

**1-35, 45-69 and 6-66 Aldra Villaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway, 1-29 and 2-28 Tomar Villaway  
Official Plan and Zoning By-law Amendment  
Applications and Rental Housing Demolition Application  
Status Report**

<b>Date:</b>	August 22, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	33 – Don Valley East
<b>Reference Number:</b>	11 330323 NNY 33 OZ 11 331382 NNY 33 RH

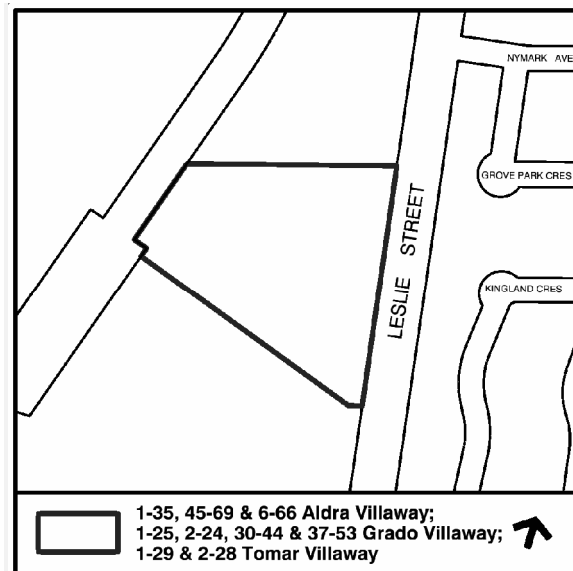
**SUMMARY**

At its meeting of April 17, 2012 North York Community Council requested the applicants to revise their applications to be more in keeping with the policies of the Official Plan and Sheppard East Subway Corridor Secondary Plan and address the concerns noted in the staff report dated March 26, 2012. The purpose of this report is to report back to North York Community Council on the status of the applications as directed by North York Community Council.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be authorized to process the revised application and continue to work with the applicant to address the issues raised in this report and the previous report dated March 26, 2012.



## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

On April 17, 2012, North York Community Council had before it a report from City Planning staff dated March 26, 2012 recommending refusal of the applications filed by Toronto Community Housing Corporation (TCHC) and Deltera Inc. to demolish 121 social housing townhouse units on the TCHC site and replace them with a total of 1,026 new residential units having a gross floor area of 87,680m<sup>2</sup> and a density of 3.3 FSI.

North York Community Council:

1. Deferred consideration of the staff recommendations and requested City Planning staff to report back on the status of the applications to the meeting of North York Community Council scheduled for September 11, 2012.
2. Directed that the applicants be advised that the proposal is unacceptable in its present form and requested the applicants to revise their applications to be more in keeping with the policies of the Official Plan and Sheppard East Subway Corridor Secondary Plan and addresses the concerns noted in the City Planning staff report dated March 26, 2012.
3. Directed that, should the applicants submit a revised proposal that is more in keeping with the policies of the Official Plan and the Sheppard East Subway Corridor Secondary Plan and addresses the concerns noted in the staff report dated March 26, 2012, City Planning staff be authorized to schedule a community consultation meeting together with the Ward Councillor.
4. Directed City Planning staff to give notice for the community consultation meeting to landowners and residents within 120 metres of the site and the notice area for the community consultation meeting be expanded to include all landowners and residents residing in the area bounded by the Canadian national Railway/Go railway corridor to the west, Finch Avenue east and van Horne Avenue to the north, Shaughnessy Boulevard to the east and Sheppard Avenue East to the south, as shown on the map attached to the memorandum (April 12, 2012) from Councillor Carroll and that the cost of the expanded notice be borne by the applicants.

## **ISSUE BACKGROUND**

### **Original Proposal**

On December 21, 2011 TCHC and Deltera Inc. submitted applications to demolish 121 social housing townhouse units on the TCHC site and replace them with a total of 1,026 new residential units having a gross floor area of 87,680m<sup>2</sup> and a density of 3.3 FSI. The proposal comprised 857 condominium units and 169 rental housing units. The proposed 169 rental units consisted of 121 rental replacement units and 48 market rental units

and/or affordable rental units that have not received government. The rental units were proposed in a 12-storey apartment building (Building Aa) along Leslie Street and two blocks of 3 storey townhouses along the north edge of the site (Building Bb). The 857 condominium units were proposed in four apartment buildings (Buildings A, B, C and D) along the southern boundary of the site overlooking the adjacent ravine with heights ranging from 12 to 27 storeys.

