

**19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26
& a portion of 28-32 Holmes Avenue
Official Plan Amendment, Zoning By-law Amendment
and Site Plan Control Application - Final Report**

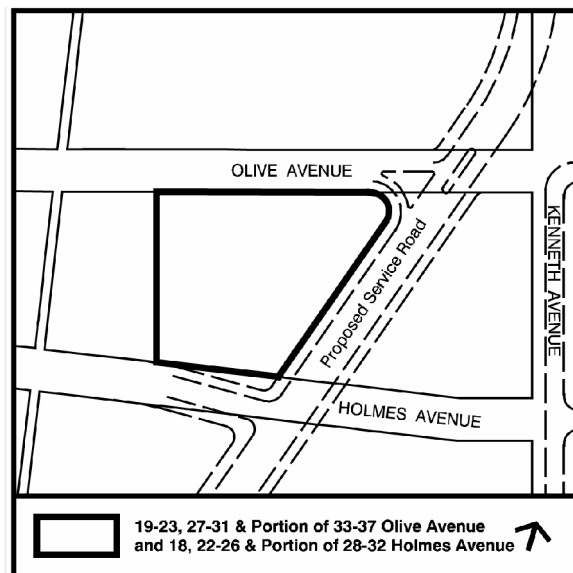
Date:	March 18, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 23 – Willowdale
Reference Number:	File No. 07 167612 NNY 23 OZ & 07 167587 NNY 23 SA

SUMMARY

This application was made on April 23, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the Zoning By-law to construct a 28-storey, 308 unit residential building, two 2-storey townhouses and two 4-storey townhouse buildings containing 74 units at 19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26 & a portion of 28-32 Holmes Avenue.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law, and to approve in principle the Site Plan Control application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the subject property substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend the Zoning By-law for the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and draft Zoning By-law Amendment as may be required.
4. Before introducing the Bills to City Council for enactment, require the owner to enter into the necessary Section 37 Agreement to the satisfaction of the City Solicitor, to provide or fund the following services and/or matters:
 - a. a monetary contribution to be used in equal proportion towards the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas and/or towards the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre for the proposed 6,307.4 m² density incentive. The owner shall provide the monetary contribution in the form of a certified cheque upon execution of the section 37 agreement, and prior to enactment of the zoning by-law.
 - b. a total of 1.5 m² per unit of private indoor residential amenity space;
 - c. a 43.27 m² common at-grade room bicycle room to be provided for indoor bicycle parking.
 - d. a public art contribution that consists of 1% of the gross construction cost of the project, for a public art programme to be provided on-site. The Owner shall submit to the City a public art plan for the site and obtain approval by the Chief Planner or designate in consultation with the Toronto Public Art Commission prior to the issuance of the first building permit for the first building, or shall in lieu thereof, deposit the entire public art obligation in respect of that building permit with the city.
5. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 9 subject to stylistic and technical changes.
6. City Council authorize the Chief Planner or designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to final Site

Plan Control Approval as set out in Attachment 9, including entering into a satisfactory Site Plan Agreement have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 28-storey (87 metres), 308 unit apartment building, two 2-storey townhouses fronting onto the future Doris Avenue extension, and two 4-storey townhouse buildings containing 74 units fronting Olive Avenue. A total of 384 residential units and a gross floor area of approximately 29,361 m² is proposed. The proposed density is approximately 3.9 times the area of the lot and includes incentives for residential amenity space, at-grade bicycle storage space and a monetary contribution for density, as set out in the North York Centre Secondary Plan. The applicant has recently purchased the surplus portions of 33 and 37 Olive Avenue and 28 and 32 Holmes Avenue from the City.

The proposed residential tower has an oval floorplate and is a mirror image in terms of shape and height of the Monet tower located on Byng Avenue, directly diagonal to this site. The proposed townhouses define the edges Olive Avenue and the future Doris Avenue extension.

Indoor amenity space is proposed on the ground and second floors of the residential tower. The proposal includes a centrally located outdoor amenity space which is linked to a proposed privately owned, publicly accessible open space at the corner of Olive Avenue and the Doris Avenue extension.

A total of 461 parking spaces would be provided, including 38 visitor spaces, all of which will be located in a below grade parking structure. Vehicular access is proposed from both Holmes Avenue and Olive Avenue. A drop off area is proposed in front of the residential tower at the southwest corner of the site. The site statistics are outlined on the Application Data Sheet (Attachment 6).

The applicant is also proposing an at-grade bicycle storage room and below-grade bicycle parking. The proposed bicycle parking complies with the settlement recently adopted by City Council, however, this matter was previously appealed to the OMB and has not yet been heard. Therefore an Official Plan Amendment is required to implement the Council approved standards for the provision of bicycle storage.

Site and Surrounding Area

The site is located on the south side of Olive Avenue, between Yonge Street and the future Doris Avenue extension. The site has a frontage of approximately 58 m along

Holmes Avenue, a depth of 90 m and an area of approximately 7454 m². To create this development parcel, the applicant has purchased 10 properties that contain single detached dwellings, and has also purchased properties at 33 and 37 Olive Avenue and 28 and 32 Holmes Avenue, which are irregular remnant parcels from the lot assembly for the future Doris Avenue extension.

