

**2 O'Connor Drive, 2, 6, and 12 Fernwood Gardens –
Official Plan Amendment & Rezoning Applications -
Preliminary Report**

Date:	January 14, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	08 232246 STE 29 OZ

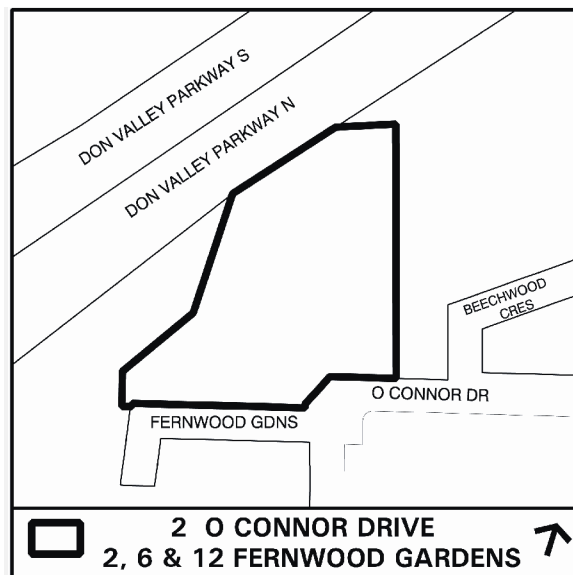
SUMMARY

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 develop the site at 2 O'Connor Drive, 2, 6, and 12 Fernwood Gardens with a 4-storey, 65-unit, residential-care and assisted living facility. The Ina Grafton Gage Home, located at 2 O'Connor Drive, will be preserved and incorporated into the development proposal.

A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) is required before the demolition of three, 2½-storey rental apartment buildings containing a total of 36 units can be considered. The units may not be demolished unless the City approves the application. An application for Rental Housing Demolition and Conversion has been submitted to the City and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment applications.

Staff anticipate scheduling a community consultation meeting in early spring 2009,



and the Statutory Public Meeting in late 2009 or early 2010. The target dates assume that applicant will provide all required information in a timely manner.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

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.

PRE-APPLICATION CONSULTATION

In 2005, the previous owner met with City staff to discuss the demolition of the existing long-term care facility to construct four residential towers. Planning staff were not supportive of that proposal.

In October 2008, City staff met with the Sisters of St. Joseph to discuss the demolition of the existing long-term care facility and the three, 2 ½-storey rental apartment buildings in order to construct a 4-storey assisted living and residential care facility. At that meeting, staff identified issues such as the proposals fit and relationship to the neighbourhood, the demolition and replacement of rental housing, the function and uses proposed as part of the redevelopment, the setback of the building from the top-of-bank, and the integration of the heritage building into the proposed redevelopment.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site at 2 O'Connor Drive, 2, 6, and 12 Fernwood Gardens with a 4-storey, 65-unit, residential-care and assisted living facility. Accessory uses such as a chapel, administrative offices, one residential suite, and three guest suites, and multipurpose rooms are also proposed.

The Ina Grafton Gage Home, a heritage building, will be preserved and integrated into the development proposal.

Site and Surrounding Area

The subject site consists of four properties: 2 O'Connor Drive, 2, 6, and 12 Fernwood Gardens. The site is bound by O'Connor Drive and Fernwood Gardens to the south, the Don Valley Parkway to the north and west, and low density residential to the east. The site has an overall site area of 17,469 m², of which, approximately 9,395m² is tableland.

Development in the vicinity of the subject site consists of the following:

North: The northern portion of the site is steeply sloped ravine land, which forms part of the Don Valley Corridor. Immediately north of the site is the Don Valley Parkway.

West: Immediately west of the site is the Don Valley Corridor and the Don Valley Parkway.

East: Immediately east of the site is low density residential development, in the form of single detached dwelling units.

South: The area immediately south of the south consists of low-rise rental apartment buildings on Fernwood 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 subject site "*Neighbourhoods*". "*Neighbourhoods*" are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes

and townhouses, as well as interspersed walk-up apartments that are no higher than 4-storeys.

Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in “*Neighbourhoods*”. The Plan identifies “*Neighbourhoods*” as established areas that are physically stable, in which development will respect and reinforce the existing physical character of the neighbourhood. Particular aspects of physical character are identified including: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types, or predominant forms of development in the neighbourhood; and, prevailing patterns of rear and side yard setbacks and landscaped open space.

In addition, Policy 4.1.7 of the Official Plan states the proposals for intensification of land on major streets in “*Neighbourhoods*” are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a “*Neighbourhood*” is proposed, the application will be reviewed in accordance with the development criteria policies contained in Section 4.1.5 of the Plan, having regard to both the form of development along the street and its relationship to adjacent development in the “*Neighbourhood*”.

Zoning

A general exemption in Section 12 of the former Borough of East York Zoning By-law 6752, as amended, permits the erection of a “Bed Care Unit” addition not exceeding 2-storeys in height above grade, nor 1,960 m² of gross floor area, at the Ina Grafton Gage Home located at 2 O’Connor Drive. The addition is not permitted to be located closer than 6 metres to any lot line, and is required to provide 25 off-street parking spaces which are setback 7.6 metres from any lot line.

The properties at 2, 6, and 12 Fernwood Gardens are zoned R1C in the former Borough of East York Zoning By-law 6752, as amended. The R1C zone category permits single detached dwellings with a maximum height of 8.5 metres, a minimum lot frontage of 6.0 metres, and a maximum lot coverage of 35%.

Site Plan Control

The development is subject to a Site Plan Control Application. An application for Site Plan Control has been made and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment Applications.

Ravine Control

The subject site is in an area subject to Ravine Control.

Tree Preservation

The application seeks to remove a number of trees as part of their development proposal. An Arborist Report/Tree Preservation Plan has been submitted as part of the development application, and is currently being reviewed by various City departments.

Other By-law

A Rental Housing Demolition and Conversion Application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) is required to permit the demolition of the three, 2 ½-storey rental apartment buildings which contain a total of 36 rental dwelling units. An application for Rental Housing Demolition and Conversion, and the required supporting documentation, have been submitted as part of the development application and are currently under review by the City.

Reasons for the Application

An Official Plan Amendment is required to address the rental housing policies contained within the Plan, the setbacks from the Natural Heritage System and stable top-of-bank, and to permit the non-residential uses and level of intensification in the “*Neighbourhoods*” designation.

A Zoning By-law Amendment is required to allow the use, height, scale and intensity of development proposed as part of this development application.

COMMENTS

Issues to be Resolved

Land Use

The subject site is designated “*Neighbourhoods*” in the Official Plan. “*Neighbourhoods*” are considered physically stable areas and are not areas where significant growth is anticipated. Development in established “*Neighbourhoods*” will respect and reinforce the existing physical character of the neighbourhood, including, but not limited to, size and configuration of lots; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types; setbacks of buildings from streets; and the conservation of heritage buildings, structures, and landscapes. Proposals for intensification of land on major streets in “*Neighbourhoods*” are not encouraged by the policies of the Plan. Intensification of land in “*Neighbourhoods*” will be carefully controlled so that the neighbourhood is protected from negative impacts by locating and organizing to fit with its existing and/or planned context.

The applicant proposes to rezone the lands to allow for a 4-storey residential care and assisted-living facility with accessory uses. The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan development criteria.

Heritage

The Ina Grafton Gage Home, located at 2 O'Connor Drive, is listed by the City of Toronto in its Inventory of Heritage Properties. The Official Plan states that heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Statement ... will be required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the Inventory will respect the scale, character and form of the heritage building and landscapes.

The development proposes to retain the heritage structure and integrate the Ina Grafton Gage Home into the 4-storey residential-care and assisted living facility. Staff will review the Heritage Impact Statement that has been submitted, as part of the application, and evaluate it against the relevant Official Plan policies.

