

31, 33, 37, 41 and 45 Horsham Avenue and 20, 22, 24 and 26 Churchill Avenue- Rezoning Application - Preliminary Report

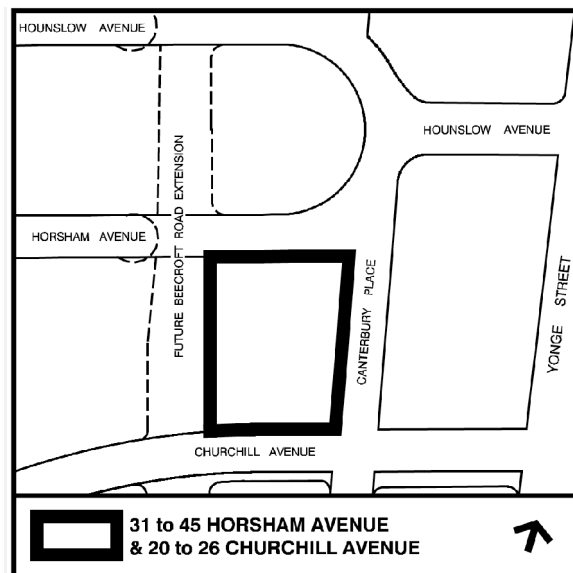
Date:	May 31, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	10 175510 NNY 23 OZ

SUMMARY

This application was made on May 14, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes an amendment to the Zoning By-law for the former City of North York, to construct a 232 unit residential development consisting of 214 apartment units in an 18 storey tower, 12 at-grade townhouse units and 6 loft/garden units.

The subject site is a consolidation of 9 single detached dwellings known municipally as 31, 33, 37, 41 and 45 Horsham Avenue and 20, 22, 24 and 26 Churchill Avenue, and is bounded by Canterbury Place to the east, Churchill Avenue to the south, the future Beecroft Road extension to the west and Horsham Avenue to the north.



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.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the second quarter of 2011.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 31, 33, 37, 41 and 45 Horsham Avenue and 20, 22, 24 and 26 Churchill Avenue in consultation 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 / Community Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

This proposal was also presented for review to the City's Design Review Panel on May 18, 2010.

As of the date of this report, an applicant sponsored community consultation meeting is scheduled for June 10, 2010.

ISSUE BACKGROUND

Proposal

This application proposes to construct a 232 unit residential development consisting of 214 apartment units in an 18 storey tower, 12 two-storey townhouse units and 6 loft/garden units.

The 18 storey tower is located at the southeast corner of the site, and fronts onto Canterbury Place. The 12 at grade townhouse units will front onto the future Beecroft Road extension and the 6 loft/garden units will front onto Horsham Avenue. Passenger pick up/drop off and two levels of below grade parking is proposed to be accessed by a two-way entrance from Canterbury Place, an “in-only” access from Horsham Avenue and an “out-only” exit onto Churchill Avenue. A total of 280 automobile parking spaces and 233 bicycle parking spaces are proposed as part of the development.

As submitted, the proposal has a Floor Space Index (FSI) of 3.45 and a height of approximately 65 metres. The applicant is proposing to achieve this density by utilizing the North York Centre Secondary Plan density incentive policies which allow for density increases in exchange for the provision of bicycle parking spaces, indoor private recreational uses and a cash contribution in lieu of a public recreational centre or social facility, or for lands for the service road network.

The applicant is also proposing to purchase a small City owned sliver of land at the northwest side of the site, along the future Beecroft Road extension, which would be added to the development site.

Site and Surrounding Area

The subject site is located one block west of Yonge Street and is comprised of nine single detached residential dwellings known municipally as 31, 33, 37, 41 and 45 Horsham Avenue and 20, 22, 24 and 26 Churchill Avenue. The site is bounded by Canterbury Place to the east, Churchill Avenue to the south, the future Beecroft Road extension to the west and Horsham Avenue to the north.