Land Uses surrounding the site are as follows:

North: two 17-storey residential buildings, Bell Transfer Station

East: the proposed Doris Avenue extension, single detached dwellings, Willowdale Christian Assembly

South: 28- storey residential tower, townhouses

West: Willowdale Baptist Church

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. Issued under Section 3 of the Planning Act, the PPS sets the policy foundation for regulating the development and use of land. Municipal planning decisions are required to be “consistent with” the PPS. The new Toronto Official Plan complements policies in the PPS and the two documents mutually support each other.

Official Plan

The site is within the North York Centre North area of the North York Centre Secondary Plan and has a split designation. The western portion of the site is designated Mixed Use Area “G”, which provides for residential, institutional and recreational uses, and commercial uses up to a maximum 20% of the permitted gross floor area. The eastern portion of the site is designated Mixed Use Area “H”. This designation permits residential uses, institutional uses that are not predominantly offices, as well as public parks and recreational uses. The Secondary Plan permits a density of 3.75 FSI on the properties at 19, 21 and 23 Olive Avenue and 18, 22 and 24 Holmes Avenue. There is a permitted density of 2.6 FSI for the properties at 27 - 37 Olive Avenue and 26 Holmes Avenue. There is no density associated with the properties at 28 and 32 Holmes Avenue, as this density has been transferred to the properties to the south.

The Secondary Plan also provides density incentives and transfers for the provision of specific uses and facilities, with the total additional density not to exceed 33% of the maximum gross floor area otherwise permitted. The permitted transfers and incentives include among others the provision of indoor amenity space and a cash contribution towards the cost of land for the future service road and related buffer areas, and the City’s cost of constructing and furnishing a public recreation centre and/or social facility serving the North York Centre.

The height limit for the majority of the site is 87 metres, with a small portion of the northeast site corner of the site having a height limit of 70% of the horizontal distance from the relevant residential property line to the east of the site.

The North York Centre Secondary Plan also contains a range of additional policies which the proposal is evaluated against, including those related to built form, urban design, transportation, parks and open spaces, as well as other matters.

Zoning

The majority of the lands are zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 5. The R4 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

The lands at 28 Holmes are zoned R4(66) and the property at 32 Holmes is zoned R4(77). These lands had been acquired by the City for the construction of the future service road and the density was previously transferred and included as part of Phase 1 and 2 of the Great Lands Inc. Monet project. The remnant portions of these properties are not needed for the construction of the road and have been purchased by the applicant.

Site Plan Control

As per City Council policy for rezoning applications within the North York Centre, the applicant has submitted a concurrent Site Plan Application for this development. This report recommends that City Council approve in principle the Site Plan Control application subject to the Conditions of Site Plan Control Approval outlined in Attachment 9.

Reasons for Application

An Official Plan Amendment is required to implement the Council approved settlement regarding North York Centre Secondary Plan Amendments to the Density Incentive for Bicycle Storage.

An amendment to Zoning By-law 7625 is required to implement appropriate built form and other development standards in conformity with the North York Centre Secondary Plan policies.

Community Consultation

A Community Consultation meeting on the proposal was held on September 24, 2007. The meeting was attended by the local Councillor, Planning staff, the applicant and approximately 25 members of the public. Area residents have also provided verbal and written comments.

The issues raised at the public meeting dealt mainly with access to the site and local traffic. Specifically the area residents were concerned with the timing of the future service road. Additional concerns included the height and massing of the proposed development, disruption to the area from construction noise and traffic, and servicing and school capacity.

The comments and concerns raised by area residents have been considered in review of the application.

Urban Design Review Panel

The application has been reviewed by the City of Toronto Design Review Panel. This panel provides independent advice during the development approvals process with the goal of helping to ensure a high level of urban design that fits well into the cityscape.

The application was presented to the City of Toronto Design Review Panel on September 19, 2007. The Panel's review included a discussion of the following matters:

- The need for a comprehensive sustainable design strategy;
- Improving the site circulation by reducing the number of vehicular access points to the site, and further improving the pedestrian connectivity through and around the site;
- Improving the relationship with the local context, including the buildings relationship with Doris Avenue and improved massing along Holmes Avenue;
- An improved landscape strategy;
- Improved integration of the tower building with the low rise component of the development.

These suggestions were used to evaluate and further refine the proposal as discussed below.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial

The proposal is consistent with PPS. The development provides for a range of unit sizes and promotes intensification through a compact building form utilizing existing infrastructure. The proposed development is located within walking distance of the transit system and will promote ridership. Further, the design of the development will promote a comfortable and active pedestrian environment along the street frontages of the site.

Built Form and Massing

The proposed 28-storey apartment building on the southern portion of the site, the 2-storey townhouses fronting Doris Avenue and the proposed 4-storey townhouses fronting Olive Avenue comply with the height limits in the Secondary Plan, which permit higher buildings towards Yonge Street and lower heights toward the stable residential area. The residential tower includes a base building, which provides definition and an appropriate

scale for the adjacent streets. The proposed lower scale townhouses help define the edges of Olive Avenue and the future Doris Avenue extension. The building heights and setbacks provide for an appropriate scale and massing of the development.

