

TORONTO STAFF REPORT

March 4, 2005

To: North York Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report
OPA & Rezoning Application 05 105152 NNY 23 OZ
Plan of Subdivision Application 05 105158 NNY 24 SB
Proponent: K & G Oakburn Apartments II Limited
Architect: Page and Steele
1- 12 Oakburn Crescent and 14 - 40 Oakburn Place
Ward 23 - Willowdale

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

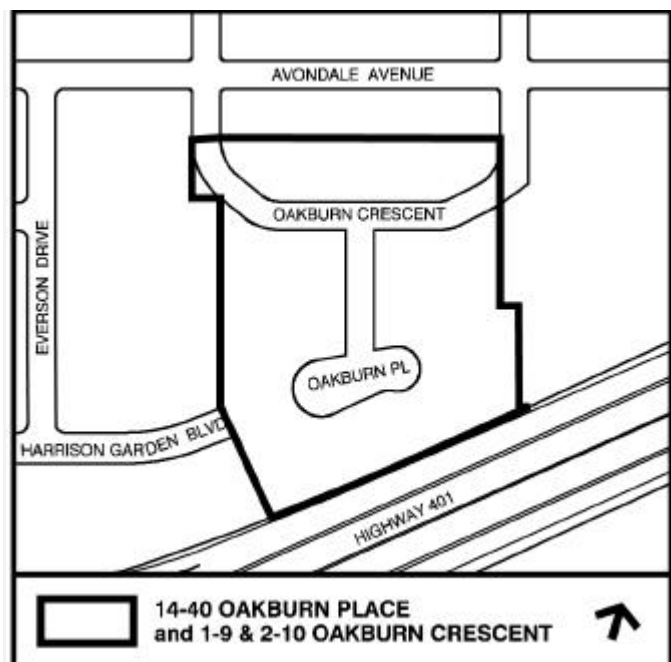
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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.

Background:

In 1998, the Ontario Municipal Board approved an amendment to the North York Official Plan, (Amendment 393) which included the Oakburn site within the North York Centre Downtown area and designated the site Residential Density Five having a maximum density of 2.0 fsi. Specific policies were also approved with respect to maximum building heights, rental housing replacement, and a road connection to the Wittington subdivision to the west. The OMB decision stated that future development of the lands would proceed by subdivision and site plans subject to urban design guidelines registered on title as part of the subdivision agreement.

In 2000, the Ontario Municipal Board approved a draft plan of subdivision and zoning by-law permitting a maximum 694 residential units and 83,986 m² gross floor area including 2,787 m² accessory non-residential gross floor area. At that time, the proposal by the previous owners of the site included street townhouses and 7 apartment buildings ranging in height between 20 and 40 metres. The OMB Order with respect to the zoning by-law was withheld pending the City and owner enter into a subdivision agreement. The agreement was never executed and as a result, the approved zoning has not taken effect. The site was sold to the current owner K and G Oakburn Apartments II Limited, in 1999.

Comments:

Proposal

The proposed phased development is composed of 142 three storey townhouses, 200 rental units in a terraced 3 to 15 storey apartment building, and three condominium buildings, two with 21 storeys and one with 23 storeys having a total of 793 units. The total number of units proposed is 1,135 and the total proposed residential gross floor area is 92,913 m² representing an overall density of 2.4 fsi. Two hundred rental units are proposed to replace the existing 284 rental units.

A central park of 0.8 hectares is also proposed. The three condominium towers are located on the southern perimeter of the site adjacent to Hwy. 401 and joined by a 3 storey podium containing above ground parking and grade related units facing the public street with landscaped amenity space on the podium roof. A total of 1357 parking spaces is proposed for the development.

Oakburn Crescent is proposed to have a cul-de-sac at its east end with the remainder closed and conveyed back as part of the development site. The existing Oakburn Place would be replaced by a new north-south road further east, then swinging westward and linking to Harrison Garden Boulevard to the west. A private north south road linking the two public streets is also proposed.

Site Description

The gross site area is 4.8 hectares and located immediately to the east of the Wittington subdivision, which now has 4 storey stacked townhouses and a 31 storey condominium tower adjacent to the Oakburn site. Single detached houses fronting onto Avondale Avenue flank the north side of the development site and Hwy. 401 flanks the south side. To the east is property owned by the Toronto District School Board and occupied by a supply centre.

The site is relatively flat and occupied by 26 low rise buildings containing 286 rental units that were constructed in the early 1950's.

