

**0 Graydon Hall Drive
Official Plan & Zoning Amendment Applications
Preliminary Report**

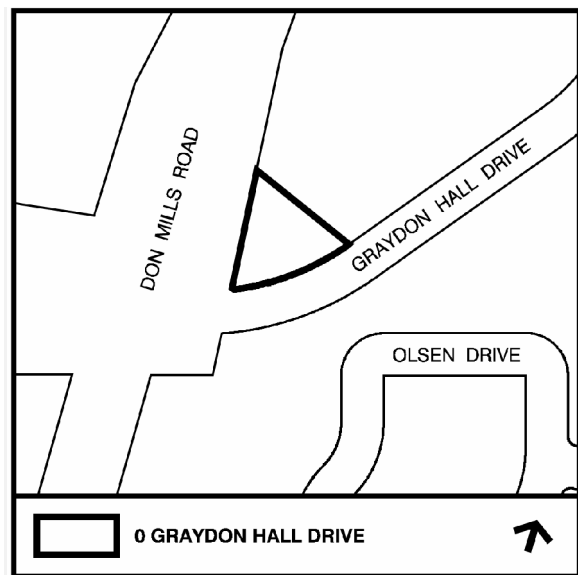
Date:	March 2, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	File No. 06 200047 NNY 34 OZ

SUMMARY

An application has been submitted by Hillside Properties to permit an 8-storey, 41-unit condominium apartment building on a vacant site located at the northeast corner of Don Mills Road and Graydon Hall Drive. The building comprises 36 units on six floors above a 2-storey high podium containing five grade-related townhouses facing Graydon Hall Drive.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act will be scheduled when appropriate, provided that any required information is submitted in a timely manner.



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.

DECISION HISTORY

In April of 1993, former City of North York Council passed an Interim Control By-law which included the subject site. The associated study dealt with residential uses in O2 zones (Private Open Space). The study recommended that O2 zones be deleted and that residential uses be deleted as permitted uses in O1 zones (Open Space). The study led to the enactment of By-law 32322 on July 6, 1994. The by-law rezoned the subject site from O2 to O1 and deleted single detached dwellings and caretaker's dwellings as permitted uses.

The by-law was appealed to the Ontario Municipal Board by the current of the owner of the site who appeared in support of maintaining single detached dwellings as a permitted use on the subject site. It was the City's position that development of the site with a single detached dwelling could not be accommodated without additional zoning by-law amendments or variances due to the size and shape of the property, therefore it was appropriate to delete the use from the list of permitted uses. That said, the Board noted that based on other potential restrictions to the development of this site it would be appropriate for any future development plan for the site proceed on the basis of a detailed development proposal supported by documentation on all issues including slope stability, parking and traffic/access to Graydon Hall Drive.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the Official Plan designation and zoning of the site to permit the construction of an 8-storey, 41-unit condominium building. The proposal comprises 36 dwelling units on six floors above a 2-storey high podium including 5 grade-related townhouse units facing Graydon Hall Drive. The proposed building is triangular in plan to suit the lot configuration. The ground floor of the building would include an indoor play area for children with adjoining outdoor play area. The rooftop includes recreational uses including exercise facilities with an adjoining roof garden. The

proposed building would have a GFA of 5,011m² (53, 938 sq.ft.) resulting in a density 3.1 FSI.

The development proposes one driveway access onto Graydon Hall Drive at the east end of the site. The driveway provides access to a ramp leading to a multi-level underground parking for 75 cars. The driveway continues into the site to provide access to 4 parking surface spaces (for persons with physical disabilities), a circular drop-off to the lobby of the building, and the service area.

The proposed site plan is included in Attachment 1, Elevations in Attachment 2 , Zoning in Attachment 3, Official Plan Designation in Attachment 4 and the detailed site statistics are included in the Application Data Sheet in Attachment 5.

Site and Surrounding Area

The site has an area of 1,597 m² (17,190 sq.ft.) and is located at the north-east corner of Don Mills Road and Graydon Hall Drive. The site is triangular in shape, sloping up from Don Mills Road approximately 6 metres and is currently vacant save and except a small area of large trees.

