

**2, 4, 6 and 10 Teagarden Court
Official Plan and Zoning By-law Amendment Application
Preliminary Report**

| | |
|--------------------------|---|
| Date: | February 29, 2012 |
| To: | North York Community Council |
| From: | Director, Community Planning, North York District |
| Wards: | Ward 23 – Willowdale |
| Reference Number: | 11 328717 NNY 23 OZ |

SUMMARY

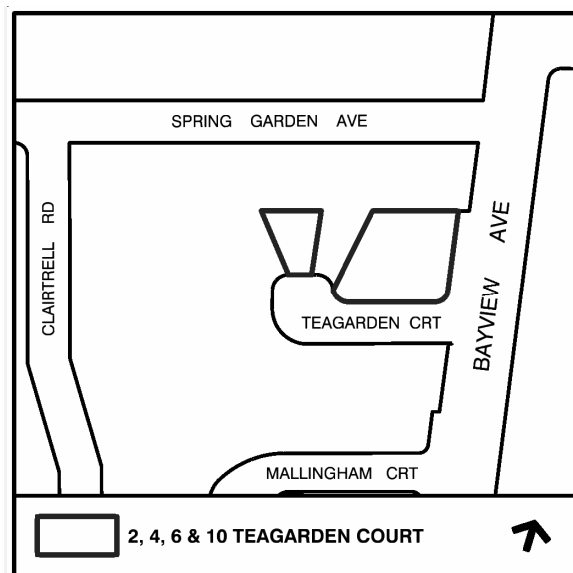
This application proposes a 14-storey, 144-unit residential apartment building at 2, 4 and 6 Teagarden Court, and a public park at 10 Teagarden Court.

This report provides preliminary information on the above-noted application 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 for the lands at 2, 4, 6 and 10 Teagarden Court 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

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application is for a 14-storey, 144-unit residential apartment building. The proposed building would have a total gross floor area of 10,979 m² on a site area of 2,716 m² including the proposed park site at 10 Teagarden Court. The proposal would result in a density of approximately 4 times the area of the lands.

The proposed building would have a main pedestrian entrance connecting to the public sidewalk on the north side of Teagarden Court. The lobby, lounge, amenity area and management office are proposed for the ground floor and would face both Bayview Avenue and Teagarden Court. These uses would be located within a 1 to 2 storey base building component that varies in height to accommodate changes in grade.

A public pedestrian sidewalk is proposed on the northern edge of the lands to coordinate with a pedestrian sidewalk to be developed on the lands to the north. Landscaped open space areas are proposed to transition from the public/publicly accessible sidewalks to the ground floor indoor amenity spaces. Outdoor amenity space would also be located on terraces at the 1st, 2nd and 14th floors. Additional indoor amenity space is proposed for the 14th floor and adjacent to the mechanical penthouse.

The proposed driveway from Teagarden Court would be located on the western edge of the site, with the loading facility and vehicle access at the northwest corner of the development site and adjacent to the garbage and recycling room. The ramp would lead to three underground parking levels with 144 parking spaces.

The application also proposes that all of the 10 Teagarden Court lands form part of a park site. This reverse pie-shaped lot has approximately 10 metres frontage, 30 metres depth, and an area of 623 m². A single detached house is currently located on the property.

Further project details are provided in the Application Data Sheet (Attachment 7).

Site and Surrounding Area

The site of the proposed development at 2, 4 and 6 Teagarden Court is currently occupied by 3 detached houses. The roughly square lot has dimensions of approximately 44 metres fronting on Bayview Avenue and 54 metres fronting on Teagarden Court. The site slopes approximately 5 metres down from the southwest corner of the site towards the northeast.