Building Siting, Height and Massing

It is necessary for new development adjacent to neighbourhoods to be carefully controlled by locating and organizing new buildings to fit into the existing context, while limiting and mitigating any negative impacts.

The proposed building siting and massing will be reviewed in terms of the proposed building's proximity to the existing residential dwellings directly to the south and east, the linkages with the Ina Grafton Gage home, as well as the site's relationship to the ravine and open space area within the Don Valley Corridor.

Parking and Loading

The amount of parking provided and design of any parking area must be reviewed in relation to the context of the proposal. The adequacy of the proposed parking and loading will be reviewed and additional information regarding parking and loading may be required as part of the development review process.

Rental Housing

Section 3.2.1.6 specifies that as part of any new development that would have the effect of removing six or more rental housing units in all or part of a private building or related group of buildings, where rents are affordable or mid-range, staff will secure the replacement of at least the same number, size and type of rental housing units and maintain similar rents. The Plan states that rents for the replacement units will be maintained for at least a period of 10 years, and an acceptable tenant relocation and assistance plan shall also be implemented.

Currently, three walk-up rental apartment buildings with 12 units in each building exist at 2, 6 and 12 Fernwood Gardens. The proposal seeks to demolish the rental apartment buildings which contain a total of 36 dwelling units. The Housing Issues Report submitted by the applicant has identified that there are 3 bachelor apartment suites and 33, 1-bedroom apartment suites in the rental buildings. The average size of each unit is approximately 47 m² (500 sq. feet) and the rents represent affordable housing as defined by the Official Plan.

The existing rental apartment units proposed for demolition are affordable, and as such, would need to be replaced at affordable levels. The applicant has stated that it will not be possible to incorporate 36 units of the same size and type as the existing dwelling units on the site, as part of this development proposal. A Housing Issues Report has been submitted, and is currently under review by the appropriate City Divisions to evaluate if the proposal adequately addresses the policies contained within the Official Plan.

Section 111 Application

A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) is required to be submitted prior to the demolition of the three, 2 ½ -storey apartment buildings can be considered. The apartment buildings contain a total of 36 affordable rental units at 2, 6, and 12 Fernwood Gardens. The units may not be demolished unless the City approves the application.

An application for Rental Housing Demolition and Conversion has been submitted to the City and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment applications.

Parkland

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

Section 3.1.2.3 of the Official Plan states that new development will be massed to fit harmoniously into the existing context, and will limit its impacts on neighbouring streets, parks, and open spaces, by minimizing any additional shadowing and uncomfortable wind conditions on these areas as necessary to preserve their utility. The applicant has submitted a shadow study as part of their development application and will be reviewed to ensure that the development does not negatively impact the open space corridor located at the north end of the site.

In addition, Section 3.4, The Natural Environment, identifies that natural heritage features and functions require special attention. The Plan indicates that there is a need to carefully assess the impacts of new development in areas near the natural heritage system. Section 3.4.12 requires that all proposed development in or near the natural heritage system be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system. The applicant has submitted a Natural Heritage Impact Study which is currently under review by City's Divisions and the Toronto Regional Conservation Authority.

Tree Preservation

The property is subject to the Ravine Protection By-law. Urban Forestry Services may require additional information or further clarification as part of the review process.

Toronto Regional Conservation Authority

The majority of the subject site falls within the Toronto Regional Conservation Authority (TRCA) area of interest, and as such, TRCA staff will review the application and may require additional information as part of the application review.