The following table is a statistical summary of the applicant's initial proposal:

	Height (storeys)	GFA (m <sup>2</sup> )	FSI	Units	Parking Spaces (inc. visitors)
<b>TCHC Housing</b>					
Building Aa	12	14,509	0.59	139	124
Building Bb	3	3,065	0.12	30	34
Below Grade	-	568	0.02	-	*
<b>TCHC Total</b>	<b>3-12</b>	<b>18,143</b>	<b>0.69</b>	<b>169</b>	<b>158</b>
<b>Market Housing</b>					
Building A	12	13,331	0.51	180	202
Building B	27	22,750	0.86	299	339
Building C	23	16,673	0.63	210	234
Building D	15	12,894	0.49	168	186
Below Grade	-	3,889	0.15	-	*
<b>Market Total</b>	<b>12-27</b>	<b>69,537</b>	<b>2.64</b>	<b>857</b>	<b>963</b>
<b>Site Total</b>	<b>3-27</b>	<b>87,680</b>	<b>3.33</b>	<b>1,026</b>	<b>1,121</b>

\* All parking was proposed below grade with the exception of 41 surface spaces along the private road.

It was City Planning staff's position the proposal was not appropriate given the current context and raised significant issues with respect to density and height. In particular, staff did not support the proposed redesignation of the entire site from *Neighbourhoods* to *Apartment Neighbourhoods*. It was City Planning staff's recommendation that the applications be refused as presented in their current form. The report is available at the following web link:

<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-46198.pdf>

### Revised Proposal

On August 15, 2012 the applicants filed a revised submission which includes reduced building heights, gross floor area, and dwelling units. The density has been reduced from 3.3 FSI to 2.80 FSI (2.69 FSI including the permitted exemption of the indoor common amenity space). Generally, all apartment building heights have been reduced with the tallest being reduced from 27 storeys to 18-storeys. The gross floor area has been reduced from 87,680m<sup>2</sup> to 73,700m<sup>2</sup> and the total number of dwelling units has been reduced from 1,026 units to 806 units (consisting of 127 rental units and 679 condominium units).

For the most part the site layout and siting of the buildings remain the same. The development maintains a main signalized vehicular entrance at the mid-point of the site

between two 10-storey apartment buildings on Leslie Street leading to a publicly accessible central open space surrounded by a new private ring road. Open space is also maintained along the west edge of the site adjacent to Canadian National Railway lands and a previously proposed driveway along the south edge of the site has been replaced with a "pedestrian promenade".

The northerly 10-storey building along Leslie Street is currently proposed as a 150-unit seniors residence. The southerly 10-storey building is proposed to be a 90-unit TCHC rental apartment building. Both buildings are now set back 5 metres from the Leslie Street frontage whereas no setbacks were proposed previously. The 3-storey townhouse component now spans across the entire northern edge of the site to meet Leslie Street. The applicant is proposing the land use designation along the northerly portion of the site remain as *Neighbourhoods* with the balance of the site redesignated to *Apartment Neighbourhoods*.

The following table is a statistical summary of the applicant's revised proposal:

	Height (storeys)	GFA (m <sup>2</sup> )	FSI	Units	Parking Spaces (inc. visitors)
<b>TCHC Housing</b>					
Building Aa	10	10,429	0.40	90	103
Building Bb	3	4,117	0.16	37	43
Below Grade	-	820	0.03	-	*
<b>TCHC Total</b>	<b>3-10</b>	<b>15,366</b>	<b>0.58</b>	<b>127</b>	<b>146</b>
<b>Market Housing</b>					
Building A	10	11,601	0.44	150	54
Building B	18	15,146	0.58	188	186
Building C	16	13,646	0.52	168	166
Building D	14	13,453	0.51	173	171
Below Grade	-	4,519	0.17	-	*
<b>Market Total</b>	<b>10-18</b>	<b>58,365</b>	<b>2.22</b>	<b>679</b>	<b>577</b>
<b>Site Total</b>	<b>3-18</b>	<b>73,731</b>	<b>2.80</b>	<b>806</b>	<b>723</b>

\* All parking proposed below grade with the exception of 20 visitor surface spaces along the private road.

