

2 Holiday Drive - Zoning Application - Preliminary Report

Date:	June 12, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	File No. 07 153449 WET 03 OZ

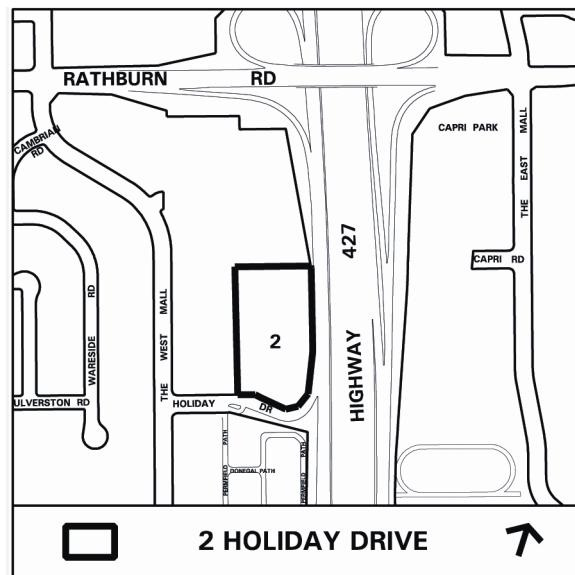
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redevelop the former Ramada Inn property at 2 Holiday Drive with a condominium apartment development of 887 units contained in four towers with a maximum height of 24 storeys, connected by podiums.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff continue to work with the applicant to refine the application, in response to the identification of preliminary issues. Staff recommend that a community consultation meeting be held in September, 2007.



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; and
 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.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the 2.1 hectare site at 2 Holiday Drive with an apartment condominium development. The plans submitted include 4 towers of 24 storeys (75 metres), each connected by mid-rise buildings of 6 to 8 stories in a U-shaped arrangement.

Ten townhouses are proposed in a separate building. A freestanding building is also shown, to be used as a daycare. The total Gross Floor Area (GFA) of the proposal would be 91 474 square metres, resulting in a Floor Space Index (FSI) of 4.19 (Attachment 4).

The development would include 362 one bedroom units, 515 two bedroom units and 10 townhouses. 1,186 parking spaces would be provided. The applicant expects to construct the development in two phases. Hard and soft landscaping would be provided in the interior of the development as well as in the 14.0 metre setback from Highway 427, required by the Ministry of Transportation. No building or required parking may be constructed in the setback.

Site and Surrounding Area

The site is located on the west side of Highway 427, just south of Rathburn Road. More specifically, it is at the northwest corner of Highway 427 and Holiday Drive, which is a local exit from Highway 427. It is almost rectangular in shape and flat. The property has been used for hotel purposes, most recently as a Ramada Inn. The hotel is now closed. The only access to the property is at its southwest corner where a driveway connects with Holiday Drive.

Abutting properties (Attachment 3):

North: To the north is 545 The West Mall, a 16-storey rental apartment building located 36.7 metres north of the proposed building, at its closest point.

West: West of the property is 511 The West Mall, a 19-storey condominium apartment building.

South: Across Holiday Drive is a low-rise condominium townhouse development.

East: The site abuts Highway 427 on the east. Directly across the highway, which is 18 lanes wide at this point, is a 25-storey apartment building.

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 property is located in a Mixed Use Area under the City of Toronto Official Plan. All of the surrounding properties, including those across Highway 427, are designated Apartment Neighbourhood. Residential development of the type proposed is permitted under the Mixed Use Area designation. Staff will review the proposed development for consistency with the Official Plan including development criteria in the Mixed Use designation, built-form policies and other relevant policies.

Zoning and Federal Regulations

The former City of Etobicoke Zoning Code zones the area CPP – Commercial Planned Preferred, reflecting its hotel use (Attachment 3). No residential use is permitted.

The Greater Toronto Airports Authority regulations limit heights to 24 storeys on this site.

Site Plan Control

The property is in a Site Plan Control area. Site Plan Approval will be required for any development to proceed. No application has yet been received.

Reasons for the Application

The current zoning on the site does not permit residential development.

