

491 Glencairn Ave and 278, 280 & 282 Strathallan Wood Road - Official Plan and Zoning By-law Amendment Applications - Preliminary Report

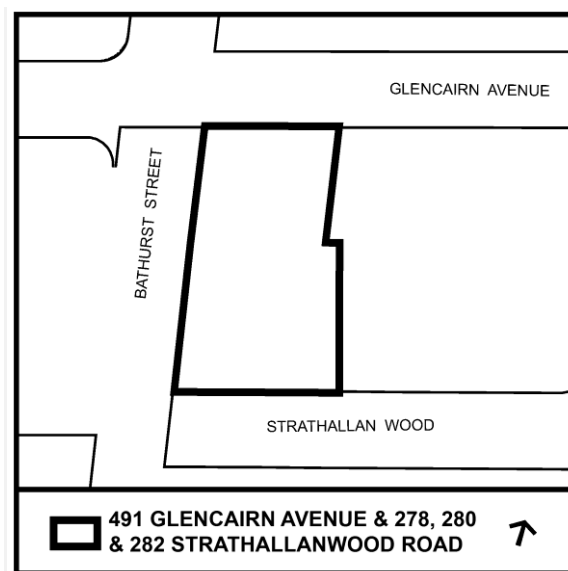
Date:	March 14, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	14 102565 NNY 16 OZ

SUMMARY

This application proposes to amend the Official Plan, former City of North York Zoning By-law No. 7625 and new City-wide By-law 569-2013 for the lands at 491 Glencairn Avenue and 278, 280 and 282 Strathallan Wood Road, to permit a 12 storey mixed use building containing 150 residential units, 428m² of commercial space at grade and 149 car parking spaces in 3 levels of underground parking.

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 in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the beginning of 2015 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 491 Glencairn Avenue and 278, 280 and 282 Strathallan Wood Road 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Site Plan application (06 191554 NNY 16 SA) for a 5 unit townhouse development was submitted in 2006 and subsequently a Notice of Approval Conditions was issued on March 10, 2009. A Minor Variance application (A0833/06NY) was also submitted to and approved by the Committee of Adjustment in 2008 with minor variances in relation to maximum site coverage, setbacks and lot area. This application was appealed to the Ontario Municipal Board which was subsequently approved, subject to conditions.

ISSUE BACKGROUND

Proposal

This application proposes a 12-storey mixed use building containing 150 residential units and 428 m² of grade related commercial space. Both the residential and commercial space provides pedestrian access from Glencairn Avenue. The proposed building steps back as height increases, with the height massed towards Bathurst Street. Along Strathallan Wood Road, a 3-storey base building element is proposed, approximately 9.5m in height and set back 6m from the lot line to create front yard landscaped open space along the street edge. This 3-storey element would be comprised of 6 grade related townhouse units. The overall unit mix consists of 22 studio units, 62 one-bedroom units, 26 one-bedroom plus den units, 17 two-bedroom units and 23 three-bedroom units. The proposal includes 262 m² of indoor amenity space located on Levels 1 and 2, and 227 m² of outdoor amenity space in the form of terraces. A total of 149 parking spaces in a 3 level underground garage will be provided. The parking and loading functions are internalised within the easterly portion of the building. The driveway leading to the drop-off area, the underground parking ramp and the loading area will be accessed off Glencairn Avenue at the eastern limit of the site. The driveway provides access to a circular turnaround feature. A total of 125 bicycle parking spaces are proposed at grade and on Level P1, 91

spaces for residents and 34 spaces for visitors. The proposed density is 4.30 FSI. Refer to the Application Data Sheet in Attachment 5 for more details.

Site and Surrounding Area

The subject site is located on the south east corner of Bathurst Street and Glencairn Avenue. The site occupies a full block between Glencairn Avenue and Strathallan Wood Road. The site has an area of 2,928m² and frontages of 72.9m along Bathurst Street, 36.9m along Glencairn Avenue and 45.1m along Strathallan Wood Road.