## COMMENTS

As directed by North York Community Council, Planning staff is co-ordinating the community consultation with the Ward Councillor. The revised application will be reviewed in accordance with Official Plan and Secondary Plan policies including, but not limited to, the following preliminary issues that were set out in the previous report and any issues arising from community consultation:

- The appropriateness of the proposed revised building heights and density.
- Transition of building heights and massing to nearby stable low density residential areas;

- The appropriateness of providing publicly accessible open spaces and private streets rather than publicly owned parkland and municipal roads.
- The appropriateness of the location, size and form of the proposed open spaces.
- Fit of the proposal with the City's Infill Townhouse Guidelines, Avenues and Mid-Rise Building Study and the Tall Building Guidelines.
- Social housing protection, replacement, and proposed residential unit sizes and types.
- Phasing of the rental housing units.
- 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 development.
- Assessment of site servicing including stormwater management.
- Assessment of the impacts on the nearby natural heritage system.
- Compliance with the Toronto Green Standards Tier 1 performance measures.
- Determination of appropriate Section 37 community benefits.

The report recommends staff be authorized to process the revised application and continue to work with the applicant to address the issues raised in this report and the previous report dated March 26, 2012.

## **CONTACT**

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 Fax No. (416) 395-7155  
 E-mail: sforrest@toronto.ca

## **SIGNATURE**

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Allen Appleby, Director  
 Community Planning, North York District

## **ATTACHMENTS**

- Attachment 1: Site Context Plan
- Attachment 2: Site Plan
- Attachment 3: Elevations – Building A East-North (Seniors Residence)
- Attachment 4: Elevations – Building A West-South (Seniors Residence)
- Attachment 5: Elevations – Building Aa East-North (TCHC Apartment Building)
- Attachment 6: Elevations – Building Aa West-South (TCHC Apartment Building)
- Attachment 7: Elevations – Building B West-South
- Attachment 8: Elevations – Building B East-North
- Attachment 9: Elevations – Building Bb (TCHC Townhouses)
- Attachment 10: Elevations – Building C East-North

- Attachment 11: Elevations – Building C West-South
- Attachment 12: Elevations – Building D East-South
- Attachment 13: Elevations – Building D West-South
- Attachment 14: Site Elevations East (Leslie Street) & South
- Attachment 15: Application Data Sheet

