

43 Drewry Avenue – Rezoning Application - Preliminary Report

Date:	December 16, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 215402 NNY 23 OZ

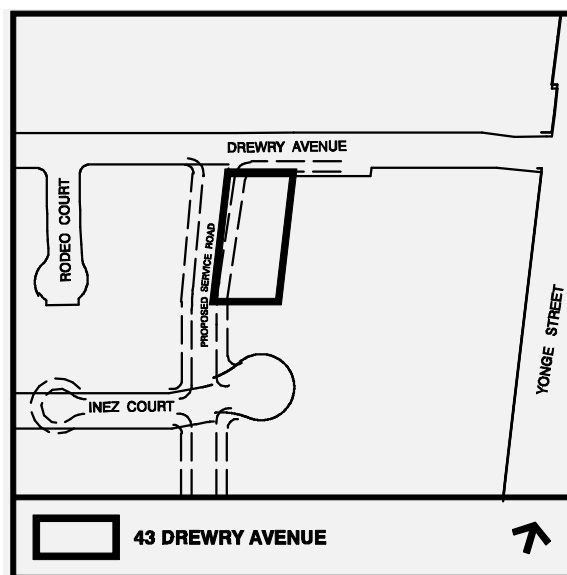
SUMMARY

This application was made October 23, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law No. 7625 to permit the construction of a 3-storey townhouse building containing 47 stacked townhouses at 43 Drewry 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. A final report and public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2009, 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.
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 applicant is proposing a 3-storey buildings containing 47 stacked, back to back townhouse units. The building is organized so that the western units front onto the future Beecroft Road extension. The eastern unit front onto a 6 metre side yard.

A total of 51 parking spaces will be provided, including 7 visitor spaces, all of which will be located in a below grade parking structure. Vehicular access is proposed via a 6.5 metre temporary driveway off Drewry Avenue until the Beecroft Road extension is constructed. Additional site statistics are outlined on the Application Data Sheet (Attachment 5).

Site and Surrounding Area

The subject lands are located south of Drewry Avenue, west of Yonge Street and front directly onto the future Beecroft Road extension. The site is currently vacant and has a frontage of approximately 38 metres, a depth of 79 metres and an area of 2097 m².

Land uses surrounding the site are as follows:

North: Vacant land, the Catholic Children's Aid Society Building, a 3 storey office building, and a 3 storey retail and office building.

East: To the direct east there is an existing 6 storey apartment building. Further east there is a 3 storey commercial plaza.

South: Single detached dwellings. There is a current rezoning application to permit a 23 storey apartment building at 51 Drewry Avenue and 18 -28 Inez Court.

West: Vacant land which will be used for the construction of the future Beecroft Road extension. Further west there are the recently developed townhouses fronting onto the future Beecroft Road extension, and on Rodeo Court.

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 site is located within the North York Centre Secondary Plan and are designated as *Mixed-Use Areas 'H'*. This designation provides for residential uses, institutional uses that are not predominantly offices, as well as public parks and recreational uses. The Secondary Plan permits a density of 2.0 FSI and a height limit of 18 metres or 6 storeys on the subject lands.

The Secondary Plan also provides density incentives and transfers for certain gross floor area exemptions for the provision of specific uses and facilities, with the total 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 costs of purchasing lands for the service road or furnishing a public recreational centre or social facility serving the North York Centre.

The Secondary Plan contains a number of additional policies, including those related to built form, urban design, transportation, amenity and open space, which will be used in the evaluation of the development proposal.

Zoning

The property is zoned RM6(80) which is a site specific zoning that permits a six storey, 55 unit residential apartment building with a maximum gross floor area of 5,907 m².

Site Plan Control

A Site Plan Control application will be required for this development but has not yet been submitted.

Design Review Panel

A preliminary design for this site was presented to the Design Review Panel in October 2008 for initial review. The following issues were discussed by the Panel:

- Improving the built form and site design to enhance the relationship of the proposed built form relative to the existing and future context, including the future Beecroft Road extension and the proposed development project located to the direct south of the subject lands. The panel recommended that the applicant review the proposed massing on the site.
- Investigate the opportunity to have all of the townhouse units front onto the public street.
- Developing and integrating a comprehensive sustainable design strategy throughout the project.
- Developing a landscape strategy that outlines how the future context of the Beecroft Road extension will be addressed.

These issues will be considered in the evaluation and review of the proposal.

Tree Preservation

The application is subject to the City of Toronto Tree Protection By-law on both private and City property. A Tree Management Plan and tree inventory have been submitted with the application.