Former City of North York Official Plan

The site is located within the Downtown area of the North York Centre Secondary Plan and designated Downtown Residential 1 (DRU-1) which permits residential, institutional, and recreational uses and public parks. A site specific policy (12.17) of the Downtown which relates specifically to the Oakburn site sets out a maximum density of 2.0 fsi and requires subject to site specific zoning, 286 rental replacement units and an overall total of 694 units. A maximum 2,787 m² of office and retail uses accessory to the residential use may also be permitted as part of the development. Maximum building heights are generally 11 and 65 metres and the specific policy for these lands further defines building heights as being no greater than half the distance to the nearest Relevant Residential Property Line which is the southern property line of the single detached houses fronting Avondale Avenue.

The Secondary Plan also has policies with respect to built form and the provision of density exemptions for such facilities as private amenity space and bicycle storage.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. Pre-hearing conferences are underway.

The new Official Plan incorporates the North York Centre Secondary Plan and the specific policies for the Oakburn site.

Zoning

The OMB approved site specific exception is RM6(83) which is not yet in effect. This zoning permits a maximum 83,986 m² gross floor area of which 2,787 m² can be utilized for accessory non-residential uses including retail, office, and school uses. The zoning also restricts the number of units to 694. Maximum building heights range from 11 to 40 metres while the by-law further restricts the building height to one half the distance of the Relevant Residential Property

Line (RRPL). Within 75 metres of the RRPL, the maximum building height must not exceed 3 storeys or 11 metres whichever is the lesser. Parking for residents and visitors must be provided within the range of 1.0 to 1.4 spaces per unit.

Concept Plan and Site Plan Control

A condition of subdivision approval is that prior to final approval and registration of the Subdivision Plan, a Master Concept Plan prepared by the Owner must be provided to the satisfaction of the City. The Master Concept Plan would form part of the Subdivision Agreement, and would provide the basis for review of more detailed site plan applications for specific buildings or phases within the development. The applicant has submitted a Master Concept Plan for review, and the applicant is also required to apply for Site Plan Approval for each building or phase subject to Section 41 of the Planning Act.

Reasons for the Application

The applicant is proposing a revised subdivision plan incorporating 7 development blocks for townhouses and 4 for high rise buildings. The road pattern and location and size of park would require revisions to the previously approved plan of subdivision.

The applicant is seeking an Official Plan Amendment to increase the maximum density from 2.0 fsi to 2.4 fsi.. The applicant seeks to amend the zoning by-law to permit an increase from 83,986 m² gross floor area to 92,913 m² and to increase the maximum number of units to 1135. The maximum building height is proposed to be increased from 40 metres to 65 metres consistent with the Secondary Plan. The applicant is seeking to provide 2 parking spaces per unit for the townhouse portion of this proposal and seeking density incentives for the provision of bicycle storage and private amenity space.

Issues to be Resolved

The application will be reviewed with regard to the applicable Official Plan policies and zoning standards. In order to determine the appropriateness of this proposal, the following matters will also be addressed:

- 1) Increased number of units from 694 to 1135 and increased density from 2.0 fsi to 2.4 fsi
- 2) Traffic certification to the satisfaction of the City and Ministry of Transportation, including such matters as provision of service road, site circulation, and parking standards

- 3) Shadow and privacy impacts of increased building heights
- 4) Appropriate number of rental replacement units and provision of rent control mechanisms, and tenant assistance programs
- 5) Other issues identified through community consultation and in the processing of these applications.

Conclusions:

Staff will proceed to schedule a community consultation meeting in consultation with the local Councillor. It is expected that a Final Report will be completed by year end, as long as all relevant material is submitted in a timely fashion.

Contact:

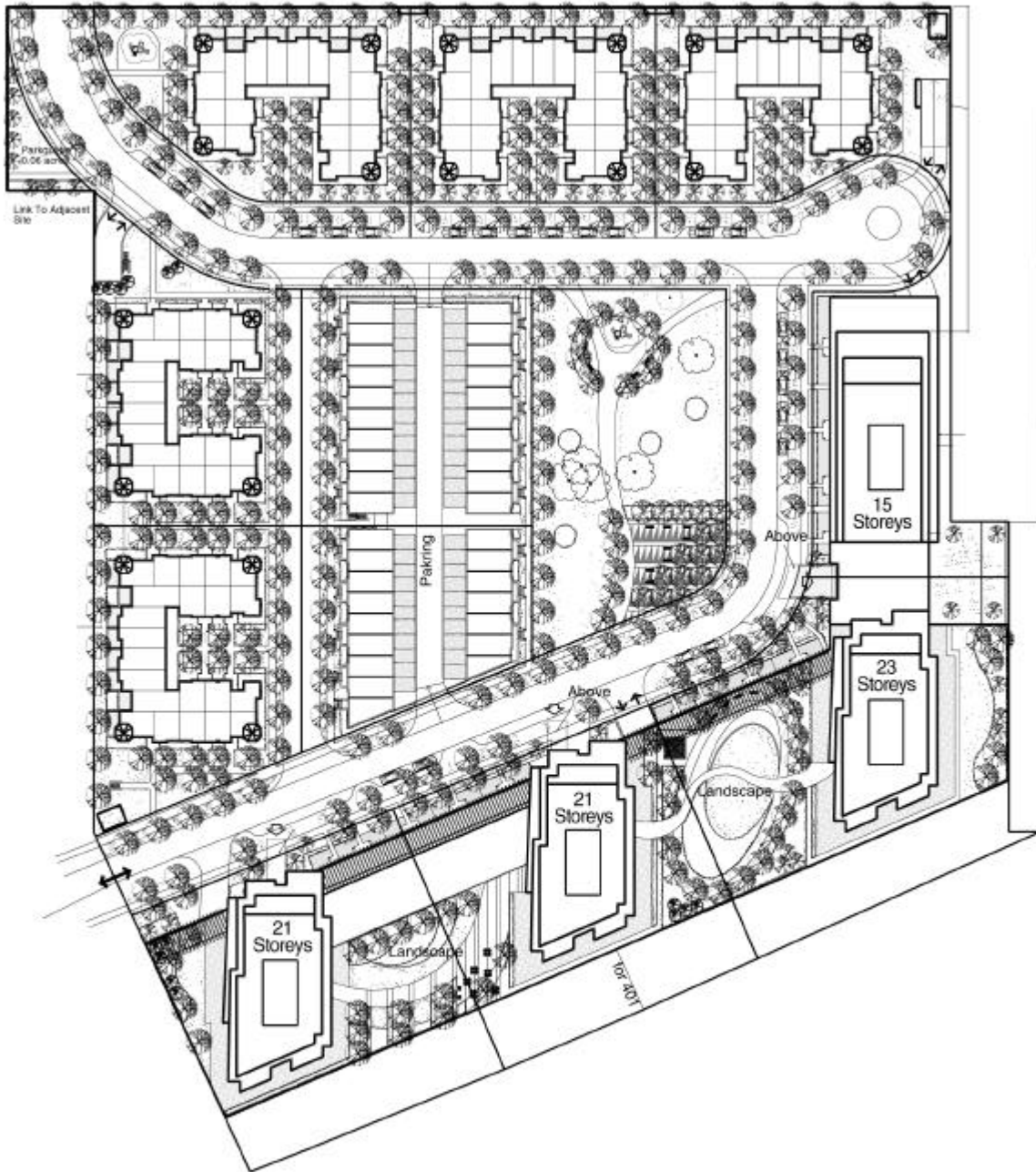
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Thomas C. Keefe
Director, Community Planning, North District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Official Plan
Attachment 3: Zoning
Application 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