In response to concerns raised by City Staff and the Urban Design Review Panel, the applicant has made the following changes to the application to help improve the development's relationship with the local context, through building massing, materials, landscape and streetscape improvements:

- The height of the townhouse wing along Doris Avenue has been increased from 2 to 3 storeys, providing a stronger base condition and helping define the street edge at a more appropriate scale;
- Intensive soft and hard landscaping throughout the site to support an “urban oasis” landscape concept;
- The ramp structure has been better integrated into the site plan, providing a stronger street edge along Holmes Avenue.

In addition, a clearer definition of both public and private pedestrian routes has been provided through the use of landscaping and landscape structures including lighting, walls, columns, gazebos and fencing. These revisions help to improve the pedestrian connectivity through and around the site.

The Design Review Panel also requested that the applicant consider the possibility of reducing the number of vehicular access points to the site in order to reduce the amount of the site used for loading services and improve the overall streetscape. The applicant investigated this request with City Staff. Once all technical aspects were taken into consideration, staff concluded that the current configuration allows for the most efficient use of the site, and fits well within the proposed open space.

Sun, Shadow and Wind

The proposed development was reviewed against the North York Centre Secondary Plan's built form policies and the City's “Design Criteria for Review of Tall Building Proposals”. The proposed floor plate is bigger than what is recommended, however, given the building's oval form it is consistent with the principles set out by the design criteria. A shadow study has been conducted and appropriate access to sunlight has been provided to the adjacent streets and properties.

A wind study has also been completed that indicates the taller oval tower including the base building, the townhouses and adjacent landscaped open space provides for an appropriate wind condition for pedestrians.

Density Incentives

The North York Centre Secondary Plan allows for density incentives with respect to certain matters. The applicant has proposed density incentives in the form of bicycle parking, a monetary contribution for density, and indoor recreational amenity space.

In December 2007 as a settlement before the Ontario Municipal Board, City Council adopted revisions to the North York Centre Secondary Plan regarding the density incentive for below-grade bicycle storage. The amendment requires the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related dwelling unit. This must be provided in an at-grade bicycle room. The proposed development includes bicycle parking spaces in an at-grade bike storage room. The application also provides below grade bicycle parking. The proposed bicycle parking complies with the settlement recently adopted by City Council.

In keeping with the Secondary Plan density incentive policies, the applicant is proposing a monetary contribution for 6,307 m² of additional density. It is recommended that these funds will be used in equal proportion towards the cost of land for the future service road and related buffer areas, and the cost of constructing and furnishing a public recreation centre and/or social facility serving the North York Centre.

Traffic Impact, Site Access and Parking

The applicant has submitted a Traffic Impact Study and Traffic Certification for the project. Technical Services has noted that certification for the proposed development is acceptable.

Vehicular access to the site is provided by one access from Holmes Avenue to the south and one access to Olive Avenue to the north. The access is a two-way common element 6 metre driveway. The applicant is proposing 460 parking spaces including 38 spaces for visitors, in a below-grade parking structure accessed from Olive Avenue. The parking supply is in accordance with the Secondary Plan policies, which require a parking ratio of a minimum of 1.0 and a maximum of 1.2 spaces per unit, including visitor parking and will be secured in the proposed Zoning By-law.

One loading space is required for the proposed building, and has been included in the proposed plans.

Parkland

The applicant has secured an off-site parkland dedication at 101 Lorraine Drive which satisfies the required parkland dedication for this site under the North York Centre Secondary Plan. This parkland dedication is acceptable to Parks, Forestry & Recreation. The applicant shall be responsible for bringing the site to base park condition to the satisfaction of the General Manager, Parks, Forestry & Recreation. The lands shall be conveyed to the City prior to the condominium registration.

Amenity Space

The Secondary Plan requires that the applicant provide 1.5 m² of both indoor amenity space and at grade outdoor amenity space per residential unit. The applicant has met these requirements.

Approximately 783 m² of indoor amenity space is located on the tower's ground and second floors and includes two swimming pools, exercise and change rooms, media room, games area, and a party room. Approximately 2,723 m² of private outdoor recreational space is provided between the tower and the townhouse buildings. In addition, the applicant is also providing additional outdoor amenity in the form of rooftop terraces on the stacked townhouses.

Toronto Green Development Standard

The applicant has been encouraged to review and incorporate the City's Green Development Standards initiative in the design of the proposed development. The applicant has incorporated a "green roof" design, covering both townhouse buildings. With this design, rainwater will be collected and absorbed by a system of soil based medium which will result in reduced heat radiation into the atmosphere and storm water runoff. In addition, the applicant has provided extensive landscaping including water gardens that provide additional rainwater harvesting. The proposed landscape plan incorporates plants that have low water needs and native shade trees that will help to increase the canopy coverage of the site, helping to minimize energy demands.

Public Art

The North York Centre Secondary Plan encourages the provision of public art on City owned lands as well as on privately owned lands as part of redevelopment projects to enhance the quality of the public realm surrounding the project. The applicant has agreed to a public art program that consists of 1% of the gross construction costs of the project. The public art program will be secured in the Section 37 Agreement.