Toronto Green Standard

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

Further Information

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

CONTACT

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SIGNATURE

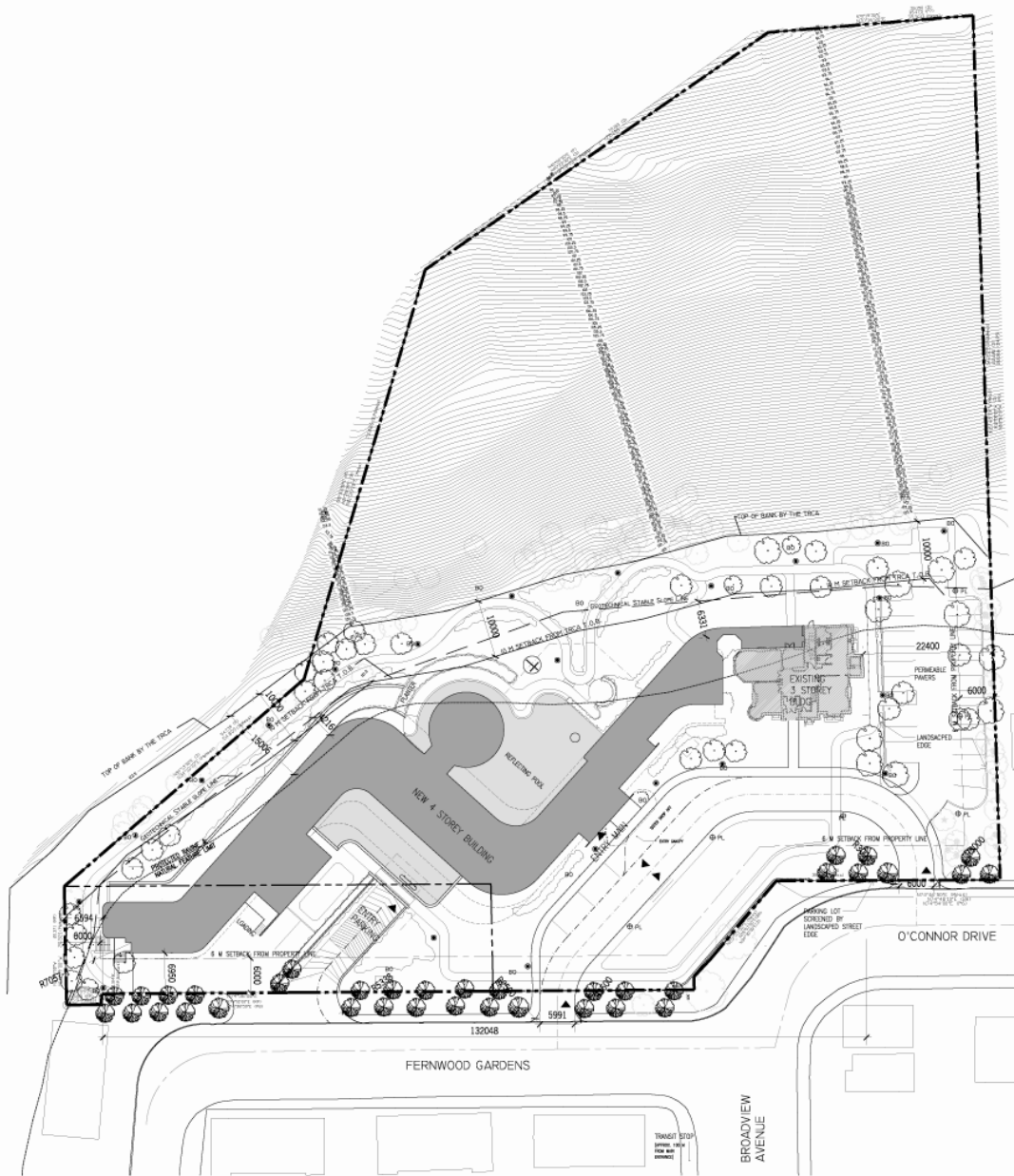
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Ina Grafton Gage Home Elevations (East and South)
Attachment 4: Ina Grafton Gage Home Elevations (West and North)
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

