

TORONTO STAFF REPORT

May 30, 2006

To: North York Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report
OPA & Rezoning Application 06 104568 NNY 25 OZ
Applicant: Cresford Developments
Architect: J.F. Brennan
2130 Bayview Ave
Ward 25 - Don Valley West

Purpose:

To provide preliminary information on the above-noted applications to permit 17 three-storey detached dwellings and 3 five-storey apartment buildings 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 17 three-storey (11.7m to 13 m high) detached dwellings fronting onto a private U-shaped driveway and 3 five-storey (21m) residential buildings fronting on Bayview Avenue. Buildings 1 and 2 contain 32 units each for a total of 64 units and Building 3 contains 6 units. A total gross floor area of 28,300 m² (304629 ft²) is proposed (1.4 FSI).

Parking for all of the units, including the single detached dwellings, will be provided in a below grade garage. A total of 202 parking spaces are proposed, 111 spaces for the apartment buildings and 54 for the detached houses and 37 visitor spaces.

Site Description

The subject lands are located on the west side of Bayview Avenue, just north of Blythwood Road. The 2.0 hectare site is the former location of the William Booth Memorial College, which served as a training facility for the officers of the Salvation Army, closing in 2004. The property is considered architecturally significant and is included on the City of Toronto Inventory of Heritage Properties.

Abutting uses are as follows:

North: single detached dwellings and the parking lot for Lawrence Park Community United Church, which fronts onto Bayview Avenue;

South: to the immediate south of the site is Stratford Park. Further south there are single detached dwellings

East: Sunnybrook Hospital and Sunnybrook Women's Health Centre

West: single detached dwellings.

North York Official Plan

The subject lands are designated General Institutional (G-INS) within the North York Official Plan. This designation permits major institutional uses. Residential uses are not permitted.

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

In November 2002, 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. The hearing commenced on June 13, 2005 and will continue on June 5, 2006.

Once the new Official Plan comes into full force and effect, it will designate the lands the property as "Neighbourhoods". Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as single and semidetached dwellings, townhouses and interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

The new Official Plan provides policies for Neighbourhoods to ensure that new development respects and reinforces the physical pattern and character of established neighbourhoods. Policy 4.1(9) of the new Official Plan provides development criteria to guide infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established neighbourhoods.

Zoning

The lands are designated R3(7), which is a site specific zoning permitting the Salvation Army Training College use within the residential zone.

Site Plan Control

The applicant has submitted a concurrent proposal for Site Plan Approval. Site Plan Approval must be obtained prior to the enactment of the zoning by-law.

Tree Preservation

The existing site contains a number of large mature trees, therefore, the applicant will be required to submit a tree inventory and preservation plan to identify the public and private trees on or adjacent to the site that should be maintained and protected.

Reasons for the Application

Amendments to both the former City of North York's Official Plan and the new City of Toronto Official Plan are required to permit the proposed project.

An amendment to the Zoning By-law 7625 is required, as the R3(7) zoning that applies to the site does not permit the proposed residential use.

Comments

The proposed development raises a number of concerns:

Heritage Preservation

The site is the former location of the William Booth Memorial College, which served as a training facility for the officers of the Salvation Army. The property has significant heritage and cultural attributes and is listed on the City of Toronto Inventory of Heritage Properties. In order to recognize the historical significance of the site, City Staff will be encouraging the retention and integration of the existing tower element and preservation of the landscaped character of the site.

Height

The proposal includes three condominium buildings fronting onto Bayview Avenue that are 5-storeys in height. The proposed ground floor is approximately 2 meters above the establish grade. The applicant is also proposing floor to ceiling heights between 3.6 metres and 3.9 metres. The floor to ceiling heights that the applicant is providing are significantly higher than typical residential buildings. When the height of the parapet and the elevator shafts are included, the effective building height is 21 metres.

The 3-storey single detached dwellings proposed on the interior of the site also have significant floor to ceiling heights, ranging from 3.2 metres to 3.7 metres. Including the parapets, the effective building height of these detached dwellings range from 11.7 metres to 13 metres.

Existing Physical Context

Both the North York Official Plan and the new City of Toronto Official Plan contain policies that state that residential intensification is to be compatible in terms of scale and physical character of the existing area.