Surrounding land uses are as follows:

North: a series of apartment buildings ranging in height from 20-26 storeys
South: single detached homes;
East: single detached homes then Graydon Hall Park;
West: two, 20-storey apartment buildings on the west side of Don Mills Road.

An application is currently being processed for the site immediately north of the subject site. The application is to amend the site specific zoning by-law that currently governs the site to permit a 24-storey, 259-unit condominium apartment building. The preliminary report on this application was considered by North York Community Council at its meeting held on February 13, 2007. North York Council directed staff to schedule a community consultation meeting together with the Ward Councillor with an expanded notice area given to landowners and residents in the area.

Official Plan

The site is designated Natural Areas, *Parks and Open Spaces*, in the Official Plan. The site does not form part of the nearby *Green Space System* as identified on Map 2 – Urban Structure however, it is located near the Natural Heritage System as identified on Map 9 of the Plan.

The Natural Environment polices of the Plan speak to the need to evaluate all proposed development on or near the Natural Heritage System to determine the potential for the development to adversely impact the natural heritage system (policy 3.4.12). Policy 3.4.3 requires a study to be provided to assess the proposed development's impact on the natural environment and proposed measures to reduce negative impacts on and where possible improve, the natural environment.

Policy 3.4.8 deals with the location of development relative to existing or potential natural hazards such as a valley top-of-bank of valley or areas where slope stability may present a significant risk to life or property.

The Plan states that *Parks and Open Space Areas* that are privately owned are not necessarily open to the general public nor intended to be purchased by the City. It is a policy of the Plan that if application is made to develop such lands and the City or a public agency does not wish to acquire them to extend the public open space system, the application will be considered on the basis of its consistency with the policies of this Plan. The site is currently not designated for residential purposes. The application needs to be evaluated to determine if a multiple family residential use is appropriate for the site.

Zoning

The site is zoned O1 (Open Space Zone). The designation permits commercial uses when operated by a public authority (i.e., refreshment pavilion or booth), recreational uses including but not limited to a public park, community centres, swimming pools, tennis courts, and institutional uses including schools and day nurseries.

Site Plan Control

The proposed development is subject Site Plan Control Approval. An application has yet to be filed.

Ravine Control

The site is subject to the City of Toronto Ravine Protection By-law.

The site falls within the Toronto & Region Conservation Authority's Area of Interest. As such, the application will need to undergo a review by the Authority to determine if the proposal will affect or be affected by nearby natural areas and whether permits are required pursuant to Ontario Regulation 166/06.

Tree Preservation

The applicant has provided a tree inventory plan that reveals some trees would need to be removed both on site and on adjacent City owned land to accommodate the development. The owner will be required to obtain the necessary permits prior to removing any trees pursuant to Tree Protection By-law No. 780-2004 and the 'Trees On City Streets' by-law.

Reasons for the Application

An amendment to the Official Plan and zoning by-law is required to permit residential uses on the site.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified for review and evaluation:

- determining if the City or a public agency wishes to acquire the site to extend the public open space system;
- the appropriateness of the proposed use, height, and density of development;
- appropriate Section 37 benefits;
- traffic impacts and parking assessment;
- appropriate built form and massing and the need for a pedestrian level wind study;
- assessment of site servicing including stormwater management;
- assessment of the impact of the development on the natural heritage system, including the identification of measures to mitigate on and/or improve the natural heritage system;
- assessment of slope stability;
- opportunities for tree replacement, enhanced landscaping, pedestrian connections and streetscape improvements;
- opportunities to incorporate green development techniques and standards;
- the adequacy of the proposed indoor and outdoor residential amenity space will be evaluated; and,
- co-ordination with the development application filed by the adjacent property owner to the north.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

