



STAFF REPORT ACTION REQUIRED

3706 Bathurst Street & 3 Stadacona Drive - Rezoning Application - Preliminary Report

Date:	December 15, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Numbers:	08 221691 NNY 15 OZ

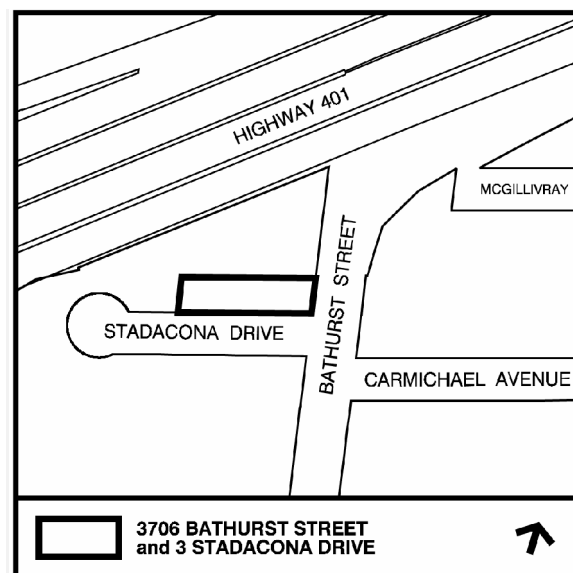
SUMMARY

This application was made on November 14, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application has been submitted to amend the Zoning By-law to permit twelve 3-storey townhouses to be developed on the subject lands.

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. Upon the completion of the evaluation of the proposal, a Final Report will be prepared with notice for a public meeting.



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.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

The applicant met with City Staff to discuss the requirements for a complete application and those requirements were adhered to with this submission.

ISSUE BACKGROUND

Proposal

This application proposes twelve 3-storey townhouses fronting on Stadacona Drive. The units each have 3 bedrooms and a study, with each unit containing a single car garage and a rooftop deck. The easternmost unit, adjacent to Bathurst Street, has its primary entrance facing Bathurst Street.

The parking garages are accessed from two one-way driveways off Stadacona Drive with the entrance between units 7 and 8 and the exit between units 3 and 4, and then a two-way driveway to the rear of the townhouses. The driveway is partially recessed in the ground and covered by the main floor and decks.

The proposed height of the townhouses is 13.9 metres with a Floor Space Index of approximately 2.5. Relevant project information is contained in the Application Data Sheet (Attachment 4).

Site and Surrounding Area

The subject site is located on the west side of Bathurst Street, just south of Highway 401. It is a rectangular lot that is approximately 1,054 square metres in size. It is comprised of a vacant lot (3706 Bathurst Street) that previously contained a triplex, and a lot that contains a single family dwelling (3 Stadacona Drive).

The abutting properties include:

North: Highway 401.
South: 3 storey apartment buildings and a commercial building.
East: Low-scale commercial buildings and a place of worship.
West: Highway 401 and 3 storey apartment buildings.

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

Part of the subject site is located on Bathurst Street, which is identified as an 'Avenue' on Map 2, Urban Structure of the Official Plan. 'Avenues' are corridors along major streets which are intended to accommodate new housing and job opportunities, supported by public transit.

With respect to the land use designations, the eastern portion of the subject site is designated *Mixed Use Areas*, which provide for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. The western portion of the site is designated *Neighbourhoods*, which provides for low-scale residential and institutional uses that respect and reinforce the existing physical character of the neighbourhood.

Zoning

The subject site is zoned Multiple-Family Dwellings Fifth Density Zone (RM5). The 'RM5' zoning permits multiple attached dwellings.

Site Plan Control

A Site Plan Control Application (08 221699 NNY 15 SA) has been submitted with this rezoning application. The site plan will be reported on concurrently.

Reasons for the Application

A zoning amendment is required to revise the RM5 zoning standards with respect to lot area, gross floor area, coverage, frontage, width, parking and setbacks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Tree Survey
- Site Servicing Plan
- Site Grading Plan
- Functional Servicing Report
- Noise Impact Study
- Parking Study
- Survey

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, the following issues have been identified:

- The number of units with respect to the size of the site.
- Design issues relating to the impact of the roof deck ‘mechanical’ and stairwell on the height and massing of the townhouses.
- Adequacy of parking supply.
- Driveway/parking access and layouts.
- Adequacy of landscaping.