2 O Connor Drive

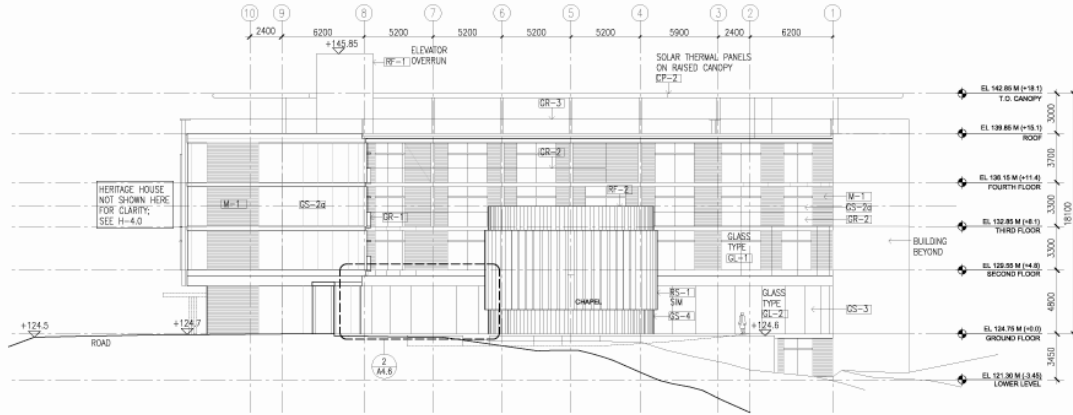
Applicant's Submitted Drawing

Not to Scale
01/06/08

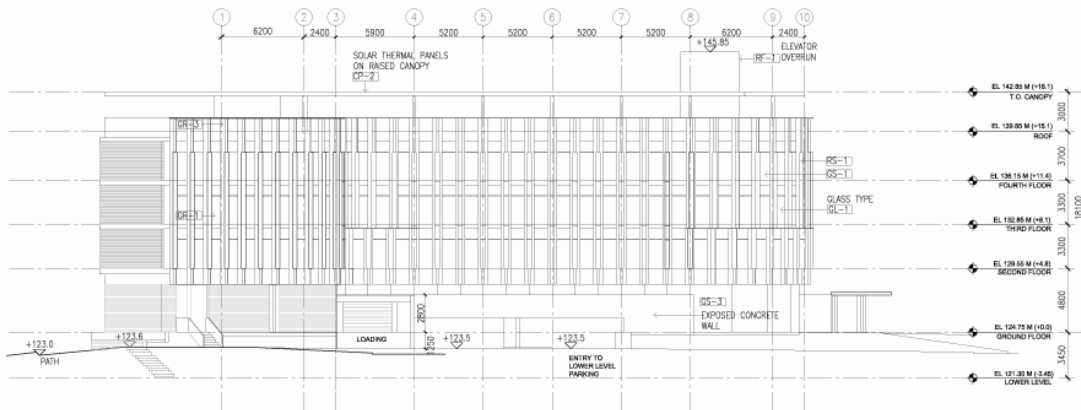


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Attachment 2: Elevations



NORTHWEST Elevation



SOUTHWEST Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
01/06/09

2 O Connor Drive
2, 6 and 12 Fernwood Gardens

File # 08_232246

Attachment 3: Ina Grafton Gage Home Elevations (East and South)



