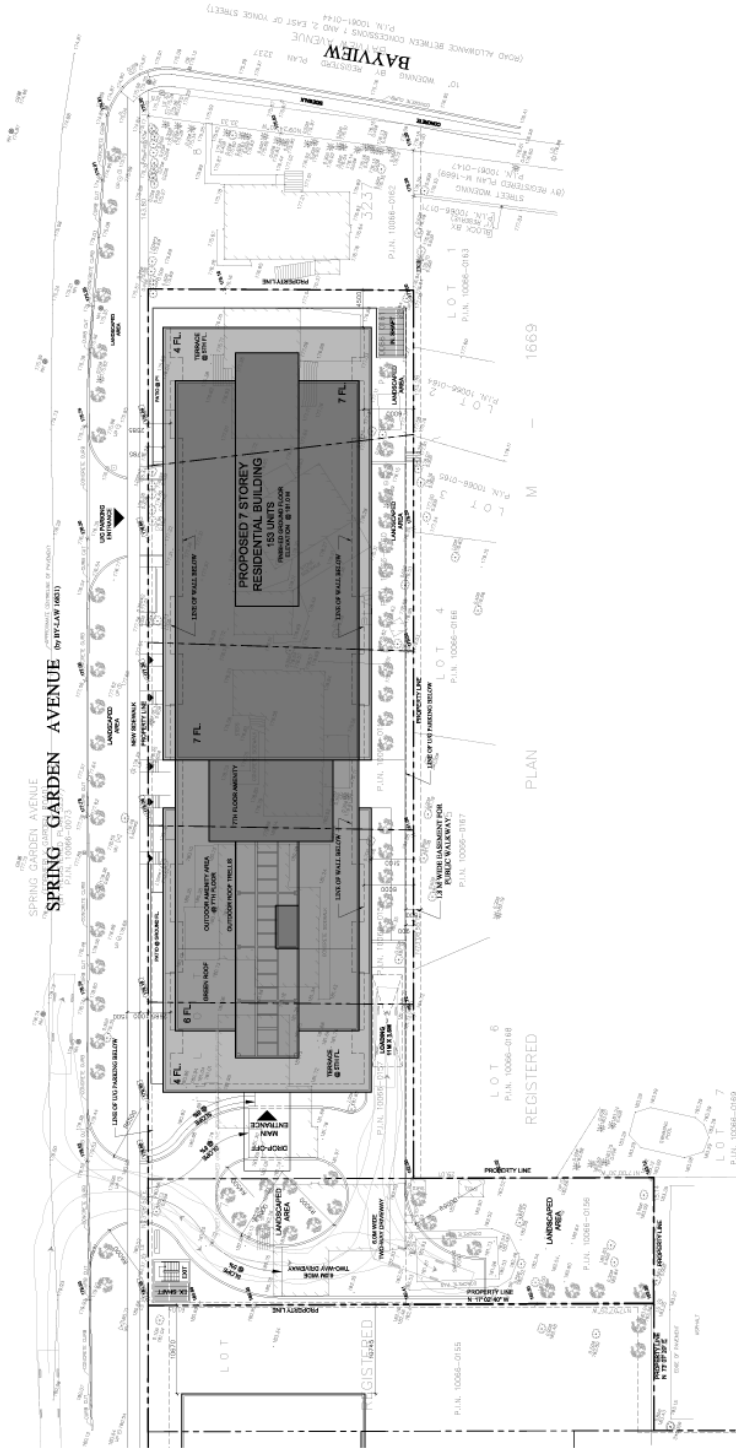
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North and South Elevations
Attachment 3: East and West Elevations
Attachment 4: Official Plan
Attachment 5: Zoning
Attachment 6: Application Data Sheet

