

**17 - 23 Clairtrell Road and 391 Spring Garden Avenue –
OPA, Rezoning and Site Plan Control Applications –
Update Report**

Date:	December 10, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 23 – Willowdale
Reference Number:	File Nos. 07 288764 NNY 23 OZ and 07 288769 NNY 23 SA

SUMMARY

This report is in response to a request from North York Community Council in April 2008 for the applicant to revise their proposal to conform to the Official Plan, and that staff report on whether this has occurred by October 2008 at the latest.

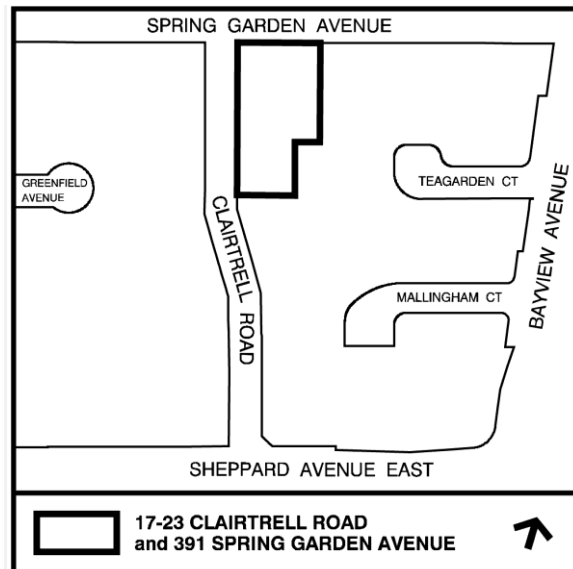
Financial Impact

There are no financial implications.

RECOMMENDATION

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting on the revised application in consultation with the local Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the site.



DECISION HISTORY

The application was received on December 21, 2007. On May 9, 2008 North York Community Council adopted and amended the Preliminary Report and directed staff to: hold a community consultation meeting; request the applicant to revise their proposal to conform to the Official Plan; and, report to the North York Community Council on whether or not this has occurred by October, 2008 at the latest. The community consultation meeting was held on June 25, 2008. The owner of the time did not respond to Staff requests to revise the proposal in conformity with the Official Plan. The site has subsequently been acquired by a new owner.

On November 9, 2009 the new owner of the lands submitted a revised proposal as outlined below.

Proposal

The original application proposed a 14 storey apartment building on the southeast corner of Spring Garden Avenue and Clairtrell Road. City Planning staff had suggested to the applicant that a mid-rise building form would be more appropriate for this site, given the policies of the Secondary Plan and guidelines contained within the Clairtrell Area Context Plan. The revised 8 storey building proposed a six storey base with the seventh and eighth floors stepped back from Spring Garden Avenue. The building had a gross floor area of 14,105m² and density of 3.3 times the area of the lot. Staff provided a Preliminary Report on this application to the May 6, 2008 meeting of North York Community Council (see following link):

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12134.pdf>

The May 2008 submission has since been modified and the November 2009 application now includes:

- gross floor area of 12,652 m² and density of 2.95
- height of 7 storeys with the major step back at the 6th floor
- recreational amenity space located at the north end of the building
- bike lockers and storage lockers.

Discussions with the applicant have confirmed that the proposal is to increase the density from 2.2 to 2.95 times the area of the lot through a Section 37 monetary contribution that is equal to the market value of the increased floor area.

COMMENTS

Official Plan

As noted in the 2008 Preliminary Report, the lands are have dual designation under the City of Toronto Official Plan. The majority of the lands front on Clairtrell Road and are designated *Apartment Neighbourhoods*, which includes apartment buildings and parks as permitted uses. The remainder of the site, being the easternmost portion fronting Spring Garden Avenue, has a *Mixed Use Areas* designation. This permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces (see Attachment 5).

Sheppard East Subway Corridor Secondary Plan/ Clairtrell Area Context Plan

The site is also within the Sheppard East Subway Corridor Secondary Plan. The Secondary Plan sets out objectives to manage, direct, and ensure quality development in support of the significant public investment in rapid transit along Sheppard Avenue East. The Secondary Plan identifies “Development Nodes” and includes policies to reurbanize each key development area related to the subway stations. There is a policy that also enables further specific amendments that may result out of reviewing development applications.

