

TORONTO STAFF REPORT

May 13, 2005

To: North York Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report
OPA & Rezoning Application 05 104461 NNY 10 OZ
Applicant: Paulo Stellato, The Essence Residences Inc.
Architect: N/A
475 Patricia Ave
Ward 10 - York Centre

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.

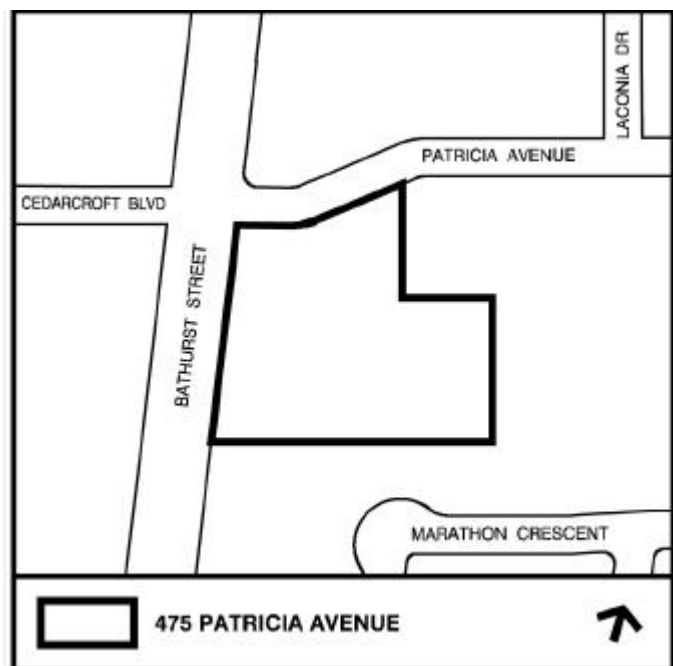
Financial Implications and Impact Statement :

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.



Comments:

Proposal

The applicant is proposing to construct a 14-storey apartment building, consisting of 290 residential condominium units, with grade related units facing Bathurst Street and Patricia Avenue. A total gross floor area of 25,700 m² is proposed (2.1 FSI).

Vehicular access is proposed from both Bathurst Street and Patricia Avenue. A total of 435 parking spaces will be provided in a below grade garage.

Site Description

The 15.1 hectare site is located at the southeast corner of Bathurst Street and Patricia Avenue. The site is currently developed with a 2-storey private school fronting onto Patricia Avenue. The applicant is proposing to purchase a portion of the school's playground. The private school will remain in operation.

Abutting uses are as follows:

North: townhouse project on the north side of Patricia Avenue.

South: townhouse project, with single detached houses to the south-east.

East: B'nai Torah Synagogue and Fisherville Junior High School.

West: 12-storey apartment building on the west side of Bathurst Street.

North York Official Plan

The subject lands have a split designation within the North York Official Plan, with the north portion of the site designated Residential Density One (RD-1) and the southern portion of the site designated Residential Density Three (RD-3).

The RD-1 designation permits low-density residential uses at a density of 20 units per hectare for single-detached dwellings and 30 units per hectare for semi-detached housing.

The RD-3 designation permits low rise residential units including multiple attached dwellings and low rise apartment buildings at a maximum density of 100 units per hectare.

Section C.4 of the former City of North York Official Plan states that residential intensification may be permitted when such intensification is desirable and appropriate. Intensification can include new housing when it is compatible in scale and physical character with the existing residential neighbourhood. The Official Plan specifies development criteria for considering intensification, which address issues such as compatibility with adjacent residential neighbourhoods, urban design features, parks and open spaces and municipal services.

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 and prehearing conferences are now taking place.

Once the new Official Plan comes into full force and effect, it will designate the lands 'Apartment Neighbourhood', which are made up of apartment buildings and parks, local institutions, recreational facilities and small scale retail, service and office uses that serve the needs of area residents.

Zoning

The lands are designated R4 (One-Family Detached Dwelling Forth Density Zone) which permits single detached dwellings and accessory buildings.

Site Plan Control

The applicant has not yet submitted a site plan application.

Reasons for the Application

An amendment to the former City of North York's Official Plan is required to permit the proposed apartment building use.

An amendment to the Zoning By-law 7625 is required, as the R4 zoning that applies to the site does not permit the apartment building.