COMMENTS

Issues to be Resolved

Staff have reviewed the plans and have identified some issues and areas of concern. In discussion with the applicant some progress has already been made in addressing these. We expect additional revisions through the summer so that the concept presented to the public at the community consultation meeting in the autumn will not be the same as that shown in the Attachments.

Density, Height and Built Form

Staff are concerned that the heights of the buildings connecting the four towers are too high. These buildings are mid-rise apartment buildings rather than podia for the towers. They should be reduced to 3 to 4 storeys.

It would also be appropriate to reduce the height of the tower at the south end of the development to provide a transition to the low-rise townhouse development south of Holiday Drive. The GTAA has imposed a 24 storey height limit on this site. It may be necessary to reduce the proposed Gross Floor Area (GFA) of the development to achieve these built-form objectives.

The shadow impact of the towers on the properties to the north and west will also be reviewed.

The freestanding townhouse block and daycare may not be located in appropriate locations. In particular, the townhouses should be incorporated into the lower levels of the building.

Siting of the daycare must be carefully considered to provide good access to users who are not resident in the development and to locate an appropriate outdoor play area for the children.

It is important to provide a pleasant and safe environment for pedestrian movement, both on the site and on Holiday Drive, along which people will walk to the bus route on The West Mall and local services. The architecture and landscaping of the development should provide a sense of place for the residents and visitors.

This site is highly visible from Highway 427, which is a major gateway to the City for those arriving by air. The towers most visible from the highway should display particularly notable and varied architecture, designed to impress upon visitors and residents alike the importance Toronto attaches to building a beautiful and well designed city.

Landscaped Areas

Staff are concerned that the courtyard area to the west of the building contains too much pavement and insufficient green space. One factor contributing to this situation is the location of garbage loading areas facing the courtyard. These should be combined and

accessed from a location that does not impact the landscaped courtyard. In addition, the connection between the outdoor amenity area and the adjoining indoor amenity areas needs to be strengthened. Most of the landscaping proposed is located adjacent to Highway 427. The noise generated by the highway makes this area practically unusable for any kind of outdoor activity.

Traffic

The applicant reports that concerns about the impact of the traffic generated by this development were raised during his preliminary discussions with the neighbours. A traffic study has been submitted as part of the application, which is under review by staff.

Noise

Due to the proximity of Highway 427, measures to reduce the impact of noise, especially in the landscaped courtyard area, must be included in the project.

Parking

The applicant is interested in discussing a reduction in the parking requirement for this development. This will be reviewed in light of changes to the zoning standards recently proposed.

Green Development Standard

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

Section 37

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning Act*. This will be discussed with the applicant and the local Councillor in order to identify Community benefit opportunities.

