

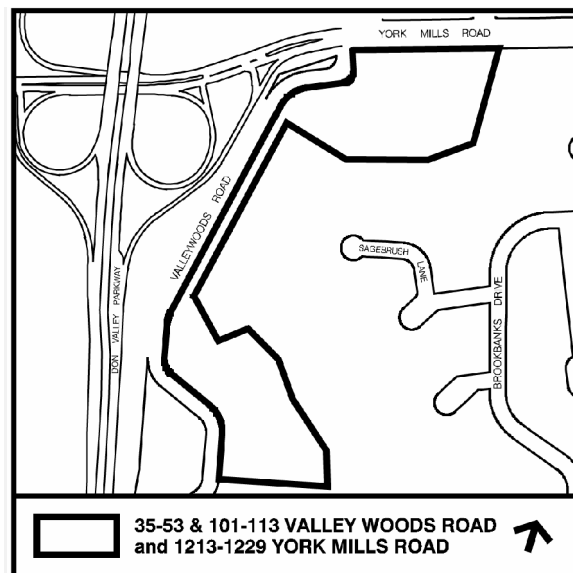
**35-53 and 101-113 Valley Woods Road and 1213-1229  
York Mills Road  
Rezoning Application - Preliminary Report**

<b>Date:</b>	March 4, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 34 – Don Valley East
<b>Reference Number:</b>	07 288330 NNY 34 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*.

An application has been submitted by Alit Don Valley Property Inc. to amend North York Zoning By-law No. 7625 to replace the existing 245 unit rental townhouse development with 2,375 new apartment and stacked townhouse units. The applicant has also submitted a residential rental demolition application. The 5.6 hectare property, located in the York Mills Road and Valley Woods Road area, is comprised of two parcels of land connected by a strip of land adjacent to Valley Woods Road. The parcel at 1213-1229 York Mills Road and 101-113 Valley Woods Road is proposed to be developed with stacked townhouses and four apartment buildings with heights of 20 to 29 storeys containing a total of 1,287 units. The parcel at 35-53 Valley Woods Road is proposed to be developed with stacked townhouses and three apartment buildings with heights of 24 to 32 storeys containing a total of 1,088 units.



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.

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**

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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.
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 proposal is to redevelop the site with 2,375 new apartment and stacked townhouse units with a gross floor area of 189,405 m<sup>2</sup> and a density of 3.6 FSI (excluding lands below the top-of-bank):

- The proposal comprises two phases. Phase 1 involves the northern parcel at 101-113 Valley Woods Road and 1213-1229 York Mills Road. Phase 2 is the southern parcel at 35-53 Valley Woods Road.
- The existing 245 rental townhouse units are proposed to be replaced with 295 new rental units consisting of 63 stacked townhouse units and 204 apartment units located on the northern parcel and 28 stacked townhouse units on the southern parcel.

- The development is to be served by a new public road from York Mills Road connecting to Valley Woods Road.
- The applicant is proposing to dedicate the 16.5 metre wide strip of land running along Valley Woods Road to the City as public parkland to expand the valley open space system. It should be noted that most of this strip of land is located below the top-of-bank of the valley.

Below is a summary of the site statistics.

#### Site Statistics

	North Parcel	South Parcel	Strip along Valley Woods Road	Total
Site Area	2.74 hectares	2.47 hectares	0.4 hectares	5.61 hectares
Existing Development				
Residential Units	143 units	102 units	0	245 units
Proposed Development				
Residential Units	1,287	1,088	0	2,375
Gross Floor Area	103,324 m <sup>2</sup>	86,080 m <sup>2</sup>	0	189,405 m <sup>2</sup>
Density	3.8 FSI	3.5 FSI	0	3.6 FSI *
Building Heights	4 storey stacked townhouses 20 to 29 storey apartments	4 storey stacked townhouses 24 to 32 storey apartments		4 storey stacked townhouses 20 to 32 storey apartments
Parking Spaces	1,673 spaces	1,414 spaces		3,087 spaces

\* (excludes strip of land along Valley Woods Rd.)

### Site and Surrounding Area

The site is 5.6 hectares (13.98 acres) in size and is comprised of two parcels of land connected by a 0.4 hectare (16.5 metres wide) strip of land along Valley Woods Road. Both parcels of land are developed with rental townhouses constructed in the mid 1960's.

There are 245 rental townhouses on the lands of which 201 are 3-bedroom units and 44 are 4-bedroom units.

- The north parcel contains 143 townhouse units (119 3-bedroom units and 24 4-bedroom units) of which 60 of the units are stacked townhouses. A total of 159 parking spaces are provided in underground garages and a surface lot.
- The south parcel contains 102 townhouse units (82 3-bedroom units and 20 4-bedroom units) of which 30 units are back-to-back units. There is an outdoor swimming pool at the north-west corner of the lands. A total of 110 parking spaces are provided in underground garages and a surface lot.

Land uses surrounding the site are as follows:

North: across York Mills Road are residential buildings with heights of 4, 8, 10 and 16 storeys.

South: low rise townhouse development and 6 storey apartment building; further south at Brookbanks Drive are several apartment buildings with heights of 8 to 18 storeys.

East: Brookbanks Park and ravine system; on the east side of the valley are single detached homes.

West: Valley Woods Road and the ramps to the Don Valley Parkway; on the west side of Valley Woods Road across from the south parcel is a 22 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 (Growth Plan) 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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan.

