

**17 - 23 Clairtrell Road and 391 Spring Garden Avenue -  
OPA & Rezoning, Site Plan - Preliminary Report**

<b>Date:</b>	April 10, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	07 288764 NNY 23 OZ, 07 288769 NNY 23 SA

**SUMMARY**

This application was submitted on December 21, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

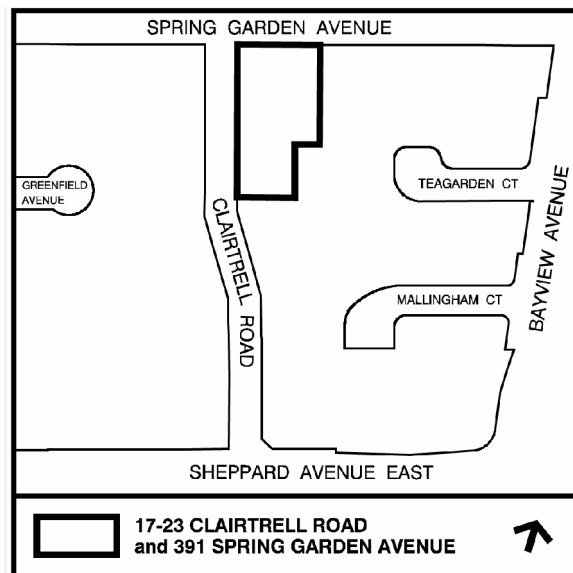
The application proposes to construct an 8 storey, 155 unit residential apartment building at 17, 19, 21, 23 Clairtrell Road and 391 Spring Garden Avenue.

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.

**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 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*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The site is located within the Sheppard East Subway Corridor Secondary Plan area and is included within the Teagarden Court/Mallingham Court/Clairtrell Road key development area, as a result of the approval of OPA 517 in 2002. These policies have been carried forward into the City of Toronto Official Plan.

The principles behind OPA 517 include recognizing the northwest Bayview Avenue/Sheppard Avenue East quadrant as a key development area along the Sheppard subway line, and ensuring appropriate transition in density between higher density mixed-use areas and the lower scale, stable residential areas.

A Context Plan has also been developed for the northwest Bayview/Sheppard quadrant in accordance with the direction of the Secondary Plan. The “Clairtrell Area Context Plan”, which is an implementation tool to guide development applications in the quadrant, was adopted by City Council in April, 2005.

The applicant’s initial proposal consisted of a 14 storey apartment building and 19 two storey townhouse units arranged in back-to-back fashion. The applicant has since modified the project to the currently proposed 8 storey apartment building.

### **ISSUE BACKGROUND**

#### **Proposal**

The application is proposing an 8 storey, 29 metre tall, residential apartment building fronting both Spring Garden Avenue and Clairtrell Road. The building would have a six storey base with the seventh and eighth floors set back from Spring Garden Avenue, with a gross floor area of 14,104.5m<sup>2</sup> and a density of 3.3 FSI. The proposed 155 residential units are intended to be registered as a condominium. Vehicular access to the site would be provided via Spring Garden Avenue with the passenger pick-up/drop-off area and entrance to the underground parking garage located at the rear of the building. The proposed 200 on-site parking spaces would be located entirely underground. The main pedestrian entry would be from Clairtrell Road.

#### **Site and Surrounding Area**

Located in the area west of Bayview Avenue, north of Sheppard Avenue East, the subject property is situated on the southeast corner of Spring Garden Avenue and Clairtrell Road. The lot has an area of 4,290m<sup>2</sup>, with a 36m frontage on Spring Garden Avenue and 94m flanking Clairtrell Road. The lands are currently occupied by five single detached houses, which would be demolished.