Development Charges

It is estimated that the development charges for this project will be \$2.2 million. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

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: Elevations

Attachment 4: Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet

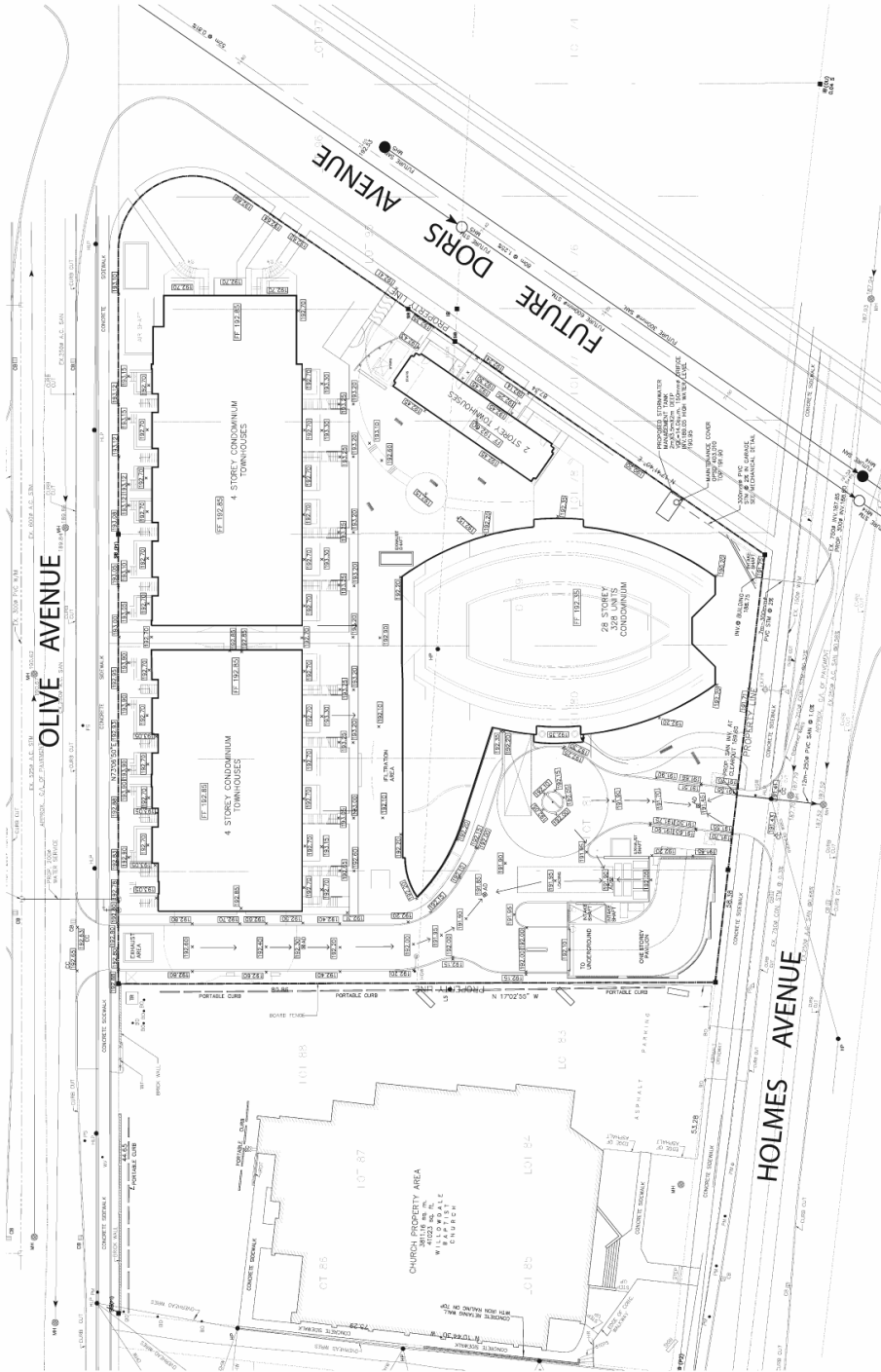
Attachment 7: Draft Official Plan Amendment