Elevations

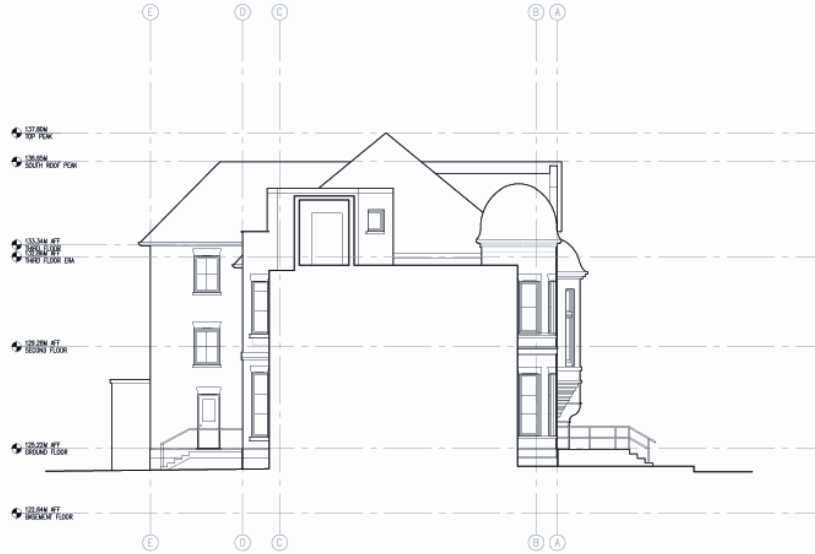
Applicant's Submitted Drawing

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01/06/09

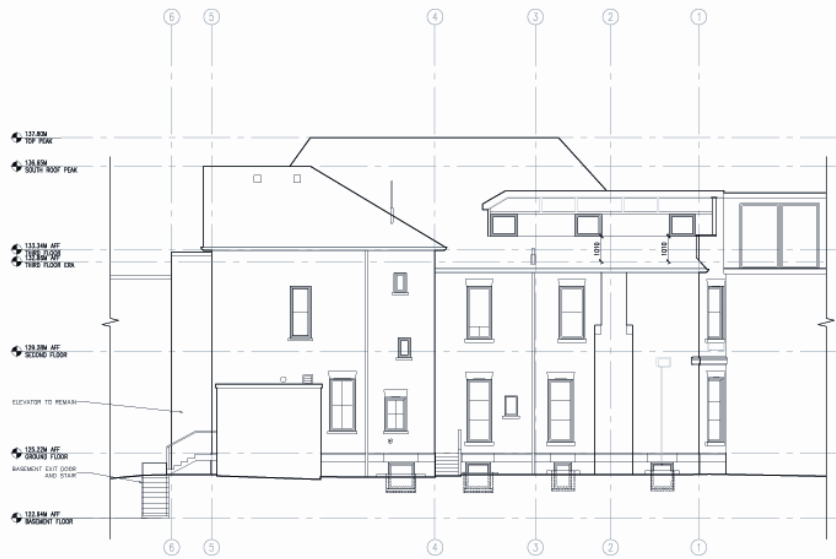
**2 O Connor Drive
2, 6 and 12 Fernwood Gardens**

File # 08_232246

Attachment 4: Ina Grafton Gage Home Elevations (West and North)