Issues to be Resolved

The proposed development will be evaluated in light of the relevant Official Plan policies and other applicable City policies and guidelines. The review will include consideration of the issues referenced below and other matters that may be identified through the circulation, review and consultation process:

- Achieving appropriate height, setbacks and stepbacks to allow the building to fit within its context and street proportion;
- Achieve appropriate height, setbacks and stepbacks related to impacts of overlook, shadow and wind on adjacent and surrounding properties including the school and its open space;
- Site servicing, access to the proposed parking garage and circulation for the apartment building as well as the existing school;

- Achieving high quality streetscape, public and private landscaped open space and pedestrian amenity;
- Preservation of existing mature trees;
- Determination of appropriate density and height and consideration of securing public benefits through Sections 37 in return for any increase in density and height.

Conclusions:

Staff will proceed to schedule a community consultation meeting and a Public meeting.

Contact:

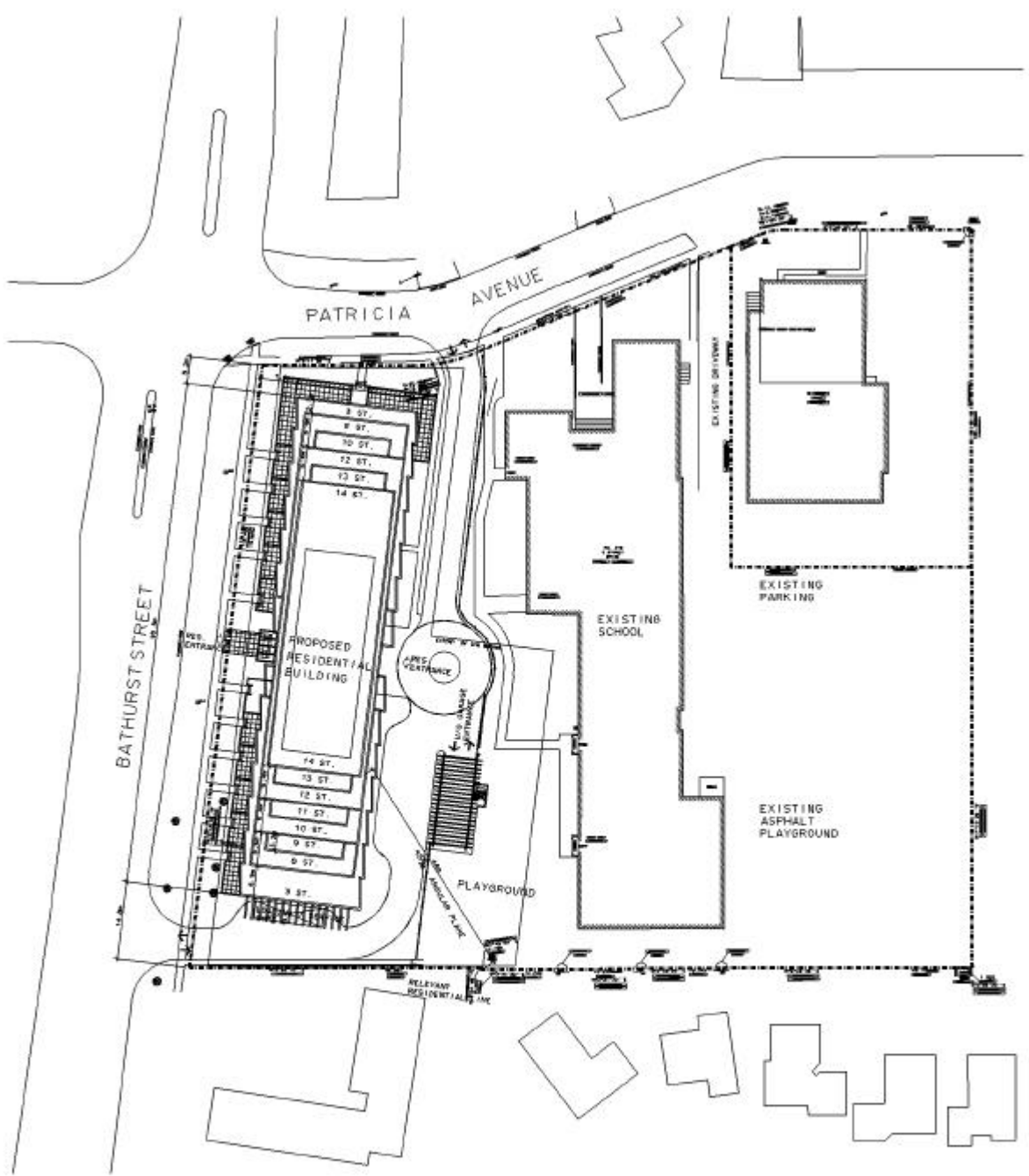
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Thomas C. Keefe
Director, Community Planning, North District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Application 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