# Attachment 1: Context Plan



## Site Context Plan

Applicant's Submitted Drawing

Not to Scale  
08/20/2012

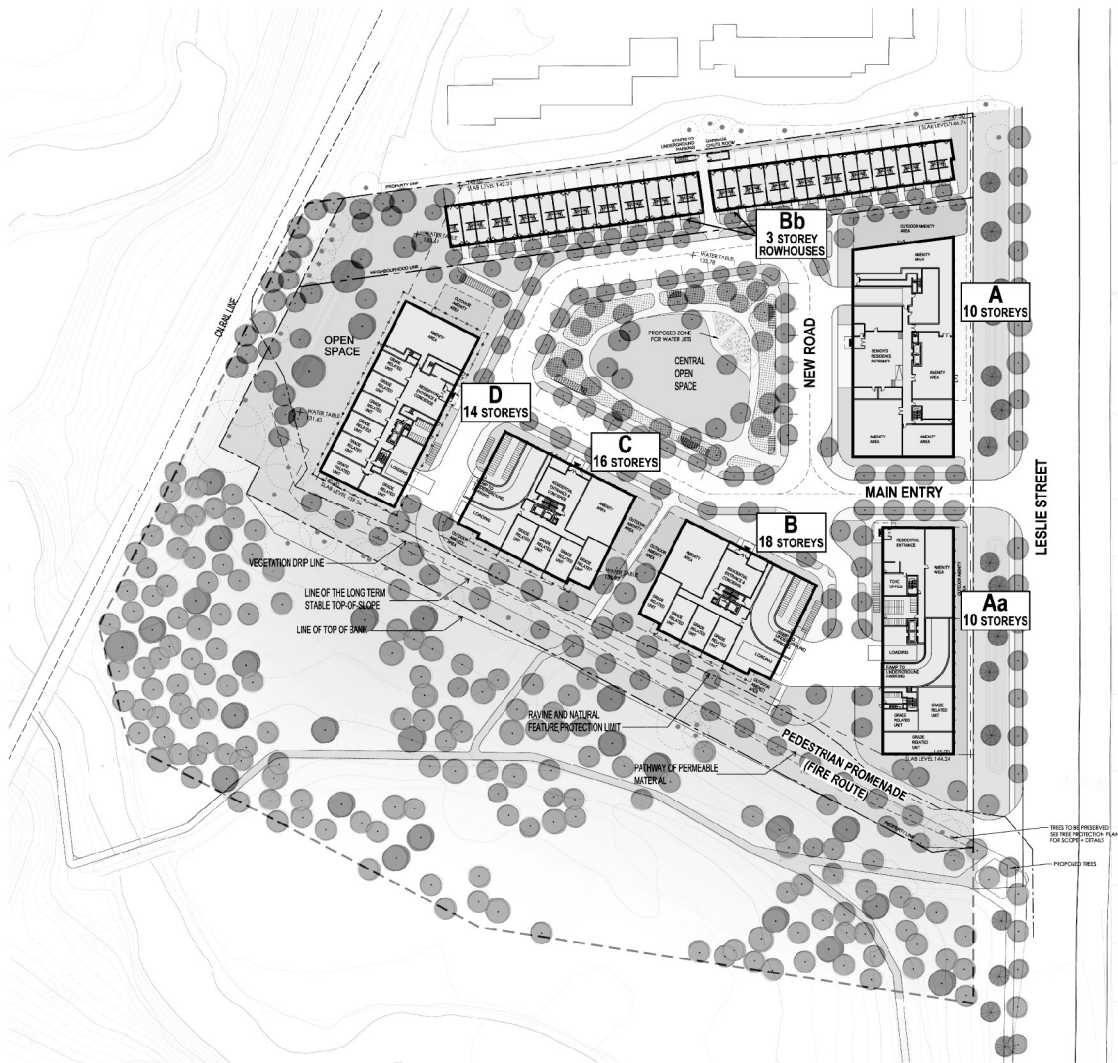


1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

1-35, 45-69 & 6-66 Aldra Villaway;

File # 11 330323 NNY 33 OZ

## Attachment 2: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
08/20/2012



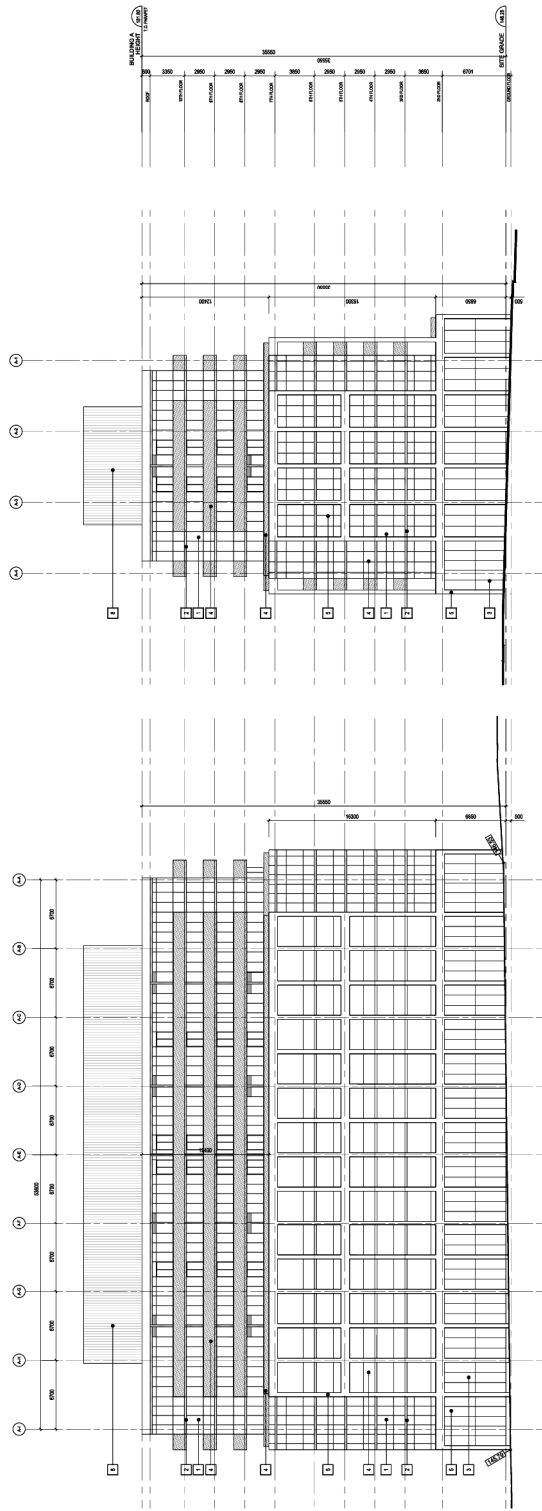
1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

