

**17 Hycrest Avenue – Rezoning Application - Preliminary Report**

<b>Date:</b>	September 12, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	23 - Willowdale
<b>Reference Number:</b>	07 250322 NNY 23 OZ & 07 250325 NNY 23 SA

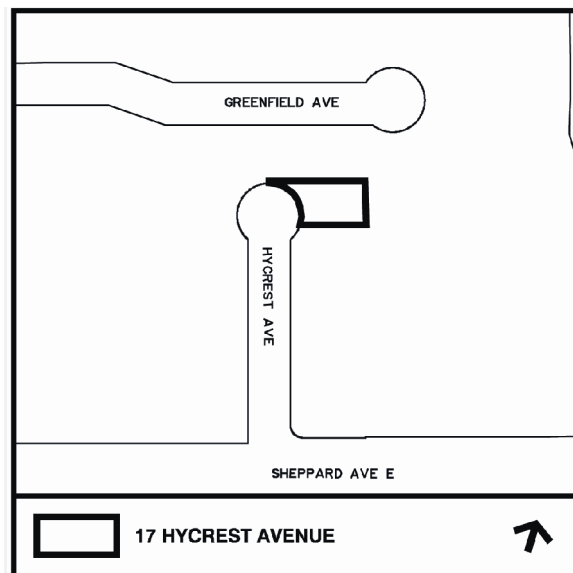
**SUMMARY**

This application was made on or 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 amend North York Zoning By-law No. 7625 to permit the construction of three new townhouse units at 17 Hycrest Avenue.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for November, 2007. A final report and Public Meeting under the *Planning Act* to consider this application is targeted for early 2008 provided that any required information is submitted in a timely manner.



## RECOMMENDATIONS

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### 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

There are no previous planning applications or decisions related to the subject property.

### ISSUE BACKGROUND

#### Proposal

The application proposes to amend North York Zoning By-law No. 7625 to permit the construction of three new townhouse units at 17 Hycrest Avenue. The freehold townhouse development would be three storeys in height and have a floor space index of 1.7 and gross floor area of 1,276.5m<sup>2</sup>. Each townhouse unit would have an individual integral at-grade garage. The existing two storey single detached dwelling would be demolished.

#### Site and Surrounding Area

Located in the area west of Bayview Avenue, north of Sheppard Avenue East, the subject property is situated at the end of the Hycrest Avenue cul-de-sac, fronting on to the east side. The site has a frontage of 20.8m, an approximate depth of 31.2m and an area of 750.0m<sup>2</sup>.

Hycrest Avenue, being a closed cul-de-sac, is separated from the surrounding residential neighbourhood to the north as vehicular access to the street is only available from Sheppard Avenue.

Land uses surrounding the site are as follows:

- North: single detached dwellings
- South: townhouses and a 10 storey condominium apartment building
- East: St. Elizabeth of Hungary Church and Montessori School
- West: single detached dwellings and townhouses across Hycrest Avenue

## **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 City of Toronto Official Plan designates the site as *Neighbourhoods*, which provides for a full range of residential uses within lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses.

## **Zoning**

The site is zoned One Family Detached Dwelling Third Density (R3), which permits residential uses limited to one-family detached dwellings.

## **Site Plan Control**

The applicant has submitted a concurrent proposal for Site Plan Control Approval. Site Plan Approval should be obtained prior to enactment of the Zoning By-law.

## **Tree Preservation**

The applicant has submitted a tree inventory and preservation plan identifying the public or private trees on or adjacent to the site that should be maintained and protected. Approval of this plan must be obtained from the Urban Forestry Department prior to issuance of Site Plan Control Approval.

## **Reasons for the Application**

An amendment to Zoning By-law 7625 is required, as the R3 zoning that applies to the site does not permit the proposed townhouses.