The lands are located within the ‘Bayview Node’ of the Secondary Plan, and within this node, the ‘Teagarden Court/Mallingham Court/Clairtrell Road Area’. This area is identified as being appropriate for primarily residential uses and includes criteria to assist in reviewing individual development applications for mixed use and multiple unit development. The Secondary Plan also directed that a Context Plan be prepared for the area. The “Clairtrell Area Context Plan” was adopted by City Council in April, 2005 as a guide to development applications in the quadrant.

Issues to be Resolved

Staff have resumed their review of the latest submission in light of Provincial Policy, the Official Plan, Sheppard East Subway Corridor Secondary Plan, Clairtrell Area Context Plan, and other relevant City policies, guidelines and procedures.

Exclusive of incentives and transfers authorized by the Secondary Plan, the maximum permitted density resulting from the 2.0 and 3.0 times density permissions over the lands is 2.2 times the lot area. The revised application proposes a density of 2.95 times the lot area and proposes to achieve the increased density through an Official Plan amendment that would authorize density incentives in the form of a monetary contribution towards specified community benefits. The proposed density and density incentive analysis including any Section 37 Community Benefits that may be appropriate, will be addressed prior to a Final Report to North York Community Council, and will be done in conjunction with a review of the issues first identified in the Preliminary Report including:

1. Review of the proposal in light of Provincial Policy, Official Plan Policies and Context Plan principles and guidelines;
2. The appropriateness of the proposed height and density of the development;
3. Determining whether the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent neighbourhood;
4. The provision of adequate sunlight access, privacy, areas of landscaped open space and amenities;

5. The appropriateness of the proposed parking supply, access, loading and site servicing;
6. The minimization of any potential traffic impacts; and
7. Pedestrian circulation and any appropriate connections to facilitate subway access.

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

Because the application has changed since the June 2008 Community Consultation meeting, it is recommended that a second Community Consultation meeting be held prior to providing any further report to Community Council.

CONTACT

Rob Gibson, Senior Planner
Tel. No. 416 395 7059
Fax No. 416 395 7155
E-mail: rgibson@toronto.ca