1-35, 45-69 & 6-66 Aldra Villaway;

File # 11 330323 NNY 33 02



**Attachment 3: Elevations – Building A (Seniors Residence)**



1. BUILDING A, EAST ELEVATION (LESLIE STREET)  
DATE: 08/20/2012

2. BUILDING A, NORTH ELEVATION  
DATE: 08/20/2012

**Elevations Building A East - North**

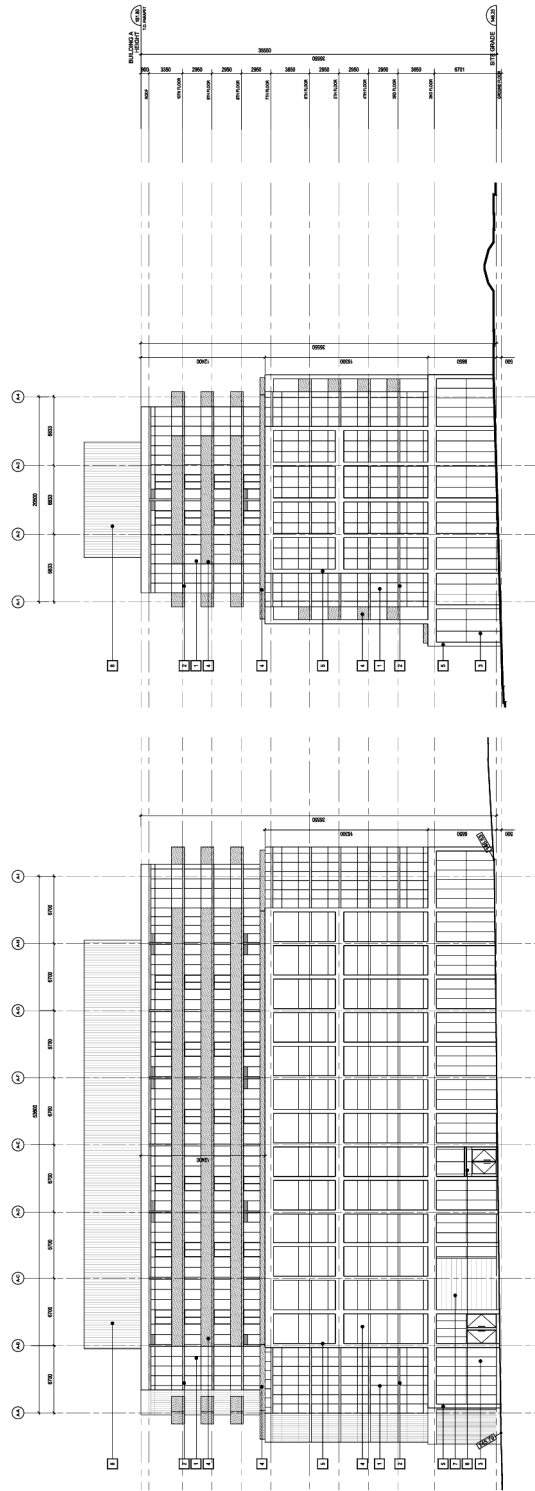
Applicant's Submitted Drawing

Not to Scale  
08/20/2012

1-35, 45-69 & 6-66 Aldra Villaway;  
1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