WEST Elevation



NORTH Elevation

Elevations

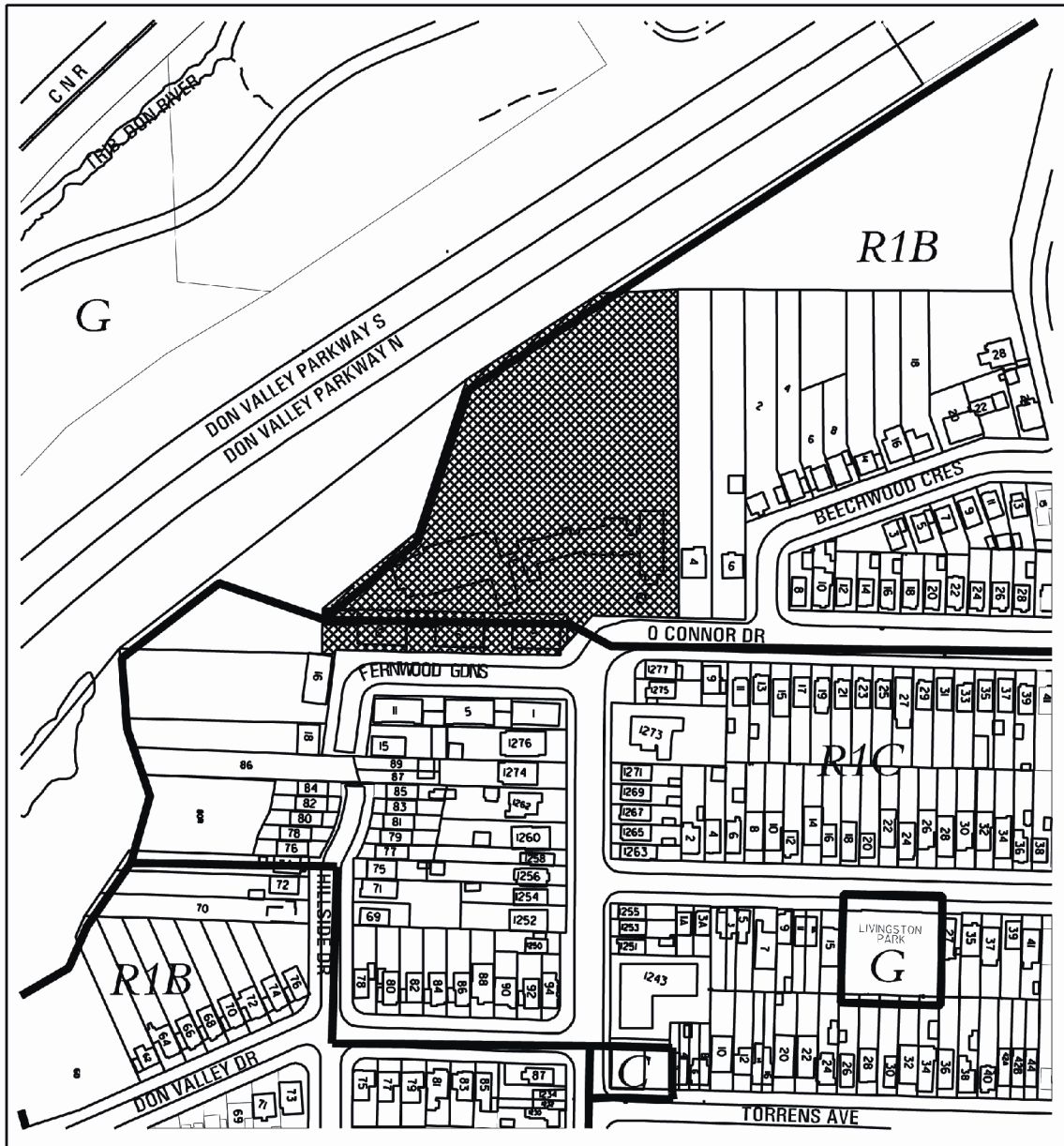
Applicant's Submitted Drawing

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**2 O Connor Drive
2, 6 and 12 Fernwood Gardens**