The site is comprised of 4 different lots. The northerly portion (491 Glencairn Ave) is vacant and was formerly used for car sales and automobile service uses. The southerly portion of the site (278, 280 and 282 Strathallan Wood Road) is occupied by three one and a half storey detached dwelling units.

Land uses surrounding the subject lands include:

North: Immediately north of Glencairn Avenue, along Bathurst Street are a series of single-storey commercial buildings and larger mixed use buildings of 5-storeys. Further north there is a 13-storey rental apartment building.

East: Immediately east of the site, both along Glencairn Avenue and Strathallan Wood Road, is a residential neighbourhood with dwellings of single and 2 storey heights.

West: Immediately west of the site, there is a 3-storey office building with frontage on Bathurst St. Further west along Glencairn Avenue is a residential neighbourhood with dwelling units of varying heights (1-3 storeys).

South: Along Strathallan Wood Road there is a mixture of 2 and 3-storey detached dwellings units.

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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan.

Official Plan

The Official Plan designates the subject properties as *Neighbourhoods* for the southerly portion of the site and *Mixed Use Areas* for the northerly portion of the site.

Neighbourhoods are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character. Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings. Development in this area is expected to create a balance of high quality commercial, residential, institutional and open space uses. Policy 4.5.2 sets out a number of criteria for development within the *Mixed Use Areas* designation, including:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;

- Providing new jobs and homes for Toronto’s growing population on underutilized lands in the *Avenues*;
- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing setbacks and/ or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locating and massing new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- Locating and massing new buildings to frame the edges of streets and parks with good proportion and to maintain sunlight and comfortable wind conditions for pedestrians;
- Providing an attractive, comfortable and safe pedestrian environment;
- Taking advantage of nearby transit services; and
- Providing good site access and circulation and an adequate supply of parking for residents and visitors.

Built form policies in the Official Plan provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. More specifically, Section 3.1.2 provides direction pertaining to site organization, improving the safety and attractiveness of adjacent streets through building design and appropriate massing.

Avenue Segment Study

The northerly portion of the subject site is also located within a designated *Avenue* within the Official Plan, Map 2 – Urban Structure. Under Section 2.2.3 the Plan states that reurbanization along *Avenues* can create new housing and jobs whilst improving the pedestrian environment, public realm, shopping opportunities and transit service for community residents. *Avenue Studies* will be conducted to set out a framework for future development. If a development application is located on an *Avenue* that has not undergone an *Avenue Study*, the applicant is generally required to submit a segment study to illustrate the proposed development would not set a negative precedent along the *Avenue*. Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue Study* unless the review demonstrates to Council's satisfaction that the subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review. An *Avenue Study* has been submitted as part of the application.

Zoning

The site is currently zoned C1 (General Commercial) on the northern portion of the site and RM3 (Residential Multiple-Family) on the southern portion of the site in the City of North York Zoning By-law 7625. Only the southern portion of the site is zoned under the new City-wide Zoning By-law 569-2013, RM (d0.75).

Site Plan Control

This proposal is subject to Site Plan Control. An application has not been submitted to date.

Tree Preservation

Appropriate retention and protection measures will be required for trees that qualify for protection under applicable City of Toronto By-laws.

Reasons for the Application

The applicant is proposing to redesignate the southern portion of the site from *Neighbourhoods* to *Mixed Use Areas* within the Official Plan. The proposal requires an Official Plan Amendment for the southerly portion of the site that is currently designated *Neighbourhoods*. A Zoning By-law Amendment to the former City of North York Zoning By-law 7625 and to the new City-Wide Zoning By-law 569-2013 is required for the entire property. An amendment to the Official Plan and Zoning By-law is required to permit the proposed height and density of the 12-storey mixed use building and to establish development standards such as front, side and rear yard setbacks and vehicle parking requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans;
- Concept Landscape Plans;
- Topographic Boundary Survey;
- Massing Model;
- Shadow Study;
- Tree Preservation Plan;
- Planning and Urban Design Rationale;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Functional Servicing and Stormwater Management Report;
- Tree Inventory and Preservation Plan Report;
- Transportation Impact Study;
- Bathurst Avenue Segment Study; and
- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on February 7, 2014.