Toronto Green Development Standards

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

Reasons for the Application

The RM6(80) zoning that applies to this site does not allow the proposed townhouse development. A rezoning application is required in order to implement the necessary zoning standards to permit the proposed use and to provide the appropriate development standards for the development.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Further issues may be identified through community consultation and the processing of the application.

1. Development standards, landscaping, building siting, building height and massing will be reviewed to ensure conformity with the Official Plan and to minimize impacts on adjacent residential areas. This application will also be reviewed using the Council approved Infill Townhouse Design Guidelines to ensure the proposed development is well designed and compatible with the surrounding neighbourhood.
2. Consideration of the proposed developments relates to the longer term development of the entire area in accordance with the North York Secondary Plan;.
3. Consideration of the proposed development's relationship to the future Beecroft Road extension.
4. Review of pedestrian access including sidewalks, entrances and outdoor areas and how they relate to the adjacent public streets.
5. Issues related to the protection and retention of privately owned trees located on and around the site.
6. Assessment of the proposed vehicular circulation and access to the below grade garage.
7. Assessment of refuse and recycling operations to ensure the proposed development complies with the City's standards.

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

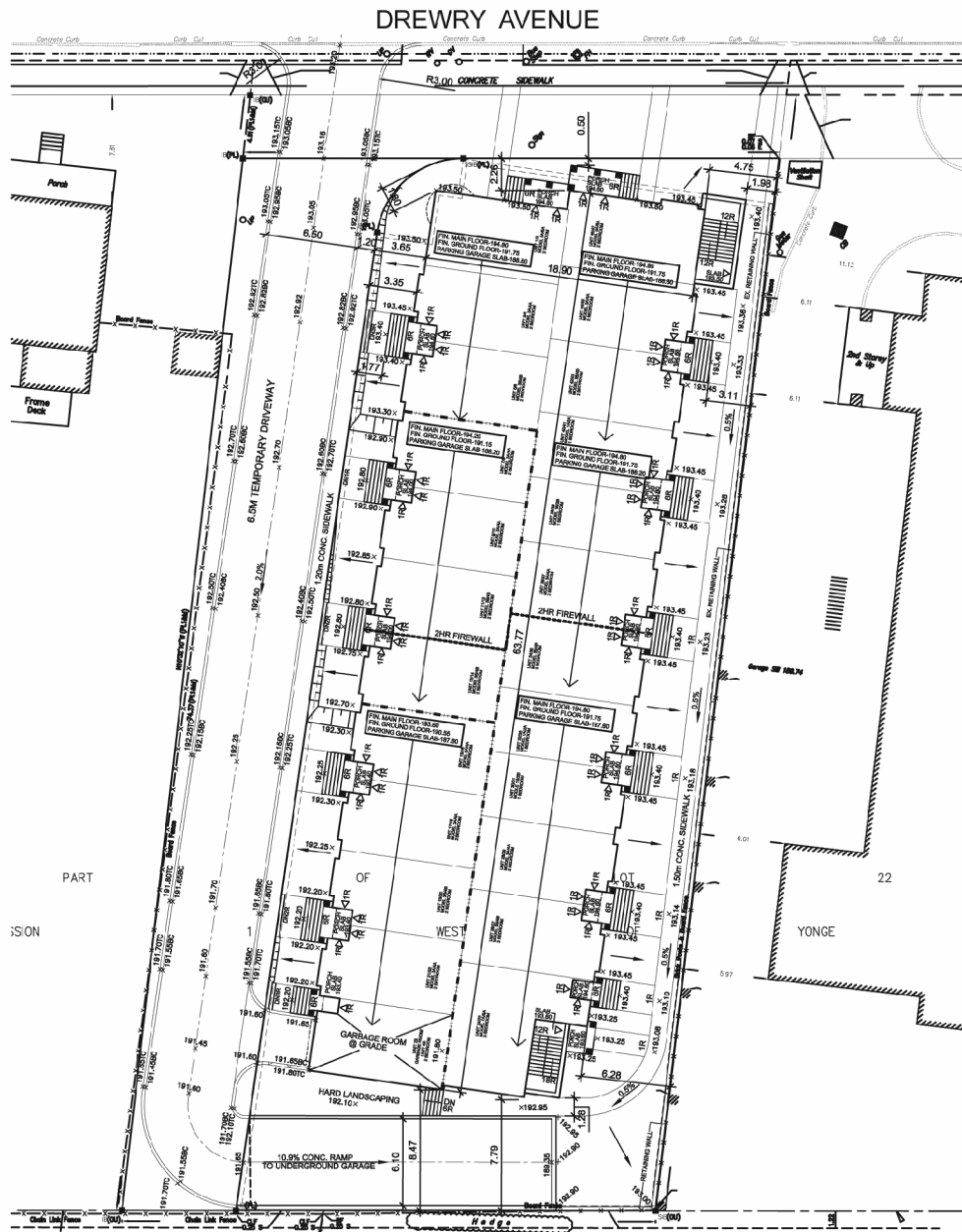
Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