Land uses surrounding the site are as follows:

- North: St. Gabriel's Catholic School and single detached houses across Spring Garden Avenue
- South: the Church of the Incarnation and 17 three storey townhouses under construction further south
- East: single detached houses
- West: 19 three storey townhouses under construction across 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; 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 subject property has dual designation under the City of Toronto Official Plan. The majority of the lands, which front Clairtrell Road, are designated *Apartment Neighbourhoods*, which provides for apartment buildings and parks among permitted uses. The remainder of the site, being the eastern most portion fronting Spring Garden Avenue, has a *Mixed Use Areas* designation, which provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces.

Infill development may be permitted in *Apartment Neighbourhoods* provided it is compatible and meets a number of criteria set out in policies 4.2.2 and 4.2.3 of the Plan, including but not limited to, providing transition between areas of different development intensity and maintaining adequate sunlight, privacy and areas of landscaped open spaces. The Official Plan designates the lands on the north side of Spring Garden Avenue and on the west side of Clairtrell Road as *Neighbourhoods*.

The site is within the Sheppard East Subway Corridor Secondary Plan, which sets out objectives to manage, direct and ensure quality development in support of the significant public investment in rapid transit along Sheppard Avenue East. Under the Secondary Plan, the lands are part of a key development area within the Bayview Node, which is

identified as a development node for providing opportunities for new residential uses with a mix and range of housing types. The property is also situated in the Teagarden Court/Mallingham Court/Clairtrell Road key development area, which is intended to ensure that the area is developed primarily with residential uses in keeping with the characteristics of the Bayview Node as outlined through the specific policies contained in Section 4.2.2.1 of the Secondary Plan. The property has a maximum density of 2.0 FSI along Clairtrell Road with the easternmost portion of the site, fronting Spring Garden Avenue, having a maximum density of 3.0 FSI.

In addition to the more general policies of the Official Plan, the proposal will be evaluated in light of the specific policies of Section 4.2.2.1 of the Secondary Plan which include, among other provisions, matters related to co-ordination of development applications, the density incentives outlined in Section 4.3.3 of the Secondary Plan, urban design principles set out in Section 4.4, and the need to minimize shadow impacts on the St. Gabriel's school site.

### **Clairtrell Area Context Plan**

The Sheppard East Subway Corridor Secondary Plan specifies that Context Plans may be required in key development areas. These plans are intended to provide a context for co-ordinated development and to assist Council in evaluating the conformity of the proposed development with the relevant provisions of the Secondary Plan.

The Context Plan builds on the policies of the Secondary Plan and addresses matters including built form, pedestrian linkages, open space, streetscape and transportation issues. The approved Clairtrell Area Context Plan indicates the development of the lands on the south east corner of Spring Garden Avenue and Clairtrell Road could be a grade related to mid-rise building form with a height in the general range of 6 storeys or 20 metres. In addition to the City of Toronto Official Plan and the more detailed policies of the Sheppard East Subway Corridor Secondary Plan, the Context Plan will be used to evaluate this application.

### **Zoning**

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

### **Site Plan Control**

The applicant has submitted a concurrent application for Site Plan Control Approval. The Site Plan Application will be reported on concurrently with the proposed rezoning.

### **Tree Preservation**

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

## **Toronto Green Development Standards**

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

## **Reasons for the Application**

An Official Plan amendment is required as the proposed 8 storey apartment building does not comply with the density provisions of the Sheppard East Subway Corridor Secondary Plan.

An amendment to Zoning By-law 7625 is also required, as the R3 zoning that applies to the lands does not permit an apartment building. A zoning review is also required to establish appropriate development standards.

## **COMMENTS**

### **Issues to be Resolved**

On a preliminary basis, matters to be addressed prior to the presentation of a Final Report include, but are not limited to, the following:

1. The review of the proposal in light of the Official Plan Policies and Context Plan principles and guidelines;
2. The appropriateness of the proposed height and density of the development;
3. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent neighbourhood;
4. Any Section 37 Community Benefits that may be appropriate;
5. The provision of adequate sunlight access, privacy, areas of landscaped open space and amenities;
6. Review the appropriateness of the proposed parking supply, access, loading and site servicing for the site;
7. The minimization of any potential traffic impacts; and
8. The review of pedestrian access, circulation, and any appropriate connections to facilitate access to the subway.