The subject lands are located on Bayview Avenue south of Lawrence Avenue. The physical character of this portion of Bayview Avenue is institutional with large setbacks and landscapes with mature trees. This site with its campus like qualities, pavilion type buildings, large setbacks and mature trees help form this context which is unique in the City.

This site is also the eastern edge of the Lawrence Park neighbourhood that consists of large single detached dwellings with generous lots and mature landscapes.

The proposed development will be evaluated to ensure appropriate massing of the buildings, so that the unique character of Bayview Avenue and the low density residential area adjacent to the site is respected and enhanced.

In addition to the matters outlined above, the review will include consideration of the issues referenced below, as well as other matters that may be identified through the circulation, review and consultation process:

- Providing an appropriate buffer to maintain privacy, amenity and security for adjacent area residents;
- Achieving high quality streetscape, public and private landscaped open space and pedestrian amenity;
- Providing an appropriate edge and public access to Stratford Park;
- Preservation of existing mature trees;
- Reviewing the site servicing, access to the parking garage, number of parking spaces and site circulation;
- Consideration of securing public benefits through Section 37.

Conclusions:

The issues indicated above, and any others that may be identified through the review process, will need to be resolved prior to the presentation of a Final Report to Community Council. The next step is to hold a Community Consultation Meeting, in consultation with the local Councillor. The target timing of the Final Report and Statutory Public Meeting is the third quarter of 2006, assuming that any additional information and project revisions that may be required are provided in a timely manner.

Contact:

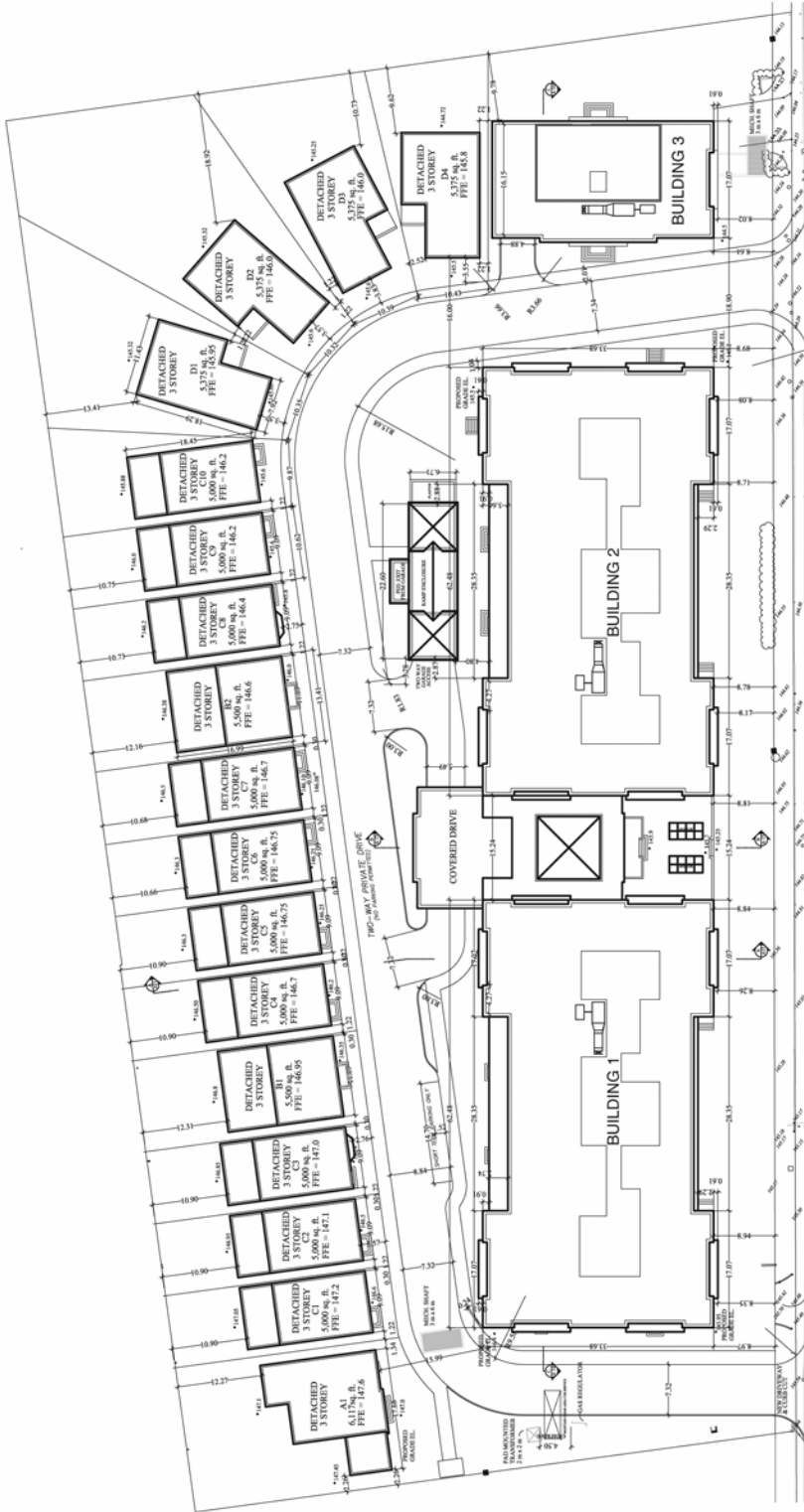
Kelly Jones, Planner
Ph: (416) 395-7127
Fax: 416-395-7155
Email: kjones2@toronto.ca