## **Official Plan**

Both land parcels are designated Apartment Neighbourhoods in the Official Plan. The Official Plan indicates that Apartment Neighbourhoods are made up of apartment

buildings, parks, local institutions, cultural and recreational facilities, and small scale retail, service and office uses that serve the needs of area residents. Policy 4.2.2 sets out development criteria in Apartment Neighbourhoods including: provide a transition between areas of different development intensity and scale; limit shadow impacts on sites in adjacent lower-scale Neighbourhoods; locate buildings to frame the edge of streets and parks; provide indoor and outdoor recreation space; and provide ground floor uses that enhance safety and amenity.

Significant growth is generally not intended within developed Apartment Neighbourhoods. However, the Official Plan indicates that compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings subject to meeting certain development criteria.

The strip of land along Valley Woods Road connecting both development parcels is designated Natural Areas. Natural Areas are to be maintained primarily in a natural state.

#### Natural Environment

Section 3.4 of the Official Plan includes policies on protection of the natural environment. Small portions of both sites adjacent to the valley as well as part of the strip of land along Valley Woods Road are also identified in the Official Plan as being part of the Natural Heritage System. The objectives of the Natural Heritage System policies are to protect, enhance and to reduce impacts of development on the natural environment. Development is generally not permitted in the natural heritage system and is to be set back at least 10 metres from the top-of-bank of valleys. Policies 3 and 12 require that a study be provided to assess the proposed development's impact on the natural environment. In addition, Policy 9 specifies that land below the top-of-bank may not be used to calculate permissible density or used to satisfy parkland dedication requirements.

#### Housing

Section 3.2.1 of the Plan includes housing policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 6 indicates that new development that would result in the loss of six or more rental housing units will not be approved unless:

- (a) all the rental housing units have rents that exceed mid-range rents; or
- (b) the following are secured:
  - (i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those at the time the redevelopment application is made;
  - (ii) for at least 10 years, rents for replacement units will be the rent at first occupancy with annual increases subject to specific limits; and

- (iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; or
- (c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

Policy 9 provides that on large sites greater than 5 hectares in size, a minimum of 30% of the new housing units will be in forms such as row housing and multi-unit residential buildings. In addition, where an increase in height and density is sought, the first priority community benefit will be the provision of 20% of the additional residential units as affordable housing.

### Public Realm and Built Form

The Official Plan also includes policies dealing with the public realm and built form. Section 3.1.1 includes policies for the layout and design of new streets and parks and preservation of views and vistas from valleys. Section 3.1.2 provides built form policies regarding the layout and organization of the site as well as massing of buildings.

### Community Services and Facilities

Section 3.2.2 of the Official Plan includes policies on the provision of adequate community services and facilities. Policy 6 requires a community services strategy for residential sites larger than 5 hectares in order to determine the range of facilities needed to support the proposed development.

### Parkland Dedication

Policy 3.2.3.5 of the Official Plan states that an alternative parkland dedication rate of 0.4 hectares per 300 residential units will be applied to proposals for residential development in parkland acquisition priority areas of the City where Council has identified a need for parkland and enacted an Alternative Parkland Dedication By-law. For sites greater than 5 hectares in size, the parkland dedication will not exceed 20% of the development site, net of any conveyances for public road purposes.

## Zoning

The north parcel is zoned RM4 (Multiple Family Dwellings Fourth Density Zone) and the south parcel is zoned RM6 (Multiple Family Dwellings Sixth Density Zone). The strip of land along Valley Woods Road connecting the two parcels of land is zoned O1 (Open Space Zone).

The RM4 zone permits low rise apartment buildings, townhouses, and other residential uses as well as a hospital, nursing home, place of worship and public schools. The

maximum gross floor area in the RM4 zone is 85% of the lot area and the maximum building height for an apartment building is 11.5 metres.

The RM6 zone permits apartment buildings, townhouses and other residential uses as well as a hospital, nursing home, place of worship and public schools. The maximum gross floor area for an apartment building is 150% of the lot area and there is no height limit. However, for buildings higher than 11 metres, larger setbacks are required.

### **Site Plan Control**

An application for Site Plan Control approval has not yet been filed.

### **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act. Proposals involving six or more rental housing units require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued under the Building Code Act.

Where an application for Official Plan amendment or rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same time. Unlike Planning Act applications, decisions made by the City under By-law 885-2007 are not appealable to the OMB.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units.

### **Alternative Parkland Dedication By-law**

By-law 1420-2007, enacted by Council on December 13, 2007 amends Municipal Code Chapter 415 to provide an alternative rate for the conveyance of land for parks purposes as a condition of residential development. The By-law identifies parkland acquisition priority areas of the City. The By-law sets a parkland dedication rate of 0.4 hectares for each 300 dwelling units. For sites greater than 5 hectares in size, the parkland dedication will not exceed 20% of the development site, net of any conveyances for public road purposes. The applicant's site is within an identified parkland acquisition priority area and is therefore subject to the alternative rate. The By-law indicates that the location and configuration of land required to be conveyed shall be in the discretion of the City. Where the size, shape or location of land proposed for parkland dedication is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require payment of cash-in-lieu of land.

## **Ravine Control**

Parts of both sites located adjacent to the valley and the strip of land along Valley Woods Road connecting both parcels are located within the limits of the Ravine Control By-law and within the Toronto and Region Conservation Authority Regulation Area.