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Attachment 5: Zoning



TORONTO City Planning
Zoning

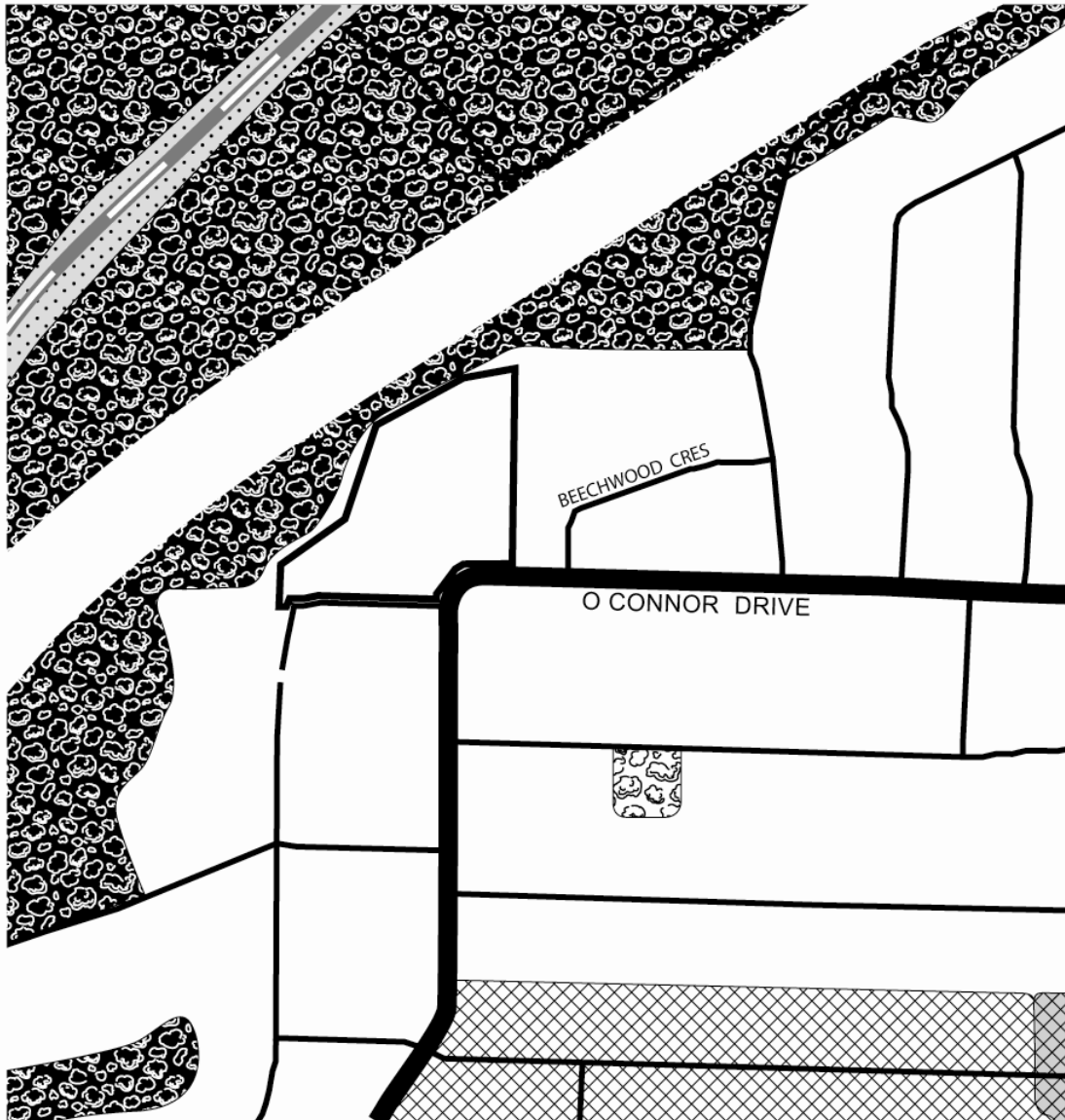
2 O Connor Drive & 2, 6 and 12 Fernwood Gardens

File # 08_232246

R1B	Low Density Residential	G	Conservation
R1C	Low Density Residential		
C	Commercial		

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Zoning By-law 1916 as amended
Extracted 01/06/09 - MH

Attachment 6: Official Plan



TORONTO City Planning
Official Plan

2 O'Connor Drive
2, 6 and 12 Fernwood Gardens

File # 08_232246



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Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 232246 STE 29 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 30, 2008

Municipal Address: 2 O'CONNOR DR, 2, 6, and 12 FERNWOOD GARDENS
 Location Description: CON 2FB PT LT14 PT LT15 **GRID S2902
 Project Description: OPA and Rezoning - redevelopment of property 30 assisted living suites, 35 residential care suites, 3 guest suites and one chaplin suite

Applicant:	Agent:	Architect:	Owner:
Stikeman Elliott LLP			Ina Grafton Gage Home

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	12.1.29
Zoning:	R1C	Historical Status:	Yes
Height Limit (m):	8.5 m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	17,469	Height: Storeys:	4
Frontage (m):	173	Metres:	15.1
Depth (m):	149.5		
Total Ground Floor Area (sq. m):			Total
Total Residential GFA (sq. m):		Parking Spaces:	46
Total Non-Residential GFA (sq. m):		Loading Docks	0
Total GFA (sq. m):	6,379		
Lot Coverage Ratio (%):			
Floor Space Index:			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	69	Residential GFA (sq. m):	0	0
Bachelor:	-	Retail GFA (sq. m):	0	0
1 Bedroom:	-	Office GFA (sq. m):	0	0
2 Bedroom:	-	Industrial GFA (sq. m):	0	0
3 + Bedroom:	-	Institutional/Other GFA (sq. m):	0	0
Total Units:	69			

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