Issues to be Resolved

The proposal requires an Official Plan Amendment to redesignate a portion of the property that is located within a Neighbourhood designation. The proposed height and

density are aggressive and the proposal in its current form raises a number of significant concerns. The following preliminary issues have been identified with the proposal:

- The appropriateness of re-designating the southern portion of the property from *Neighbourhoods* to *Mixed Use Areas*.
- Evaluation with respect to criteria in the Official Plan, including but not limited to: *Mixed Use Areas, Neighbourhoods, Avenues, Public Realm and Built Form*, in particular the appropriateness of changing a Neighbourhood designation;
- The appropriateness of the height and massing of the proposal;
- Built form as it relates to, but not limited to:
 - providing an appropriate massing of the building that respects the existing street proportions of Glencairn Avenue and Strathallan Wood Road and existing development in the area;
 - shadowing of and other possible impacts to adjacent streets and neighbouring properties;
 - the location, orientation and organization of buildings and building entrances, vehicular access and parking and servicing areas;
 - transitioning in scale from a Mixed Use designation to the established Neighbourhood designation to the south and east;
- Appropriateness of the number of proposed dwelling units, the housing type and the overall density to be located in this development;
- The adequacy and appropriateness of the proposed indoor and outdoor amenity space;
- Assessing potential traffic impacts generated by the proposed building;
- The adequate provision of vehicular and bicycle parking spaces; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

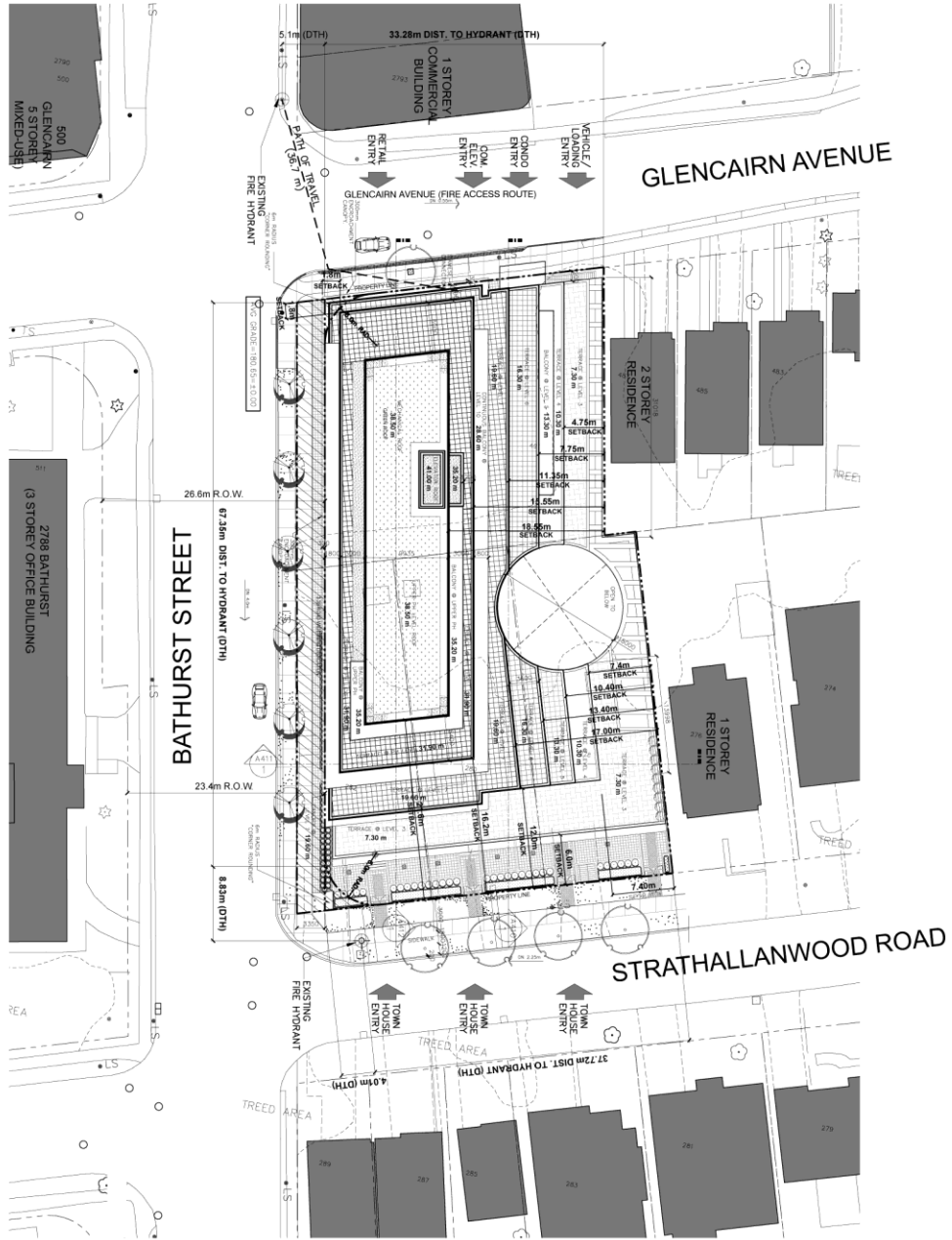
Attachment 2: Elevations as provided by applicant