Development within this area requires a permit from the TRCA. Under the Ravine By-law, a permit is required to injure or destroy a tree, to place or dump fill, or to alter the grade of the land.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

## **Reasons for the Application**

An amendment to the zoning by-law is required as the proposal does not comply with the development regulations of the various zones applying to the subject lands. In addition, a permit is required to demolish the existing rental townhouses.

## **COMMENTS**

### **Issues to be Resolved**

The applicant is proposing a significant redevelopment of the lands. On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed land uses and density, built form, massing, building heights and design.
- Rental housing protection, replacement, and proposed residential unit sizes and types.
- Details of a tenant relocation and assistance plan.
- The appropriate layout of new streets, park blocks and development sites. A plan of subdivision application is required for the new road.
- Need for a pedestrian level wind study.
- Shadow impacts.
- Assessment of the mix of housing in terms of types and affordability.
- Appropriate Section 37 benefits.
- Location of open space and opportunities for pedestrian connections to the valley.
- Assessment of the impact on the natural heritage system and measures to mitigate and improve the natural environment including tree preservation. An environmental impact study is required.
- Traffic impacts and parking assessment.
- Adequacy of proposed indoor and outdoor amenity space.



- The assessment of community services and facilities in the area and a strategy to determine facilities needed to support the proposed development.
- Appropriate parkland dedication subject to the new alternate rate.
- Assessment of site servicing including stormwater management.
- Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standards.

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

## **CONTACT**

Nimrod Salamon, Senior Planner  
Tel. No. (416) 395-7095  
Fax No. (416) 395-7155

## **SIGNATURE**

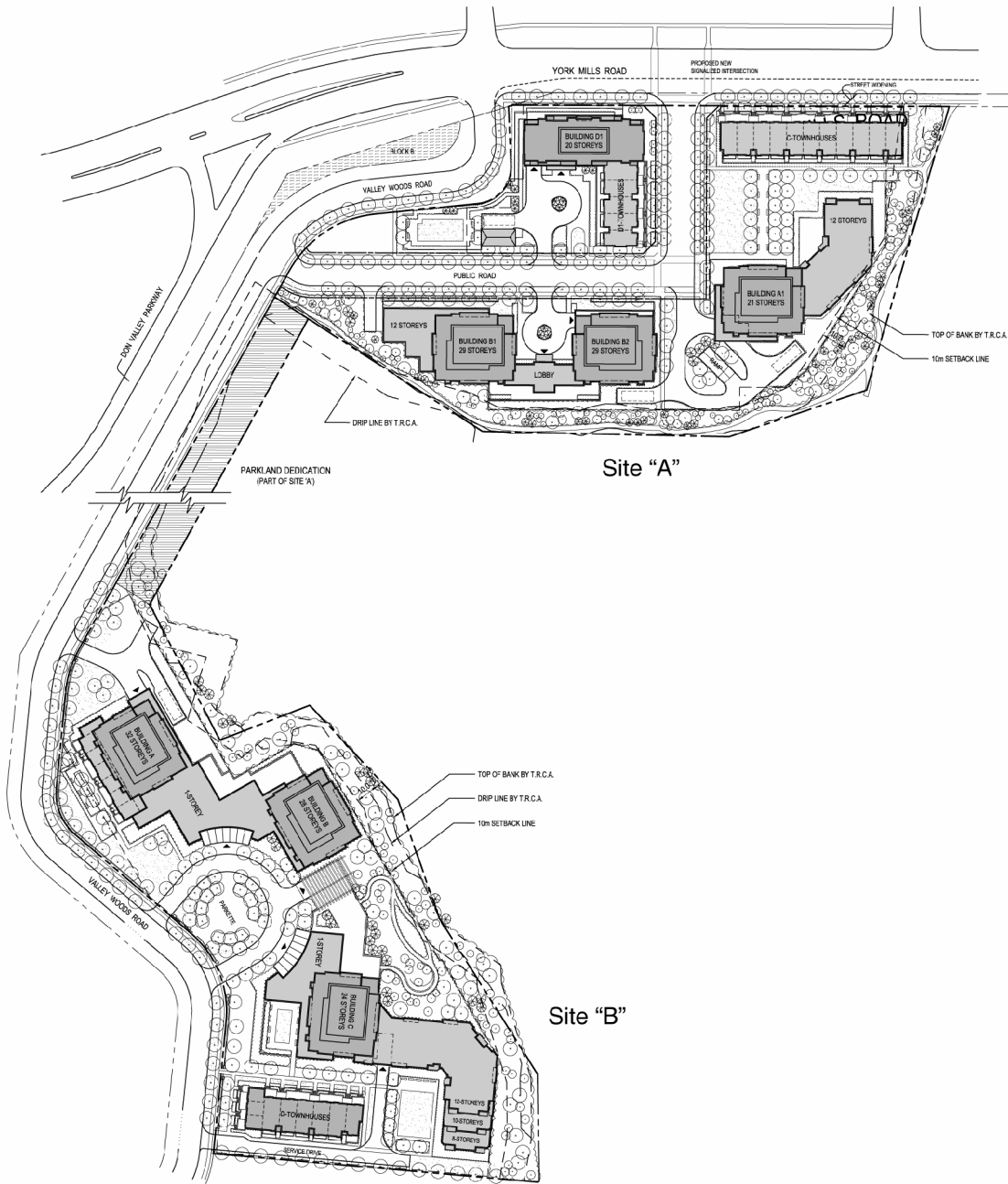
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