## **COMMENTS**

### **Issues to be Resolved**

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

On a preliminary basis, issues to be resolved prior to the presentation of a Final Report include the following:

1. The relationship of the proposal to the existing and permitted uses in the vicinity of the site, including matters of built form;
2. Achieving appropriate height, length, massing and setbacks to allow the building to fit within its context and achieve good street proportion should the proposed use be deemed appropriate; and
3. Compliance with the Infill Townhouse Guidelines.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

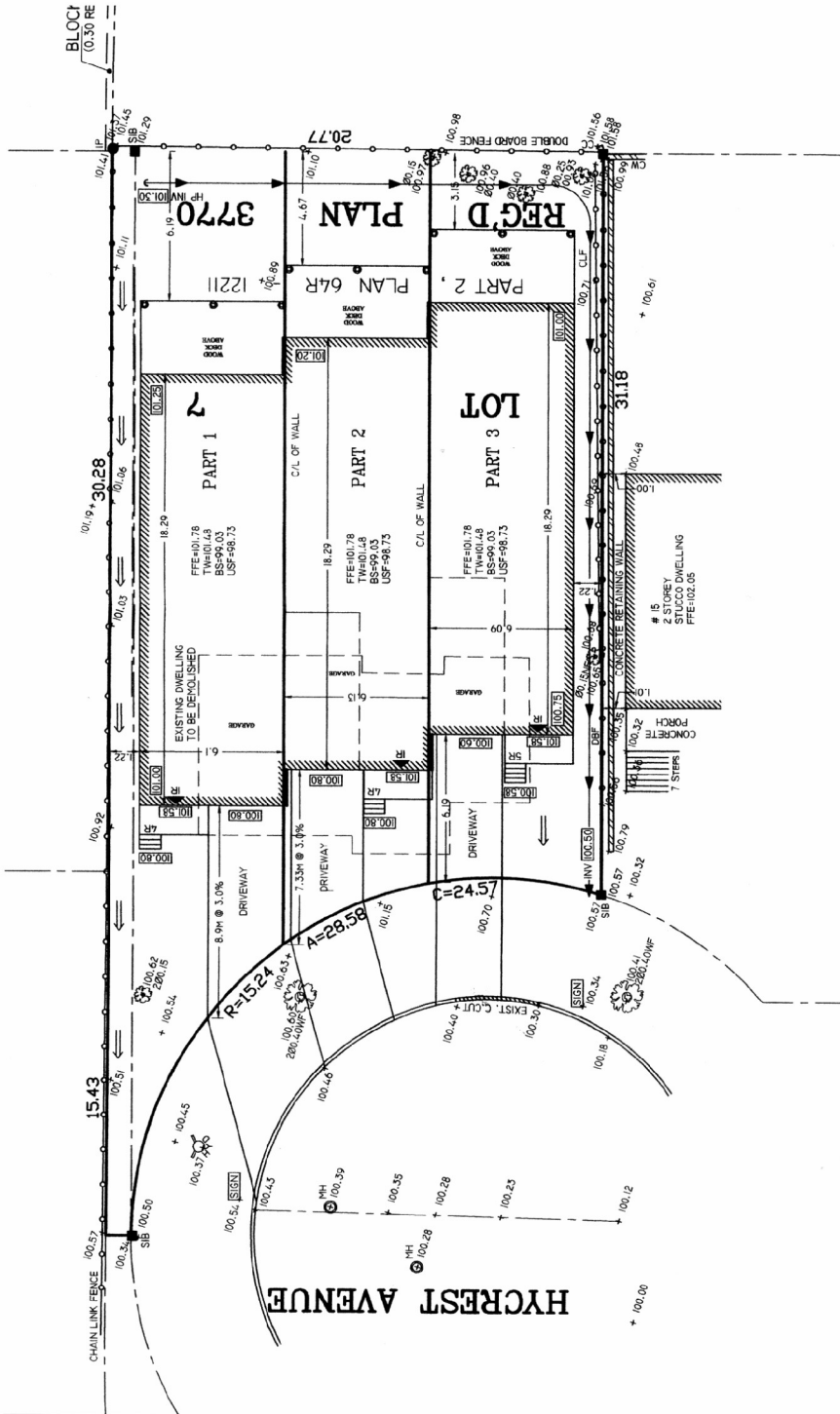
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning Map

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



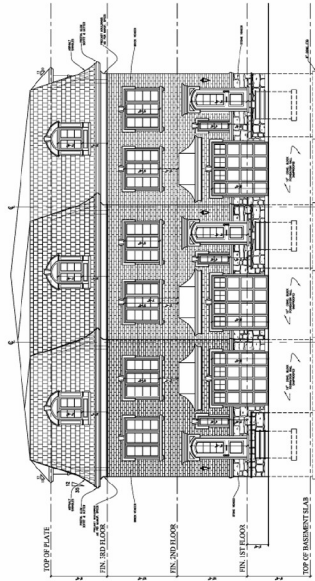
17 Hycrest Ave.