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

CONTACT

Heather Inglis Baron, Senior Planner

Tel. No. (416) 395-7073

Fax No. (416) 395-7155

E-mail: hinglis@toronto.ca

SIGNATURE

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

ATTACHMENTS

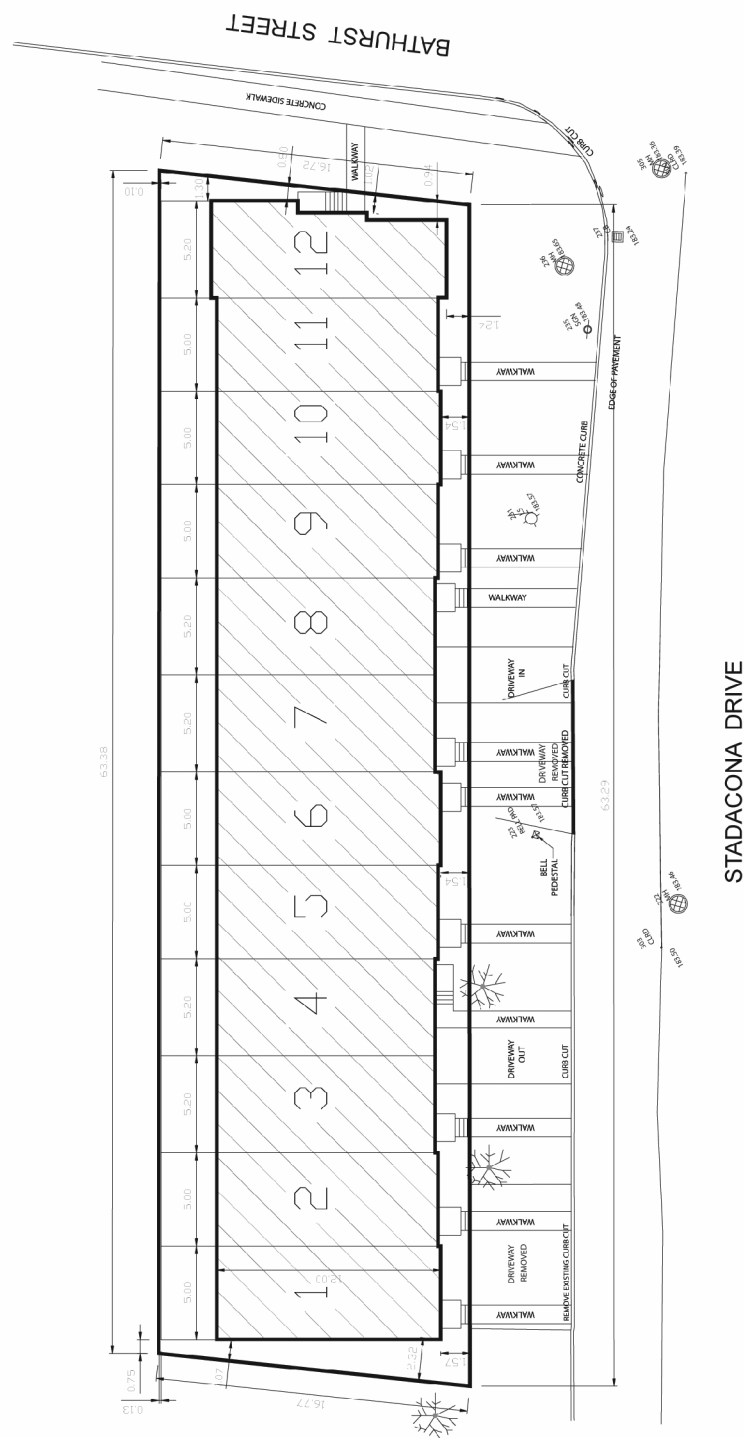
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan

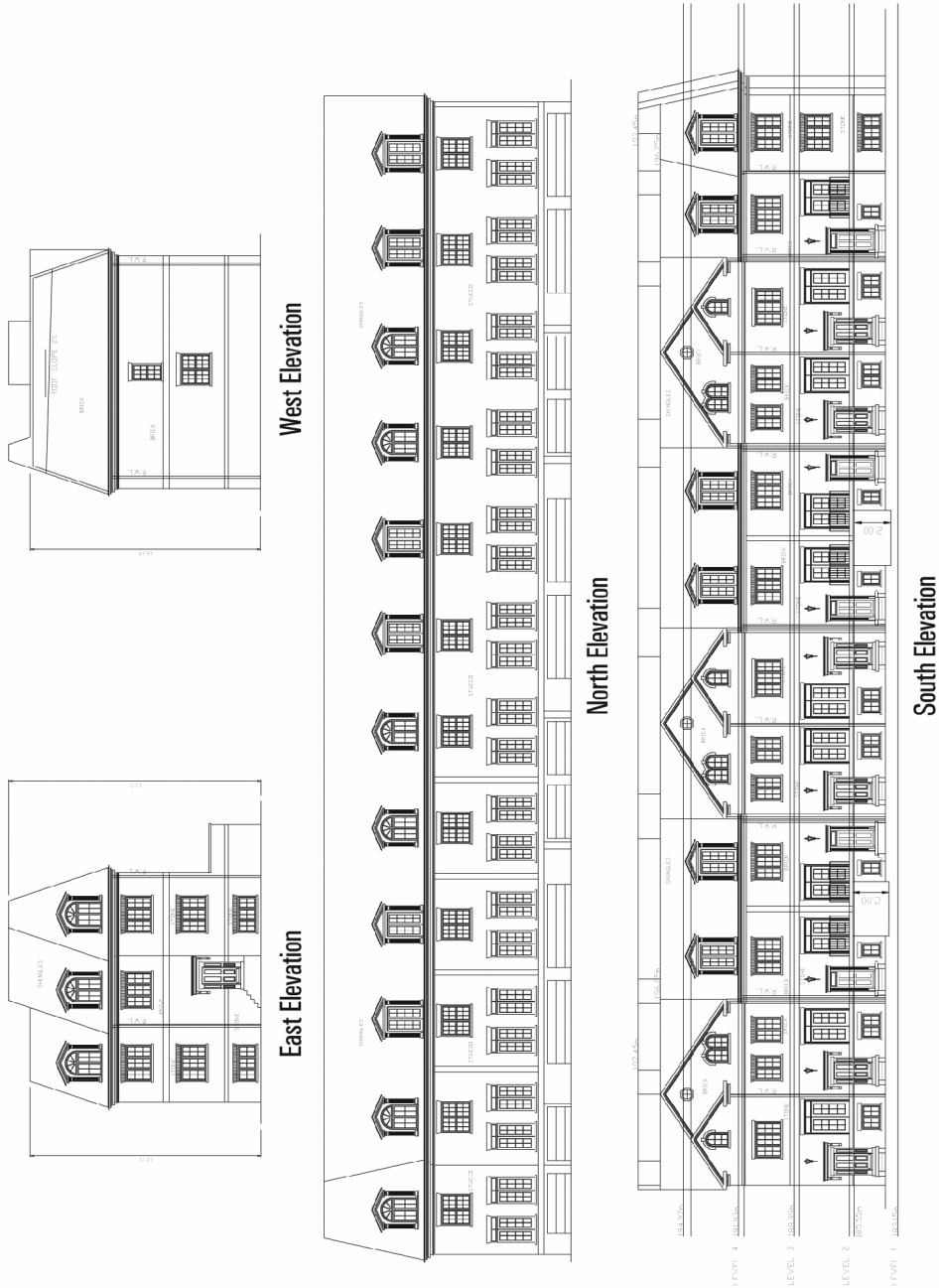


Site Plan
Applicant's Submitted Drawing
Not to Scale
12/03/2008

3706 Bathurst Street and 3 Stadacona Drive

File # 08_221691

Attachment 2: Elevations



Elevations

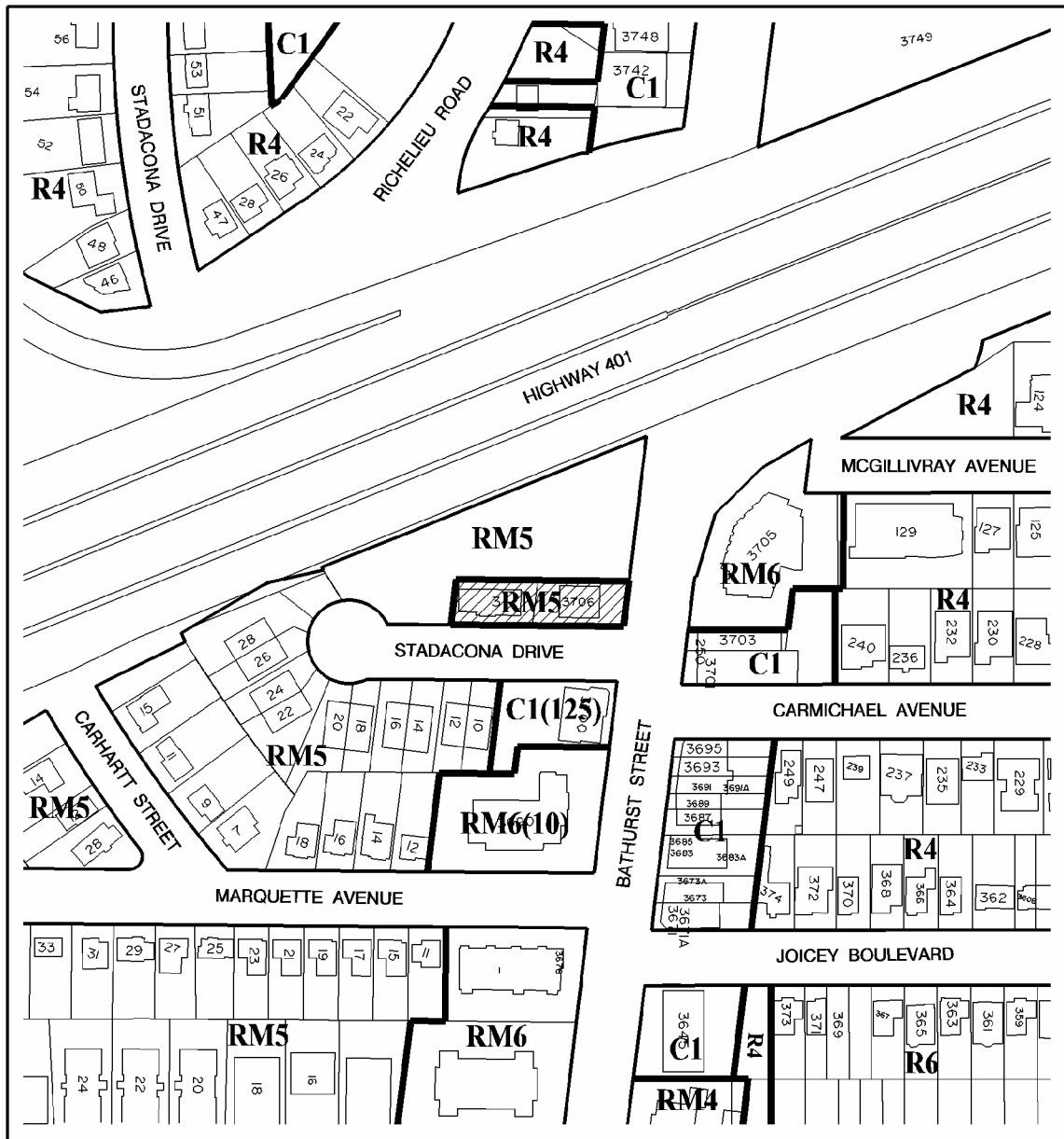
Applicant's Submitted Drawing

Not to Scale
12/03/2008

3706 Bathurst Street and 3 Stadacona Drive

File # 08_221691

Attachment 3: Zoning



Toronto City Planning
Zoning

3706 Bathurst Street and 3 Stadacona Drive

File # 08_221691

R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 12/03/2008

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 221691 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	November 14, 2008

Municipal Address:	3706 BATHURST ST
Location Description:	PLAN 2053 LOT 13 TO 14 **GRID N1502
Project Description:	12 - Three and a half storey townhouses with a common element.

Applicant:	Agent:	Architect:	Owner:
WILLIAM HOLMAN			REALPLEX DEVELOPMENT

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM5	Historical Status:	
Height Limit (m):	11.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1054	Height:	Storeys:	3	
Frontage (m):	16.7		Metres:	13.9	
Depth (m):	63.3				
Total Ground Floor Area (sq. m):	909				Total
Total Residential GFA (sq. m):	2626		Parking Spaces:	12	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2626				
Lot Coverage Ratio (%):	86.2				
Floor Space Index:	2.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2626	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:	12	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

CONTACT:	PLANNER NAME:	Heather Inglis Baron, Planner
	TELEPHONE:	(416) 395-7073