

**75 Canterbury Place  
Zoning By-law Amendment Application  
Preliminary Report**

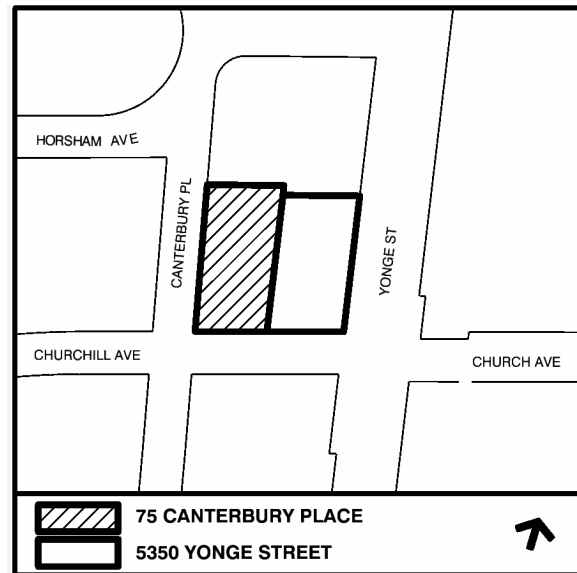
<b>Date:</b>	April 25, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	12 134356 NNY 23 OZ

**SUMMARY**

This application proposes to amend the existing site-specific Zoning By-law to permit increases in the maximum building height from 26 to 31 storeys, in the maximum number of dwelling units from 283 to 346 apartment units, and the maximum gross floor area by 3,891 m<sup>2</sup> at 75 Canterbury Place.

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.

Assuming the applicant provides all required information in a timely manner, a Public Statutory meeting could be targeted for late 2012.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 75 Canterbury Place 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 and all interested parties in the original Zoning By-law Amendment application on these lands.
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.

### **DECISION HISTORY**

In January 2008 City Council enacted By-law No 127-2008 permitting the reconstruction of the St. Georges Church on the eastern half of the lands and a 25 storey 224 unit residential apartment building on the western half. The Zoning By-law implemented the Section 37 provisions of the North York Centre Secondary Plan by exempting the gross floor area of the replacement church from the maximum permitted gross floor area. At this meeting City Council also approved in principle the Site Plan drawings subject to among other matters: the Owner submitting revised landscape plans for the Yonge Street streetscape to the satisfaction of the Director of Community Planning in consultation with the local Councillor; facilities being provided for in-suite recycling; and as a condition of condominium approval, the applicant to provide one year transit passes to the purchaser of each residential unit.

In October 2008 City Council adopted a motion that "Given the characteristics of the St. George's Church on Yonge Street, require that a 5.0 metre sidewalk with enhanced pavement treatment along Yonge Street be provided to a maximum of \$53,000.00 to be paid by St George's Church and the remaining costs to be funded through the development charges attributable to the entire redevelopment site."

In March of 2011 the Committee of Adjustment allowed an increase in the maximum number of dwelling units from 224 to 283 dwelling units, and an increase in the maximum number of storeys from 25 to 26.

### **Pre-Application Consultation**

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

## **ISSUE BACKGROUND**

### **Proposal**

The revised development proposal is for a 31 storey, 346 unit residential apartment building with a gross floor area of 24,245 m<sup>2</sup> and density of 4.99 times the area of the lands. The apartment building would have a height of 87 metres plus a 6 metre roof top mechanical penthouse. The floor plate of the tower component of the building would be 772 square metres narrowing to 630 square metres above the 28<sup>th</sup> storey.

The 2-storey base building component is similar to that approved in 2007. It would include the pedestrian entrance to the main lobby centrally located on the east side of Canterbury Place. Five residential units would also be located on the ground floor along with the amenity space and bicycle parking. Landscaped amenity space would be located on Canterbury Place in the form of patios for the residential units, and also on Churchill Avenue connected to the ground floor indoor amenity space.

Vehicular access to the loading facility and 347 underground parking spaces is accessed from Canterbury Place at the north end of the site. As part of the approvals of the St. George's Church, an easement was secured over the residential portion of the lands providing the church with driveway access onto Churchill Avenue. The proposal continues to accommodate the St. George's Church driveway access.