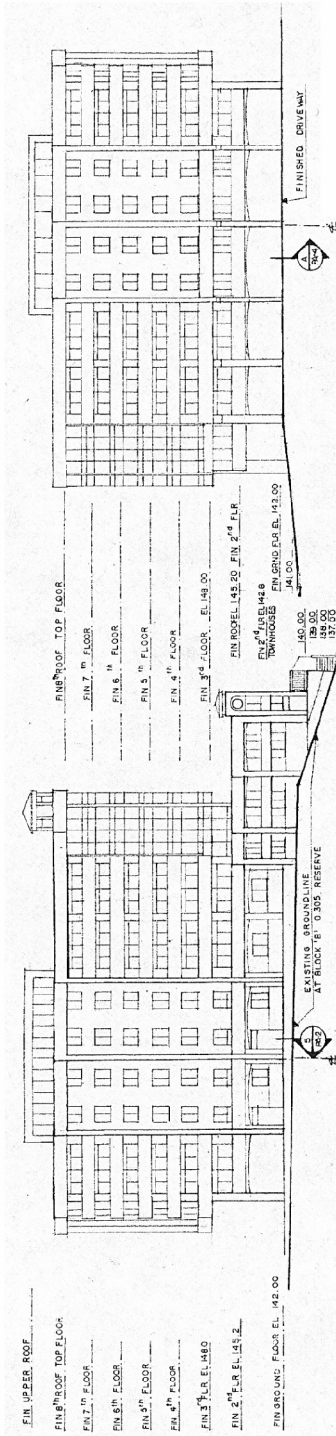
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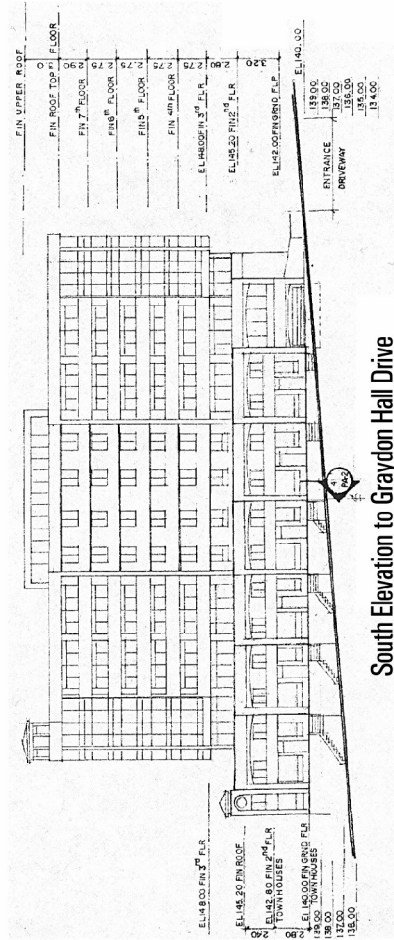
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Attachment 2: Elevations