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

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

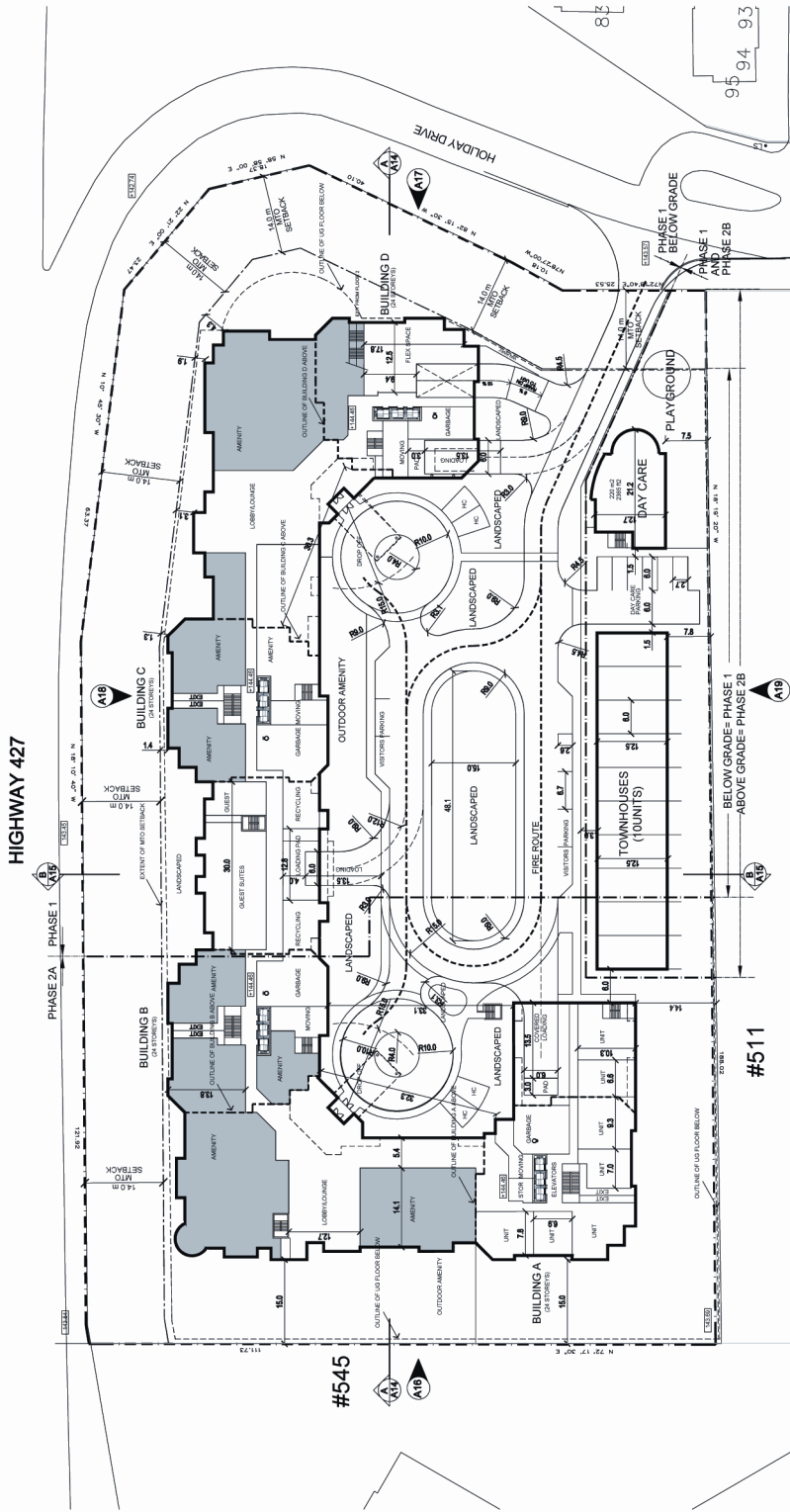
Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