The site has a site area of approximately 5,200 m² and frontages of approximately 83 metres to the east along Canterbury Place, approximately 60 metres to the south along Churchill Avenue, approximately 84 metres to the west along the future Beecroft Road extension, and approximately 66 metres along the northern boundary with Horsham Avenue. The future Beecroft Road extension along the site’s western boundary is expected to be in place and operational by mid 2011.

Abutting uses are as follows:

North: 3-storey residential townhouses located immediately across Horsham Avenue;

South: an 18-storey, 156 unit residential development with 5 townhouses units fronting along the future Beecroft Road extension and 6 loft units along Churchill Avenue known as the “DIA”;

East: a recently approved, 25-storey, 224 unit residential development which will be located at the corner of Canterbury Place and Churchill Avenue, and a rebuilt 3-storey St. Georges Church which will be located further east along the Yonge Street frontage (File No. 05 197171 NNY 23 OZ & 05 197174 NNY 23 SA); and

West: the future Beecroft Road extension, further to the west are located single detached residential dwellings.

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 subject lands are designated *Mixed Use Area "H"* within the North York Centre Secondary Plan. This designation permits institutional uses that are not predominately offices, residential, public parks and recreational uses.

The Secondary Plan limits development on this site to a maximum Floor Space Index (FSI) of 2.6 times the lot area with the ability to use density incentives to increase the permitted density by 33%, for a total maximum density of 3.45 times the lot area. Among other matters, the incentives implement the Secondary Plan policies such as providing adequate bicycle storage facilities, private indoor amenity space, or the provision of lands for the completion of service roads.

The Secondary Plan also limits the maximum height for this site. For the most westerly portion, the maximum height is 50% of the horizontal distance from the Relevant Residential Property Line (RRPL). For the remainder of the site, the maximum height is 70% of the RRPL. In this particular case, the RRPL is the property line of the stable residential neighbourhood to the west of the future Beecroft Road extension. The Secondary Plan's height limits are intended to protect stable residential neighbourhoods by providing appropriate transitions in height between the Centre and adjacent residential communities.

The Secondary Plan also has policies on urban design and built form, traffic certification, park and open space and number of parking spaces.

Zoning

The subject properties are zoned as One-Family Detached Dwelling Fourth Density Zone (R4). This zoning permits single detached dwellings and accessory buildings.

Site Plan Control

The applicant has been advised that a Site Plan Control Application is required. To date a Site Plan Control Application has not been made.

Tree Preservation

The proposed development will require the removal of on-site trees. The application has been circulated to City Forestry for review and opportunities for the planting of additional street and private trees will form part of their evaluation.

Reasons for the Application

The proposed 232 residential unit development does not meet the Zoning By-law requirements of the existing R4 zoning. In addition, an amendment is required to implement the policies of the North York Centre Secondary Plan.

COMMENTS

Application Submission

A Notification of Incomplete Application issued on May 21, 2010 identifies the outstanding material required for a complete application submission as follows:

- Green Development Standards Checklist
- Pedestrian Wind Study
- Sun/Shadow Study
- Urban Design Guidelines
- Loading Study
- Parking Study
- Traffic Operations Assessment
- Geotechnical Study
- Stormwater Management Report
- Environmental Impact Study
- Servicing Report
- Arborist Report

Issues to be Resolved

In order to determine the appropriateness of the proposal, the following will be addressed:

1. Ensuring that the proposed density, including density incentives and building height, conform to the requirements of the North York Centre Secondary Plan;
2. Implementing the City's Official Plan, Built Form policies as they relate to building location and organization, height, massing, pedestrian access and landscaping;
3. Ensuring that the proposal creates an appropriate street relationship and allows for an attractive street edge and pedestrian environment;
4. Reviewing the appropriateness of the proposed vehicular access and egress points including the residential pick-up/drop-off location, vehicular circulation, the number of vehicle and bicycle parking spaces and loading space requirements;
5. Opportunities for additional private and street tree plantings, the proposal's passive and green roof features and compliance with the City's Green Development Standards;
6. Adherence to the City's stormwater management policies;
7. Corner rounding conveyance requirements;
8. Assessing the request to purchase City owned lands along the northwest side of the site, along the future Beecroft Road extension based on an assessment by the City's Real Estate Services; and
9. Determination of the amount of the Section 37 monetary contribution, based on an assessment by the City's Real Estate Services.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

Although the application does incorporate both passive and active green roof features in the proposed development, a TGS Checklist has not been submitted by the applicant. Therefore, a review by City staff for compliance with the Tier 1 performance measures cannot be completed.

