

**3555 Don Mills Road
Zoning By-law Amendment Application
Preliminary Report**

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|--------------------------|---|
| Date: | May 22, 2012 |
| To: | North York Community Council |
| From: | Director, Community Planning, Etobicoke York District |
| Wards: | Ward 24 – Willowdale |
| Reference Number: | 12 141750 NNY 24 OZ |

SUMMARY

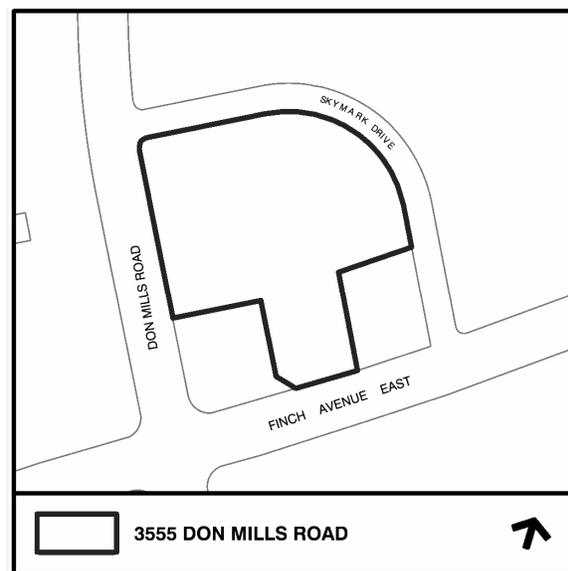
This application proposes to amend the zoning for the lands at 3555 Don Mills Road to redevelop the site with a mixed use development comprised of four residential buildings containing 1,044 residential units (944 condominium units and 100 senior's rental units), and 11,723 m² of commercial space comprised of a grocery store, pharmacy, office and medical office uses and other retail/commercial uses. The proposed residential building heights are 4, 7, 25, 28 and 34 storeys and the proposal has an overall density of 3.84 F.S.I.

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.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3555 Don Mills Road 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.

DECISION HISTORY

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The application is to amend the former City of North York Zoning By-law No. 7625 to permit redevelopment of the lands for residential and commercial uses with an overall density of 3.84 F.S.I. The proposal includes four residential buildings containing 1,044 residential units comprised of 918 apartment condominium units, 26 stacked townhouse condominium units and 100 seniors' rental units. The residential condominium units would be comprised of 598 1-bedroom units and 320 2-bedroom units and the townhouses would be comprised of 16 2-bedroom units and 10 3-bedroom units. The seniors' residential building is proposed to include 10 studio units, 75 1-bedroom units and 15 2-bedroom units. Proposed residential building heights are 4, 7, 25, 28 and 34 storeys.

A total of 11,723 m² of commercial space is proposed comprised of 10,283 m² of retail space and 1,440 m² of office and medical office space. The proposed retail space includes a 5,135 m² stand-alone retail building with a grocery store and pharmacy. A total of 1,550 parking spaces are proposed in two and three levels of underground parking with some surface parking.

A proposed private road/driveway accessed from Don Mills Road to Skymark Drive and another from Finch Avenue to Skymark Drive would divide the site into 4 blocks.

- The northwest block fronting Don Mills Road and Skymark Drive is proposed for a stand-alone retail/commercial building of 5,135 m² which is to include a grocery store and pharmacy.
- The southwest block fronting Don Mills Road is proposed for a 34 storey residential building and 1,150 m² of retail space located on the ground floor.

- Development in the northeast block is proposed to include 26 stacked townhouse units (4 storeys) fronting onto Skymark Drive, a 28 storey residential building, a 7 storey seniors' apartment, and two storeys of retail space (2,340 m²).
- The south block with frontage on Finch Avenue is proposed for a 25 storey residential building with 3 storeys of retail space (1,658 m²) and medical office space (1,440 m²).

Site and Surrounding Area

The 2.46 hectare site is bounded by Skymark Drive to the north and east, Finch Avenue to the south and Don Mills Road to the west with vehicular access provided from each of these streets. The site currently contains a commercial plaza (Skymark Plaza) with 3 buildings including a grocery store, pharmacy, restaurants, offices, medical and dental offices, banks and personal services. The site was developed as a shopping plaza in the late 1970's with a 1 storey addition constructed in 1991 and a 2 storey retail-office building constructed in 2001. The plaza has a gross floor area of 9,601 m² (8,551 m² retail and 1,050 m² office) and includes 409 surface parking spaces.