## Master Site Plan

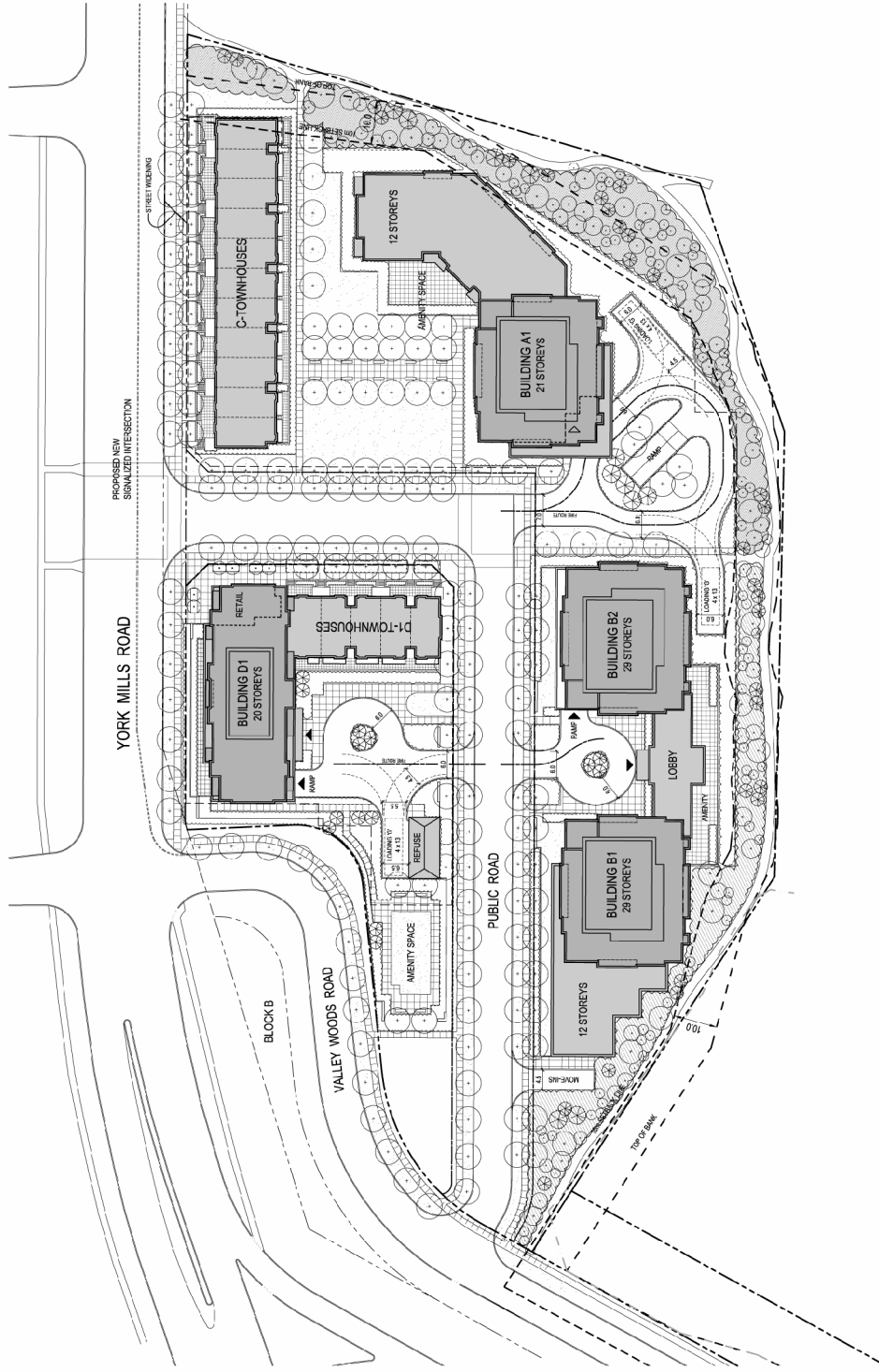
Applicant's Submitted Drawing

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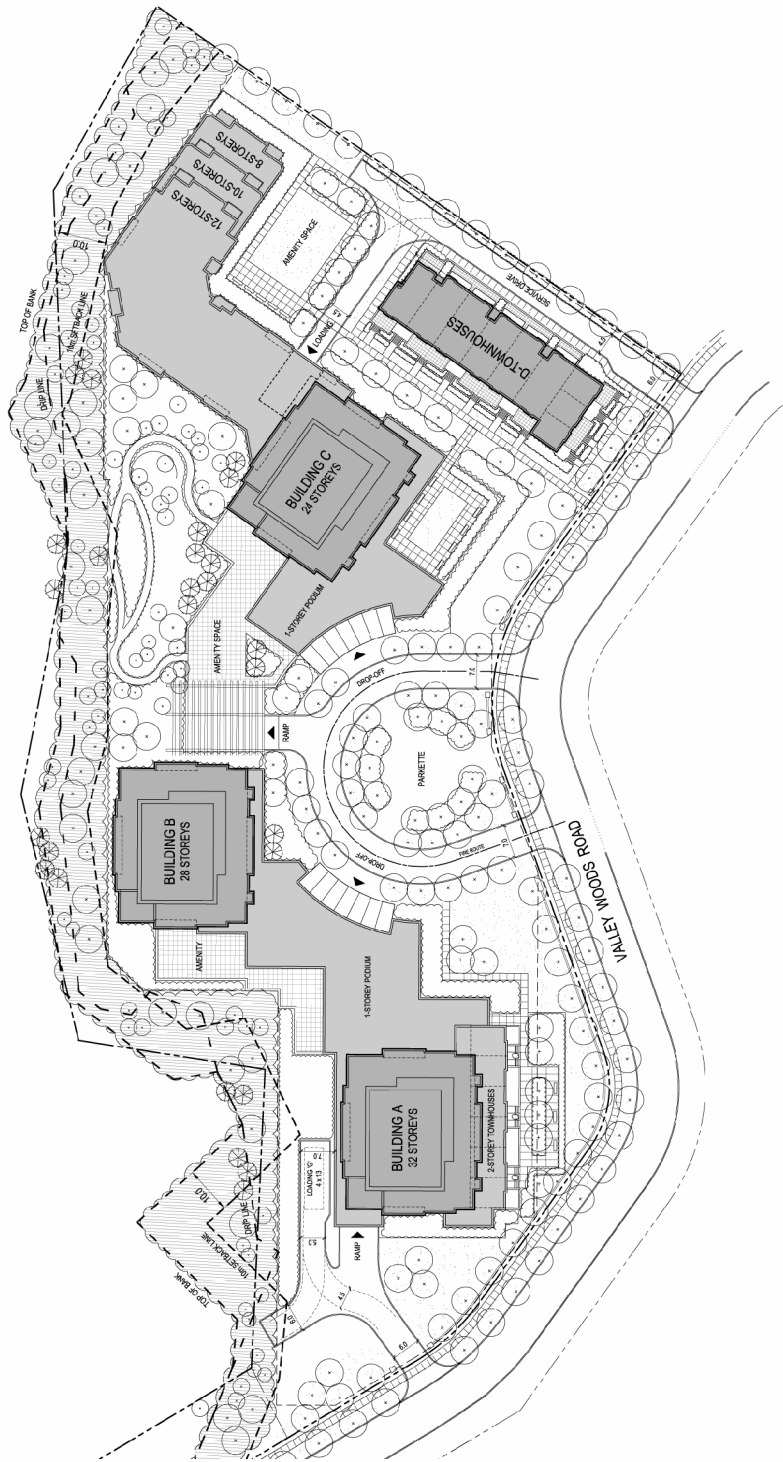
35-53 & 101-113 Valley Woods Road and  
1213-1229 York Mills Road

File # 07\_288330



**Site Plan - Site "A"**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/15/2008