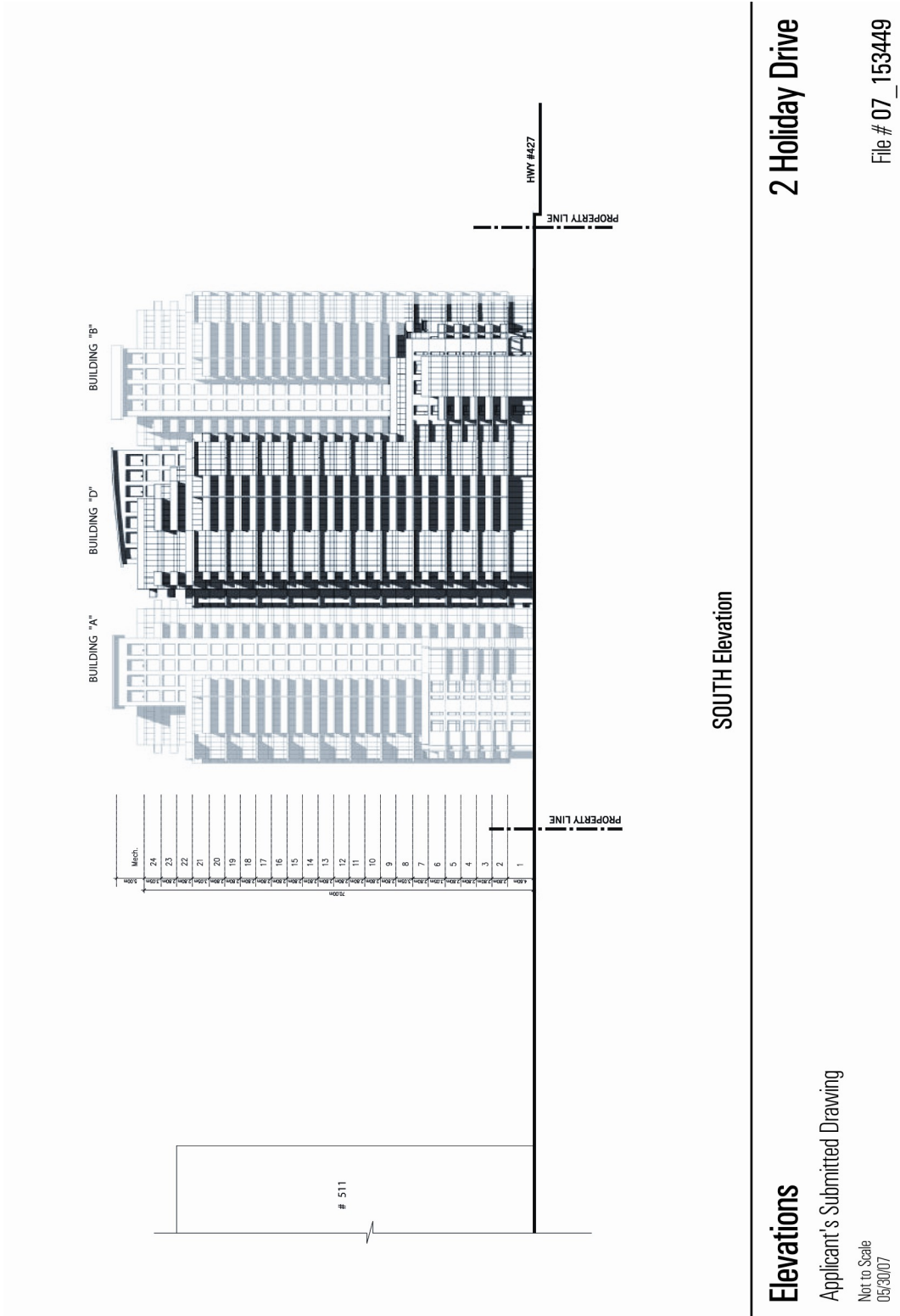
2 Holiday Drive

Site Plan
 Applicant's Submitted Drawing

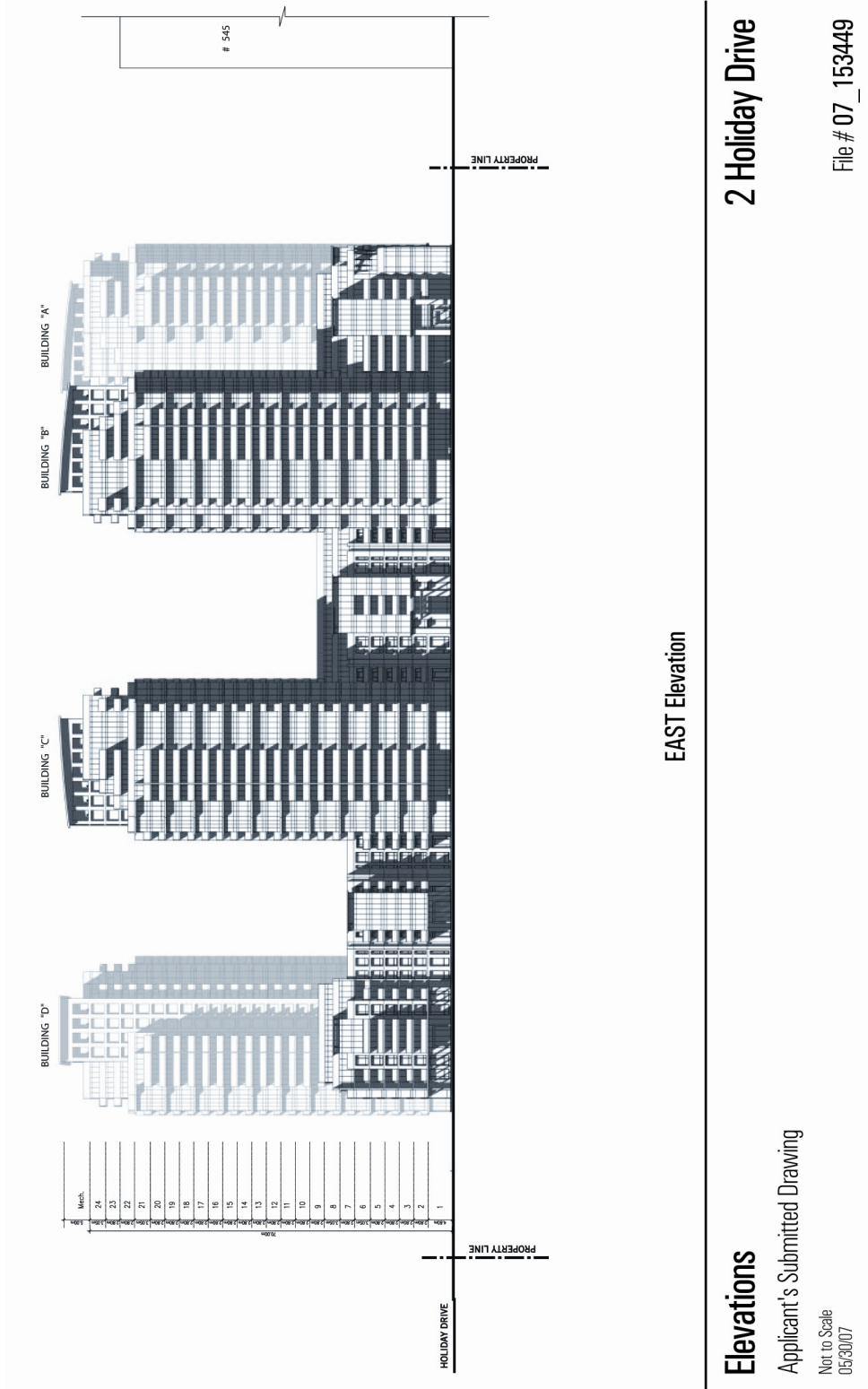