The proposed Site Plan is provided in Attachment 1 and the proposed Elevations are provided in Attachment 2. Further project details are provided in the Application Data Sheet (Attachment 4).

### **Site and Surrounding Area**

The total site area covered by the by-law is approximately 5,300 m<sup>2</sup> extending from Yonge Street to Canterbury Place, and north from Churchill Avenue. The St George's Church has recently been completed and proposed site for the residential building is now vacant. The residential site has approximately 83 metres fronting on Canterbury Place and 34 metres fronting on Churchill Avenue and slopes gradually from northeast to southwest.

The surrounding land uses are as follows:

North: single-storey commercial uses and a 5-storey commercial/office building on Yonge Street and a 1 ½ storey residential structure on the southeast corner of Canterbury Place and Horsham Avenue being used by the Children's Aid Society of Toronto.

South: across Churchill Avenue a 3-storey residential apartment and 2-storey commercial uses fronting onto Yonge Street.

East: across Yonge Street are the TTC service building and Willowdale Cemetery, and south of Church Street are 1 and 2 storey commercial use buildings.

West: on the southwest corner of Canterbury Place and Churchill Avenue is an 18 storey residential condominium, and the northwest corner of Canterbury Place and Churchill Avenue is being developed with an 18 storey residential tower and 3 storey townhouse units.

## **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. The Growth Plan identifies North York Centre as one of 25 Urban Growth Centres in the greater Toronto area, and provides more detailed policies and minimum density targets for all Urban Growth Centres. 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*. This designation provides for a broad range of residential and commercial uses in single use or mixed use buildings. The majority of the City's population and employment growth is planned to occur in *Mixed Use Areas* and the policies include general criteria for development in these areas.

## **North York Centre Secondary Plan**

The site is located in the *Mixed Use Area G* designation of the Secondary Plan which permits buildings with a maximum of 20% commercial use. The Secondary Plan limits development to a maximum height of 87 metres and a density of 3.75 times the area of the lot. The Secondary Plan prescribes density incentive increases up to a maximum of 33% of the permitted density, or in this case, up to 4.99 times the area of the lot.

Available density incentives, that are currently included in the site specific Zoning By-law for the site, include the provision of private indoor recreation amenity space and the provision or retention of a place of worship.

The Secondary Plan also includes detailed requirements for parking management and traffic certification and urban design objectives for matters such as building heights, sunlight and shadowing.

## **Zoning**

The current site-specific By-law applies to the lands that originally included the entire St. George's Anglican Church and associated residence at 5350 Yonge Street and 77 Canterbury Place, respectively (see Schedule RM6(175) in Attachment 3).

## **Site Plan Control**

An application for both the replacement church and residential building was submitted in 2005. The St. George's Church Site Plan was approved in May 2010 and a revised site plan submission for the residential apartment building will be used to evaluate the proposed Zoning By-law Amendment.

## **Reasons for the Application**

An amendment to Zoning By-law 127-2008 is required for the residential building portion of the site to:

- increase the maximum number of units from 283 dwelling units to 346 dwelling units;
- increase the maximum building height from 26 storeys and 77 metres to 31 storeys and 87 metres; and
- increase the maximum gross floor area achievable through a Section 37 density incentive from 0m<sup>2</sup> to 3,891m<sup>2</sup> in the form of a monetary contribution equal to the full market value of the density increase.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Urban Design and Planning Rationale Report
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Traffic Operations Assessment Update
- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation Report
- Arborist Report

A Notification of Complete Application was issued on April 5, 2012.

### **Issues to be Resolved**

The review of the application will assess:

- if there are any appreciable increases in sun/shadow, or wind impacts of the proposed taller building and any necessary mitigating measures.
- whether there is an acceptable level of impact of the proposed additional units on traffic operations and servicing;

-grade relationships between the building, landscaped open space at the south end of the site, adjacent properties and streetscape; and,  
-the full market monetary value of the proposed density increase available through a Section 37 contribution and the appropriate community benefits the funds are to be used towards.