**35-53 & 101-113 Valley Woods Road and  
 1213-1229 York Mills Road**  
 File # 07\_288330



**Site Plan - Site "B"**

Applicant's Submitted Drawing

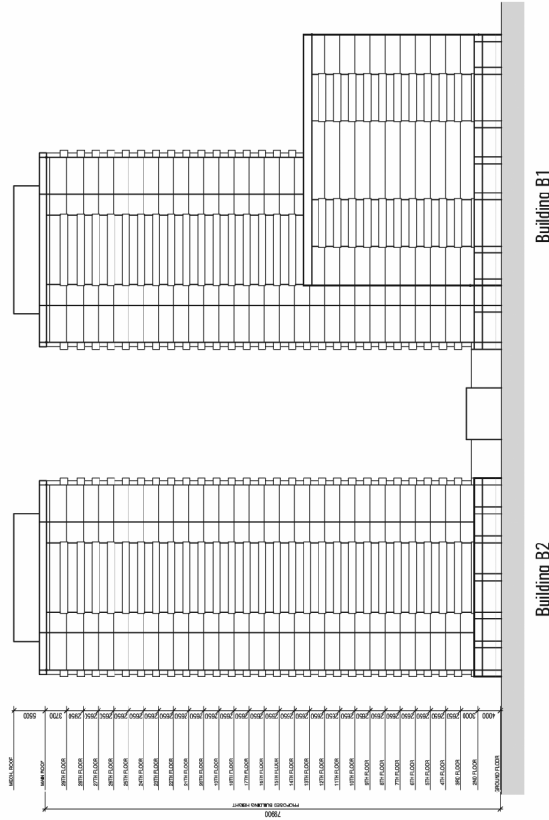
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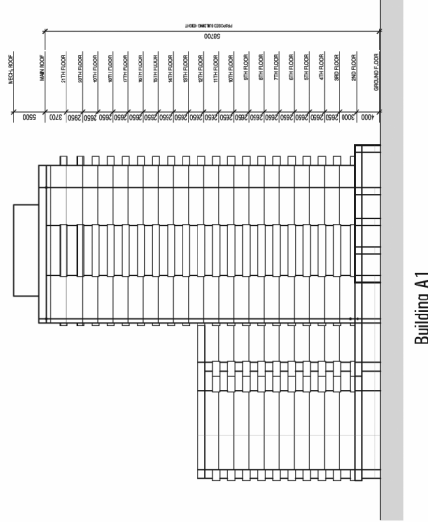
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1213-1229 York Mills Road**