Land uses surrounding the site are as follows:

North: On the north side of Skymark Drive are three apartment buildings with heights of 29 storeys. Further north are hydro corridor lands.

South: South of Finch Avenue directly south of the site are two apartment buildings with heights of 30 and 34 storeys. On the southwest corner of Don Mills Road and Finch Avenue is a 25 storey apartment building.

East: On the east side of Skymark Drive is a 29 storey apartment building, an 18 storey senior's apartment building and Seneca Village Community Centre. Further east is the Seneca College campus. On Finch Avenue on the west side of Skymark Drive is Zion Church Cultural Centre and cemetery which is a designated heritage site under the Ontario Heritage Act.

West: At the northeast corner of Don Mills Road and Finch Avenue, is a gas station and auto service centre. On the west side of Don Mills Road is Skymark Park and further west is a low scale residential neighbourhood.

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 designated *Mixed Use Areas* in the Official Plan which permits residential uses and a broad range of commercial uses including retail uses. Policies in Section 4.5 of the Official Plan indicate that *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, as well as parks and open spaces. *Mixed Use Areas* are considered growth areas which will provide much of the anticipated increase in the City's new housing and employment.

Development criteria in *Mixed Use Areas* include:

- create a balance of commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- limit shadow impacts on adjacent areas designated *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen services areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians. The Plan indicates that new streets should be public streets and are to be designed to provide connections with adjacent neighbourhoods, promoting a connected grid of streets, dividing larger sites into smaller development blocks, providing access and addresses for new development and allowing unobstructed public access. Private streets, where they are appropriate, should be designed to meet the objectives for new streets.

Section 3.1.2 of the Plan includes built form policies addressing the location of new development, the massing of new buildings to limit their impact on streets, open spaces and properties, the relation of new buildings to streets and sidewalks, and the location and organization of vehicle parking, access and servicing. New multi-unit residential development is also to include indoor and outdoor amenity space for residents. The Official Plan also includes policies on tall buildings (Section 3.1.3) addressing their form and relationship to the public realm and neighbouring properties to ensure that they fit within their

context and limit local impacts. Section 3.3 includes policies on developing new neighbourhoods and their integration into the surrounding area.

Zoning

The site is zoned C1 General Commercial Zone which permits retail, restaurant, office, medical office and other commercial uses with a maximum gross floor area of 1.0 FSI. A range of residential uses are permitted including apartment buildings with a maximum height of 11.5 metres and townhouses. Commercial buildings with dwelling units above are limited to a building height of 3 storeys.

Site Plan Control

An application for site plan control approval has not yet been filed.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

Reasons for the Application

An amendment to the Zoning By-law is required as the proposal does not comply with the development regulations of the C1 zone and to permit an increase in the height and gross floor area.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Functional Servicing Report
- Transportation Considerations
- Shadow Study
- Community Services and Facilities Study
- Toronto Green Standard Checklist
- Renderings
- Landscape Plan
- Arborist Report

A Notification of Complete Application was issued on April 20, 2012.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed density, organization of uses, built form, massing, building heights and design.
- Location and organization of streets and shared driveways to give address and access to development on the site, including the provision of a public road.
- Location of open space as a focal point for the new development.
- Fit of the proposal with the City's guidelines addressing townhouses, mid-rise buildings and tall buildings.
- Transition of building heights and massing to the adjacent residential areas and the adjacent heritage site.
- Shadow impacts.
- Site access, public and private roads and connections to the adjacent streets.
- Pedestrian connections.
- Completion of an archaeological assessment.
- Traffic impacts and parking assessment.
- Adequacy of the proposed indoor and outdoor amenity space.
- The assessment of community services and facilities in the area and the facilities needed to support the proposed development.
- Assessment of site servicing, including stormwater management.
- Appropriate Section 37 benefits.
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under 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