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

CONTACT

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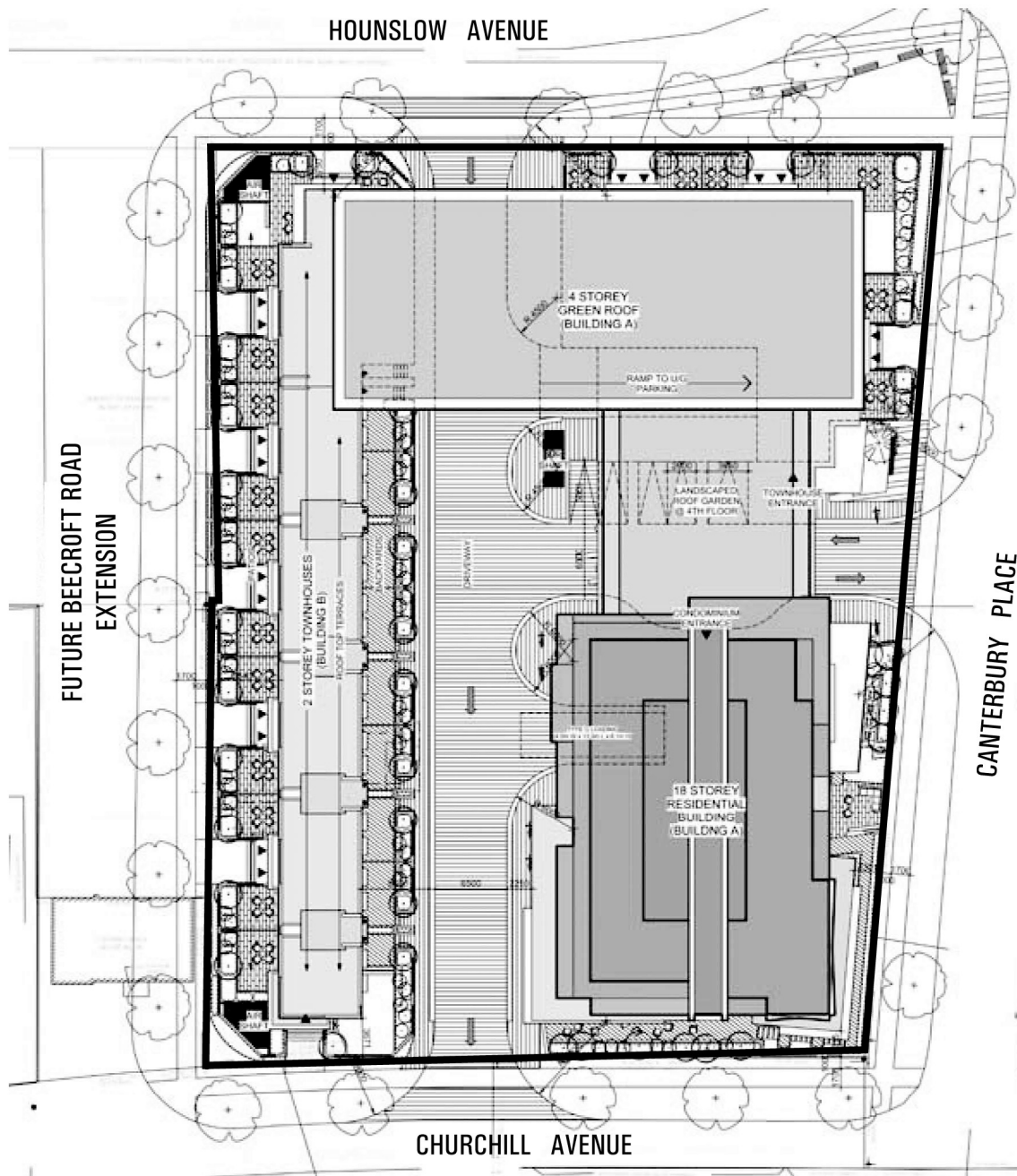
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North & South Elevations
Attachment 3: West & East Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