Land uses surrounding the sites are:

- North: an approved but not yet built 8 storey, 172-unit residential apartment development on the south side of Spring Garden Avenue and a single detached house on the southwest corner of Spring Garden Avenue and Bayview Avenue.
- South: Church of the Incarnation across Teagarden Court and townhouses on Mallingham Court
- East: a 15-storey residential apartment building and Bayview Village Shopping Centre across Bayview Avenue
- West: 8 Teagarden Court is a single detached house between the proposed development and proposed park at 10 Teagarden Court; west of the proposed park site are 3 detached houses on Teagarden 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. 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 Official Plan designates the lands *Mixed Use Areas* providing for a broad range of residential, commercial and institutional uses in single use or mixed use buildings. *Mixed Use Areas* are to provide for most of the City's future population and employment growth in areas well-served by transit, and the policies provide criteria that support development including the transition from lower scale *Neighbourhoods* to areas of higher scale and intensity.

The Official Plan also provides policies for the location and design of parks, as well as factors to consider in parkland acquisition.

Sheppard East Subway Corridor Secondary Plan

The subject lands are within a 'key development area' of the Sheppard East Subway Corridor Secondary Plan. The 'Bayview Node' provides policies for transit-supportive development including specific policies for the area north and west of the Bayview/Sheppard Avenue West intersection identified as the "Teagarden Court/Mallingham Court/Clairtrell Road Area". Among other matters, the policies support primarily residential uses, assign a density of 3 times the lot area plus density incentives, and encourage comprehensive land assemblies that achieve the planned density and prevent piecemeal development.

The Secondary Plan also requires 'Context Plans' to be prepared, and in 2005 the 'Clairtrell Area Context Plan' was completed as a general development guideline for the area. The Context Plan: illustrates a development structure with an open space and east-west mid-block pedestrian connection from Teagarden Court to Clairtrell Road; includes guidelines for the Bayview Avenue and local streetscape; guides the organization of private and public open space and amenity areas; illustrates how a range of generalized building types, massing and heights should be organized and designed; and describes how parking and servicing should be addressed.

Zoning

The lands are zoned One Family Detached Dwelling Fourth Density Zone (R4) which permits only single detached dwellings.

Site Plan Control

An application for Site Plan Control has not yet been submitted

Tree Preservation

An Arborist Report has not yet been submitted.

Reasons for the Application

The application proposes changing the density incentive policy in the Official Plan to achieve the proposed density through a monetary contribution for off-site, rather than on-site facilities.

The Zoning By-law Amendment is required to permit the proposed apartment building and associated zoning standards that would regulate the development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Transportation Study
- Sun/Shadow Study
- Pedestrian Wind Assessment
- Phase 1 Environmental Site Assessment
- Toronto Green Standard Statistics Template
- Landscape Concept Plan
- Context Map

A Notification of Incomplete Application issued on January 22, 2012 identifies the following outstanding material required for a complete application submission:

- Arborist Tree Preservation Report
- Toronto Green Standard Checklist

Issues to be Resolved

On a preliminary basis, and subject to the outstanding materials being submitted, issues to be reviewed include, but are not limited to the following:

- conformity with the policies, principles and guidelines in the Official Plan, Secondary Plan and Context Plan;
- comprehensive development of the key development area;
- orderly development of the area including the property at 8 Teagarden Court;
- appropriateness of the proposed height and density;
- whether to accept the proposed parkland dedication and associated density transfer from 10 Teagarden Court;
- appropriateness of the proposed built form, massing and location in relation to adjacent uses, and the existing and planned context of the neighbourhood;
- appropriateness and use of any Section 37 density incentives;
- provision of adequate sunlight, privacy, areas of landscaped open space and outdoor amenity space;
- potential traffic impacts, proposed parking supply, access, loading and site servicing;
- ensuring safe and convenient pedestrian access and circulation, in particular relation to the approved developments to the north and west that incorporate publicly accessible pedestrian walkways;
- submission of an arborist report by the applicant for review by City staff; and
- submission of the Toronto Green Standards Checklist by the applicant for review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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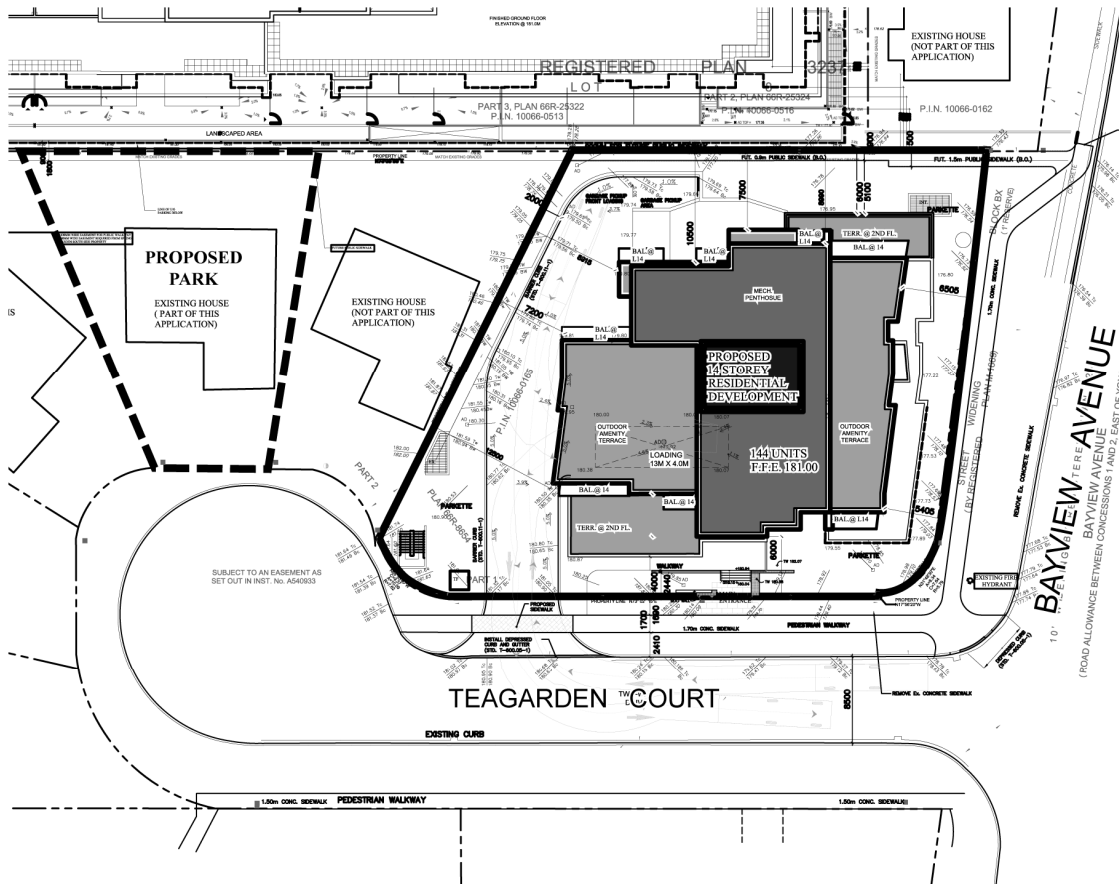
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Clairtrell Area Context Plan – Public Realm Diagram
Attachment 6: Clairtrell Area Context Plan – Building Height & Structure Diagram
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

2, 4, 6 & 10 Teagarden Court

Applicant's Submitted Drawing

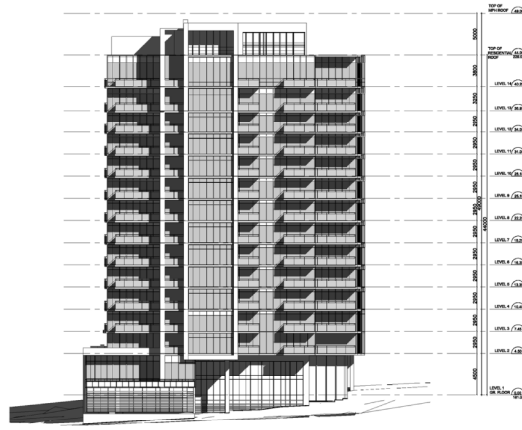
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File # 11 328717 NNY 23 0Z