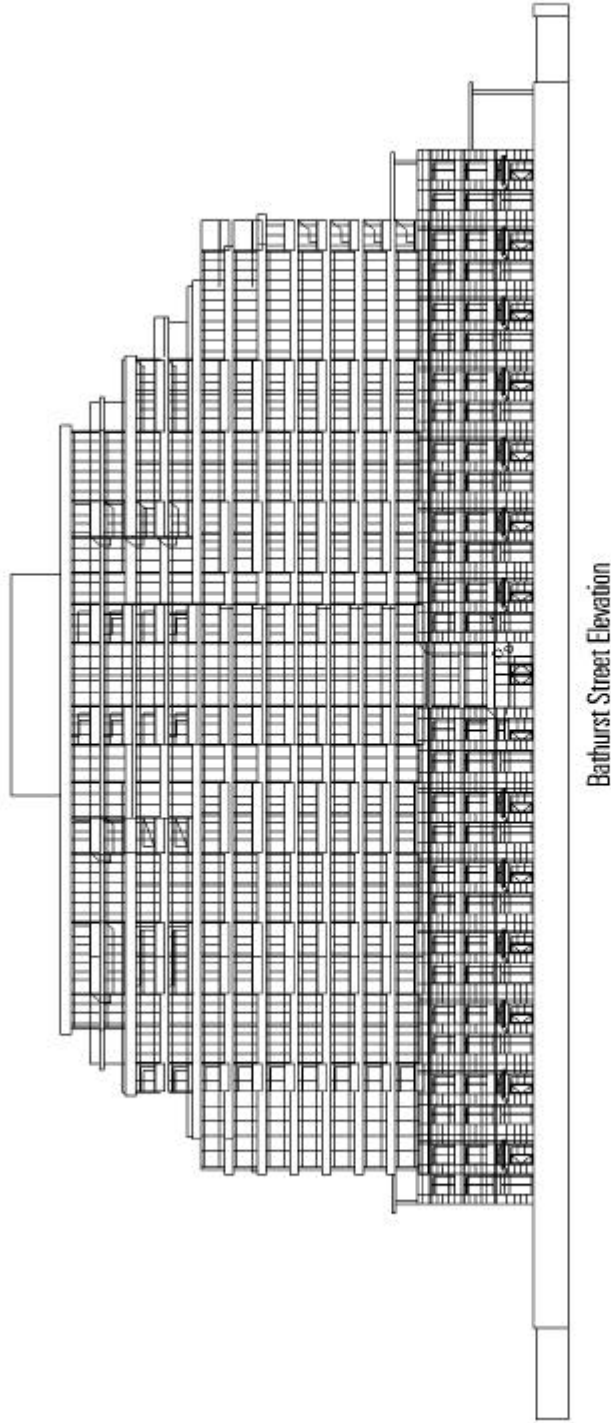
475 Patricia Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 05_104461