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

## **CONTACT**

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## **SIGNATURE**

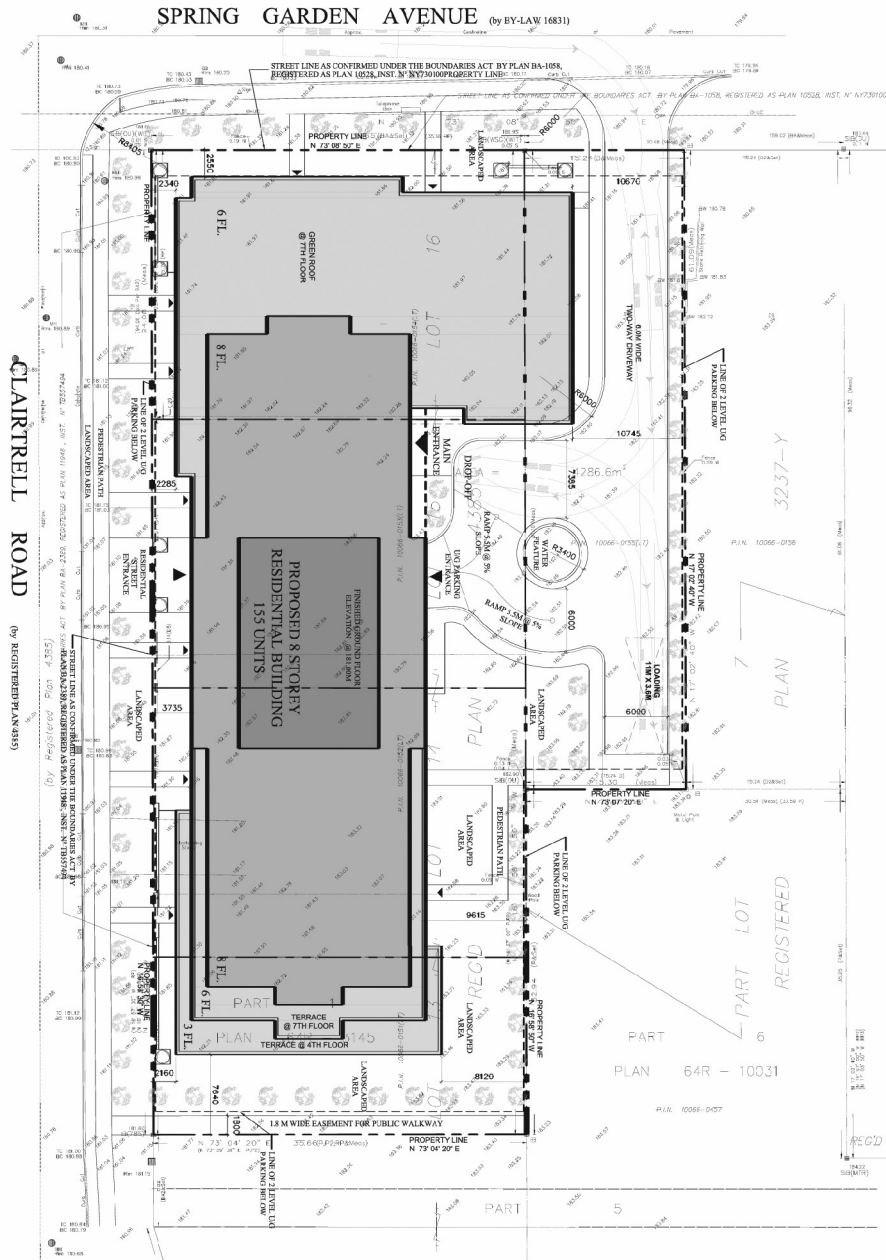
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations 1  
Attachment 3: Elevations 2  
Attachment 4: Zoning (Map)  
Attachment 5: Official Plan (Map)  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