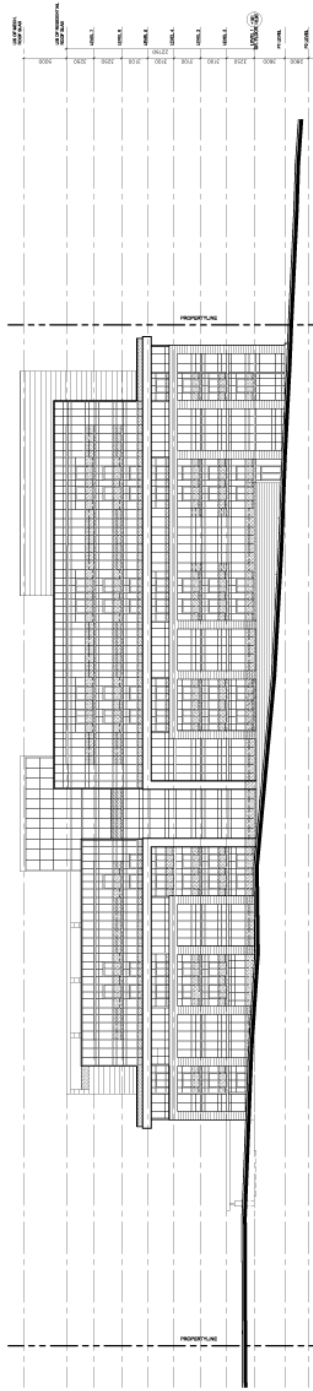
Attachment 1: Site Plan



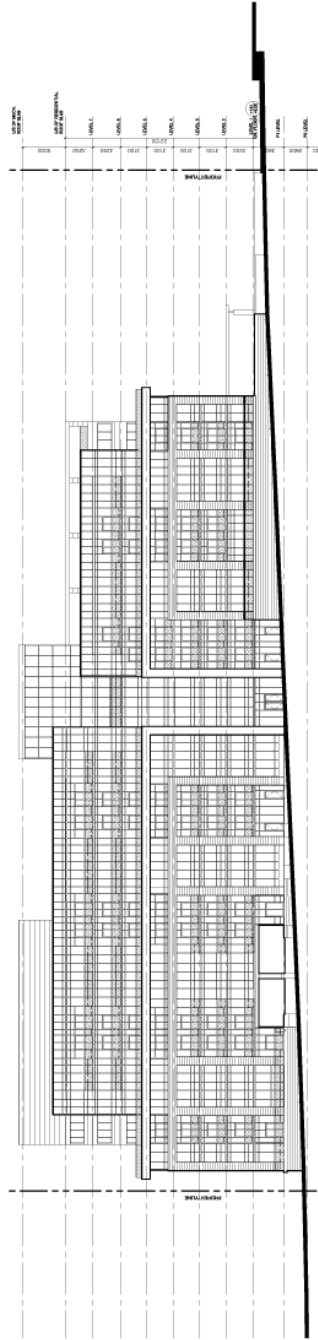
Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/25/2010