Site Plan  
 Applicant's Submitted Drawing

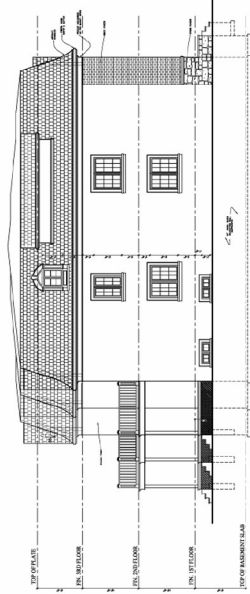
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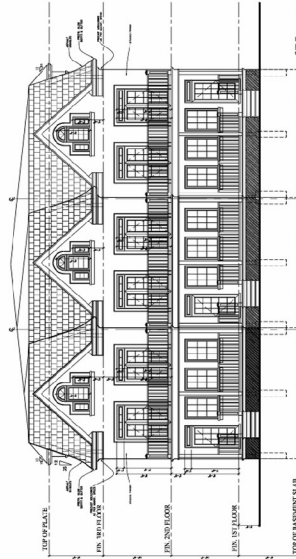
## Attachment 2: Elevations



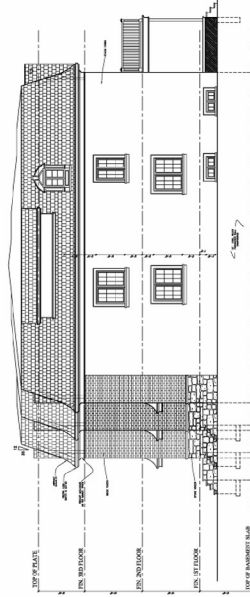
West Elevation



North Elevation



East Elevation



South Elevation

## Elevations

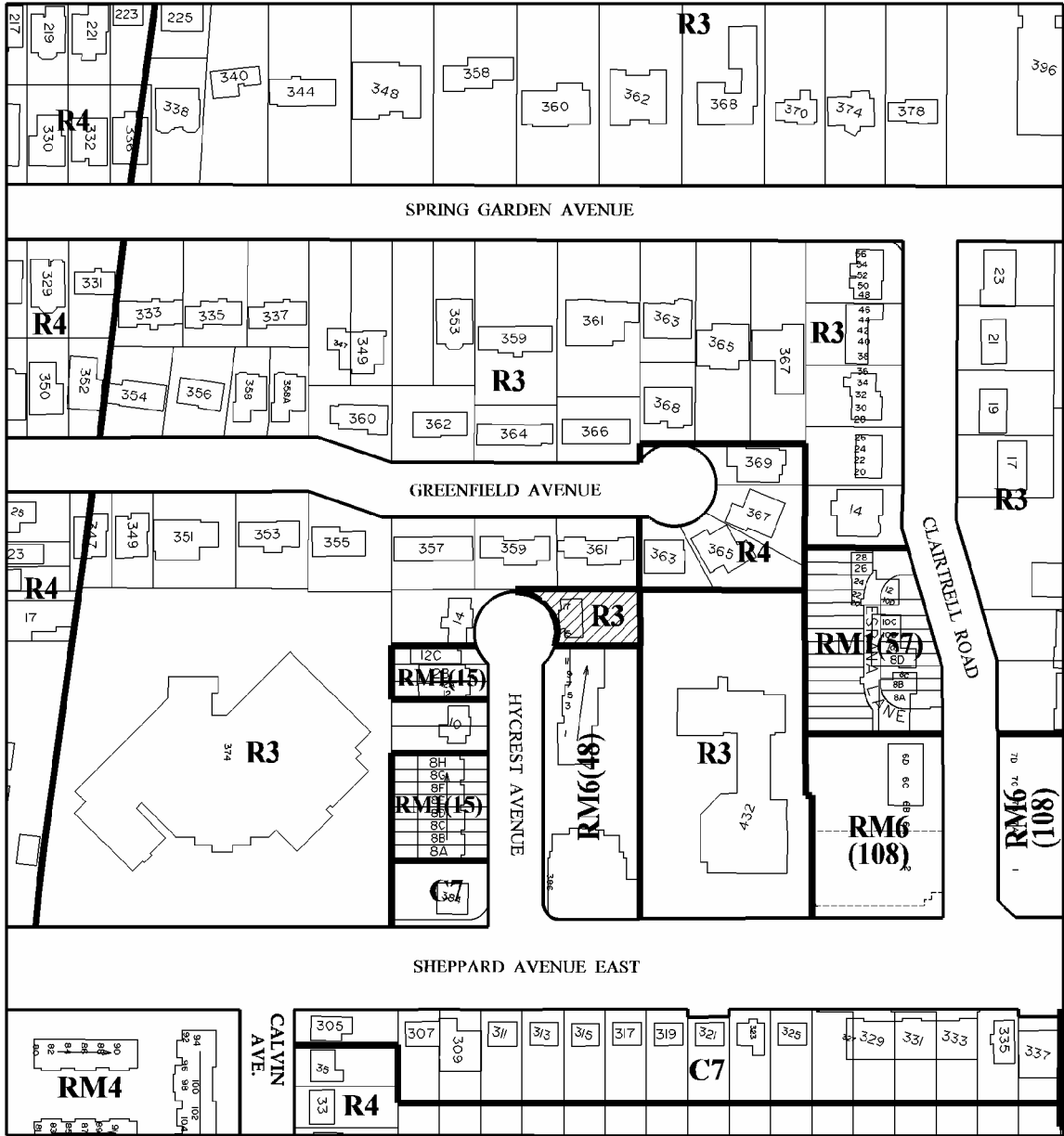
Applicant's Submitted Drawing

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17 Hycrest Avenue

File # 07\_250322

### Attachment 3: Zoning Map



17 Hycrest Avenue  
File # 07\_250322

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C7 Mixed Use Commercial Zone

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 08/23/07

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type                      Rezoning                                      Application Number:    07 250322 NNY 23 OZ  
Details                                      Rezoning, Standard                      Application Date:        August 3, 2007

Municipal Address:                      17 HYCREST AVE, TORONTO ON M2N 5G2  
Location Description:                      PLAN 3770 LOT 7 \*\*GRID N2304  
Project Description:                      Proposing to construct three new townhouse units at 17 Hycrest Avenue

**Applicant:**                                      **Agent:**                                      **Architect:**                                      **Owner:**  
MAVUK HOLDINGS                                                                                                                                                     MAVUK HOLDINGS  
INC.                                                                                                                                                     INC.

#### PLANNING CONTROLS

Official Plan Designation:    AN                                      Site Specific Provision:  
Zoning:                                      R3                                      Historical Status:  
Height Limit (m):                      8.8                                      Site Plan Control Area:    Y

#### PROJECT INFORMATION

Site Area (sq. m):                      750                                      Height:    Storeys:                      3  
Frontage (m):                                      20.77                                      Metres:                      9.45  
Depth (m):                                      31.18  
Total Ground Floor Area (sq. m):    335.85                                      **Total**  
Total Residential GFA (sq. m):    1276.45                                      Parking Spaces:                      6  
Total Non-Residential GFA (sq. m):    0                                      Loading Docks                      0  
Total GFA (sq. m):                      1276.45  
Lot Coverage Ratio (%):                      44.78  
Floor Space Index:                      1.7

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1276.45	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	3	Institutional/Other GFA (sq. m):	0	0
Total Units:	3			

**CONTACT:**                      **PLANNER NAME:**                      **Jeff Markowiak, Assistant Planner**  
**TELEPHONE:**                      **(416) 395-7130**