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

## **CONTACT**

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E-mail: rgibson@toronto.ca

## **SIGNATURE**

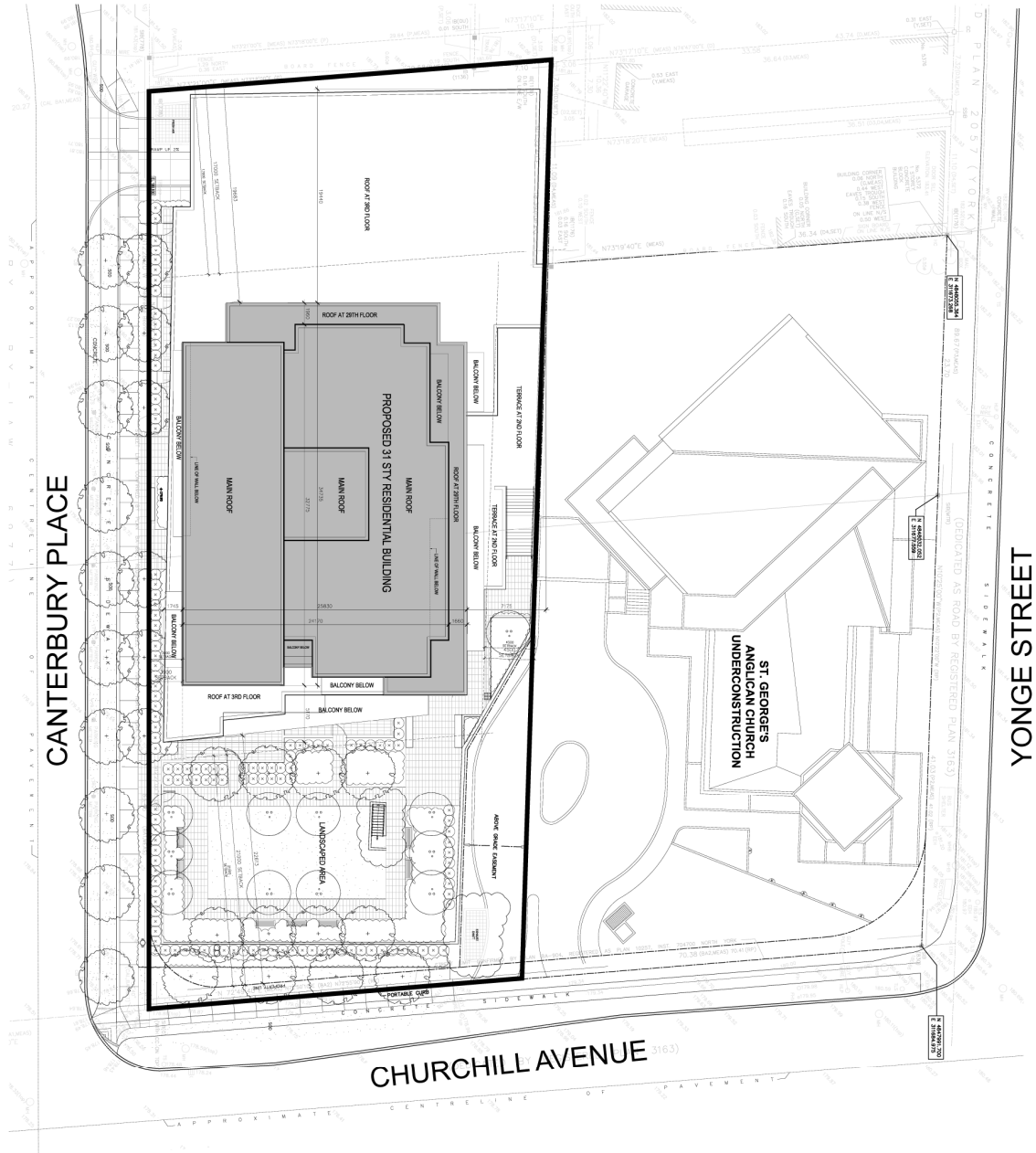
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: South Elevation  
Attachment 3: West Elevation  
Attachment 4: Zoning  
Attachment 5: Zoning RM6(175)  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