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

List of Attachments:

- Attachment 1: Site Plan (Applicant's submitted Plan)
- Attachment 2: East and West Elevations (Buildings 1 & 2)
- Attachment 3: South and North Elevations (Buildings 1& 2)
- Attachment 4: Elevations (Building 3)
- Attachment 5: Elevations (Single-Detached Dwellings)
- Attachment 6: Zoning
- Attachment 7: Official Plan

Attachment 1: Site Plan



BAYVIEW AVENUE

2130 Bayview Avenue

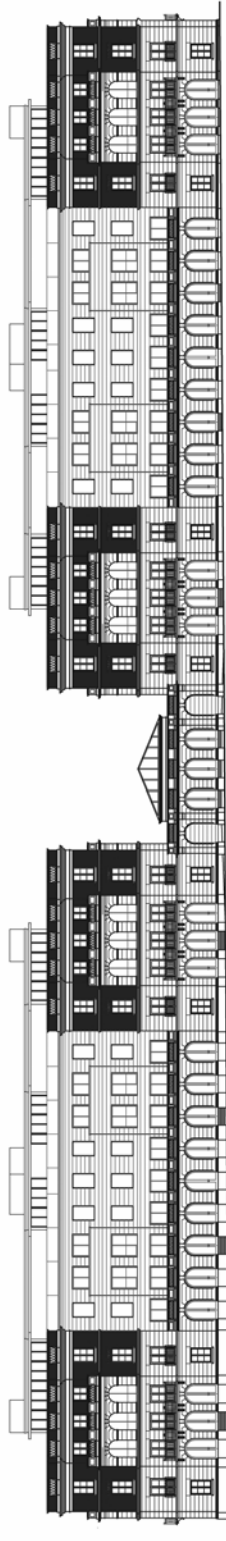
Site Plan
Applicant's Submitted Drawing

Not to Scale
05/19/06

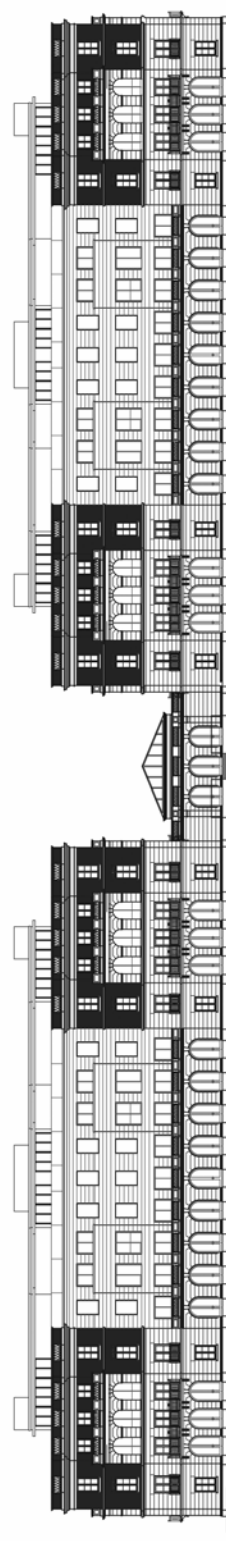
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Attachment 2: Elevation 1