File # 07\_288330

**Attachment 2: Elevations**



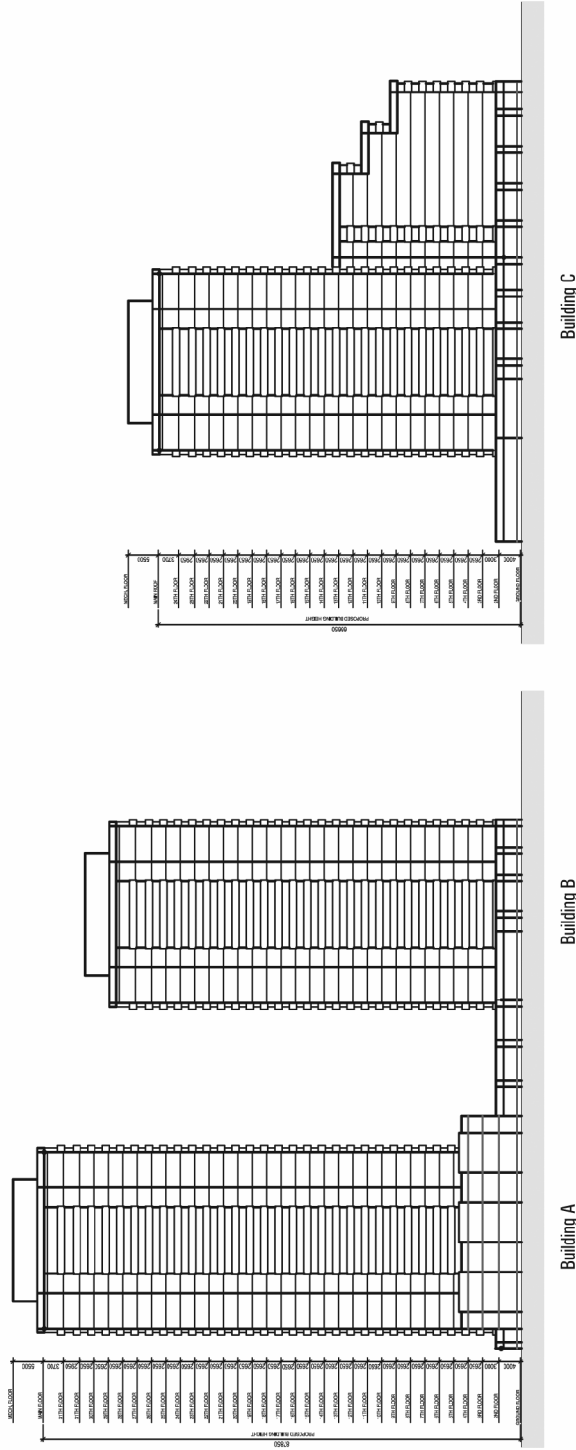
**North Streetscape**



**West Streetscape**

**Elevations - North Site**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/16/2008

**35-53 & 101-113 Valley Woods Road and  
 1213-1229 York Mills Road**  
 File # 07\_288330



South Streetscape

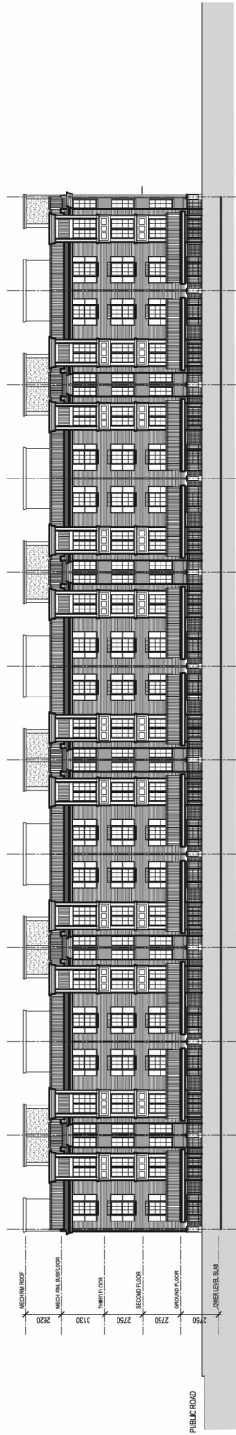
**Elevations - South Site**

Applicant's Submitted Drawing

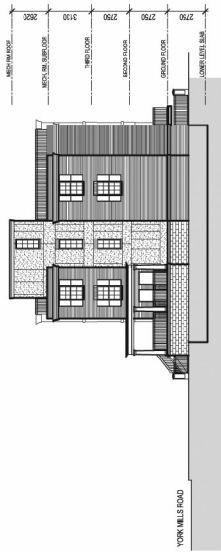
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**35-53 & 101-113 Valley Woods Road and  
1213-1229 York Mills Road**

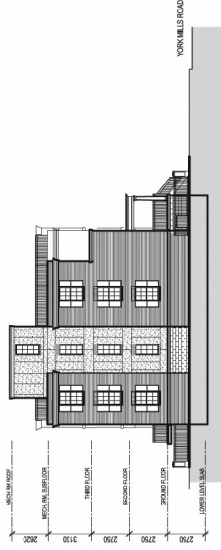
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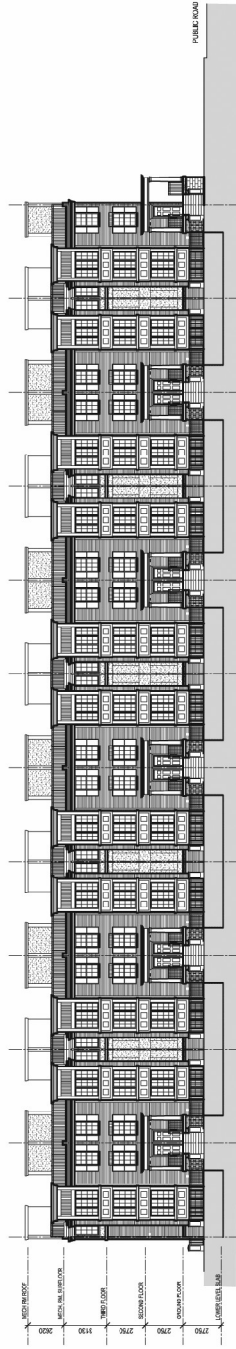
Rear (South) Elevation