31 to 45 Horsham Avenue & 20 to 26 Churchill Avenue

Applicant's Submitted Drawing

Not to Scale
06/01/2010

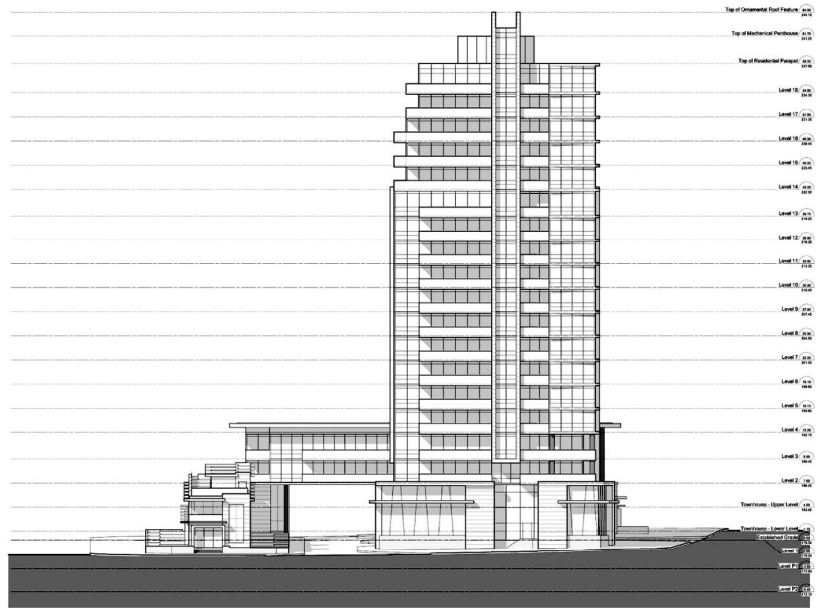


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Attachment 2: North & South Elevations



NORTH ELEVATION



SOUTH ELEVATION

Elevations

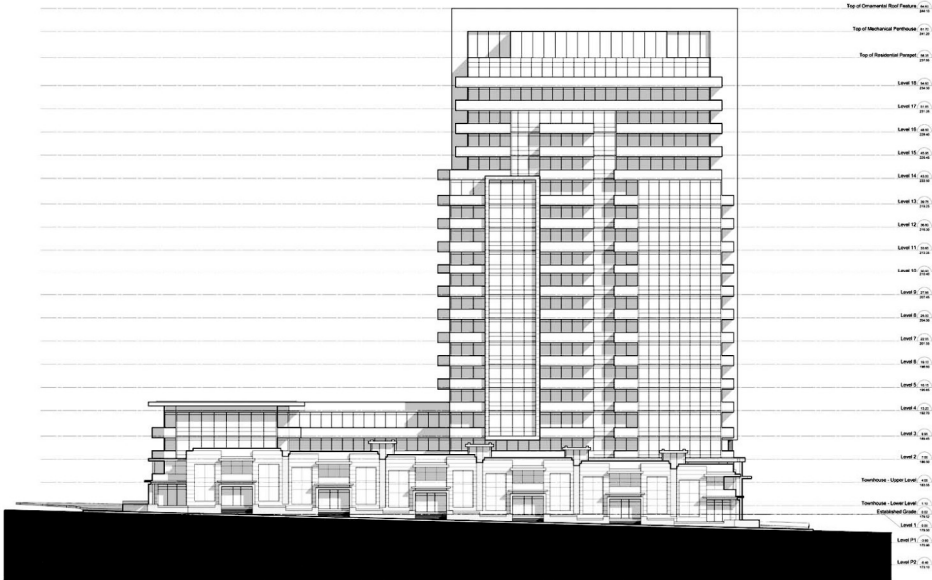
31 to 45 Horsham Avenue & 20 to 26 Churchill Avenue