Buildings 1 & 2 - West Elevation



Buildings 1 & 2 - East (Bayview Avenue) Elevation

Elevations

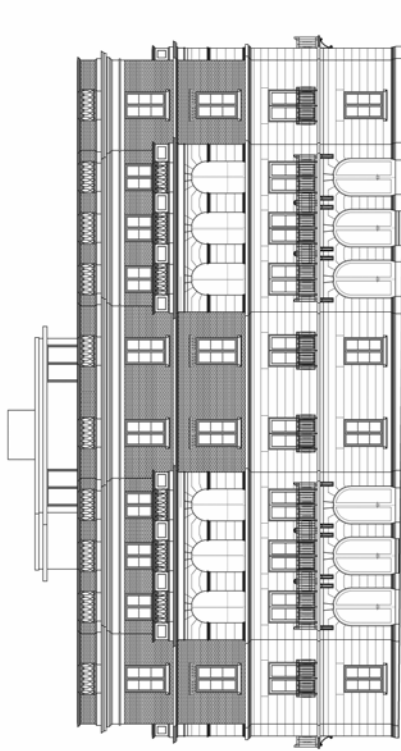
Applicant's Submitted Drawing

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05/19/06

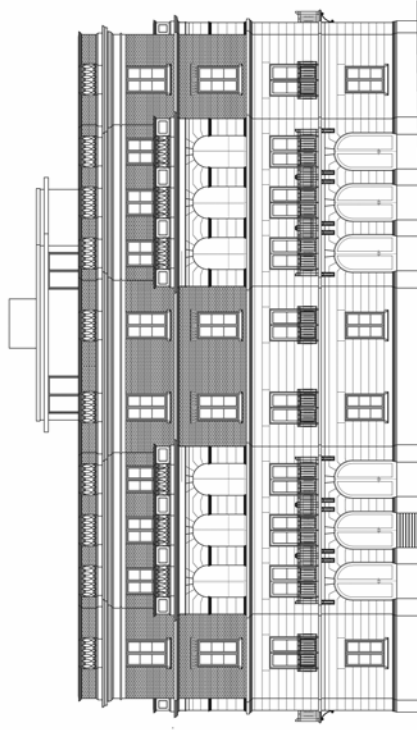
2130 Bayview Avenue

File # 06_104568

Attachment 3: Elevation 2



Building 1 - South Elevation



Building 1 - North Elevation

Elevations

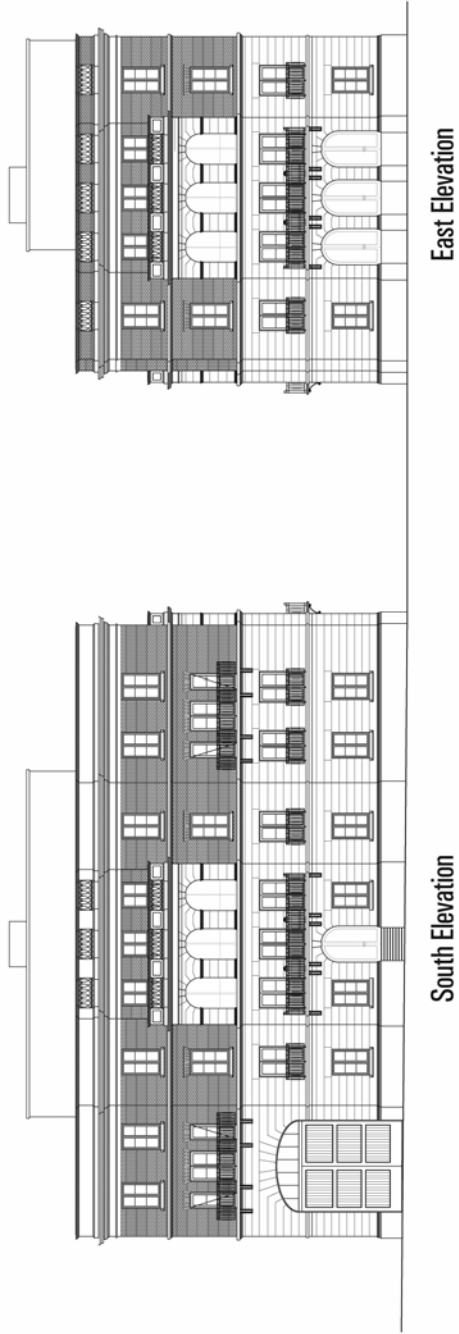
Applicant's Submitted Drawing

Not to Scale