Side (West) Elevation



Side (East) Elevation



Front (North) Elevation

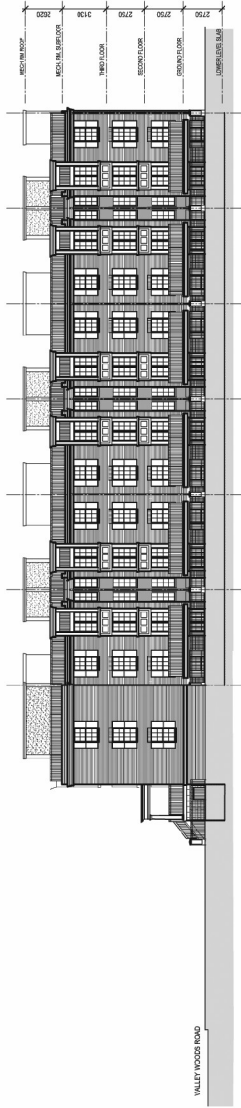
**Elevations - Townhouse C**

Applicant's Submitted Drawing

Not to Scale  
01/15/2008

**35-53 & 101-113 Valley Woods Road and  
1213-1229 York Mills Road**

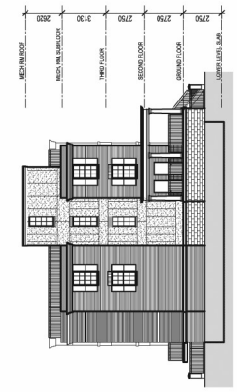
File # 07\_288330



Rear (South) Elevation



Side (West) Elevation



Side (East) Elevation



Front (North) Elevation

**Elevations - Townhouse D**

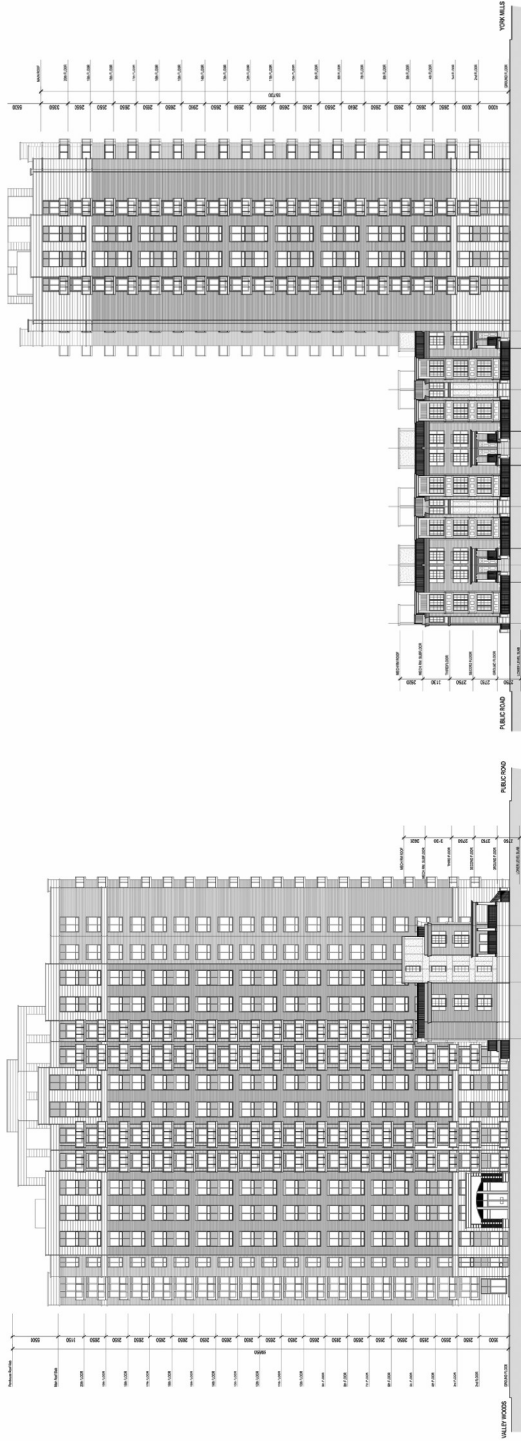
Applicant's Submitted Drawing

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01/15/2008

**35-53 & 101-113 Valley Woods Road and  
1213-1229 York Mills Road**

File # 07\_288330





West Elevation

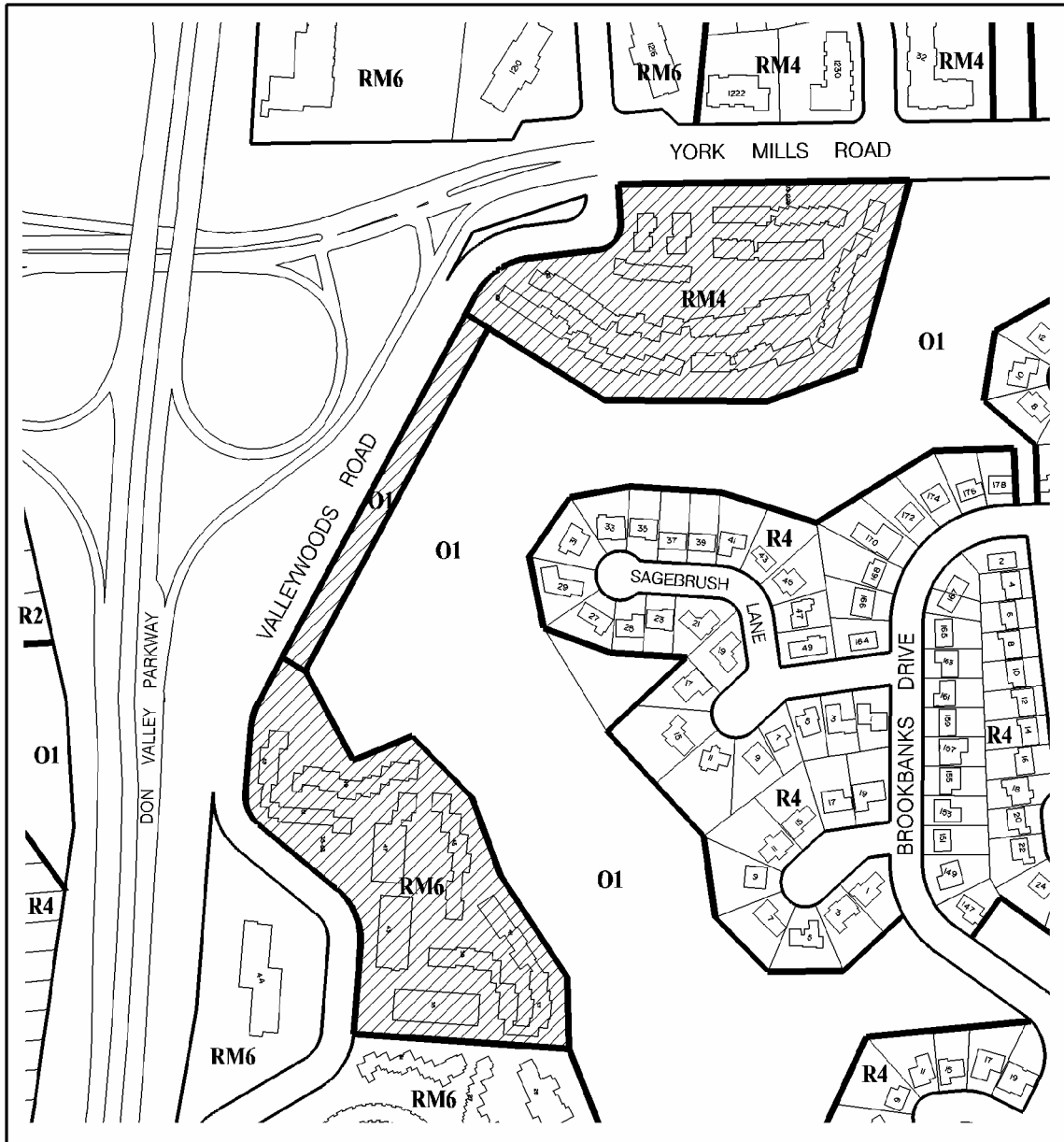
South Elevation

**Elevations - Building D**  
 Applicant's Submitted Drawing

Not to Scale  
 01/15/2008

File # 07\_288330

### Attachment 3: Zoning



**Toronto** City Planning  
Zoning

35-53 & 101-113 Valley Woods Road  
and 1213-1229 York Mills Road  
File # 07\_288330

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 01/15/2008

**Attachment 4: Official Plan**



**Toronto** City Planning  
**Official Plan**

**35-53 & 101-113 Valley Woods Road and  
 1213-1229 York Mills Road**

File # 07\_288330

- |  |   |
|--|---|
|  Site Location            |  Parks & Open Spaces Areas |
|  Neighbourhoods           |  Natural Areas             |
|  Apartment Neighbourhoods |  Parks                     |



Not to Scale  
 01/17/2008