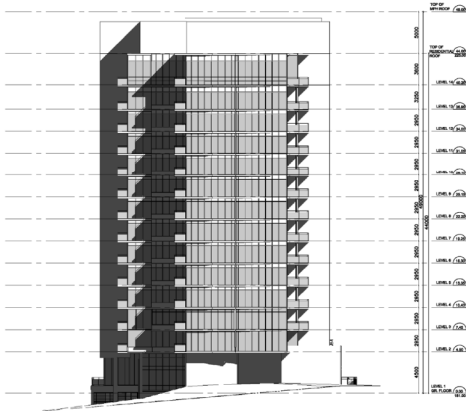
Attachment 2: Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Elevations

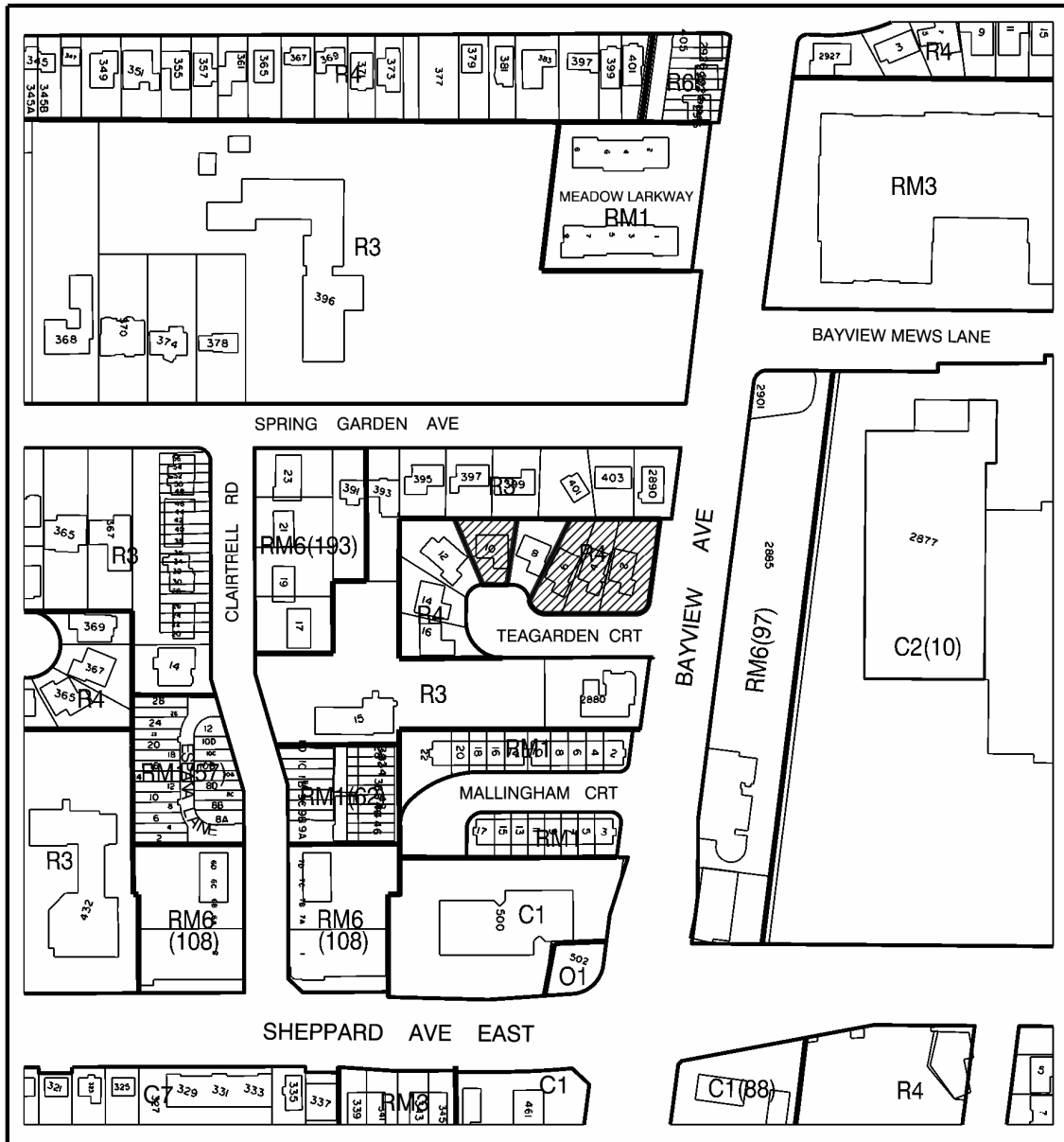
Applicant's Submitted Drawing