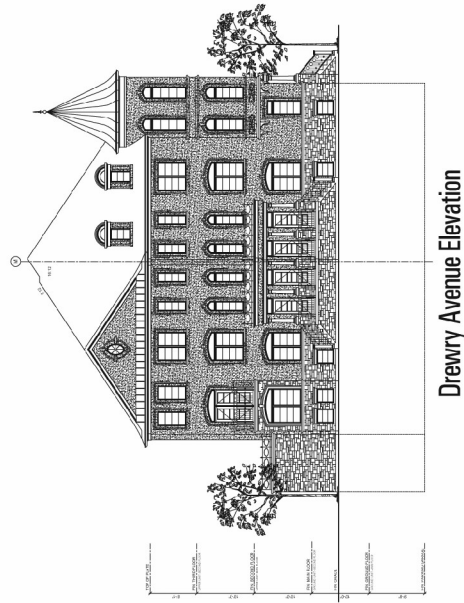
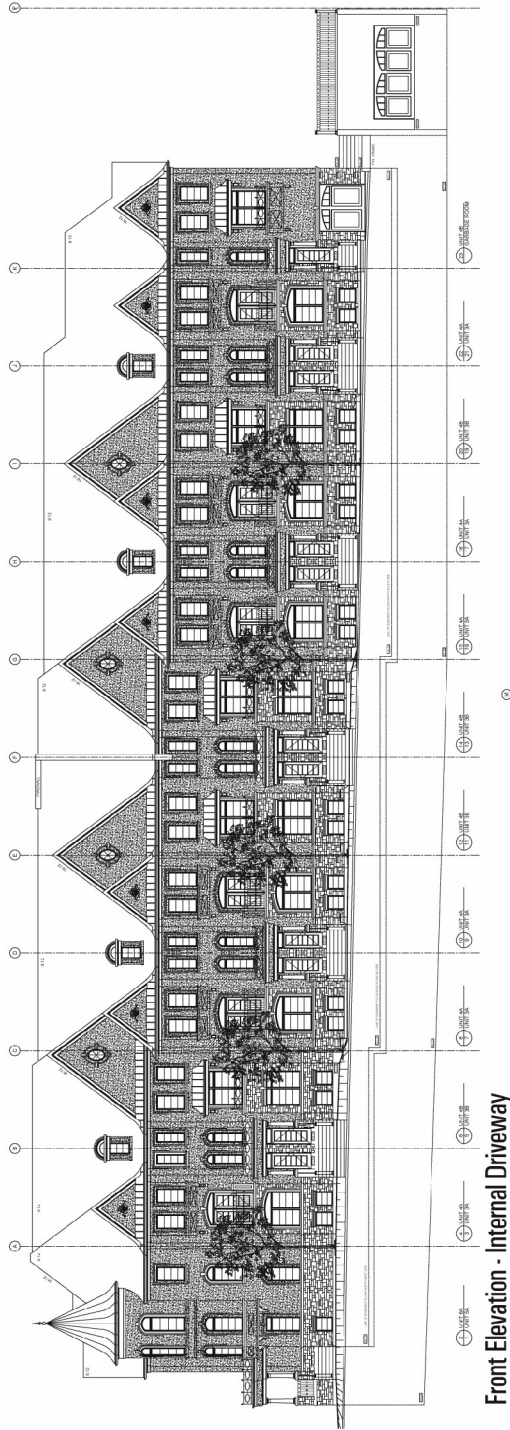
Not to Scale
12/12/2003