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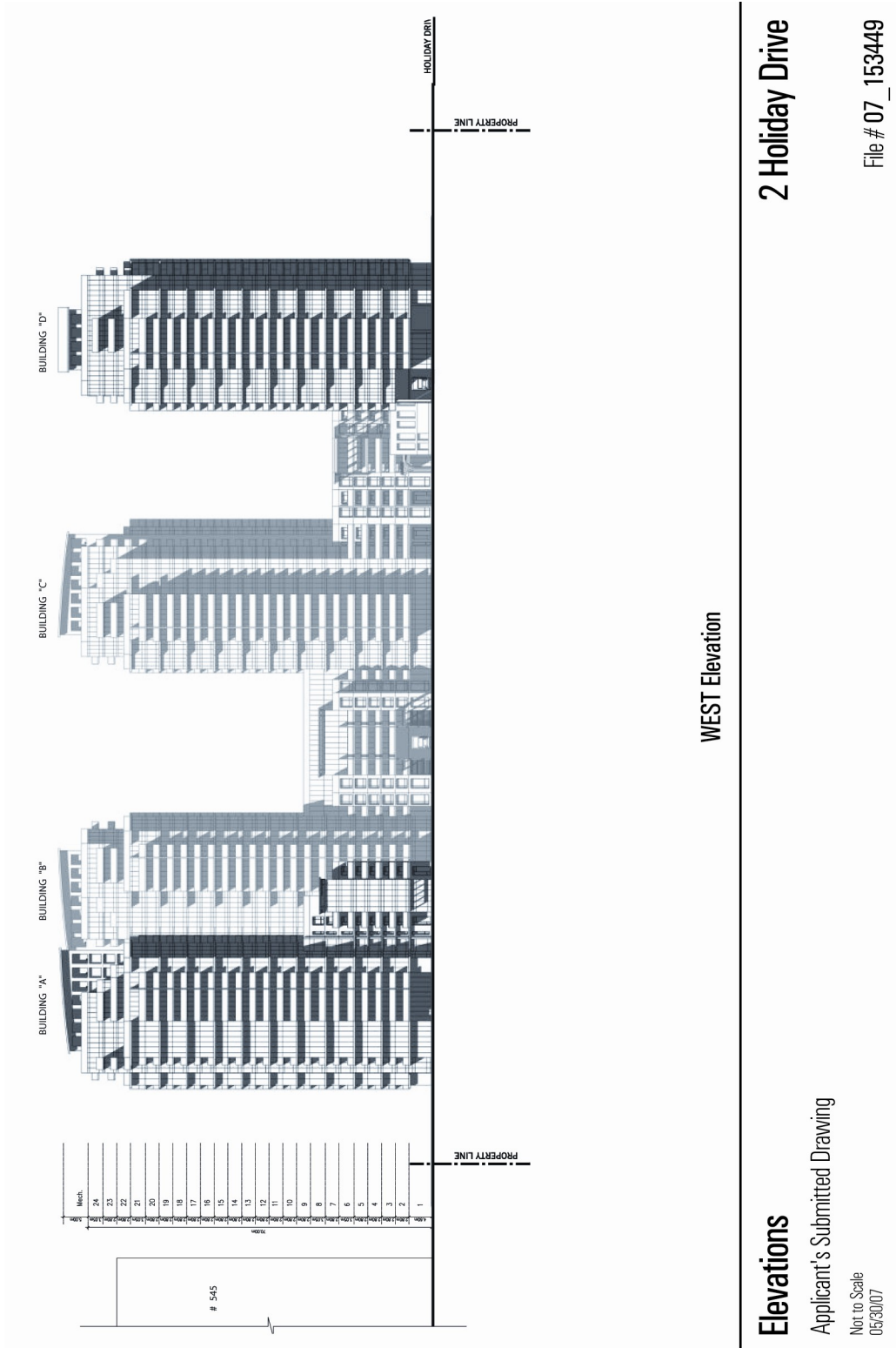
Attachment 2: Elevations