05/19/06

2130 Bayview Avenue

File # 06_104568

Attachment 4: Elevation 3



Elevations - Building 3

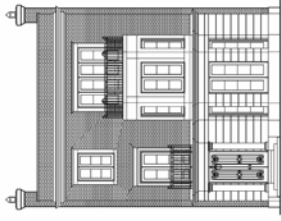
Applicant's Submitted Drawing

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05/19/06

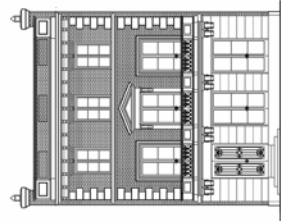
2130 Bayview Avenue

File # 06_104568

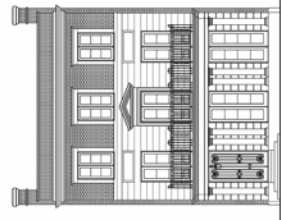
Attachment 5: Elevation 4



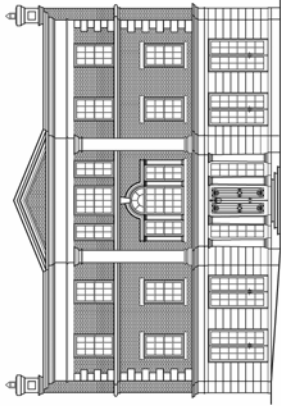
C3, C8 similar



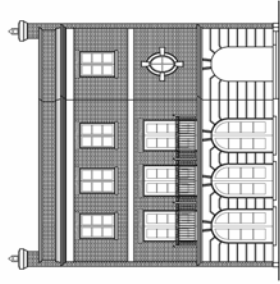