Attachment 8: Draft Zoning By-law Amendment

Attachment 9: Site Plan Approval Conditions

Attachment 10: Agency Comments

Attachment 1: Site Plan



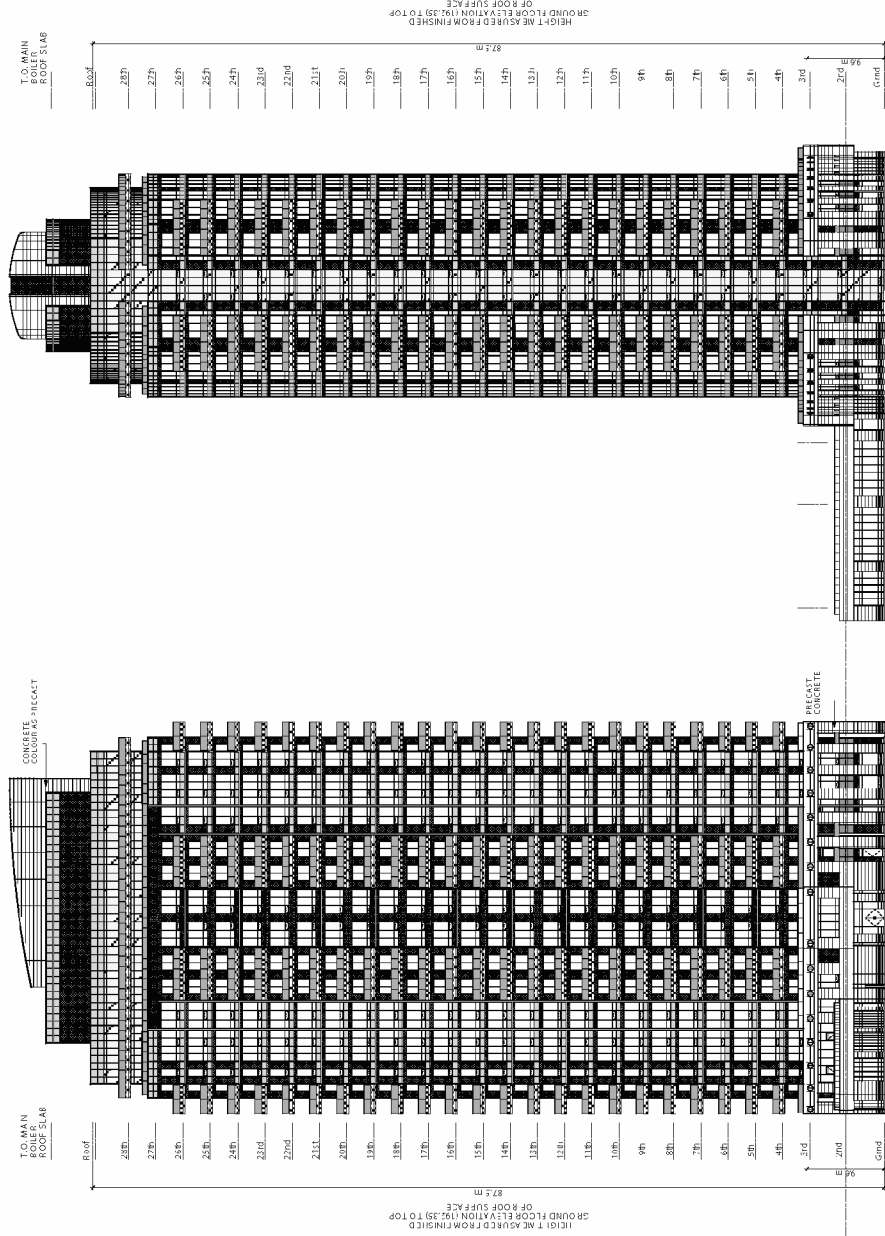
18-32 Holmes Avenue & 19-37 Olive Avenue