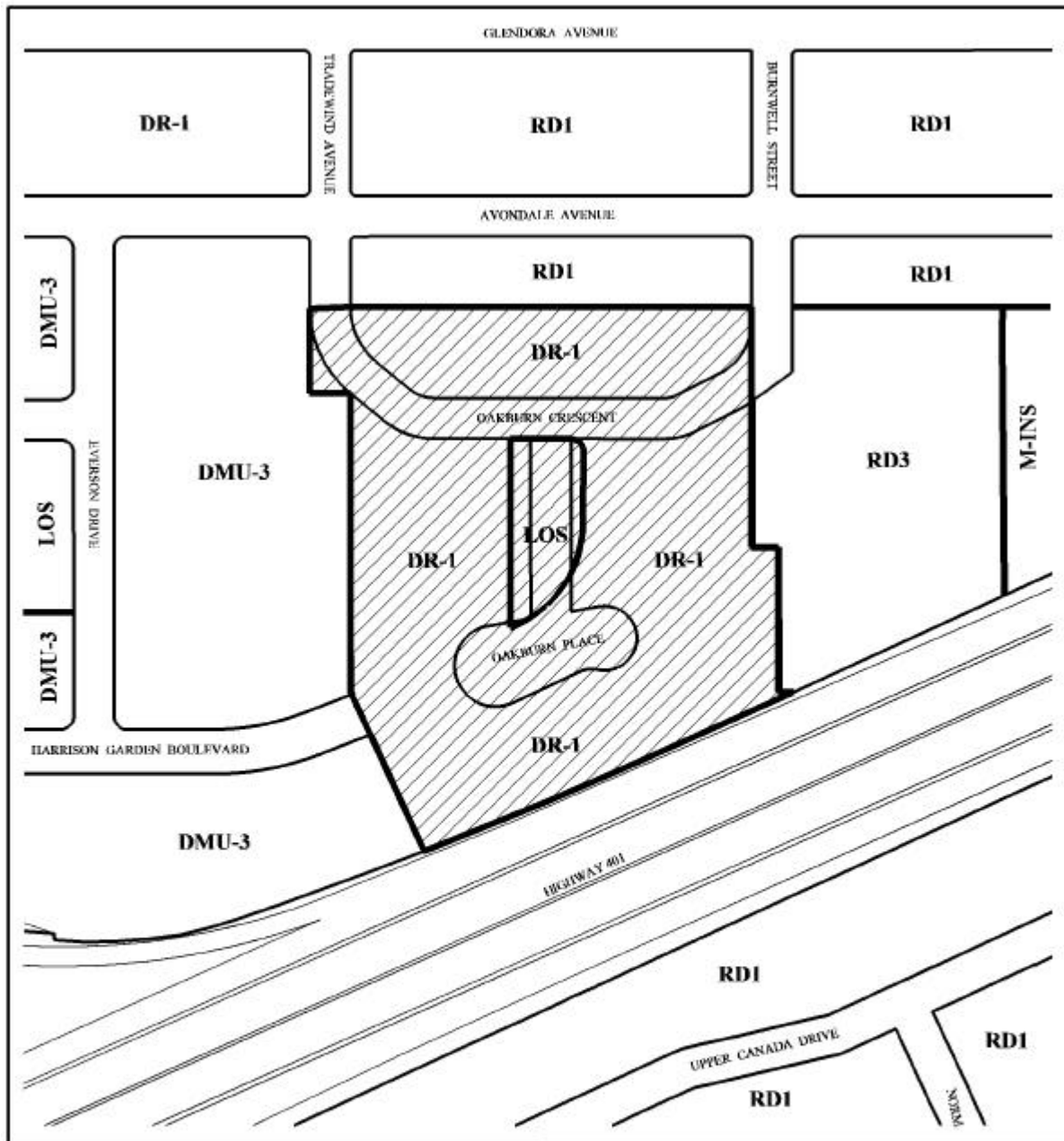
Not to Scale
03/03/05



14-40 Oakburn Place and
1-9 & 2-10 Oakburn Crescent

File # 05_105152

Attachment 2: Official Plan (Map)