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Attachment 3: Zoning



2, 4, 6 & 10 Teagarden Court

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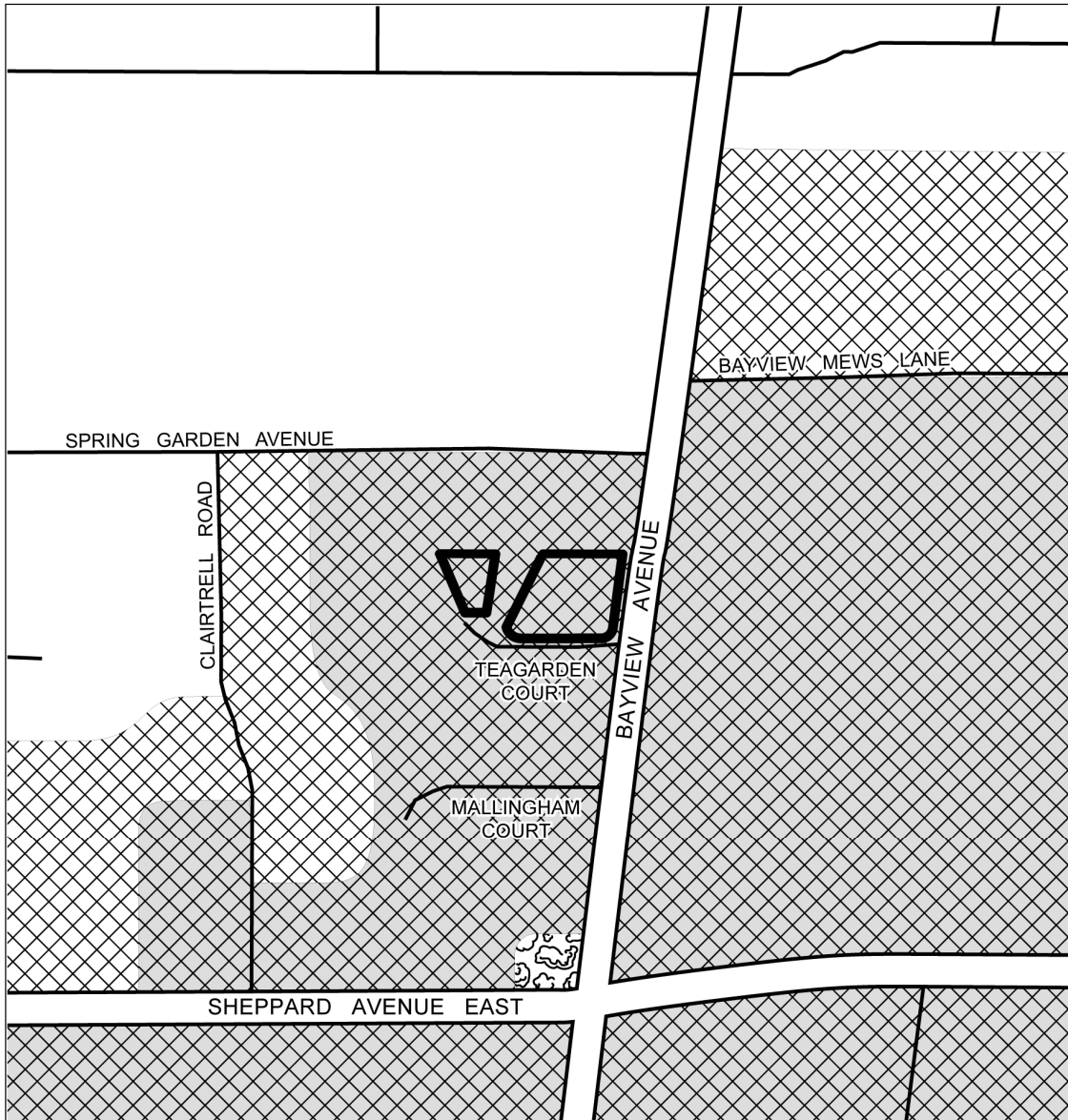
- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