Site Plan
Applicant's Submitted Drawing

Not to Scale
12/17/2007

File # 07_167612

Attachment 2: Elevations



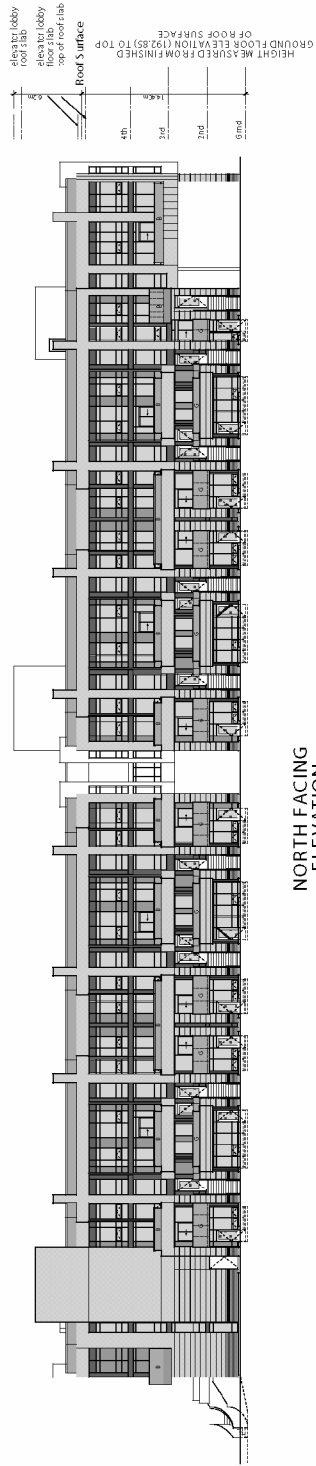
Elevations - Highrise Wing

Applicant's Submitted Drawing

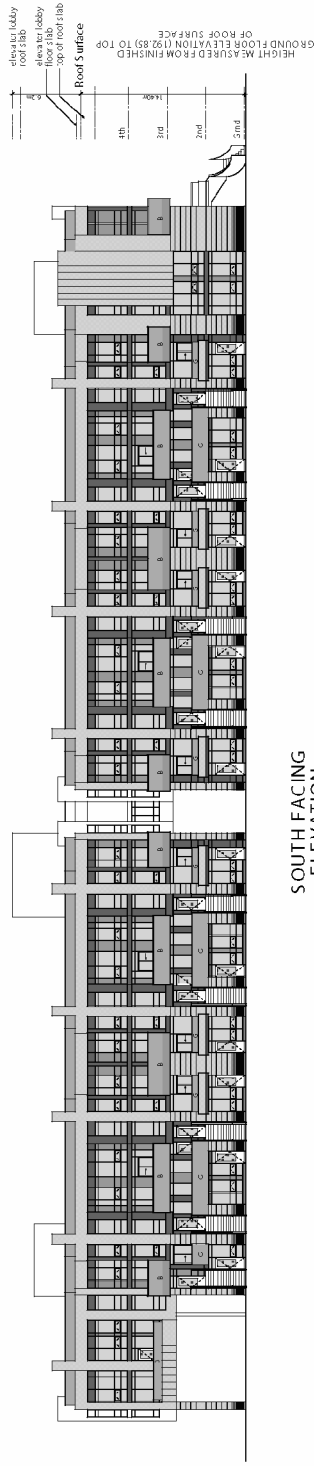
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Attachment 3: Elevations



NORTH FACING ELEVATION



SOUTH FACING ELEVATION

Elevations - Townhouse Wing

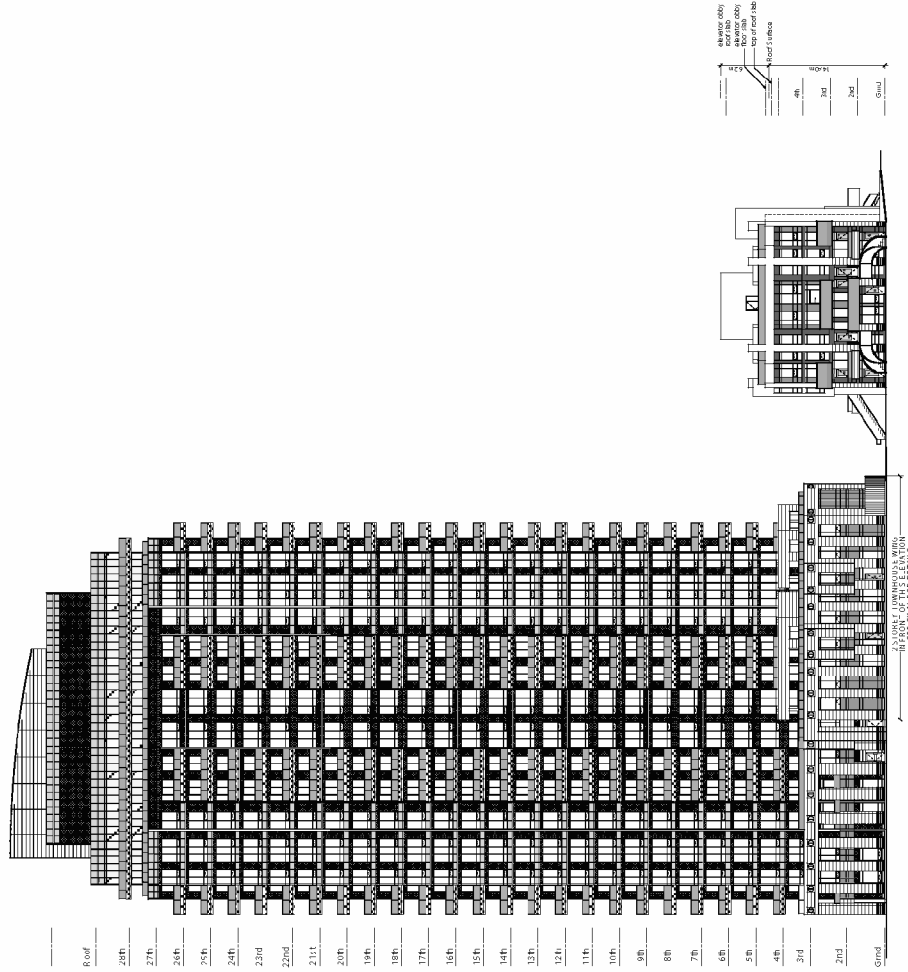
18-32 Holmes Avenue & 19-37 Olive Avenue