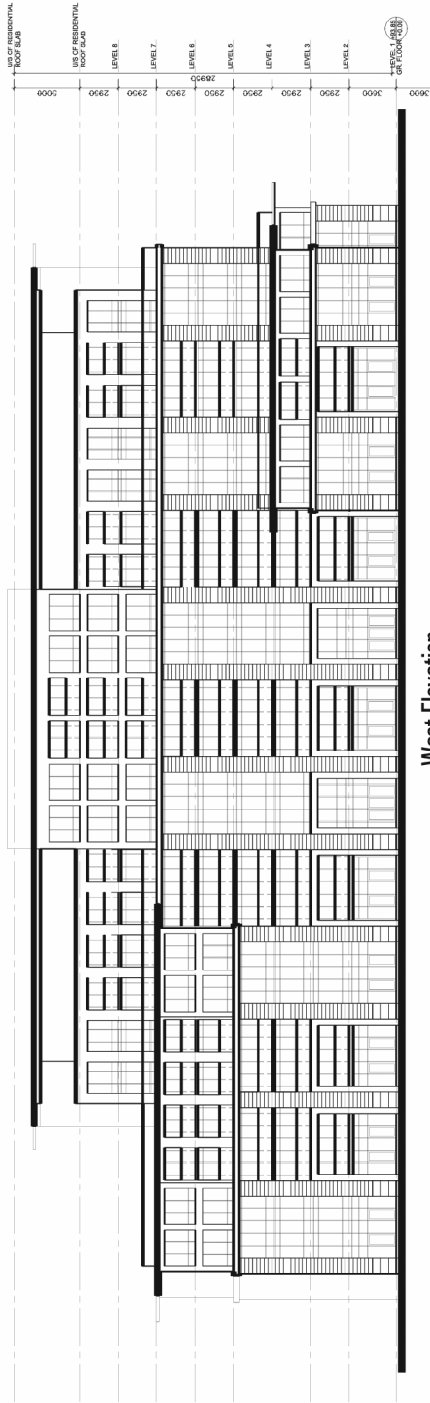
## 17-23 Clairtrel Road and 391 Spring Garden Avenue

Applicant's Submitted Drawing

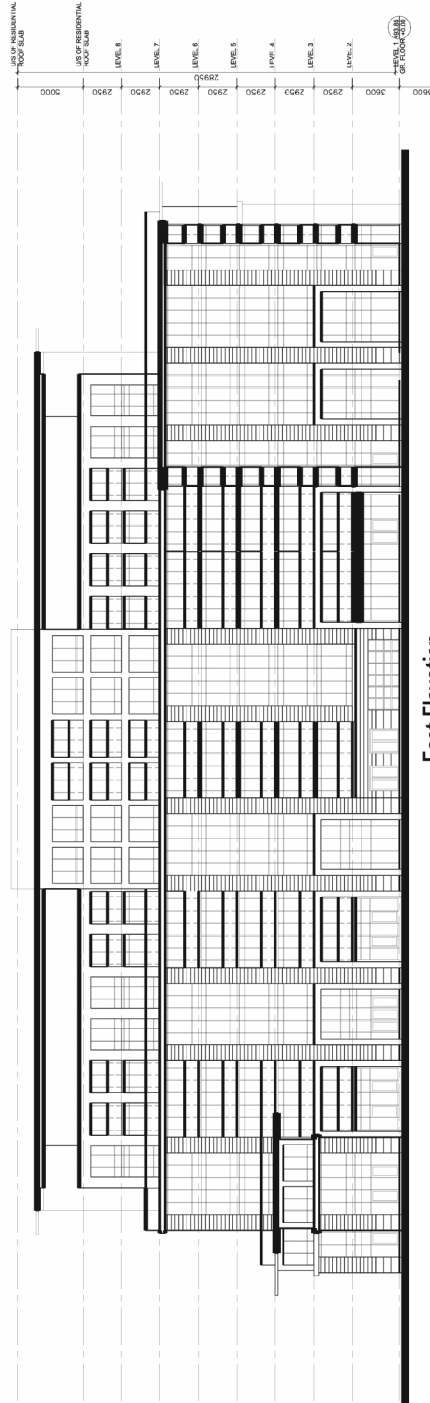
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# Attachment 2: Elevations 1