- C1 General Commercial Zone
- C7 Mixed Use Commercial Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

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Zoning By-law 7625
Extracted 02/13/2012

Attachment 4: Official Plan



TORONTO City Planning
Official Plan

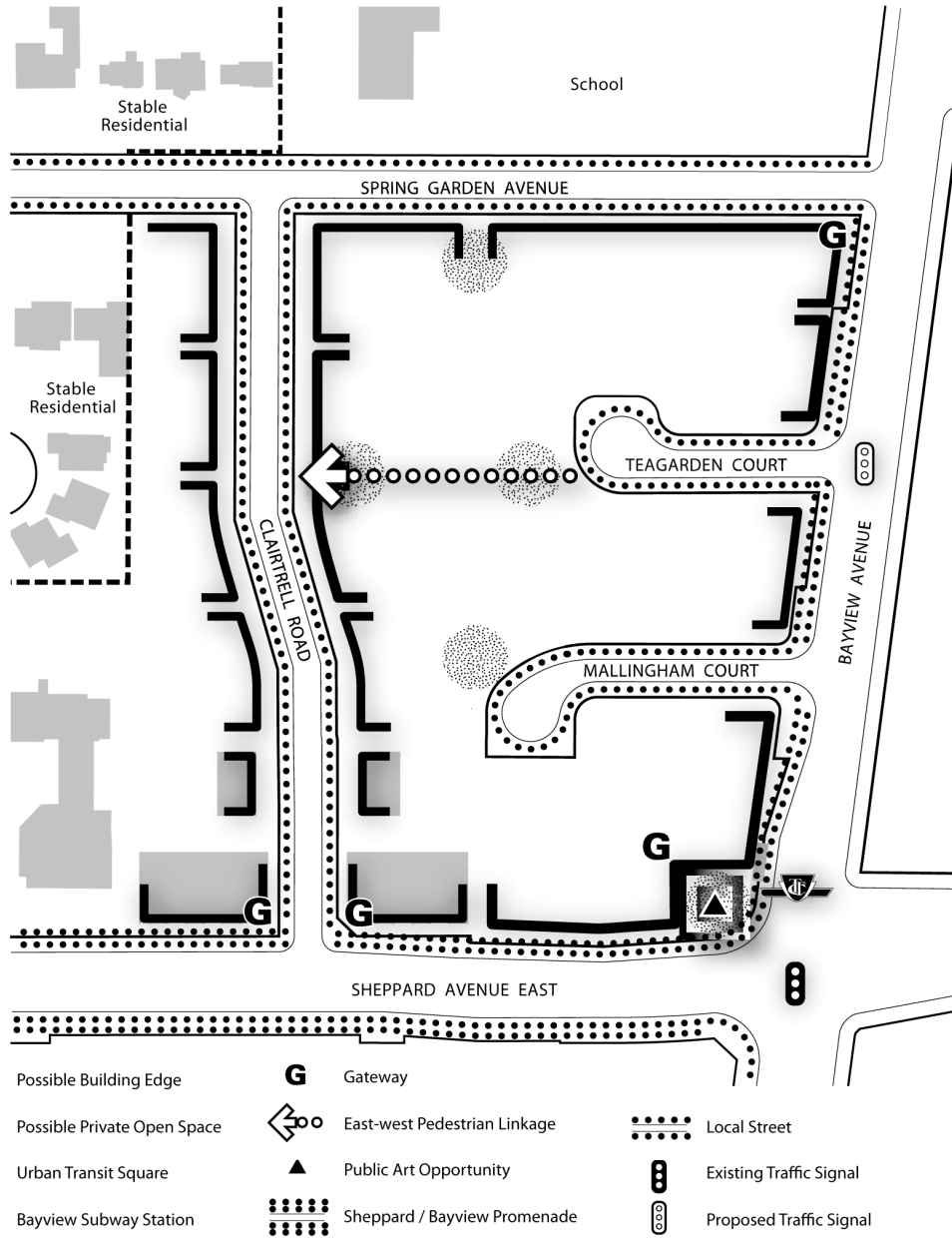
2, 4, 6 & 10 Teagarden Court

File # 11 328717 NNY 23 0Z

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |
|  Mixed Use Areas | |


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Attachment 5: Clairtrell Area Context Plan Public Realm Diagram