Applicant's Submitted Drawing

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12/17/2007

File # 07_167612

Attachment 4: Elevations



East Facing Elevation

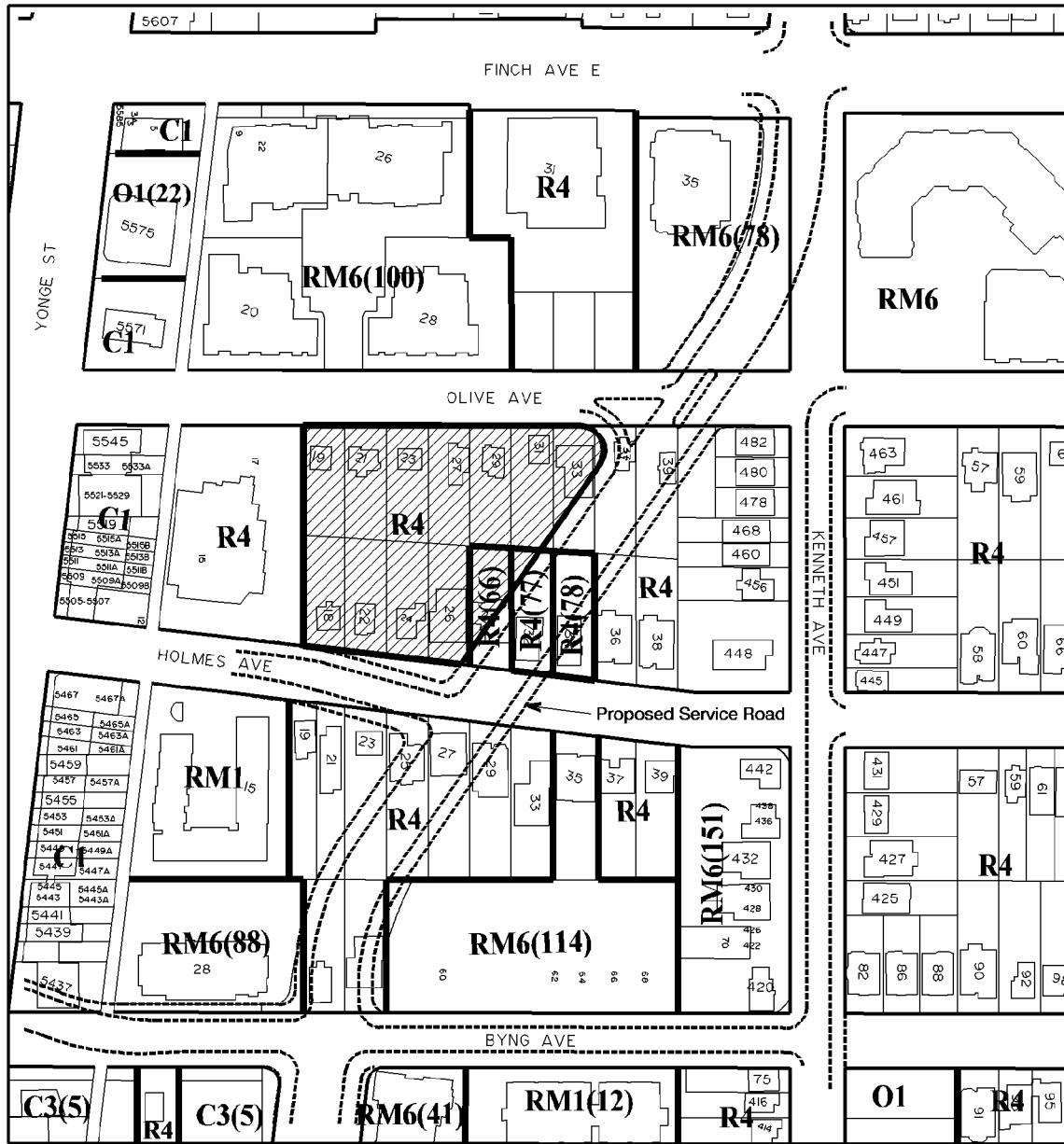
Applicant's Submitted Drawing

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12/17/2007

18-32 Holmes Avenue & 19-37 Olive Avenue

File # 07_167612

Attachment 5: Zoning



**19-23, 27-31 & Portion of 33-37 Olive Avenue
and 18, 22-26 & Portion of 28-32 Holmes Avenue**

File # 07_167612

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O1 Open Space Zone

C3 District Shopping Centre Zone



Not to Scale
Zoning By-law 7625
Extracted 06/05/07

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 167612 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	April 23, 2007

Municipal Address: 18 HOLMES AVE
 Location Description: PLAN 2282 LOT 82 **GRID N2303
 Project Description:

Applicant:	Agent:	Architect:	Owner:
GREAT LAND (OLIVE) INC			GREAT LAND (OLIVE) INC

PLANNING CONTROLS

Official Plan Designation:	MUA	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7453.8	Height:	Storeys:	28
Frontage (m):	58.38		Metres:	87
Depth (m):	80.86			
Total Ground Floor Area (sq. m):	3651			Total
Total Residential GFA (sq. m):	29361		Parking Spaces:	460
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	29361			
Lot Coverage Ratio (%):	49			
Floor Space Index:	3.9			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	2
1 Bedroom:	285
2 Bedroom:	97
3 + Bedroom:	0
Total Units:	384

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	27626	435
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Kelly Jones, Planner
	TELEPHONE:	(416) 395-7127