Attachment 2: Elevation 1



Elevations

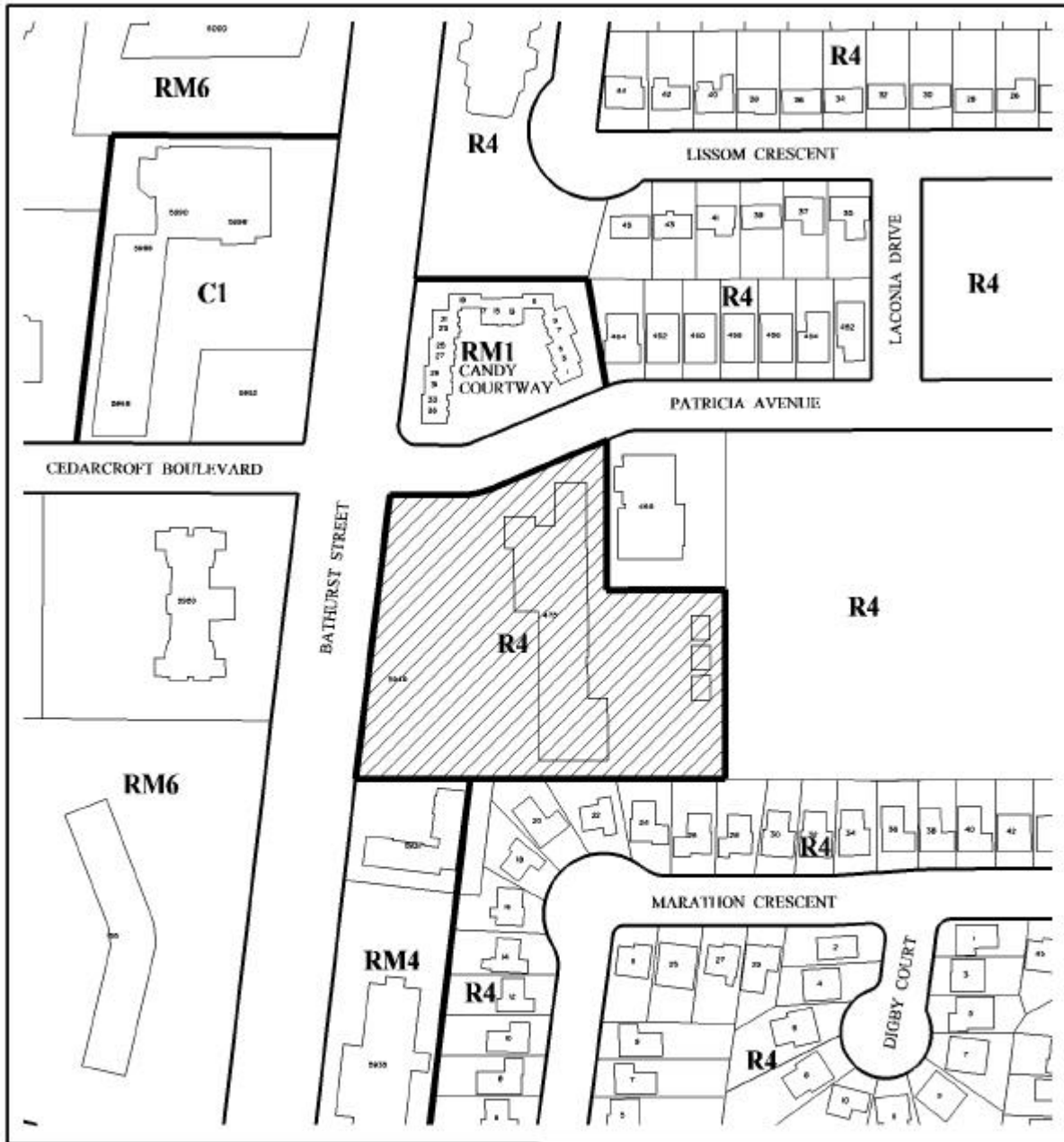
Applicant's Submitted Drawing

Not to Scale
04/03/05

475 Patricia Avenue

File # 05_104461

Attachment 3: Zoning (Map)