File # 11 330323 NNY 33 0Z

# Attachment 4: Elevations



1. BUILDING A, WEST ELEVATION  
1/8" = 1'-0"

2. BUILDING A, SOUTH ELEVATION  
1/8" = 1'-0"

## Elevations Building A West - South

Applicant's Submitted Drawing

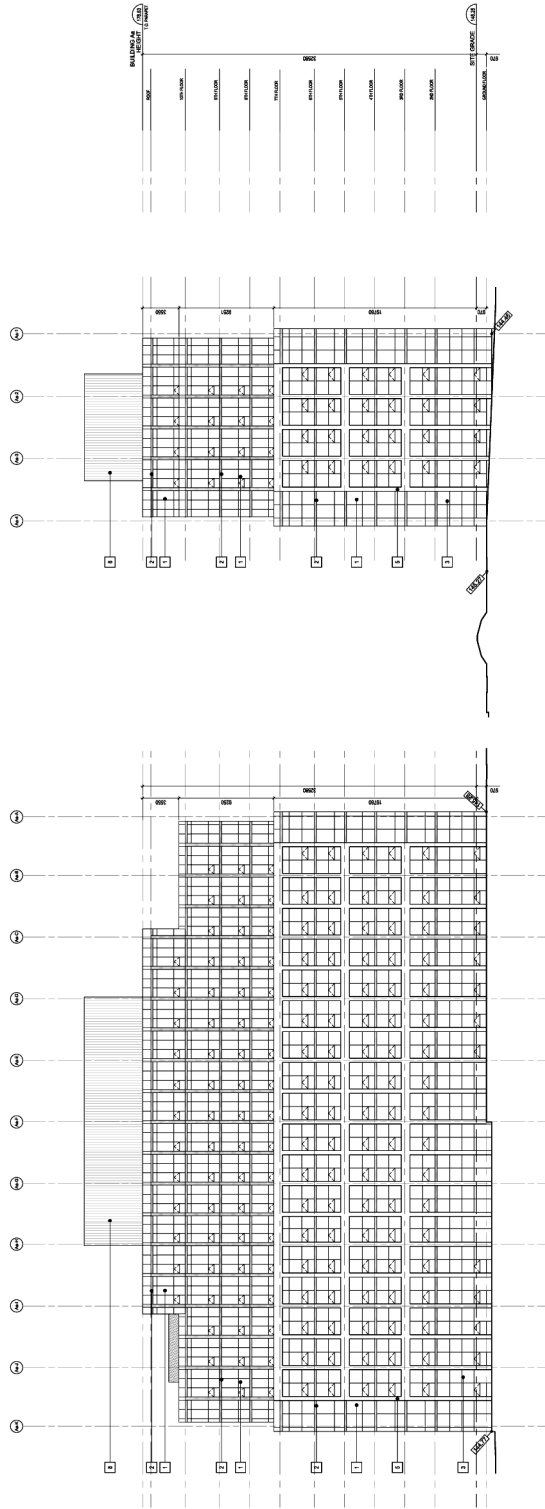
Not to Scale  
08/20/2012

1-35, 45-69 & 6-66 Aldra Villaway;