SIGNATURE

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

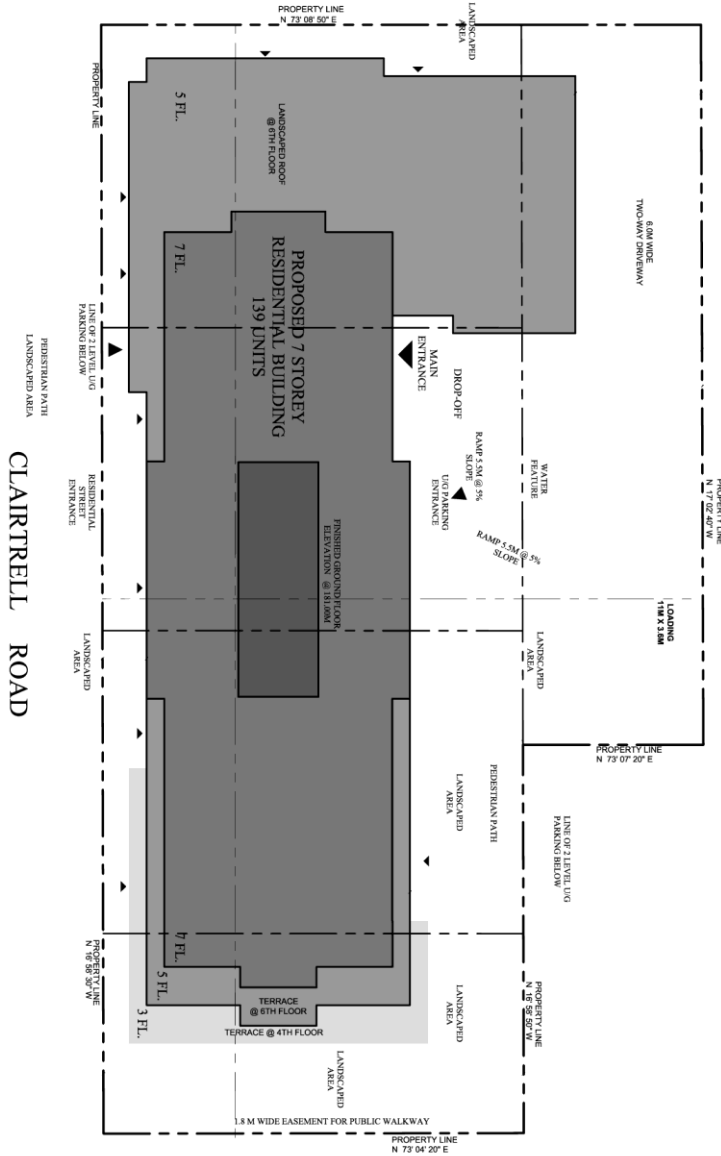
ATTACHMENTS

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

Attachment 1: Site Plan

SPRING GARDEN AVENUE

STREET LINE AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-1058,
REGISTERED AS PLAN 10528, INST. N° NY730100/PROPERTY LINE



Site Plan

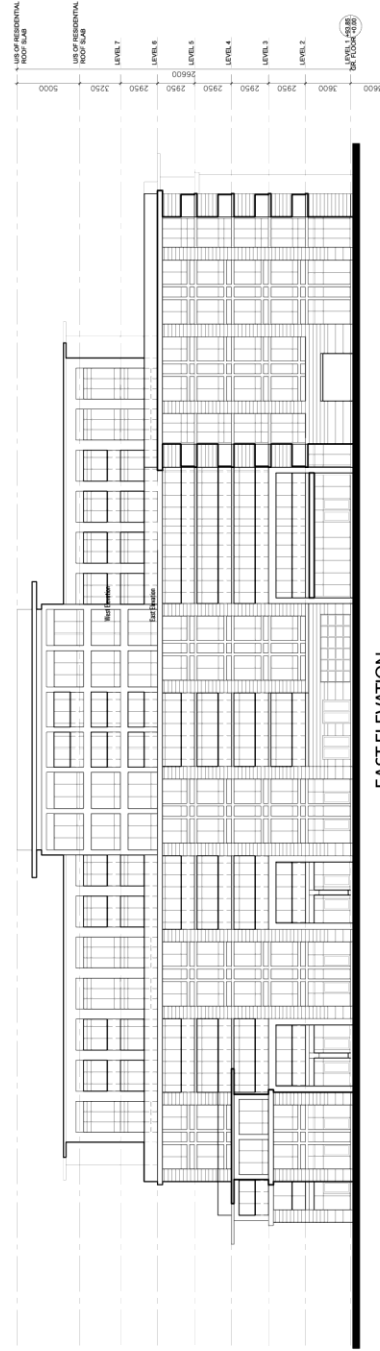
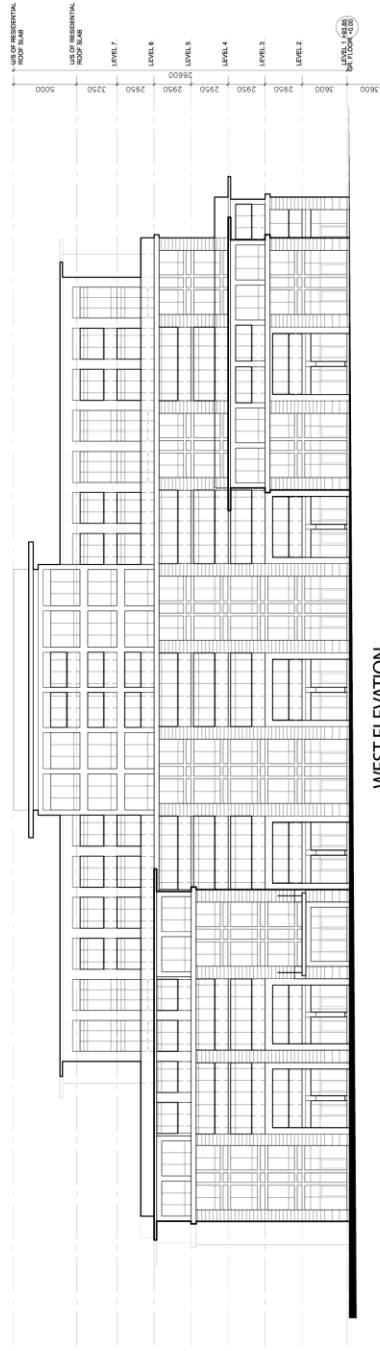
17-23 Clairtrell Road and 391 Spring Garden Avenue