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

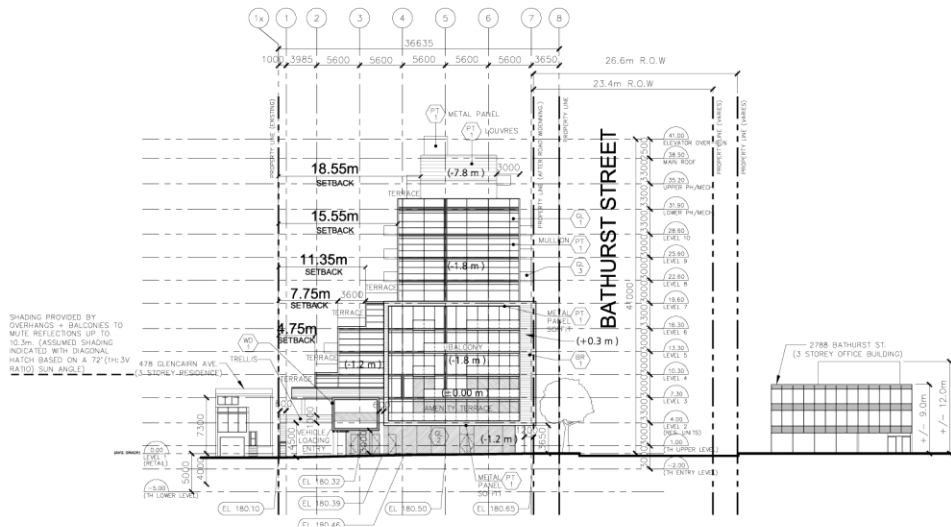
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02/25/2014