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

ATTACHMENTS

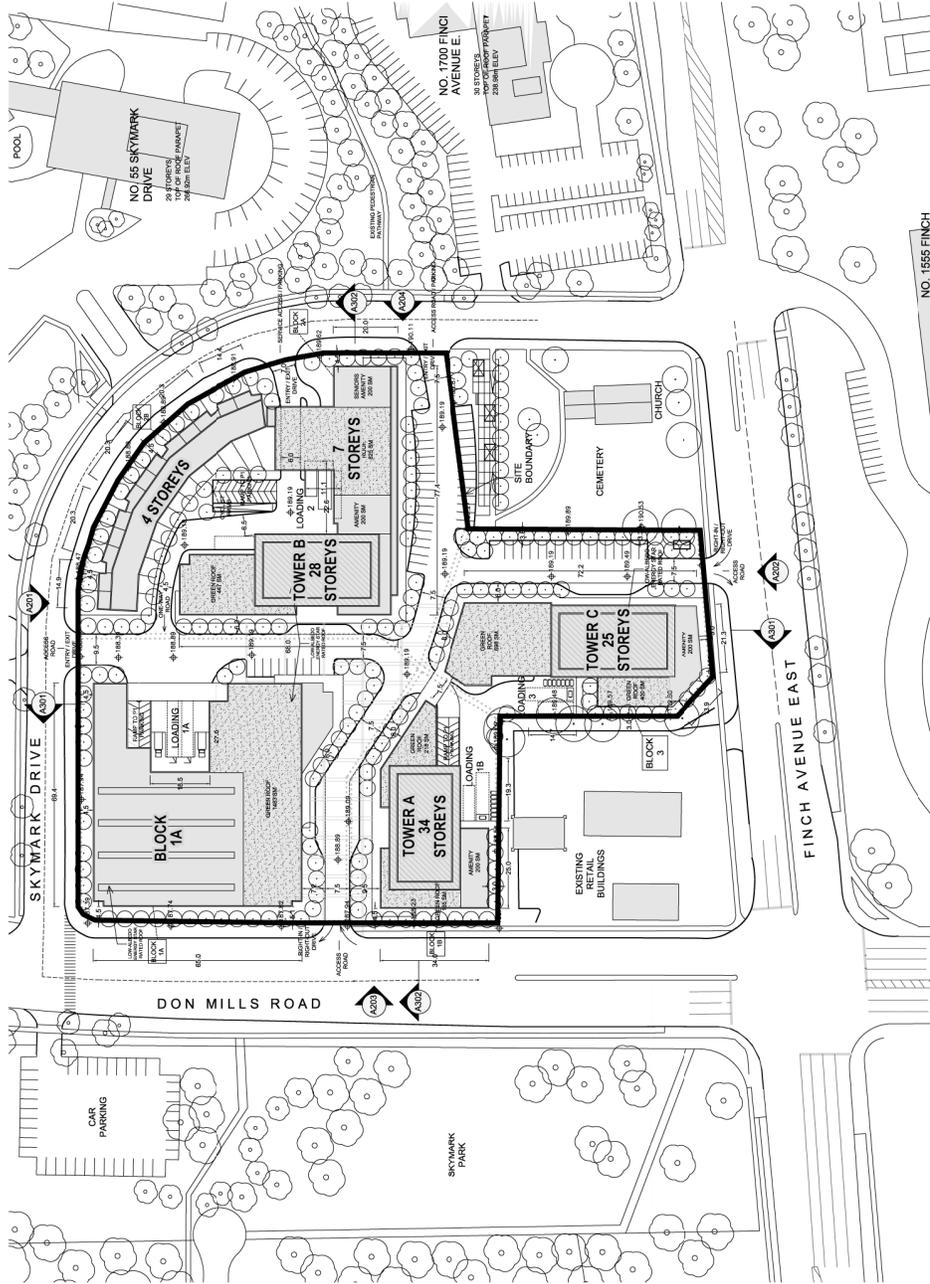
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