North-East Elevation



Elevations

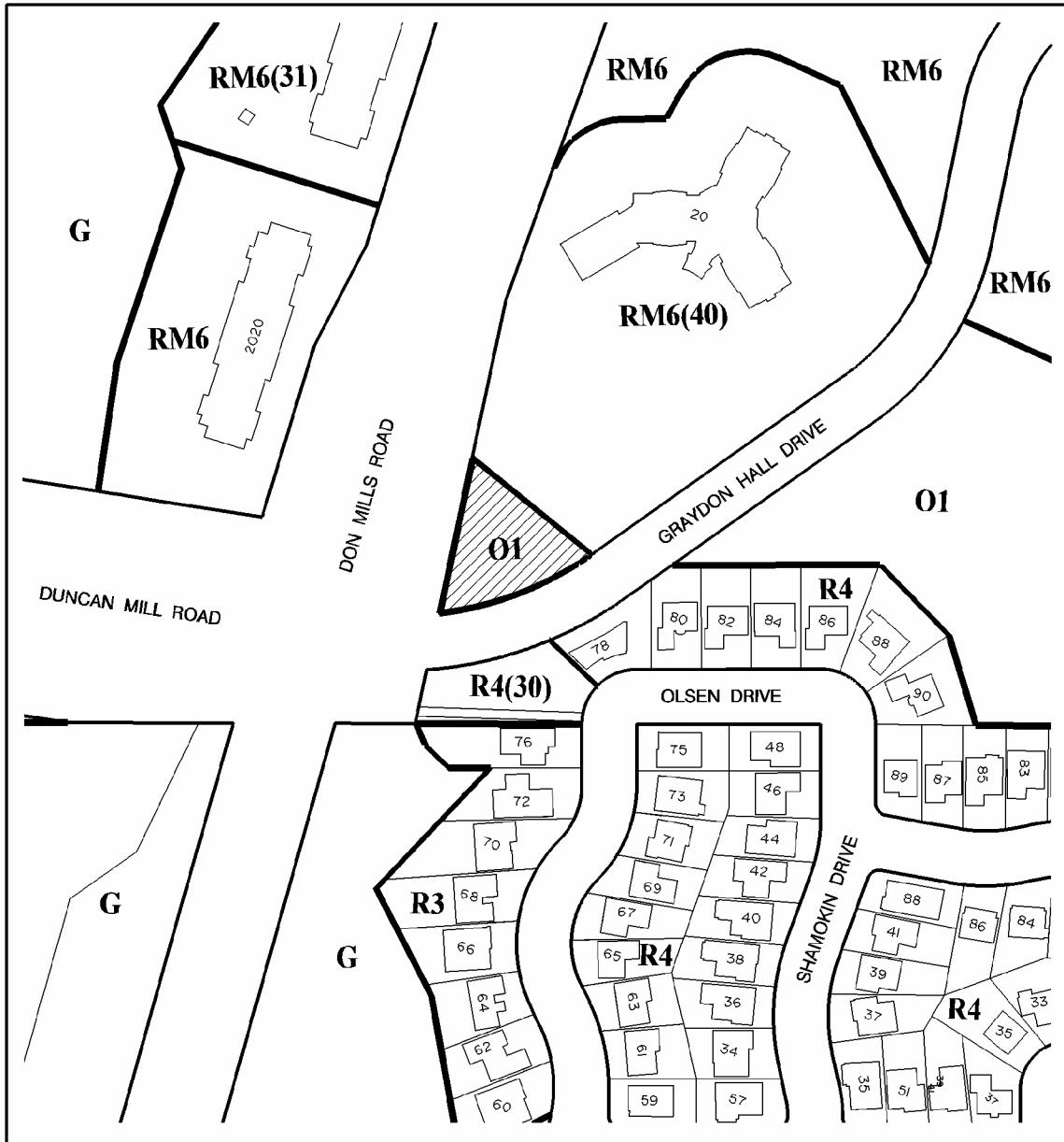
Applicant's Submitted Drawing

Not to Scale
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Attachment 3: Zoning



Toronto City Planning Division
Zoning

0 Graydon Hall Drive

File # 06_200047

- O1 Open Space Zone
- G Greenbelt Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 02/12/07

Attachment 4: Official Plan



 **TORONTO** City Planning
Division
Official Plan

0 Graydon Hall Drive

File # 06_200047

- | | |
|--|---|
|  Site Location |  Natural Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |



Not to Scale
June 2006

Attachment 5

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 200047 NNY 34 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 29, 2006
Municipal Address:	0 GRAYDON HALL DR W/S, TORONTO ON		
Location Description:	PLAN M1180 LOT 15 **GRID N3401		
Project Description:	Official Plan and Zoning By-law amendment applications to permit an 8-storey, 36-unit condominium apartment building and 5 grade-related townhomes.		

Applicant:	Agent:	Architect:	Owner:
JOSEPH BARNA			HILLSIDE PROPERTIES

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: O1	Historical Status:
Height Limit (m):	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1597.7	Height:	Storeys:	8
Frontage (m):	60.37		Metres:	23
Depth (m):	56.02			
Total Ground Floor Area (sq. m):	771			Total
Total Residential GFA (sq. m):	5011		Parking Spaces:	79
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	5011			
Lot Coverage Ratio (%):	48.3			
Floor Space Index:	3.14			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	5011
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	41	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	41		

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