West Elevation



East Elevation

## Elevations 17-23 Clairtrell Road and 391 Spring Garden Avenue

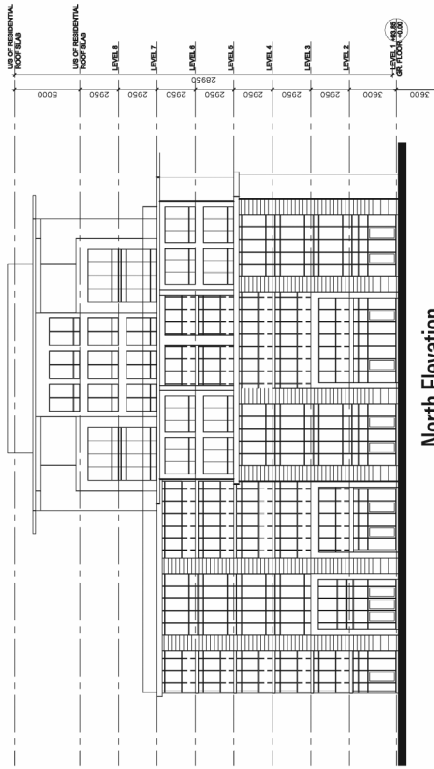
Applicant's Submitted Drawing

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03/25/2008

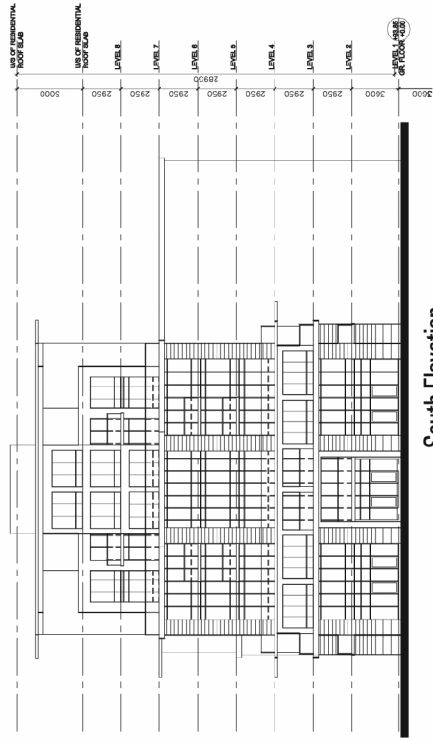
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# Attachment 3: Elevations 2