1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

File # 11 330323 NNY 33 0Z

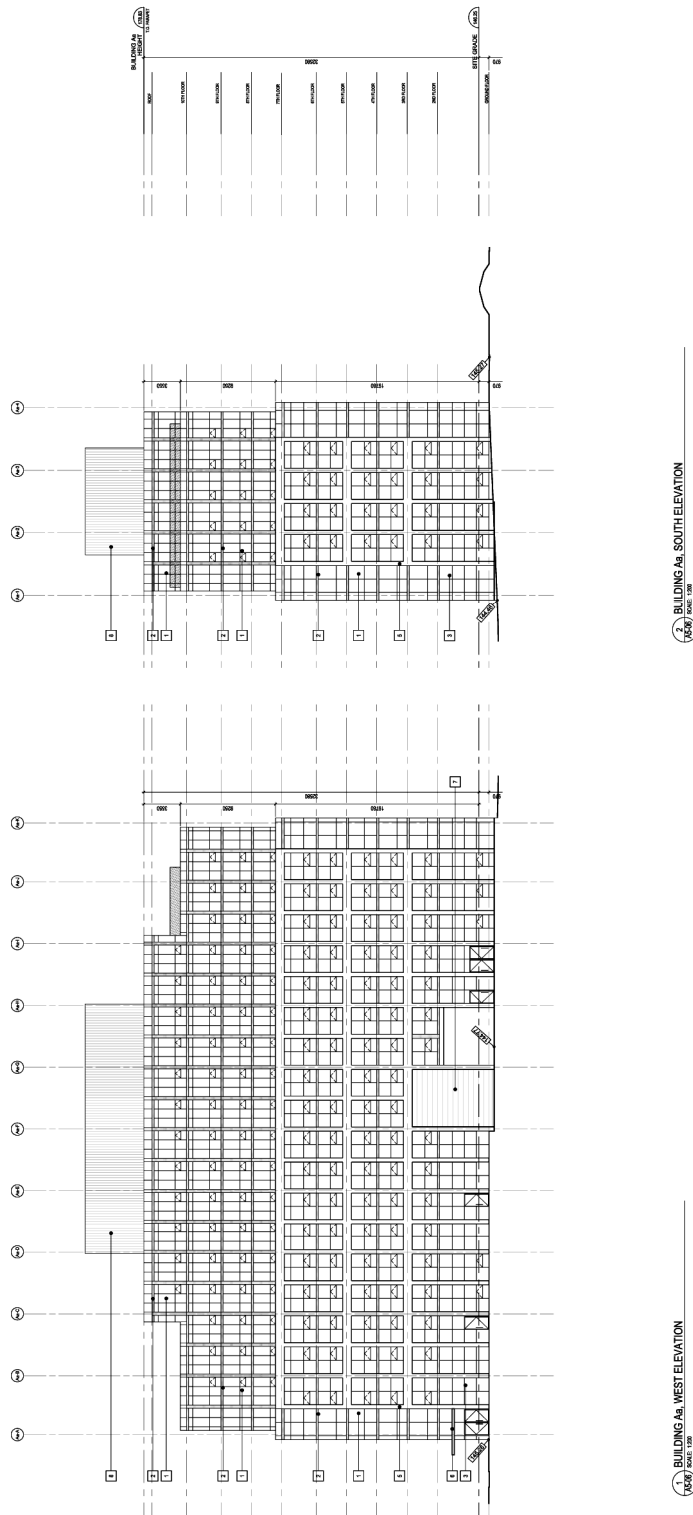
# Attachment 5: Elevations



**Elevations Building Aa East - North**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/20/2012

**1-35, 45-69 & 6-66 Aldra Villaway;  
 1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z

## Attachment 6: Elevations



### Elevations Building Aa West - South

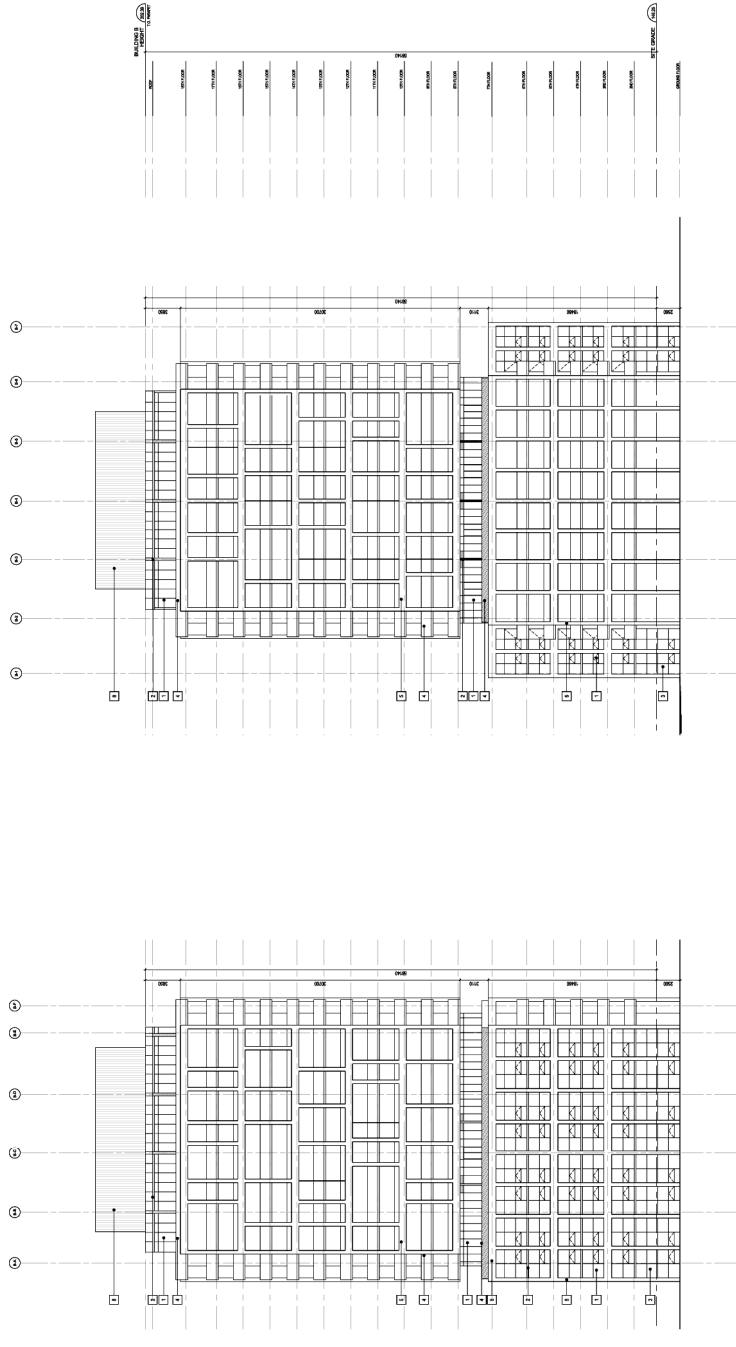
Applicant's Submitted Drawing

Not to Scale  
08/20/2012