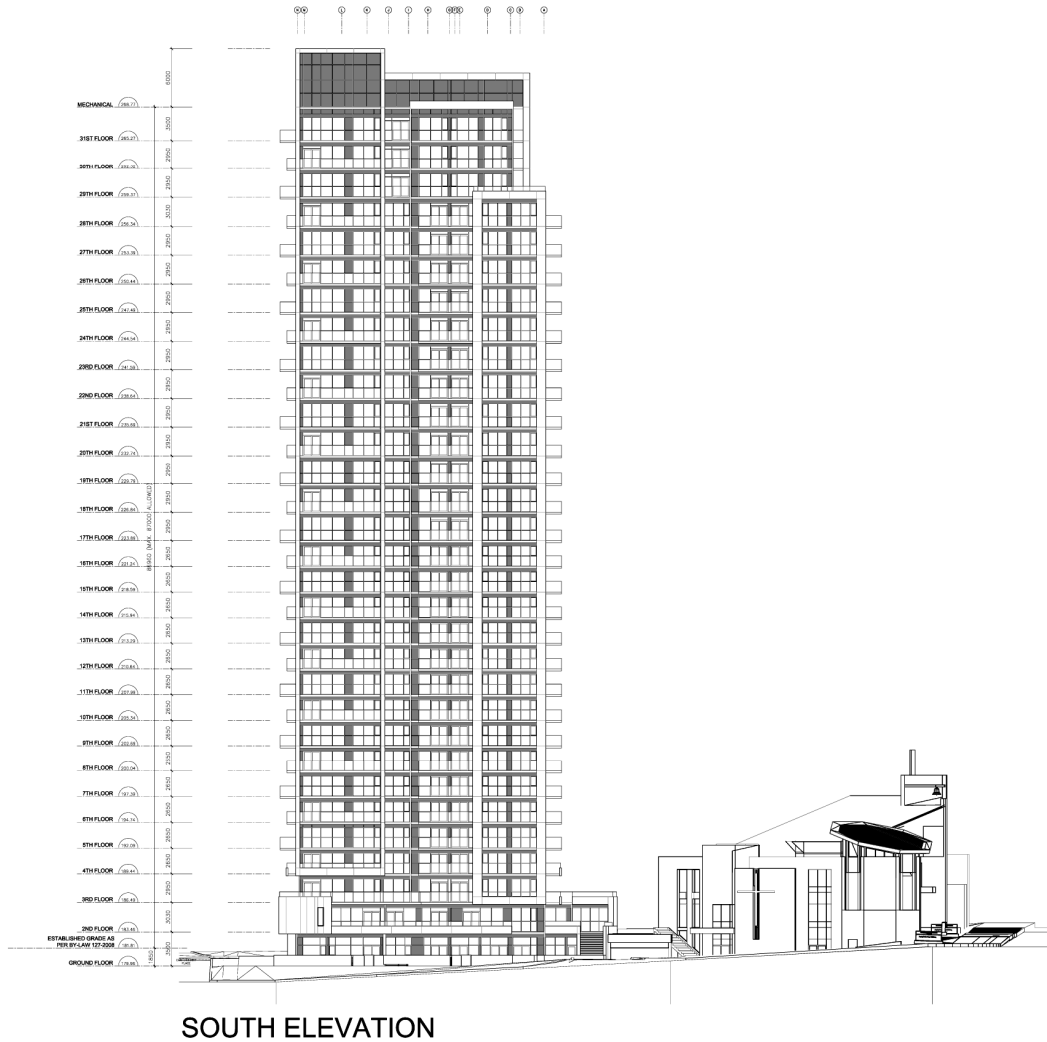
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04/25/2012