C2, C5, C6, C9 similar



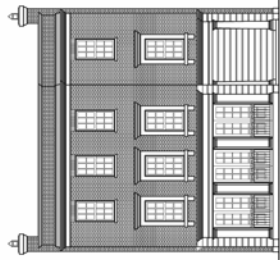
C1, C10 similar



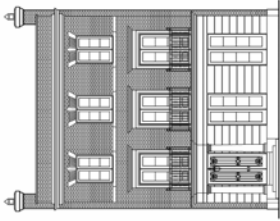
A1



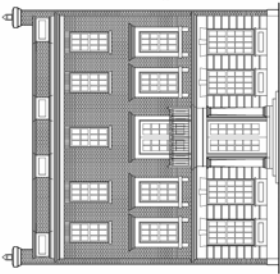
D3, D8 similar



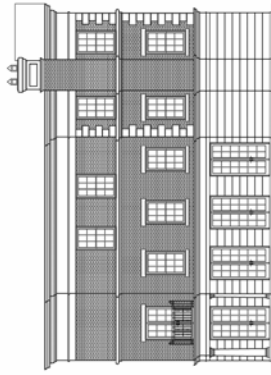
D1, D4 similar



C4, C7 similar



B1, B2 similar



A1 Park (South) Elevation

Townhouse Street Elevations

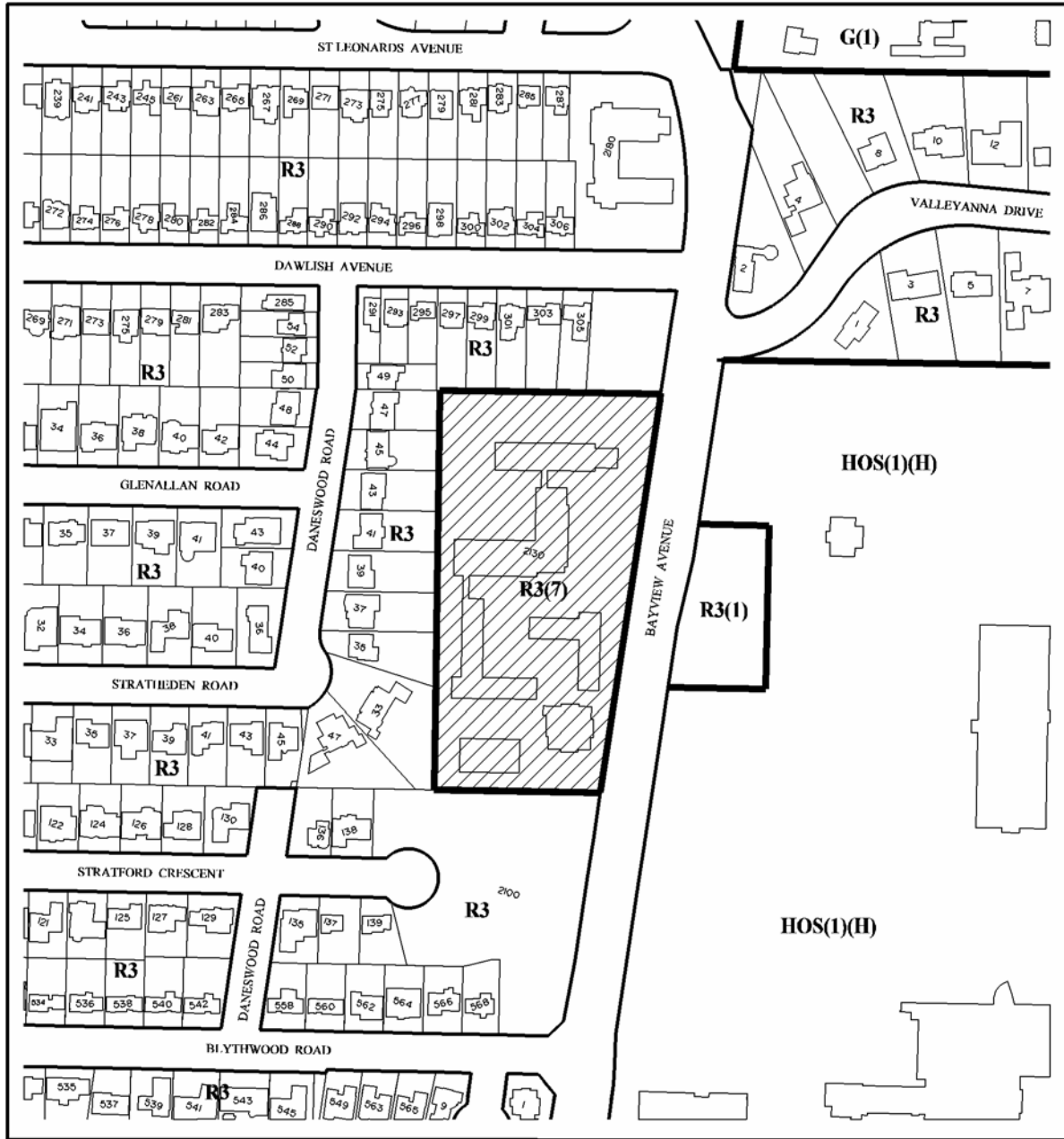
Applicant's Submitted Drawing

Not to Scale
05/19/06

2130 Bayview Avenue

File # 06_104568

Attachment 6: Zoning (Map)