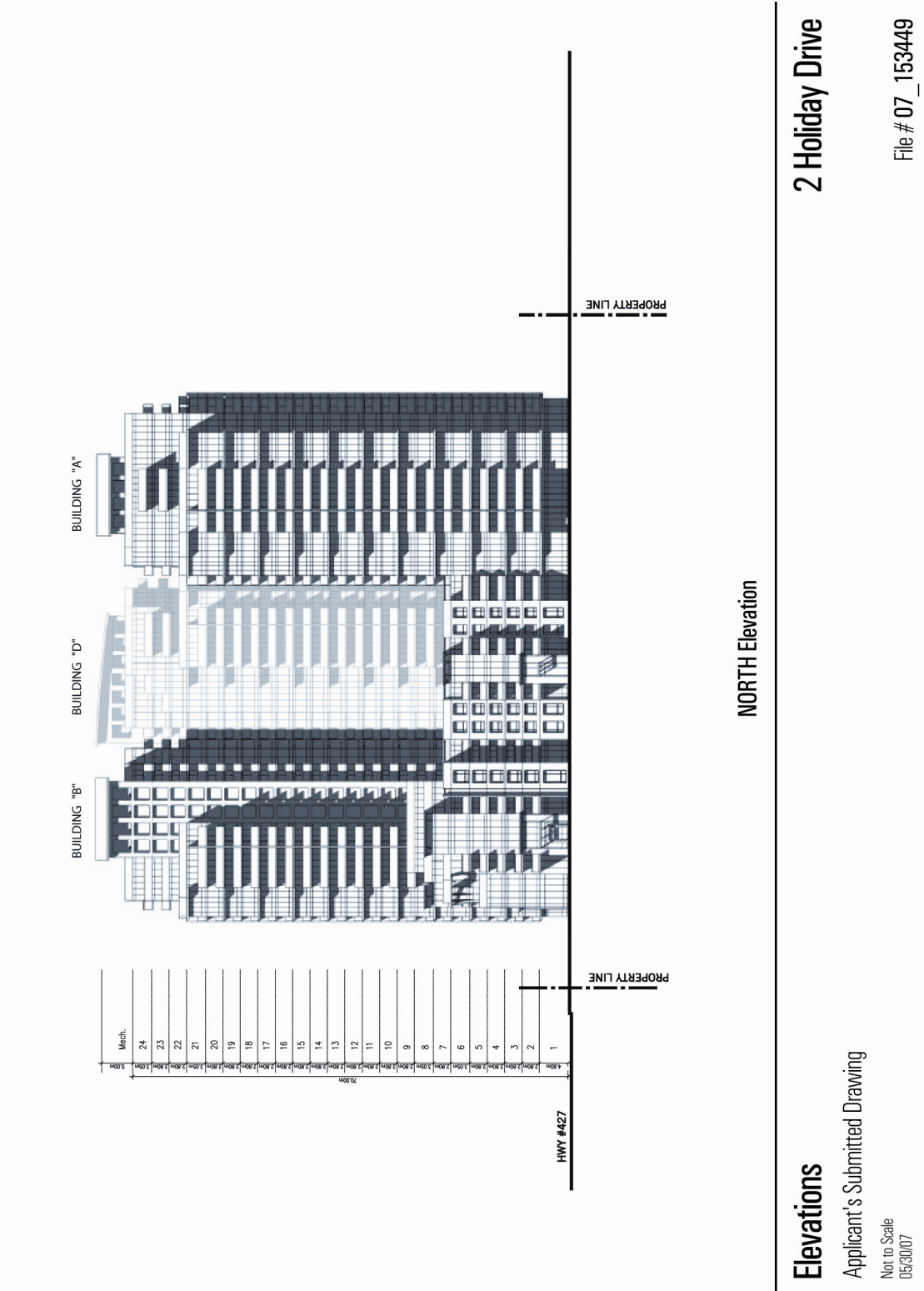
Attachment 2: Elevations (continued)