**ATTACHMENT 5: APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	07 288330 NNY 34 OZ
Details	Rezoning, Standard	Application Date:	December 19, 2007
Municipal Address:	35-53 & 101-113 Valley Woods Rd. & 1213-1229 York Mills Rd.		
Location Description:	PLAN 7012 BLK A << Structure address for 35-53 Valley Woods Rd. **GRID N3404		
Project Description:	Zoning Amendment application in the former City of North York. For a proposal to demolish the existing 245 rental townhouses and construct a total of 2,375 residential units comprised of apartment buildings and stacked townhouses.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Sherman Brown Dryer Karol Barristers & Solicitors Adam J. Brown			ALIT DON VALLEY PROPERTY INC

**PLANNING CONTROLS**

Official Plan Designation:	Apartment Neighbourhoods, Natural Areas	Site Specific Provision:	
Zoning:	RM4, RM6, O1	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

**PROJECT INFORMATION**

Site Area (sq. m):	56048	Height:	Storeys:	4, 20 to 32
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	14625			<b>Total</b>
Total Residential GFA (sq. m):	189405		Parking Spaces:	3087
Total Non-Residential GFA (sq. m):	0		Loading Docks:	5
Total GFA (sq. m):	189405			
Lot Coverage Ratio (%):	26			
Floor Space Index:	3.6			

**DWELLING UNITS**

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

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	189405	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	2375			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Nimrod Salamon, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7095</b>