Applicant's Submitted Drawing

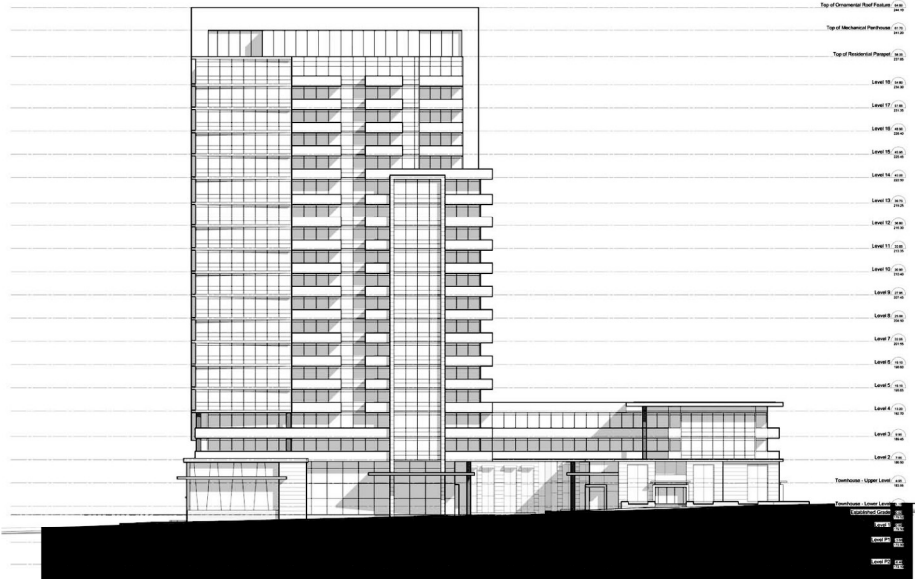
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Attachment 3: West & East Elevations