## 75 Canterbury Place

File # 12 134356 NNY 23 0Z

## Attachment 2: South Elevation



### Elevations

Applicant's Submitted Drawing

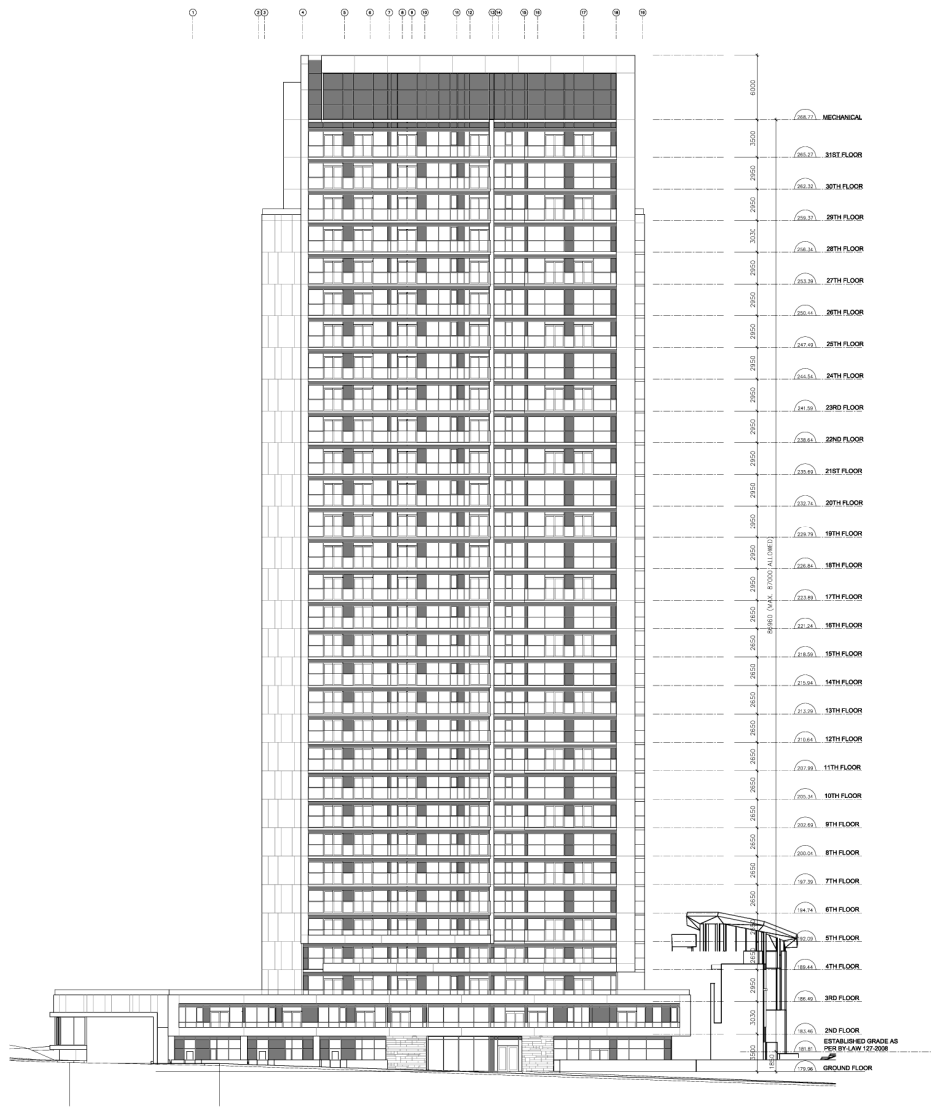
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# Attachment 3: West Elevation