3555 Don Mills Road

File # 12 141750 NNY 24

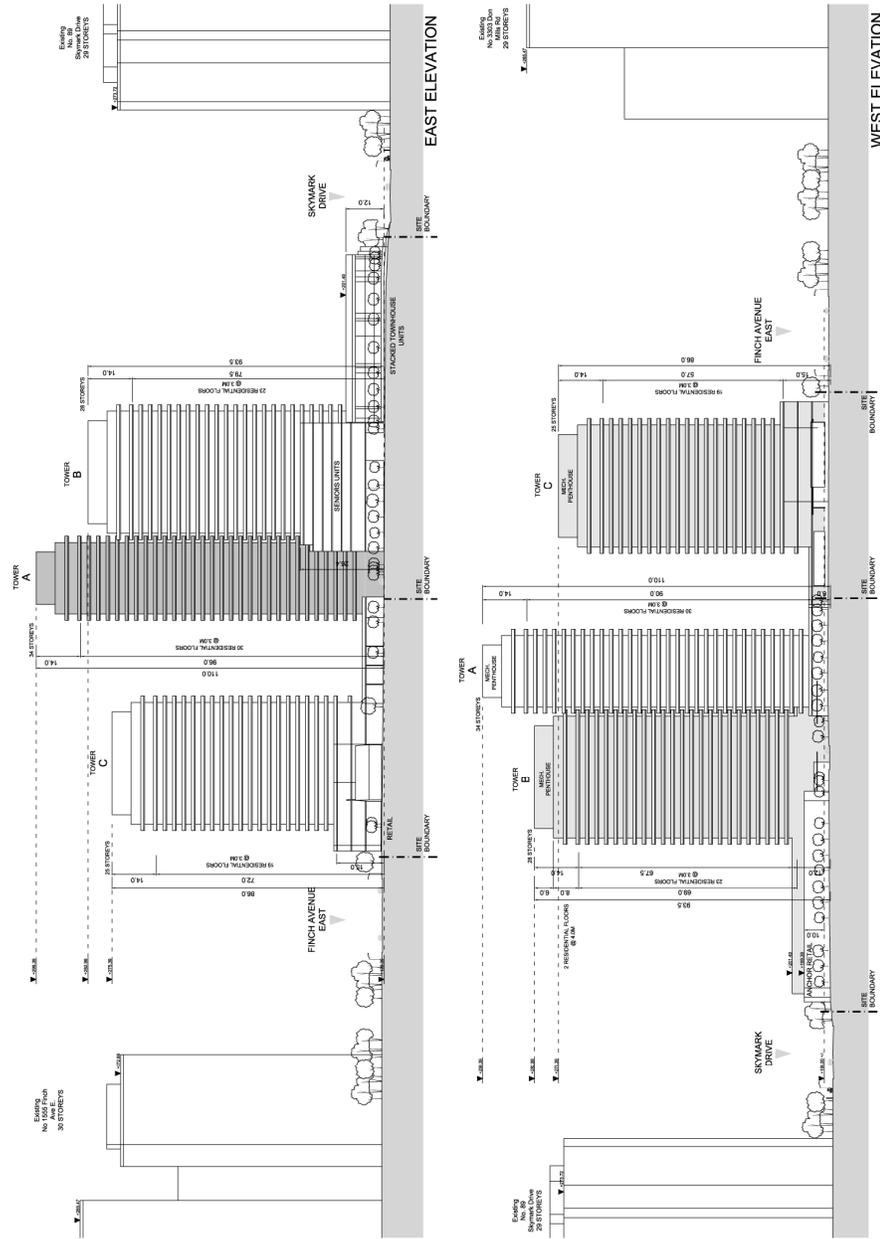
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/17/2012