Applicant's Submitted Drawing

Not to Scale
12/10/2009

File # 07_288764

Attachment 2: East and West Elevations



Elevations

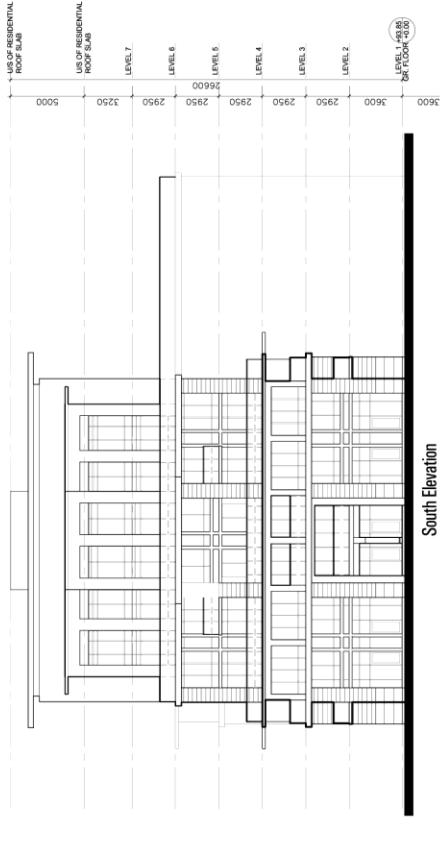
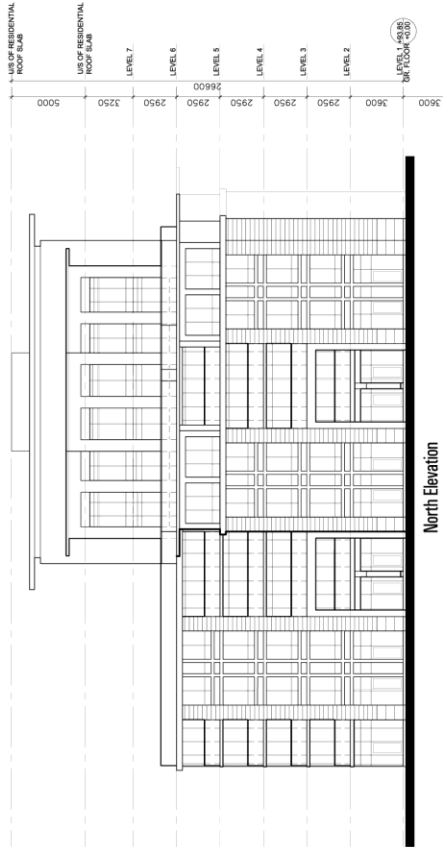
Applicant's Submitted Drawing