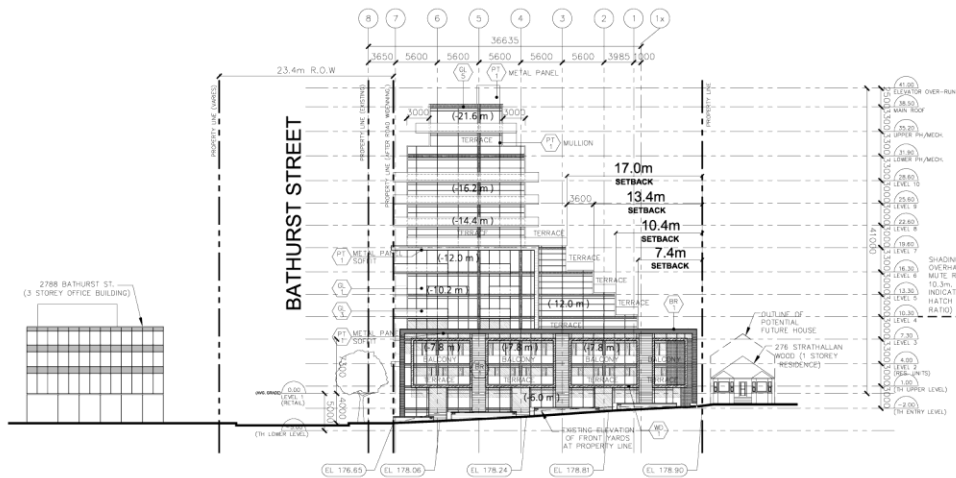
491 Glencairn Avenue & 278,
280 & 282 Strathallanwood Road

File # 14 102565 NNY 16 0Z

Attachment 2: Elevations



NORTH ELEVATION



SOUTH ELEVATION

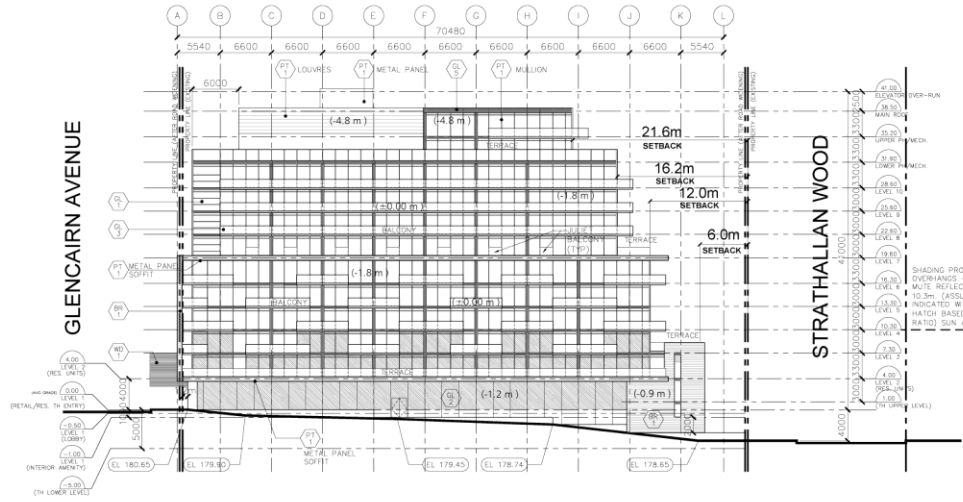
Elevations

Applicant's Submitted Drawing

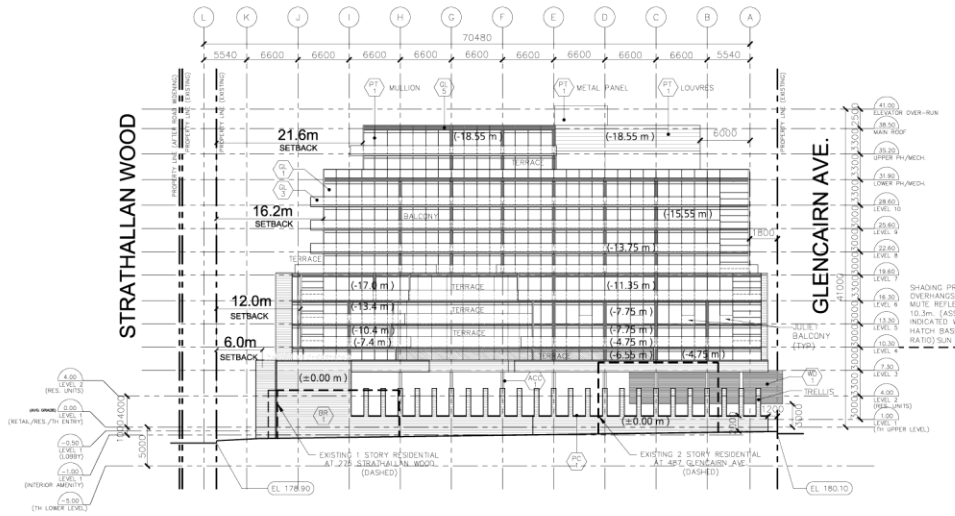
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491 Glencairn Avenue & 278,
280 & 282 Strathallanwood Road