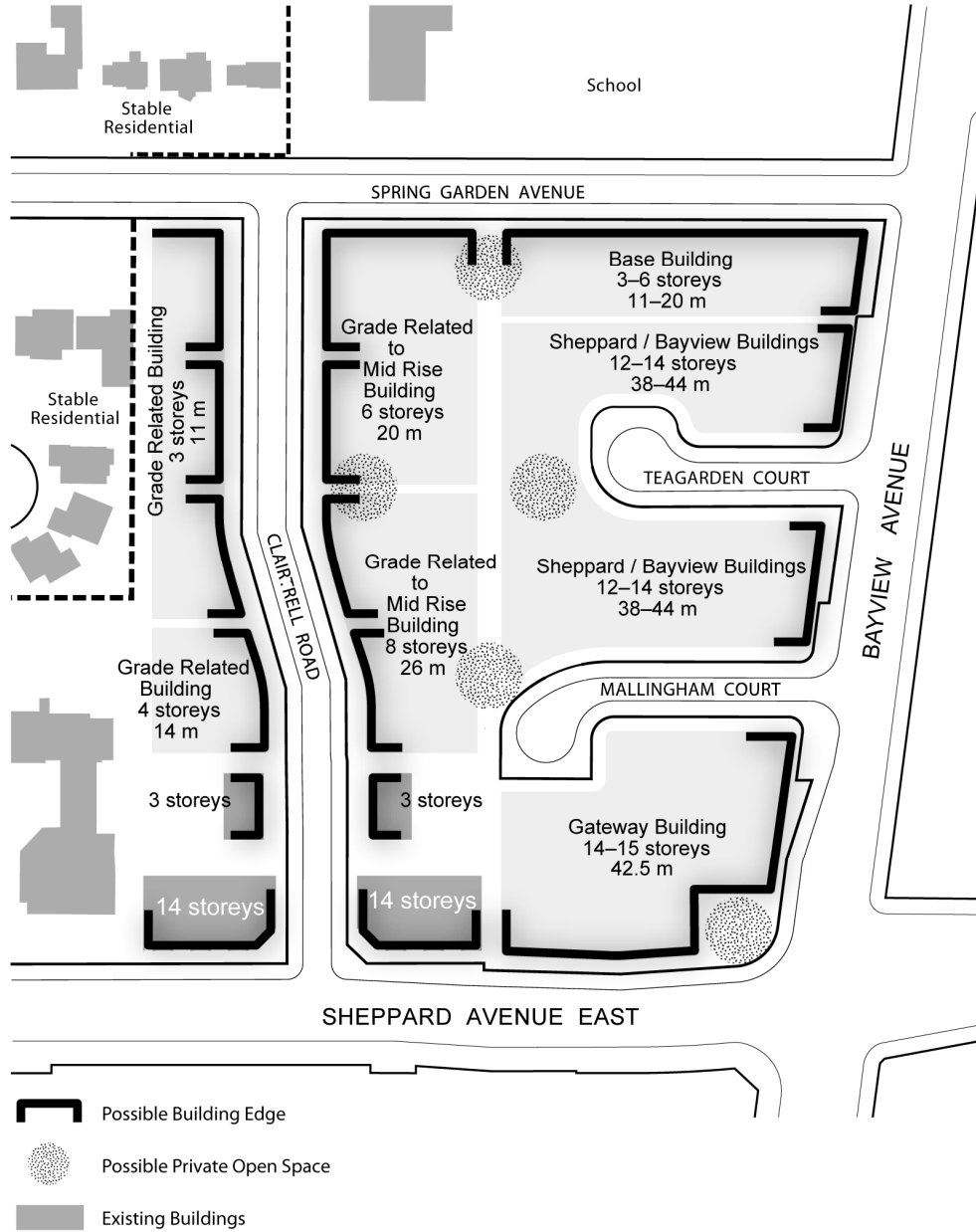
Clairtrell Area Context Plan

2, 4, 6 & 10 Teagarden Court

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02/24/2012

File # 11 328717 NNY 23 0Z

Attachment 6: Clairtrell Area Context Plan Building Height & Structure Diagram



Clairtrell Area Context Plan

2, 4, 6 & 10 Teagarden Court

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02/24/2012

File # 11 328717 NNY 23 0Z

Attachment 7: Application Data Sheet

| | | | |
|------------------|------------------------------------|---------------------|---------------------|
| Application Type | Official Plan Amendment & Rezoning | Application Number: | 11 328717 NNY 23 OZ |
| Details | OPA & Rezoning, Standard | Application Date: | December 20, 2011 |

Municipal Address: 2, 4, 6 and 10 TEAGARDEN CRT
 Location Description: PLAN M1669 LOT 1 **GRID N2304
 Project Description: 144-unit, 14 -storey residential apartment building and parkette

| | | | |
|---------------------------|--------------------------|------------------------------|-------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| Phantom Developments Ltd. | Billy Tung, KLM Planning | Kirkor architects & planners | Henry Strasser in trust |

PLANNING CONTROLS

| | | | |
|----------------------------|-----------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | |
| Zoning: | R4 | Historical Status: | |
| Height Limit (m): | 8.8 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | | |
|------------------------------------|--------|---------|-----------------|-----|--------------|
| Site Area (sq. m): | 2716.3 | Height: | Storeys: | 14 | |
| Frontage (m): | 54 | | Metres: | 44 | |
| Depth (m): | 47 | | | | |
| Total Ground Floor Area (sq. m): | 940.97 | | | | Total |
| Total Residential GFA (sq. m): | 10500 | | Parking Spaces: | 144 | |
| Total Non-Residential GFA (sq. m): | 0 | | Loading Docks | 1 | |
| Total GFA (sq. m): | 10500 | | | | |
| Lot Coverage Ratio (%): | 45 | | | | |
| Floor Space Index: | 3.87 | | | | |

DWELLING UNITS

| | |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms: | 0 |
| Bachelor: | 0 |
| 1 Bedroom: | 91 |
| 2 Bedroom: | 53 |
| 3 + Bedroom: | 0 |
| Total Units: | 144 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 10979 | 0 |
| 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 |

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