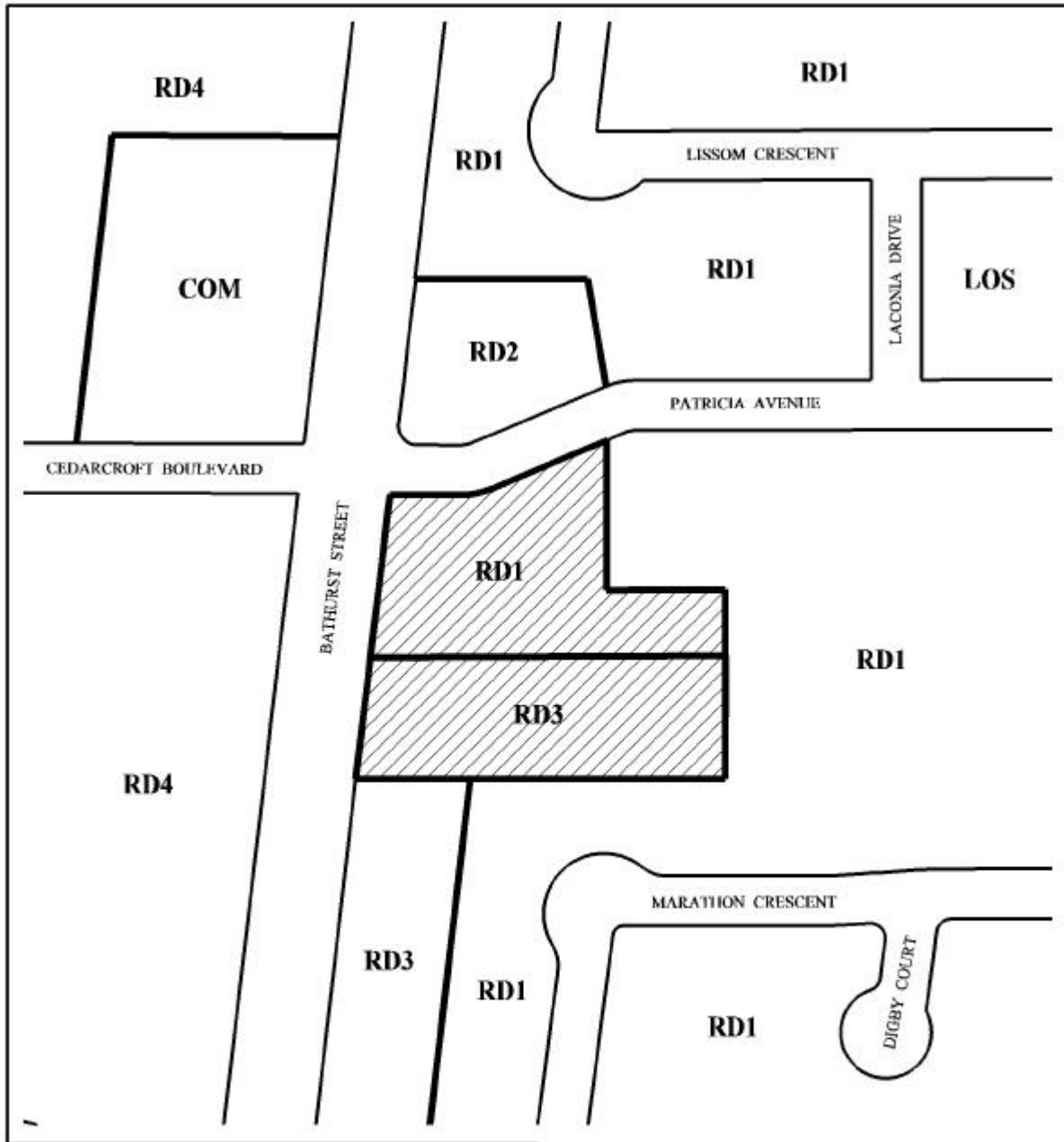
Toronto Urban Development Services
Zoning

475 Patricia Avenue
File # 05_104461

- R4 One-Family Detached Dwelling Fourth Density Zone
 - RM4 Multiple-Family Dwellings Fourth Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 04/06/05

Attachment 4: Official Plan (Map)



 **Toronto** Urban Development Services
Official Plan

475 Patricia Avenue
File # 05_104461

RD1 Residential Density One
RD2 Residential Density Two
RD3 Residential Density Three
RD4 Residential Density Four

COM Commercial
LOS Local Open Space


Not to Scale
North York Official Plan
Extracted 04/06/05

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 104461 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 25, 2005

Municipal Address: 475 PATRICIA AVE, Toronto ON
 Location Description: PLAN 1880 PT LOTS 139-145 401-404 407 413 421 CLOSED CONNAUGHT AVE **GRID N1002
 Project Description: New fourteen storey, 290 - unit terraced residential condominium development.

Applicant:	Agent:	Architect:	Owner:
THE ESSENCE RESIDENCES INC. PAULO STELATO			TORATH EMETH CONGREGATION

PLANNING CONTROLS

Official Plan Designation:	RD1 & RD3	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	15106.5	Height:	Storeys:	14
Frontage (m):	115.4		Metres:	44
Depth (m):	101.07			
Total Ground Floor Area (sq. m):	4918.2			Total
Total Residential GFA (sq. m):	25700		Parking Spaces:	435
Total Non-Residential GFA (sq. m):	5456.4		Loading Docks	1
Total GFA (sq. m):	31156.4			
Lot Coverage Ratio (%):	32.5			
Floor Space Index:	2.06			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	290

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	25700	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	5456.4	0

CONTACT: PLANNER NAME: Kelly Jones, Planner