File # 14 102565 NNY 16 0Z



WEST ELEVATION



EAST ELEVATION

Elevations

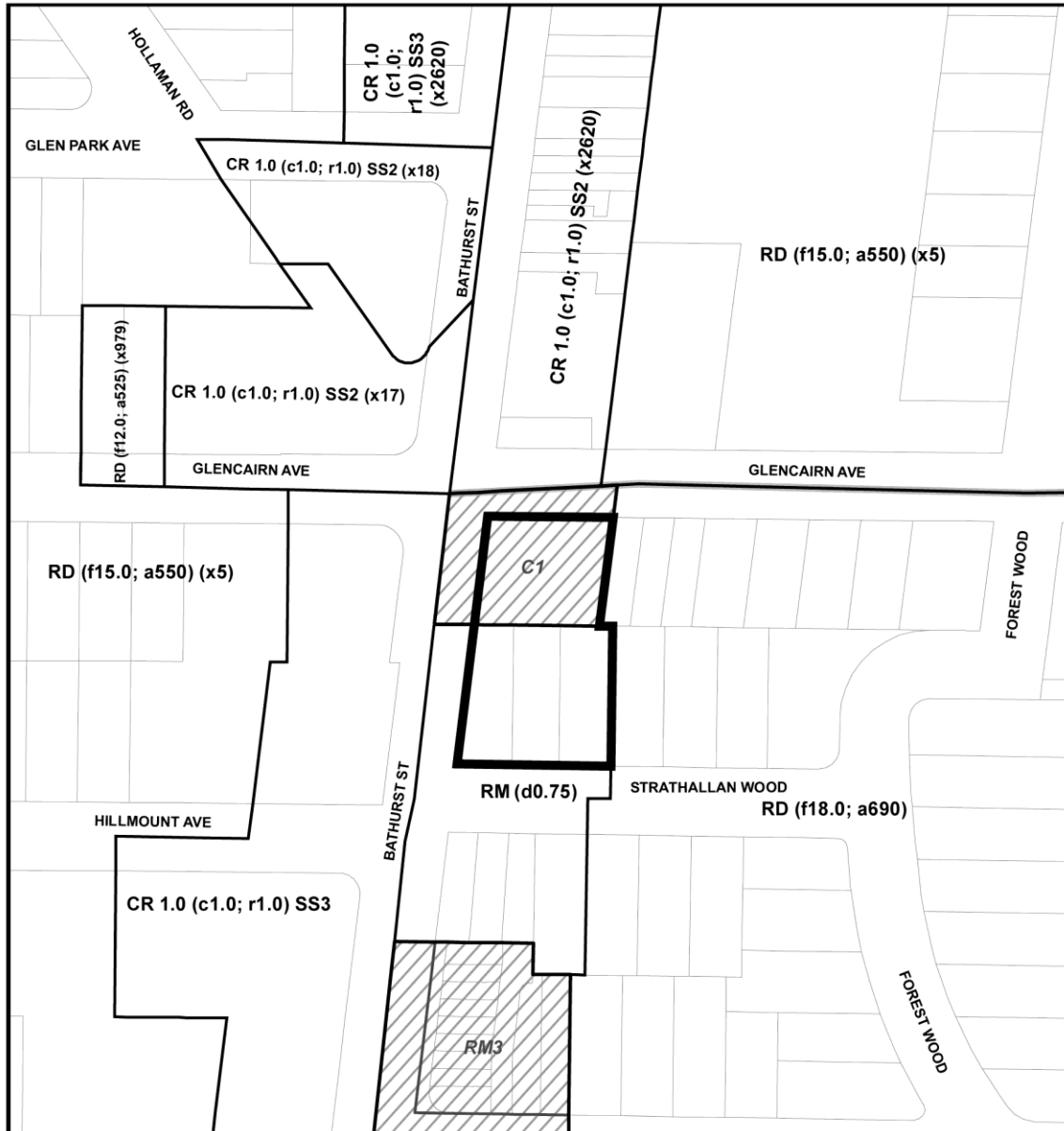
Applicant's Submitted Drawing

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**491 Glencairn Avenue & 278,
280 & 282 Strathallanwood Road**

File # 14 102565 NNY 16 0Z