Attachment 2: Elevations



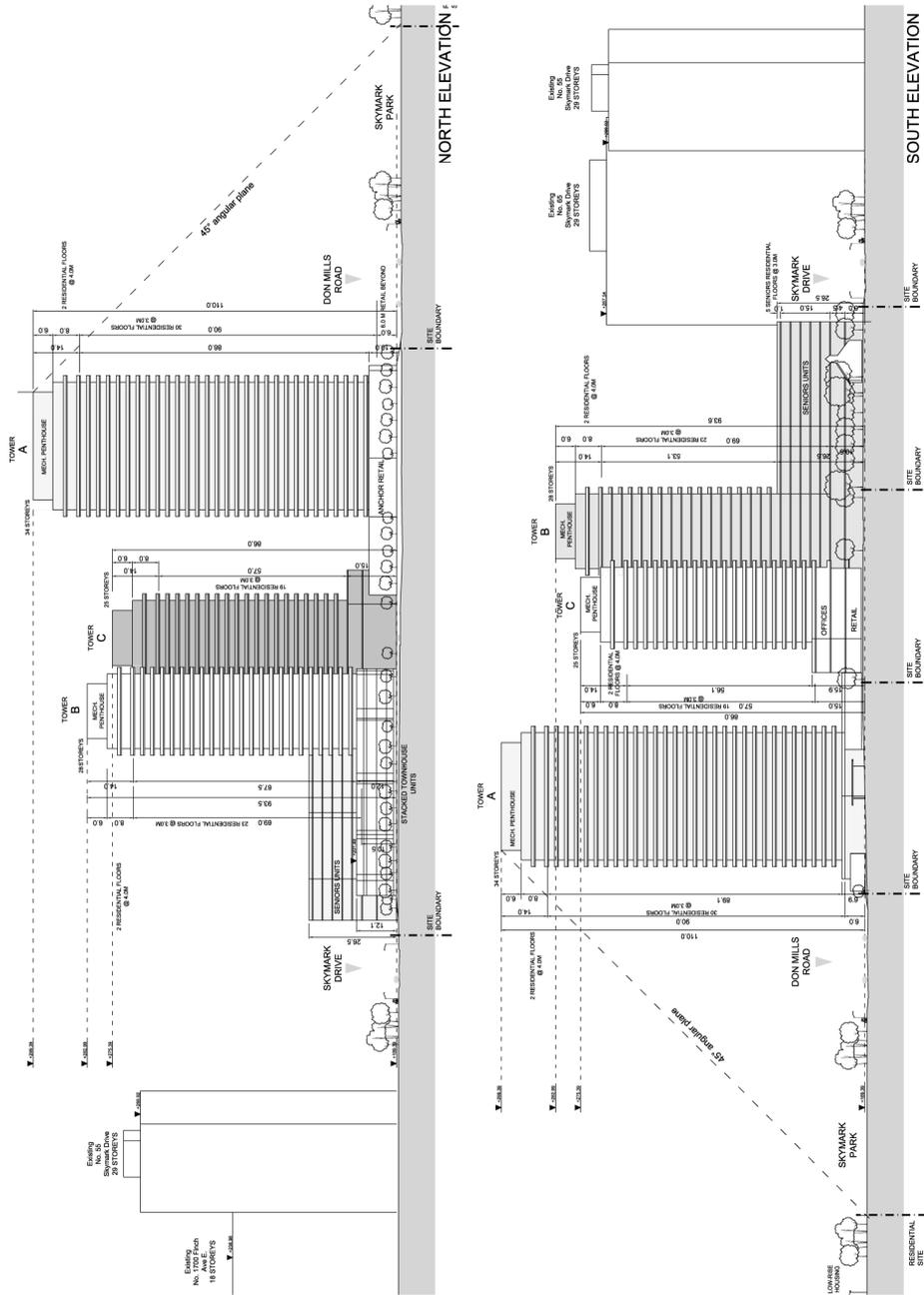
3555 Don Mills Road

Elevations
Applicant's Submitted Drawing

Not to Scale
04/12/2012

File # 12 141750 MNY 24

Attachment 2: Elevations



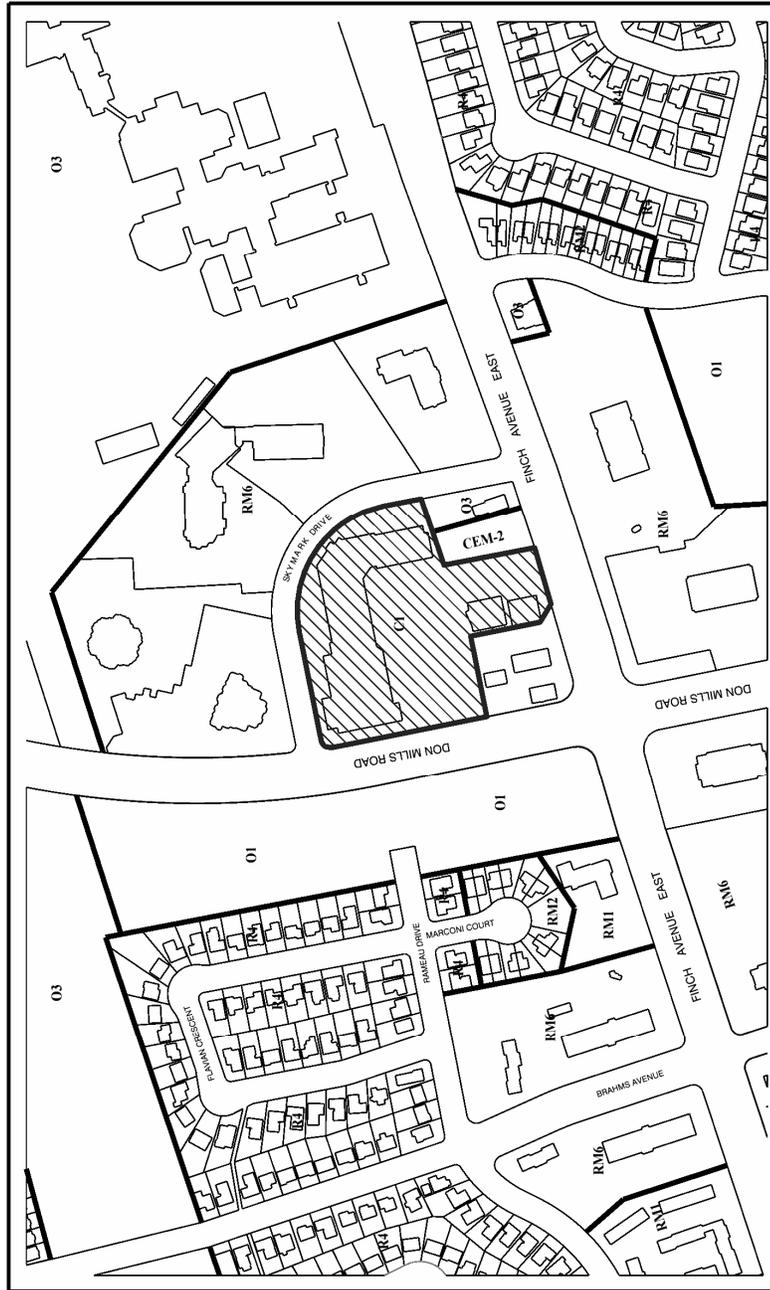
3555 Don Mills Road

File # 12 141750 NNY 24

Elevations
Applicant's Submitted Drawing

Not to Scale
04/12/2012

Attachment 3: Zoning



Toronto City Planning
Zoning
3555 Don Mills Road
 File # 12 141750 NNY 24 0Z

↑
 Not to Scale
 Zoning Bylaw 7625
 Extracted 04/13/2012

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- O1 Open Space Zone
- O3 Semi-Public Open Space Zone
- CEM-2 Restricted Cemetery Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 4: Application Data Sheet

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 12 141750 NNY 24 OZ |
| Details | Rezoning, Standard | Application Date: | March 23, 2012 |

Municipal Address: 3555 DON MILLS RD
 Location Description: PLAN M1759 BLK C **GRID N2403
 Project Description: Redevelop the site with a mixed use development comprised of 4 residential buildings with 1,044 residential units (918 condo units and 100 senior's rental units and 26 stacked townhouse condo units); a stand-alone retail building with a grocery store and pharmacy. Total proposed commercial gfa is 11,723 square metres (10,283 sq.m. retail space and 1,440 sq.m. office/medical space).

| | | | |
|-------------------------------|---------------|--------------------------------|---------------------|