Toronto Urban Development Services
Official Plan

14-40 Oakburn Place and 1-9 & 2-10 Oakburn Crescent

File # 05_105152

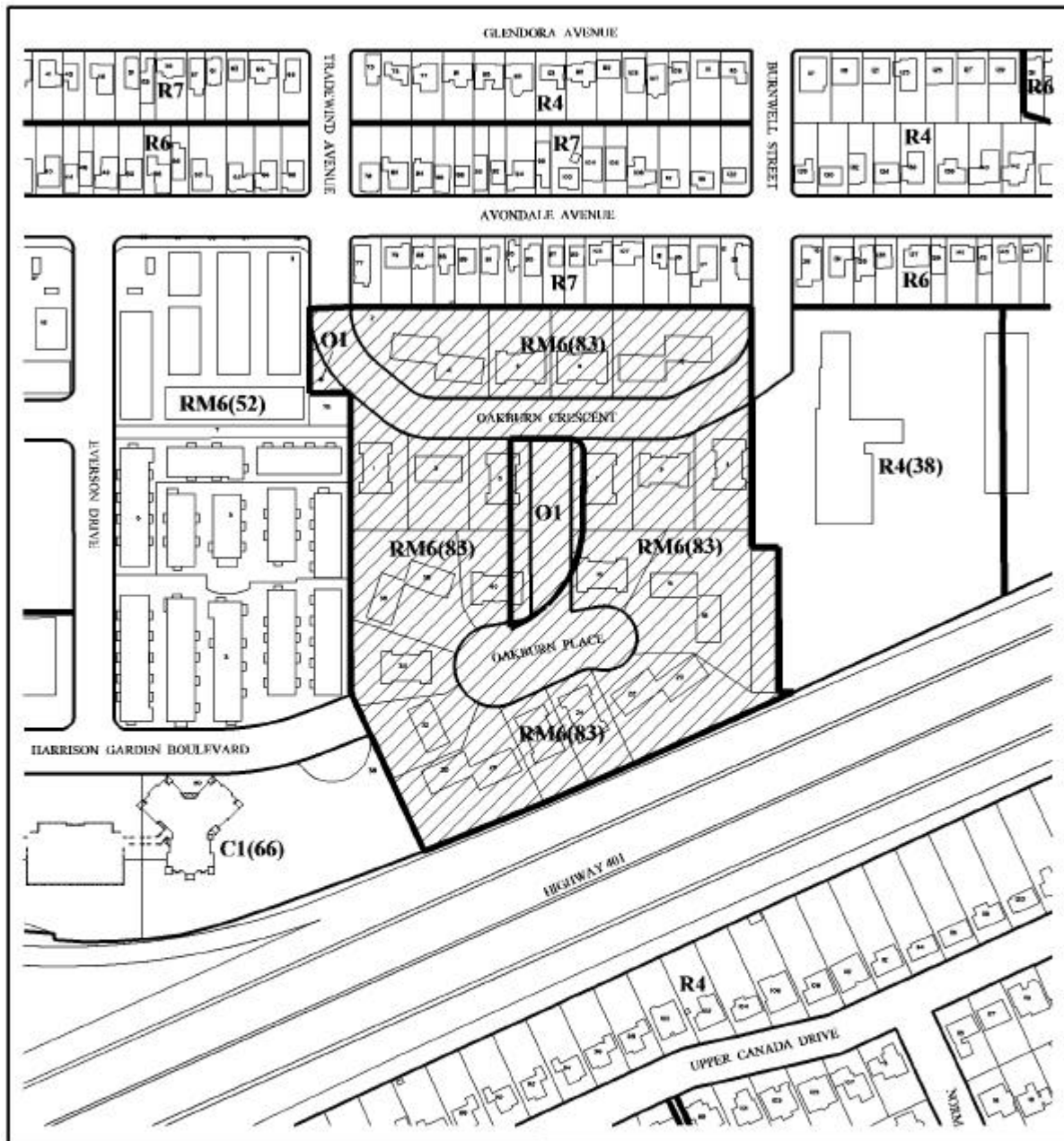
DR-1 Downtown Residential - 1
DMU-3 Downtown Mixed Use - 3
RD1 Residential Density One
RD3 Residential Density Three

M-INS Minor Institutional - School Site
LOS Local Open Space



Not to Scale
North York Official Plan
Extracted 02/15/05

Attachment 3: Zoning (Map)



Toronto Urban
Development Services
Zoning

14-40 Oakburn Place and 1-9 & 2-10 Oakburn Crescent

File # 05_105152

R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
R7 One-Family Detached Dwelling Seventh 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 02/15/05

Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 105152 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 27, 2005

Municipal Address:	1 OAKBURN CRES, Toronto ON
Location Description:	PLAN 4460 PT LOT 5 **GRID N2306
Project Description:	The proposal is to replace the existing 286 multi family units with 993 residential units in towers 21 and 23 storeys and in a terraced midrise buildings from 3 to 15 storeys. Also included are five clusters of townhouses totaling 142 units.

Applicant:	Agent:	Architect:	Owner:
GOODMANS LLP , PER ALLEN LEBIBEL		PAGE AND STEELE	K & G OAKBURN APARTMENTS 1 LTD

PLANNING CONTROLS

Official Plan Designation:	DR1 & LOS	Site Specific Provision:
Zoning:	RM6(83) & O1	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	38694	Height:	Storeys:	23
Frontage (m):	0		Metres:	65
Depth (m):	0			
Total Ground Floor Area (sq. m):	17681			Total
Total Residential GFA (sq. m):	92913		Parking Spaces:	1357
Total Non-Residential GFA (sq. m):	0		Loading Docks	4
Total GFA (sq. m):	92913			
Lot Coverage Ratio (%):	45.69			
Floor Space Index:	2.4			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	1135

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	92913	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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