Attachment 3: Zoning





491 Glencairn Avenue & 278, 280 & 282 Strathallanwood Road

Zoning By-law 569-2013

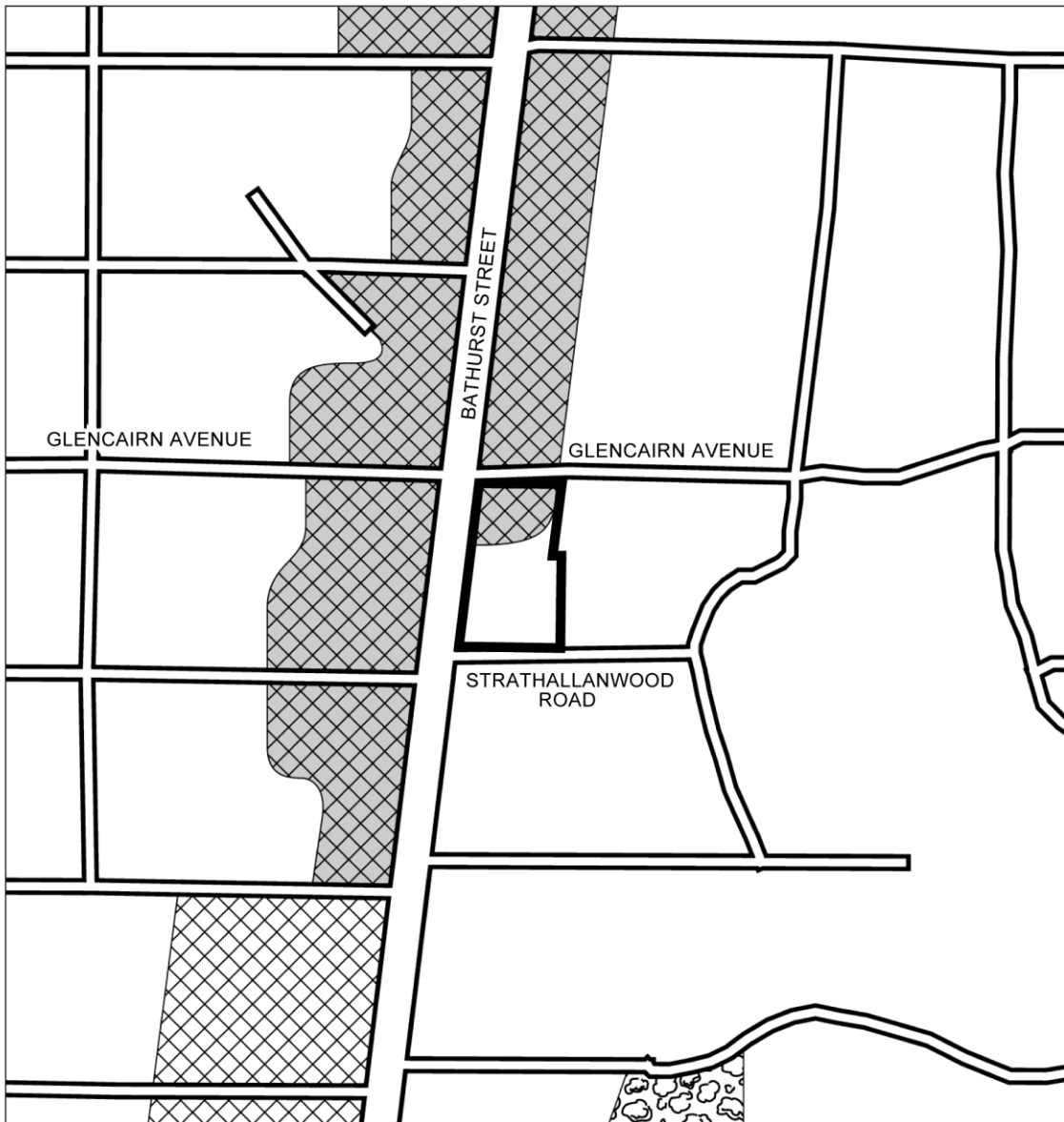
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-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- CR** Commercial Residential