North Elevation



South Elevation

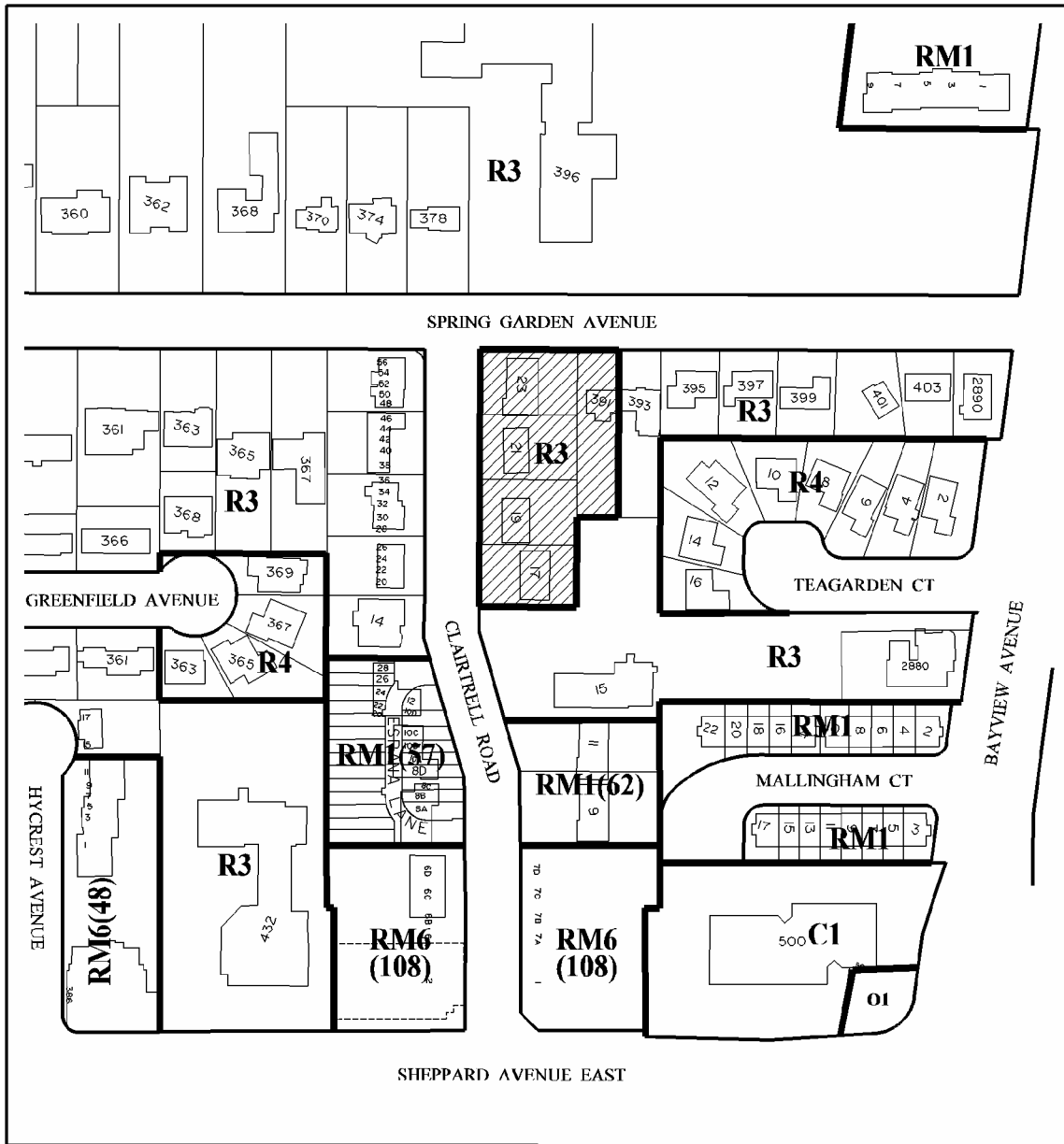
## Elevations 17-23 Clairtrell Road and 391 Spring Garden Avenue

Applicant's Submitted Drawing

Not to Scale  
03/25/2008

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 CLAIPTRELL RD  
 Location Description: PLAN 4385 PT LOTS 13 & 14 RP 64R3145 PART 1 \*\*GRID N2304  
 Project Description: 8 storey apartment condo

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
KLM PLANNING PARTNERS INCORPORATED			CLAIPTRELL MEWS II INC

### PLANNING CONTROLS

Official Plan Designation:	AN & MUA	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:	8
Frontage (m):	35.6		Metres:	28.9
Depth (m):	94.1			
Total Ground Floor Area (sq. m):	2,104			<b>Total</b>
Total Residential GFA (sq. m):	14,104.5		Parking Spaces:	200
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	14,104.5			
Lot Coverage Ratio (%):	53			
Floor Space Index:	3.3			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	87
2 Bedroom:	68
3 + Bedroom:	0
Total Units:	155

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	14,104.5	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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