| Applicant: | Agent: | Architect: | Owner: |
| ADC A DEVELOPMENT CONSULTANCY | | Brown & Storey Architects Inc. | DMF PROPERTIES INC. |

PLANNING CONTROLS

| | | |
|----------------------------|-----------------|--------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| Zoning: | C1 | Historical Status: |
| Height Limit (m): | | Site Plan Control Area: |

PROJECT INFORMATION

| | | | | |
|------------------------------------|-------|---------|-----------------|------------------|
| Site Area (sq. m): | 24630 | Height: | Storeys: | 4, 7, 25, 28, 34 |
| Frontage (m): | 250 | | Metres: | 110 |
| Depth (m): | 197 | | | |
| Total Ground Floor Area (sq. m): | 11950 | | | Total |
| Total Residential GFA (sq. m): | 82968 | | Parking Spaces: | 1550 |
| Total Non-Residential GFA (sq. m): | 11723 | | Loading Docks | 11 |
| Total GFA (sq. m): | 94691 | | | |
| Lot Coverage Ratio (%): | 48.52 | | | |
| Floor Space Index: | 3.84 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| Tenure Type: | Rental, Condo, Other | | Above Grade | Below Grade |
|--------------|----------------------|----------------------------------|-------------|-------------|
| Rooms: | 0 | Residential GFA (sq. m): | 82968 | 0 |
| Bachelor: | 10 | Retail GFA (sq. m): | 10283 | 0 |
| 1 Bedroom: | 673 | Office GFA (sq. m): | 1440 | 0 |
| 2 Bedroom: | 351 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 10 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 1044 | | | |

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