43 Drewry Avenue

File # 08_215402

Attachment 2: Elevations



Elevations

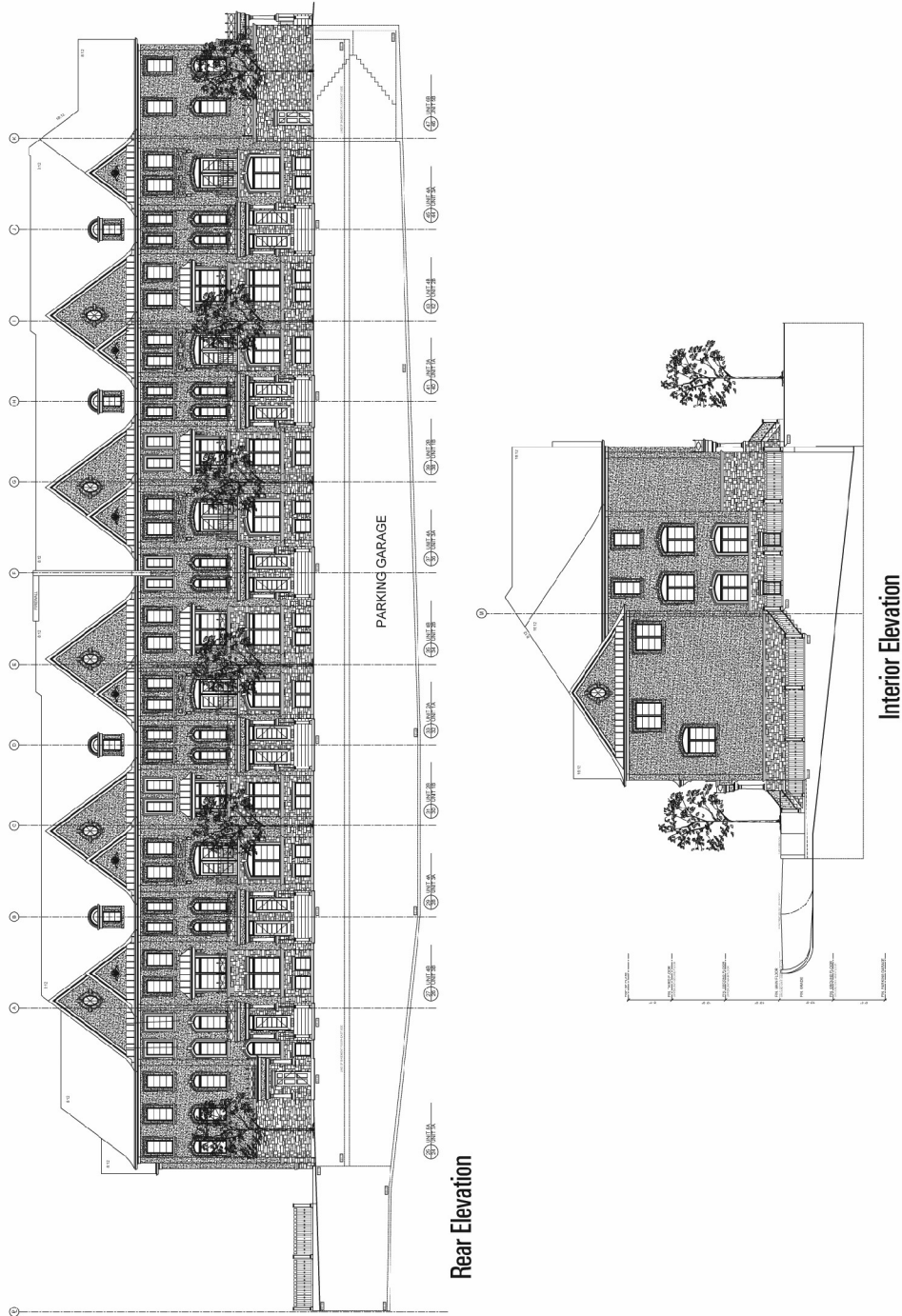
43 Drewry Avenue

Applicant's Submitted Drawing

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12/12/2008

File # 08_215402

Attachment 3: Elevations



Elevations

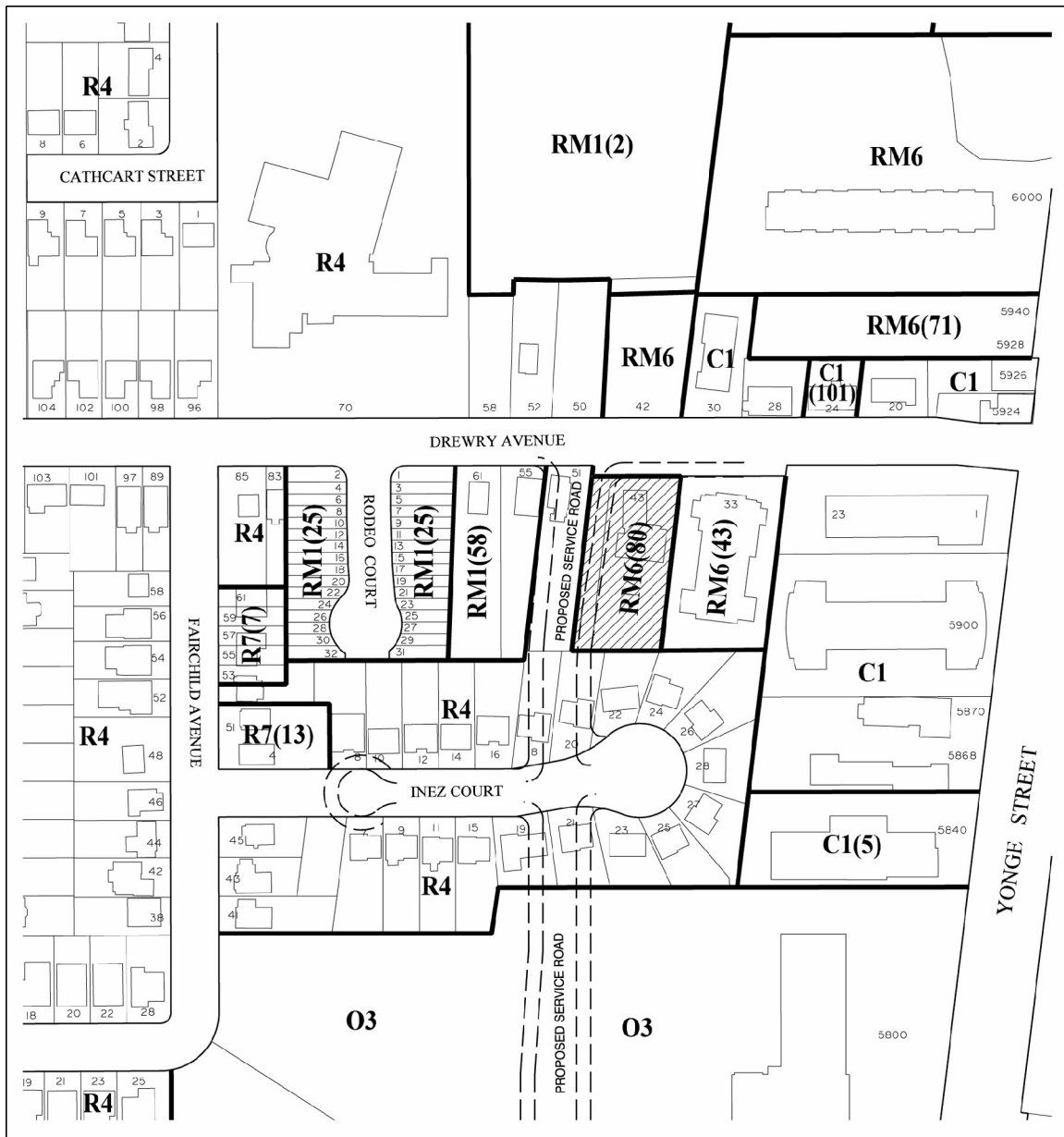
43 Drewry Avenue

Applicant's Submitted Drawing

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12/12/2008

File # 08_215402

Attachment 4: Zoning



Toronto City Planning
Zoning

43 Drewry Avenue
08_215402

R4 One-Family Detached Dwelling Fourth Density Zone
R7 One-Family Detached Dwelling Seventh Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

C1 General Commercial Zone
O3 Semi-Public Open Space Zone



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

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 215402 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	October 23, 2008

Municipal Address:	43 DREWRY AVE
Location Description:	CON 1 WY PT LOT 22 RP 64R15489 PART 3 **GRID N2301
Project Description:	Three storey freehold townhouses with 48 residential dwelling units

Applicant:	Agent:	Architect:	Owner:
ALAN SLOBODSKY			RIVERMILL HOMES (DREWRY) LTD.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM6(80)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2097	Height:	Storeys:	3
Frontage (m):	37.65		Metres:	13.5
Depth (m):	0			
Total Ground Floor Area (sq. m):	1280			Total
Total Residential GFA (sq. m):	4557		Parking Spaces:	51
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4557			
Lot Coverage Ratio (%):	61			
Floor Space Index:	2.17			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4557	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	8	Office GFA (sq. m):	0	0
2 Bedroom:	37	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	47			

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