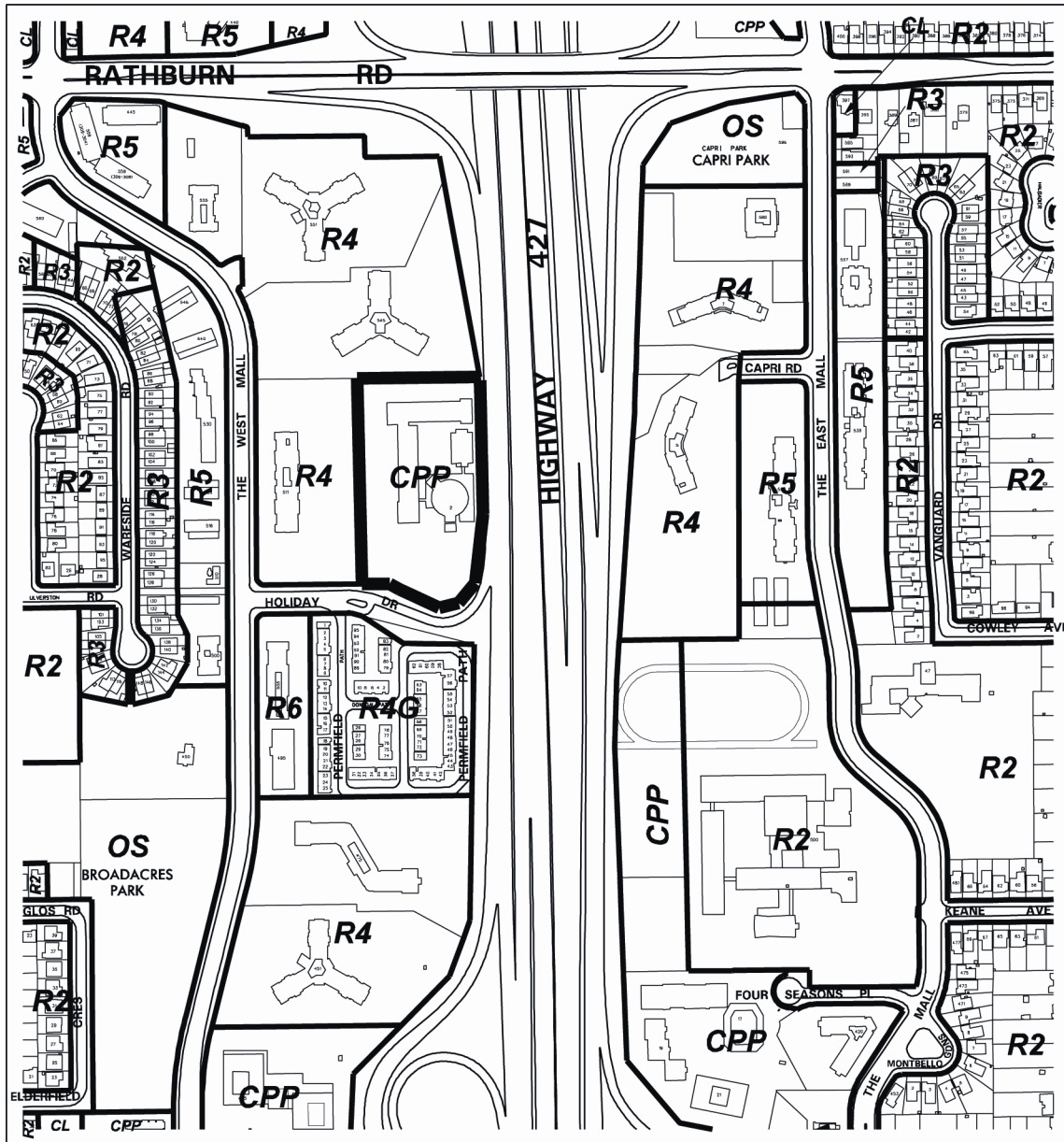
Attachment 2: Elevations (continued)