-  See Former City of North York Bylaw No. 7625
- RM3** Multiple-Family Dwellings Third Density Zone
- C1** General Commercial Zone


Not to Scale
Extracted 02/25/2014

Attachment 4: Official Plan



TORONTO City Planning 491 Glencairn Avenue & 278, 280 & 282 Strathallanwood Road
Extract from Official Plan

File # 14 102565 NNY 16 0Z

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

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 02/25/2014

Attachment 5: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 14 102565 NNY 16 OZ
 Details: OPA & Rezoning, Standard Application Date: January 9, 2014
 Municipal Address: 491 GLENCAIRN AVE and 278, 280 & 282 STRATHALLAN WOOD ROAD
 Location Description: CONN 1 WY PT LOT 4 **GRID N1604

Project Description: The proposal is for a 12 storey, (38.5 metres high) residential/mixed use building. The proposal includes 150 residential units and 428 square metres of grade-related commercial space having a total gross floor area of 12,609 square metres and an FSI of 4.3. One loading space is proposed, as well as 149 parking spaces in a below grade parking structure.

Applicant:	Agent:	Architect:	Owner:
BATHURST AND GLENCAIRN SQUARE LIMITED, 333 WILSON AVE, SUITE 200, TORONTO, ON M3H 1T5	BOUSFIELDS INC, 3 CHURCH ST, SUITE 200, TORONTO, ON M5E 1M2		WILGRO DEVELOPEMENTS INC, C/O 333 WILSON AVE, SUITE 200, TORONTO, ON M3H 1T5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use/Neighbourhoods Areas	Site Specific Provision:	N
Zoning:	C1 & RM3 (City of North York ZBL No. 7625) & RM (City-wide ZBL 569-2013)	Historical Status:	N
Height Limit (m):	C1 - 9.2, RM3 - 9.2, RM - 12.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2,928.34	Height:	Storeys:	12
Frontage (m):	72.9		Metres:	38.5
Depth (m):	36.9			
Total Ground Floor Area (sq. m):	1,177			Total
Total Residential GFA (sq. m):	11,639		Parking Spaces:	149
Total Non-Residential GFA (sq. m):	428		Loading Docks	1
Total GFA (sq. m):	12,609			
Lot Coverage Ratio (%):	40.19			
Floor Space Index:	4.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 11639	0
Studio:	22 (15%)	Retail GFA (sq. m): 428	0
1 Bedroom:	88 (59%)	Office GFA (sq. m): 0	0
2 Bedroom:	17 (11%)	Industrial GFA (sq. m): 0	0
3 + Bedroom:	23 (15%)	Institutional/Other GFA (sq. m): 0	0
Total Units:	150		

CONTACT: **PLANNER NAME:** Clíodhna Scanlon, Assistant Planner
TELEPHONE: **416-395-7129** **EMAIL:** cscanlo@toronto.ca