Attachment 7: Draft Official Plan Amendment

AMENDMENT NO. 50

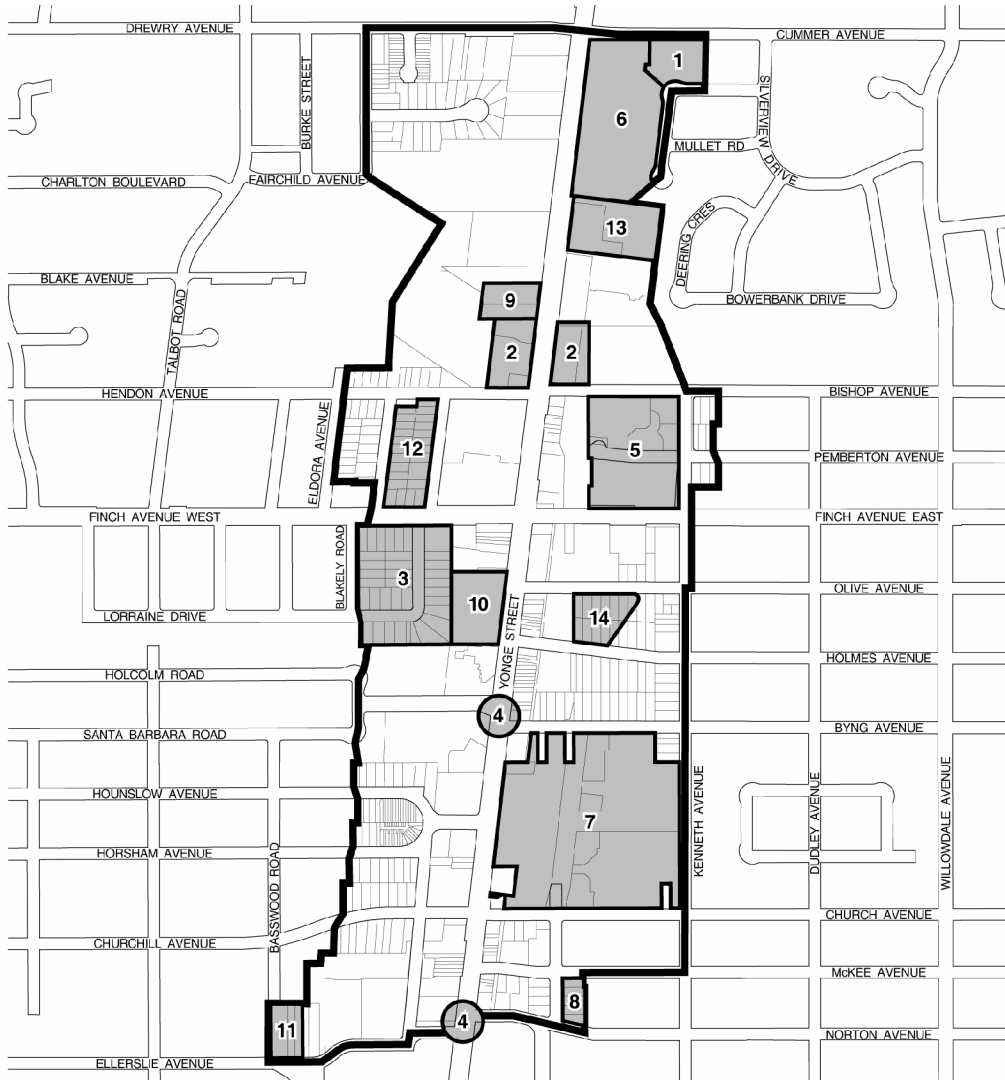
**TO THE NORTH YORK CENTRE SECONDARY PLAN
OF THE CITY OF TORONTO OFFICIAL PLAN**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 8 (North York Centre Secondary Plan) is amended by adding the following new Site Specific policy to Section 13, North York Centre North Site Specific Policies:

"14. LANDS MUNICIPALLY KNOWN AS 19, 21, 23, 27, 29, 31, 33, 37 OLIVE AVENUE, AND 18, 22, 24, 26, 28, 32 HOLMES AVENUE (14 ON MAP 8-13)

- (a) Gross floor area excludes any space used exclusively for bicycle parking contained in a parking garage.
 - (b) Any area devoted to storage lockers constitutes gross floor area and will be included in calculations pertaining to the density limits set out in Section 3.2(a) of this Secondary Plan.
 - (c) The gross floor area of bicycle parking facilities provided in an at-grade common bicycle room conveniently accessible to the outside is exempted from the calculation of gross floor area and is included as a density incentive within the provisions of Section 3.3(a) of this Secondary Plan. The provision and maintenance of such facilities will be secured by appropriate legal agreements.
 - (d) A minimum of 0.10 bicycle parking spaces for each non grade-related dwelling unit shall be provided on the site and such minimum number will be provided in an at-grade common bicycle room and will be secured through the implementing Zoning By-law. Bicycle parking spaces provided on the site will be provided in accordance with proposed Appendix 1(a) – North York Centre Bicycle Parking Policy, adopted by City Council at its meeting of December 11, 12 & 13, 2007, and the City of Toronto Bike Plan."
2. Map 8-13, North York Centre North Site Specific Policies, of Chapter 6, Section 8 (North York Centre Secondary Plan) is amended by adding Site Specific Policy Area 14 as shown on Attachment "1".



TORONTO City Planning
Official Plan Amendment #50

18-32 Holmes Avenue & 19-37 Olive Avenue
 File # 07_167612

-  Secondary Plan Boundary
-  Site Specific Policy Areas*

* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 13.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

Map 8-13, North York Centre North Site Specific Policies, of Chapter 6,
 Section 8 (North York Centre Secondary Plan) is amended by adding Site Specific Policy Area 14