WEST ELEVATION

## Elevations

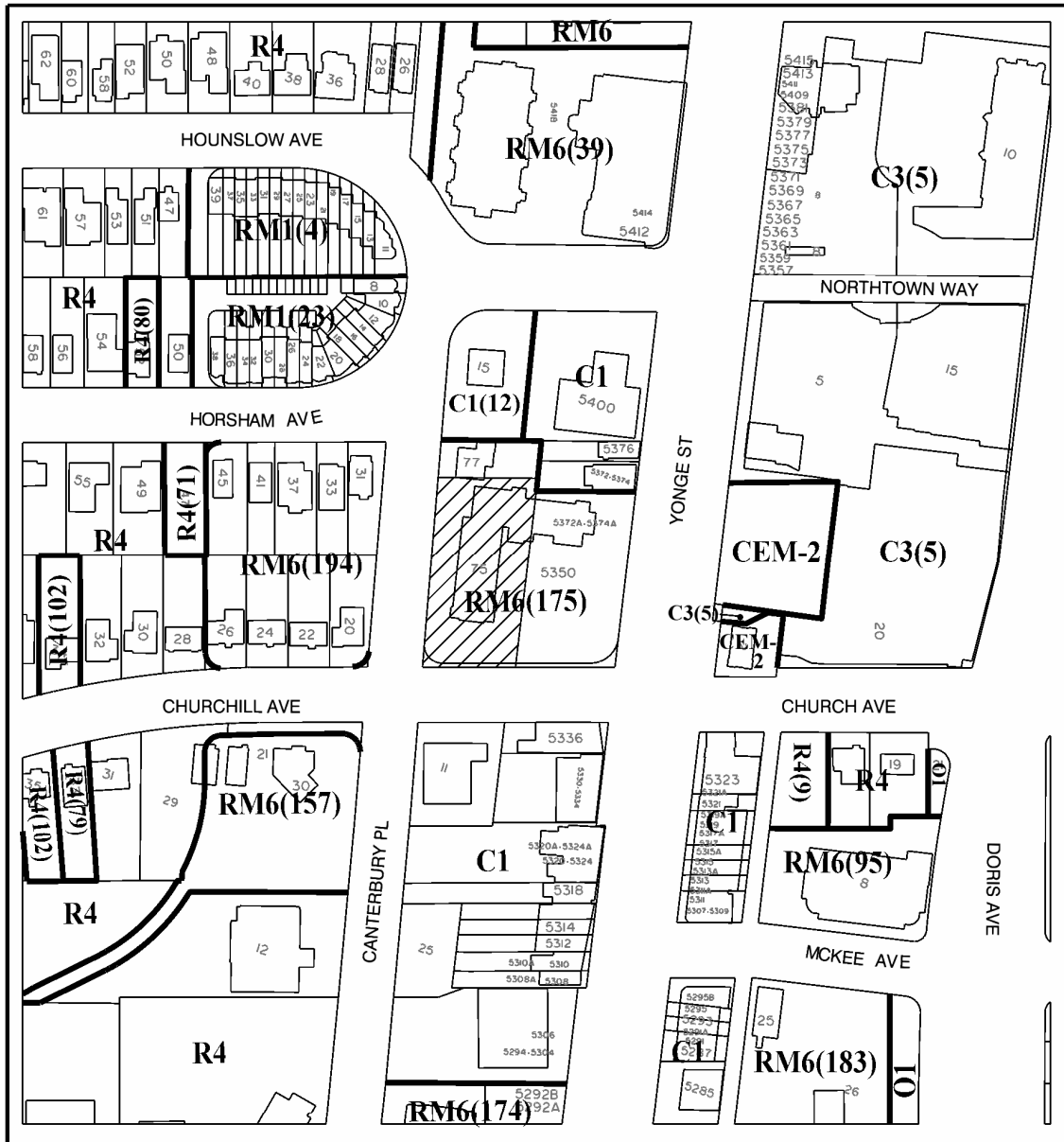
Applicant's Submitted Drawing

Not to Scale  
04/25/2012

## 75 Canterbury Place

File # 12 134356 NNY 23 0Z

### Attachment 4: Zoning



**75 Canterbury Place**  
File # 12 134356 NNY 23 02

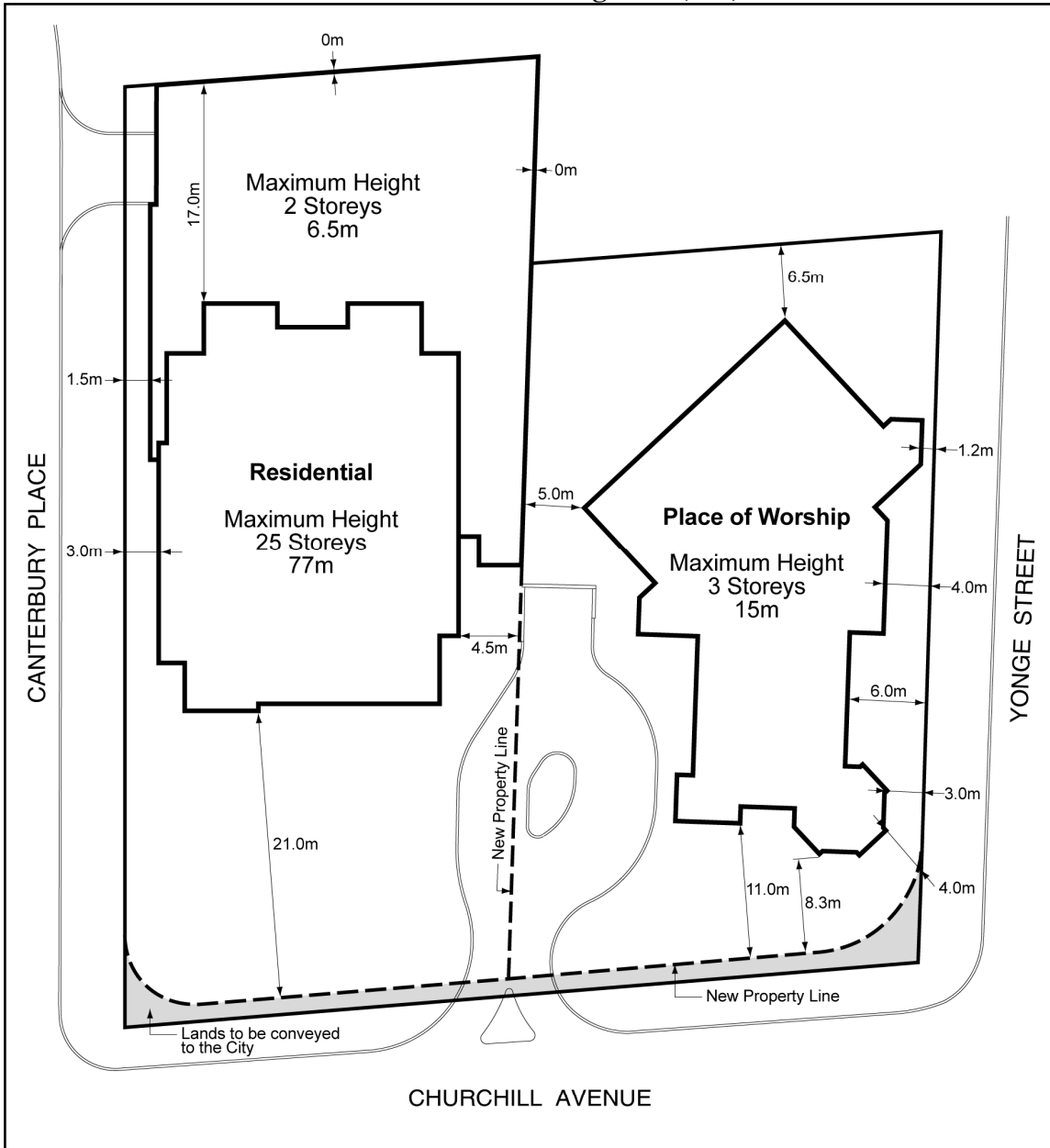
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone

- C3 District Shopping Centre Zone
- Cem-1 General Cemetery Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 04/25/2012

**Attachment 5: Zoning RM6(175)**



## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 134356 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	March 8, 2012

Municipal Address: 75 CANTERBURY PL  
 Location Description: \*\*GRID N2302  
 Project Description: An application to amend the zoning by-law to permit an increase in height from 26 to 31 storeys, and from 283 to 346 residential apartment units. The development will provide 347 parking spaces accessed from Canterbury Place.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Fraser Milner Casgrain LLP	Patrick J. Devine	Hariri Pontarini Architects	Churchill Three Developco Inc.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	RM6(175)	Historical Status:
Height Limit (m):	77	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	5289.3	Height:	Storeys:	31
Frontage (m):	83.46		Metres:	87
Depth (m):	34			
Total Ground Floor Area (sq. m):	833			<b>Total</b>
Total Residential GFA (sq. m):	24245.55		Parking Spaces:	347
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	24245.55			
Lot Coverage Ratio (%):	15.75			
Floor Space Index:	4.99			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	TBD		
Rooms:	0	Residential GFA (sq. m): 24245.55	0
Bachelor:	26	Retail GFA (sq. m): 0	0
1 Bedroom:	191	Office GFA (sq. m): 0	0
2 Bedroom:	129	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	346		

**CONTACT: PLANNER NAME: Rob Gibson, Senior Planner**  
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