393, 395, 397, 399, 401, and 403 Spring Garden Avenue
 File # 10_1129149

Attachment 2: Elevations



South Elevation



North Elevation

Elevation

393, 395, 397, 399, 401, and 403 Spring Garden Avenue

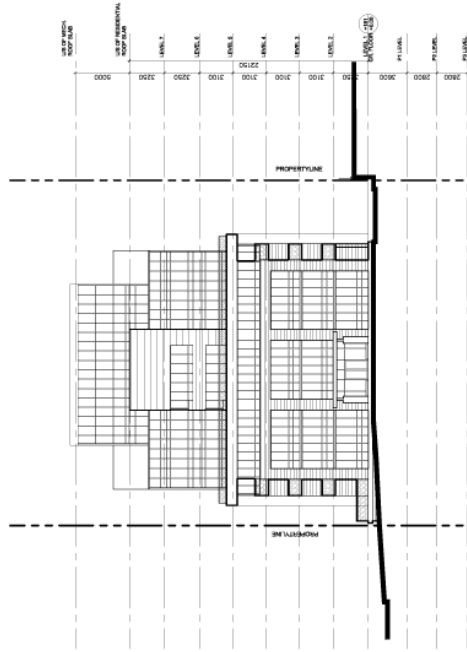
Applicant's Submitted Drawing

Not to Scale
03/25/2010

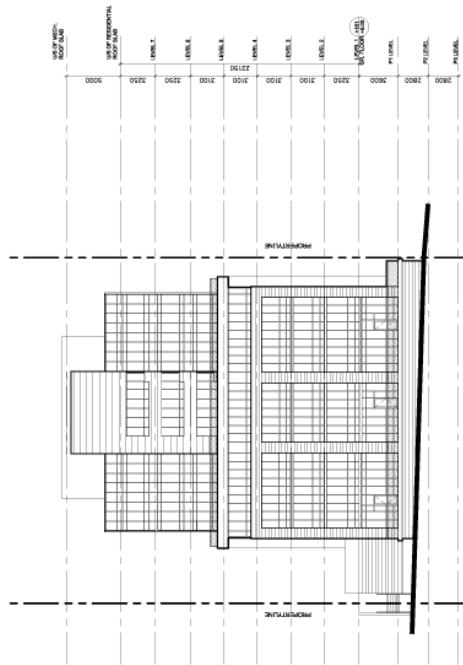


File # 10_129149

Attachment 3: Elevations



West Elevation

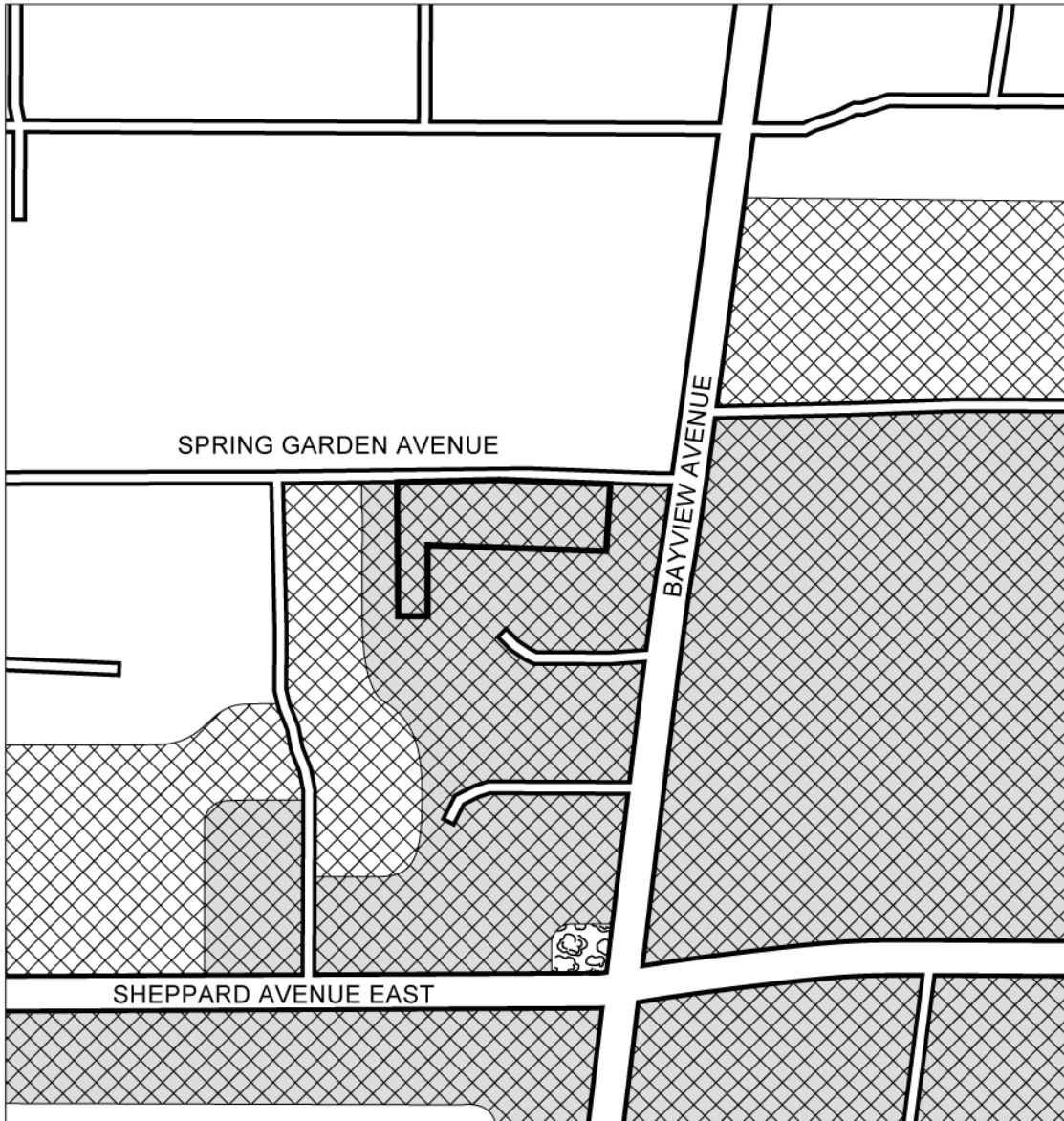


East Elevation

Elevation
 Applicant's Submitted Drawing
 Not to Scale
 03/25/2010

393, 395, 397, 399, 401, and 403 Spring Garden Avenue
 File # 10_129149

Attachment 4: Official Plan



TORONTO City Planning
Official Plan

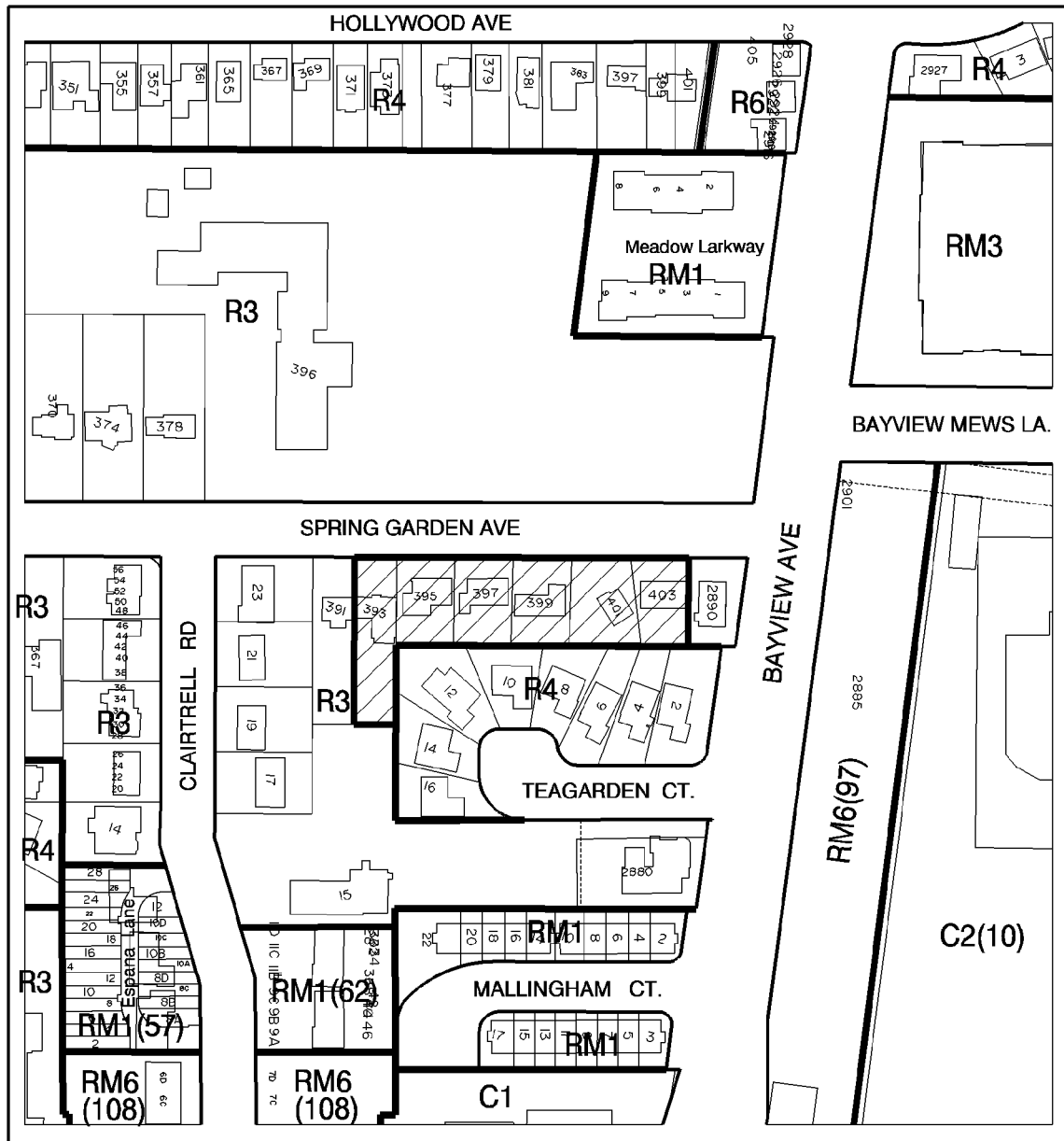
393, 395, 397, 399, 401, and 403 Spring Garden Avenue

File # 10_129149

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |
|  Mixed Use Areas | |

↑
 Not to Scale
 03/26/2010

Attachment 5: Zoning




393,395,397,399,401 & 403 Spring Garden Ave.

File # 10_129149

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone

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


 Not to Scale
 Zoning By-law 7625
 Extracted 03/29/2010

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 129149 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 9, 2010

Municipal Address: 393 SPRING GARDEN AVE
 Location Description: PLAN 3237 PT LOT 7 **GRID N2304
 Project Description: Proposed 7 storey residential building

Applicant:	Agent:	Architect:	Owner:
S & A DEVELOPMENTS LIMITED	KLM PLANNING PARTNERS INC	KIRKOR ARCHITECTS & PLANNERS	MR. & MRS. STRASSER & 2155593 ONT. LTD.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R3	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	4377.35	Height:	Storeys:	7
Frontage (m):	122.9		Metres:	22.15
Depth (m):	32.05			
Total Ground Floor Area (sq. m):	2324.5			Total
Total Residential GFA (sq. m):	14454.32		Parking Spaces:	210
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	14454.32			
Lot Coverage Ratio (%):	53.1			
Floor Space Index:	3.3			

DWELLING UNITS

Tenure Type:	N/A
Rooms:	0
Bachelor:	0
1 Bedroom:	104
2 Bedroom:	49
3 + Bedroom:	0
Total Units:	153

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	14454.32	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

CONTACT: PLANNER NAME: Robert Gibson, Senior Planner
TELEPHONE: (416) 395-7059