Attachment 2: Elevations (continued)



Attachment 3: Zoning



2 Holiday Drive

File # 07_153449

- | | |
|-------------------------------|--------------------------------------|
| Former Etobicoke | |
| R2 Residential Second Density | R4G Residential Fourth Density Group |
| R3 Residential Third Density | OS Public Open Space |
| R4 Residential Fourth Density | CL Commercial Limited |
| R5 Residential Fifth Density | CPP Commercial Planned Referred |



Not to Scale
Zoning By-law 11,737 as amended
Extracted 05/30/07 - MH

Attachment 4 – Application Data Sheet

Application Type	Rezoning	Application Number:	07 153449 WET 03 OZ
Details	Rezoning, Standard	Application Date:	April 13, 2007

Municipal Address: 2 HOLIDAY DR, TORONTO ON M9C 2Z7
 Location Description: PL M883 PT BLK C RP R1019 PT 2 RP 64R1472 PTS 1 2 & 3 **GRID W0304
 Project Description: Proposed development of four, 24-storey residential condominium buildings with connecting buildings of 6 to 8 stories comprising 877 apartment units and 10 townhouse units.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use	Site Specific Provision:	10955,11449,11729
Zoning:	CPP	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	21825	Height:	Storeys:	24	
Frontage (m):	25.53		Metres:	75	
Depth (m):	188.02				
Total Ground Floor Area (sq. m):	7279				Total
Total Residential GFA (sq. m):	91065		Parking Spaces:	1186	
Total Non-Residential GFA (sq. m):	409		Loading Docks	3	
Total GFA (sq. m):	91474				
Lot Coverage Ratio (%):	33.3				
Floor Space Index:	4.19				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	362
2 Bedroom:	515
3 + Bedroom:	10
Total Units:	887

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	91065	0	
Retail GFA (sq. m):	195	0	
Office GFA (sq. m):	0	0	
Industrial GFA (sq. m):	0	0	
Institutional/Other GFA (sq. m):	0	0	

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