2130 Bayview Avenue

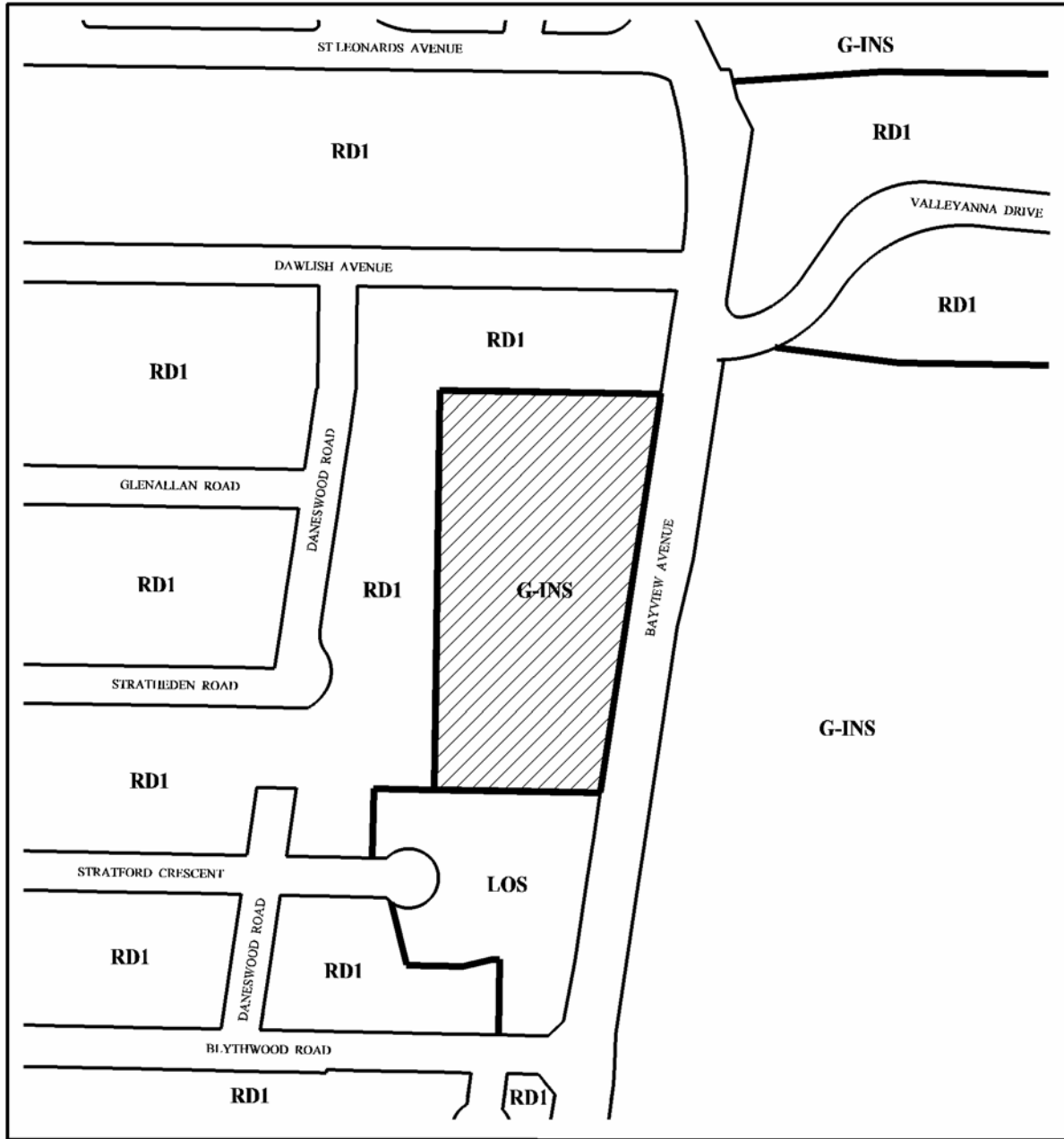
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- R3 One-Family Detached Dwelling Third Density Zone
- HOS Hospital Zone
- G Greenbelt Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

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Not to Scale
Zoning By-law 7625
Extracted 05/19/06

Attachment 7: Official Plan (Map)




 **Toronto** City Planning
Division
Official Plan

2130 Bayview Avenue

File # 06_104568

RD1 Residential Density One
G-INS General Institutional
LOS Local Open Space


Not to Scale
North York Official Plan
Extracted 05/19/06