Not to Scale
12/10/2009

17-23 Clairtrell Road and 391 Spring Garden Avenue

File # 07_288764

Attachment 3: North and South Elevations



Elevations

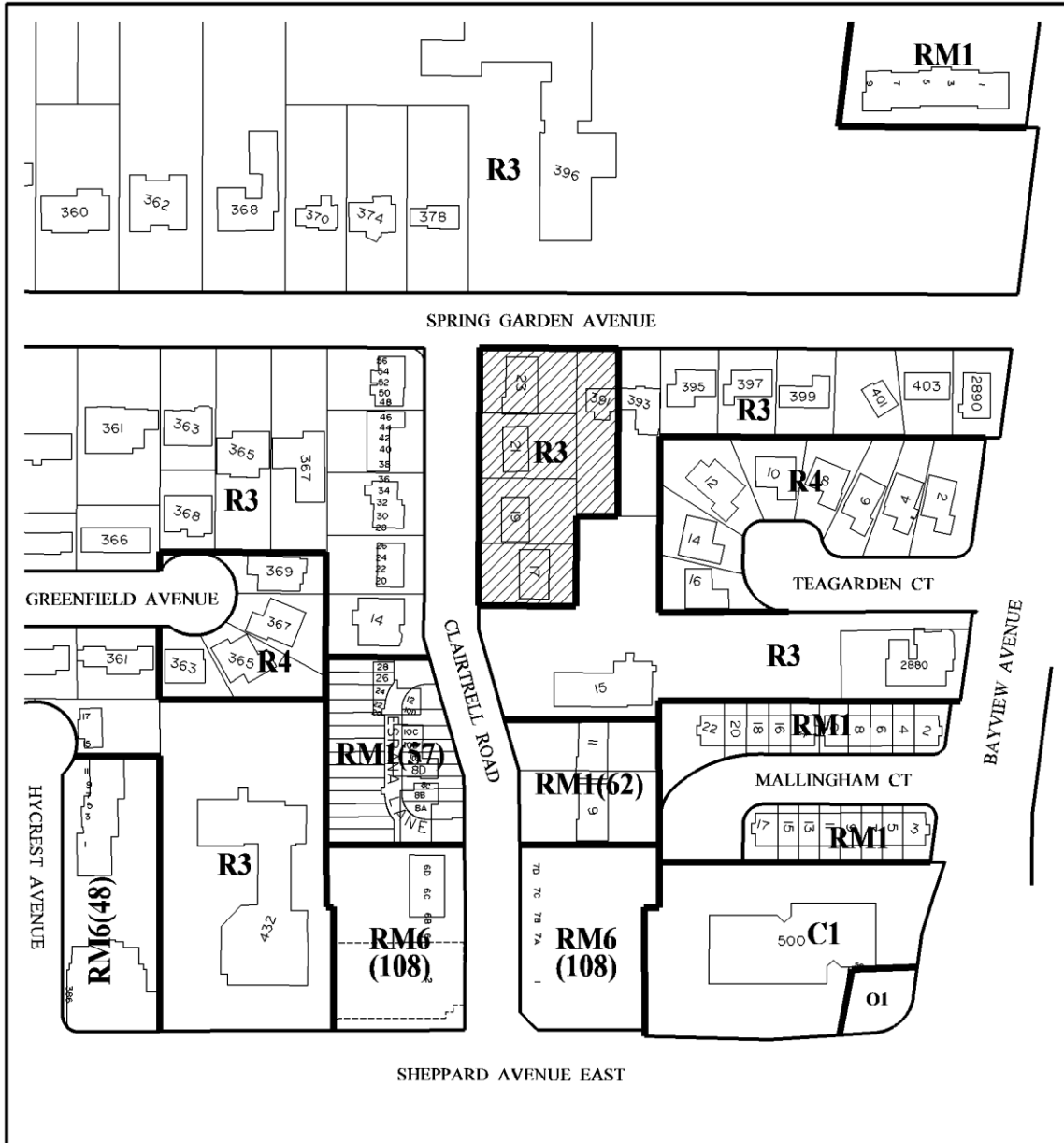
Applicant's Submitted Drawing

Not to Scale
12/10/2009

17-23 Clairtrell Road and 391 Spring Garden Avenue

File # 07_288764

Attachment 4: Zoning Map



17-23 Clairtrel Road and 391 Spring Garden Avenue

File # 07_288764

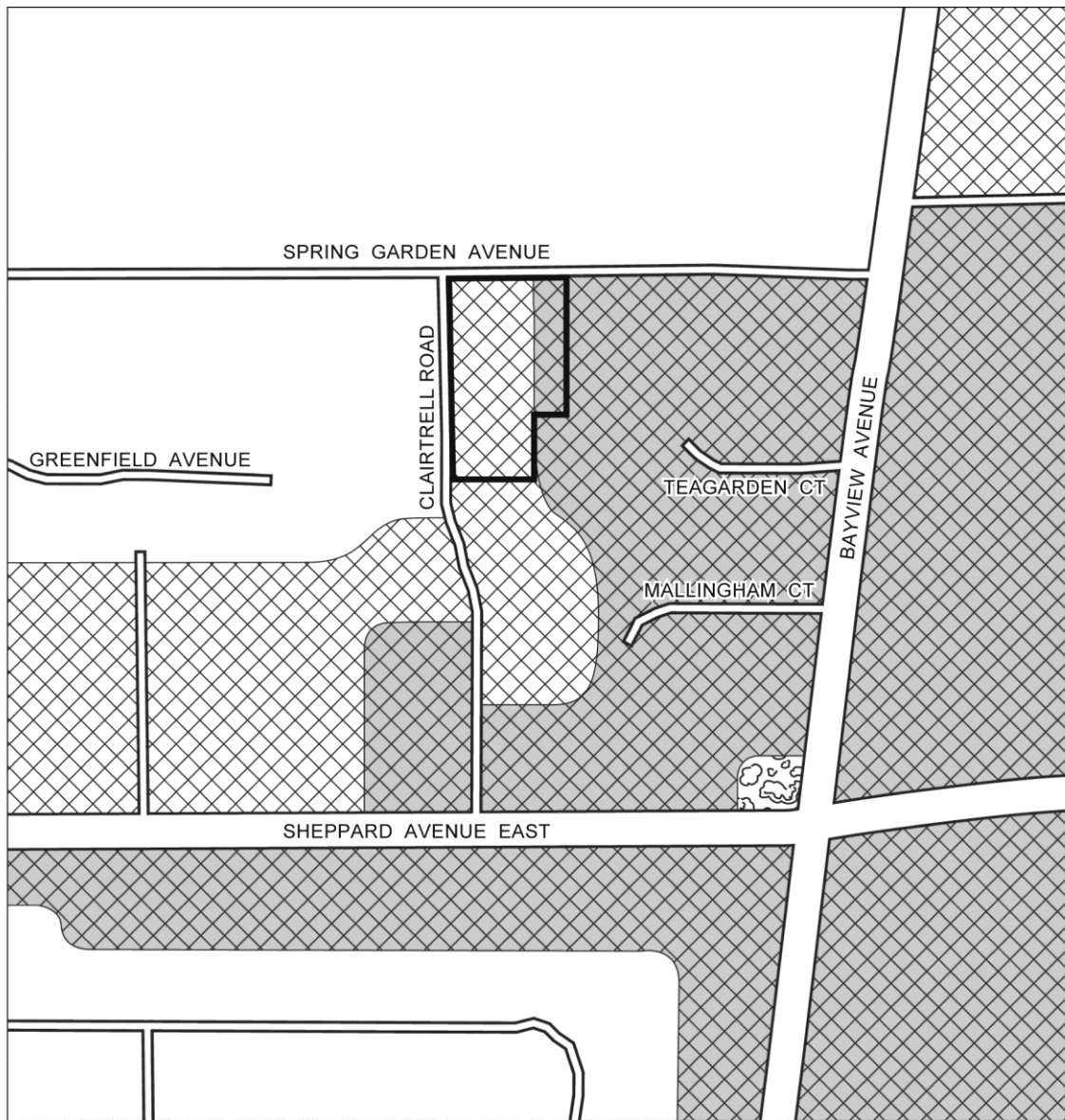
- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C1 General Commercial Zone
- O1 Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 12/28/2007

Attachment 5: Official Plan Map



TORONTO City Planning
Official Plan

**17-23 Clairtrel Road and
 391 Spring Garden Avenue**

File # 07_288764

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


 Not to Scale
 04/10/2008

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 288764 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 21, 2007

Municipal Address: 17-23 CLAIPTRELL RD AND 391 SPRING GARDEN AVE
 Location Description: PLAN 4385 PT LOTS 13 & 14 RP 64R3145 PART 1 **GRID N2304
 Project Description: Proposed 7 storey apartment building with 139 units

Applicant:	Agent:	Architect:	Owner:
THE ROCKPORT GROUP	LEONA SAVOIE	KIRKOR ARCHITECTS & PLANNERS	CLAIPTRELL DEVELOPMENTS INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R3	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	4289.68	Height:	Storeys:	7
Frontage (m):	35.6		Metres:	26.6
Depth (m):	94.1			
Total Ground Floor Area (sq. m):	2266.93			Total
Total Residential GFA (sq. m):	12652.29		Parking Spaces:	195
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	12652.29			
Lot Coverage Ratio (%):	52.8			
Floor Space Index:	2.95			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	TBD			
Rooms:	0	Residential GFA (sq. m):	12652.29	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	81	Office GFA (sq. m):	0	0
2 Bedroom:	57	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	139			

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