WEST ELEVATION



EAST ELEVATION

Elevations

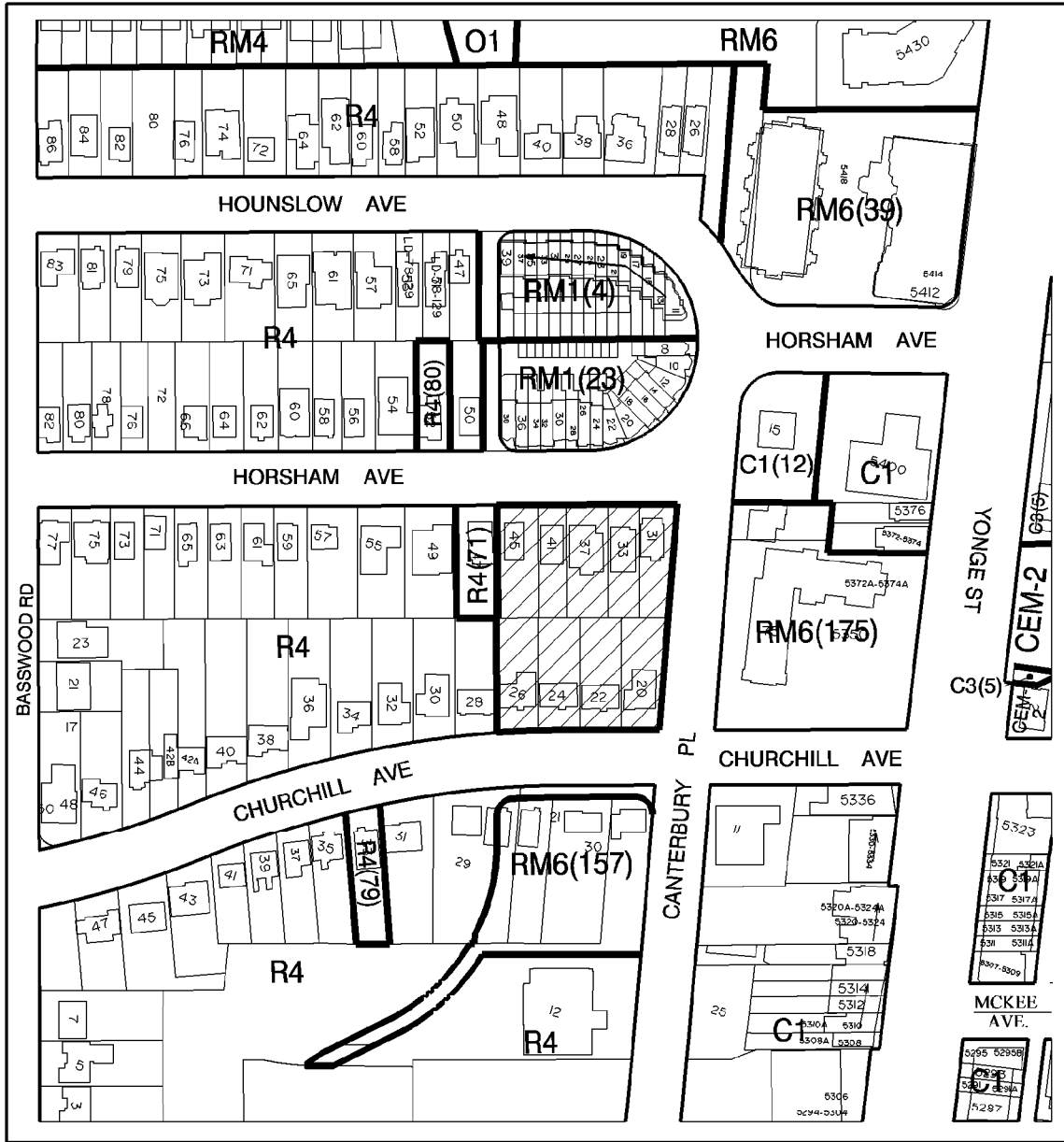
31 to 45 Horsham Avenue & 20 to 26 Churchill Avenue

Applicant's Submitted Drawing

Not to Scale
06/01/2010

File # 10_175510

Attachment 4: Zoning



31 to 45 Horsham Avenue & 20 to 26 Churchill Avenue

File # 10_175510

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone

- C3 District Shopping Centre Zone
- O1 Open Space Zone
- CEM-2 Restricted Cemetery Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 05/26/2010

Attachment 5: Application Data Sheet
APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 175510 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	May 14, 2010

Municipal Address: 31, 33, 37, 41, 45 HORSHAM AVE & 20,22,24,26 CHURCHILL AVENUE

Location Description: PLAN 2057 PT LOT 5 **GRID N2302

Project Description: 18 storey residential building with 232 units (214 condominium, 12 at-grade townhouse units and 6 loft/garden units) with 2 levels of below grade parking. 280 vehicular and 233 bicycle parking spaces. Frontages on Canterbury Place, Churchill Avenue, Horsham Avenue and future Beecroft Road. Note multiple addresses.

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL GOLD LEBOW ADAM BROWN			SHIU PONG DEVELOPMENTS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	5182.2	Height:	Storeys:	18
Frontage (m):	0		Metres:	64.91
Depth (m):	0			
Total Ground Floor Area (sq. m):	2977.74			Total
Total Residential GFA (sq. m):	17920.05		Parking Spaces:	280
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	17920.05			
Lot Coverage Ratio (%):	57.85			
Floor Space Index:	3.45			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17920.05	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	155	Office GFA (sq. m):	0	0
2 Bedroom:	77	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	232			

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