1-35, 45-69 & 6-66 Aldra Villaway;  
1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

File # 11 330323 NNY 33 0Z

# Attachment 7: Elevations

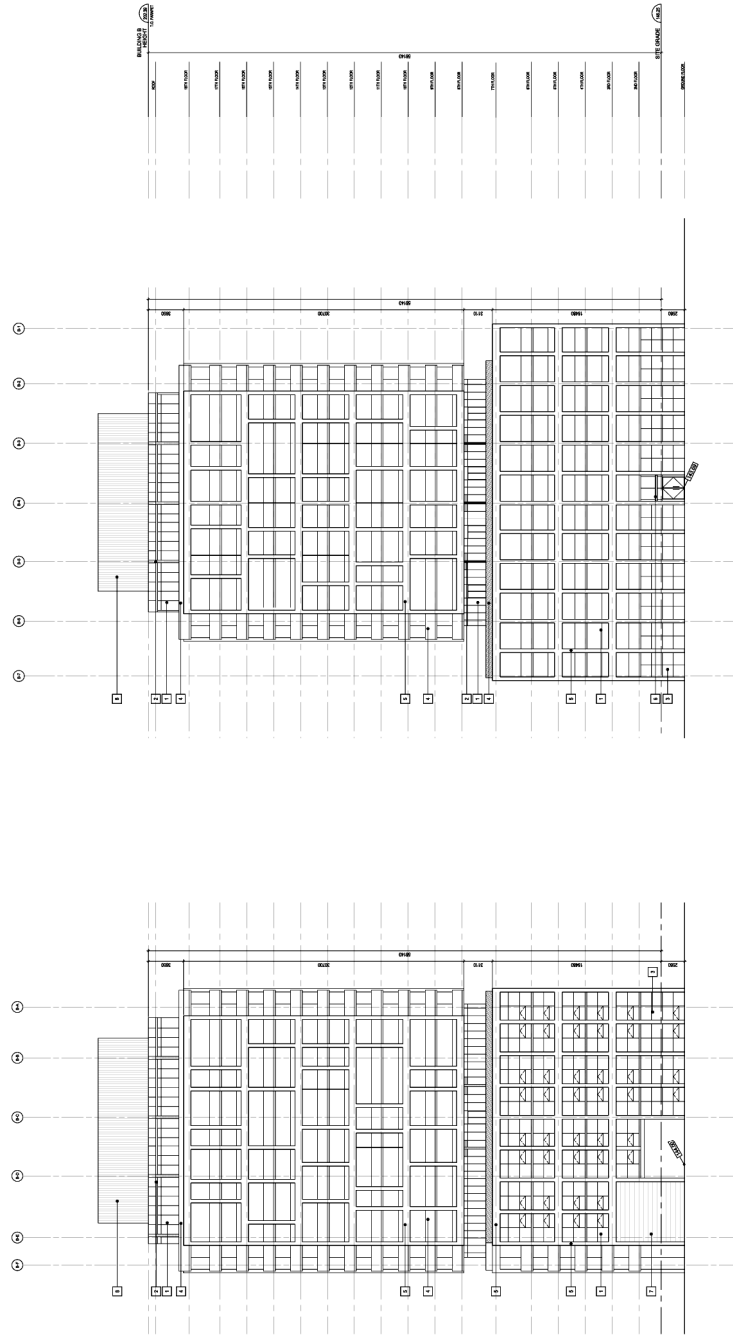


**Elevations Building B West - South**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/20/2012

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**1-35, 45-69 & 6-66 Aldra Villaway;**  
**1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z

# Attachment 8: Elevations



## Elevations Building B East - North

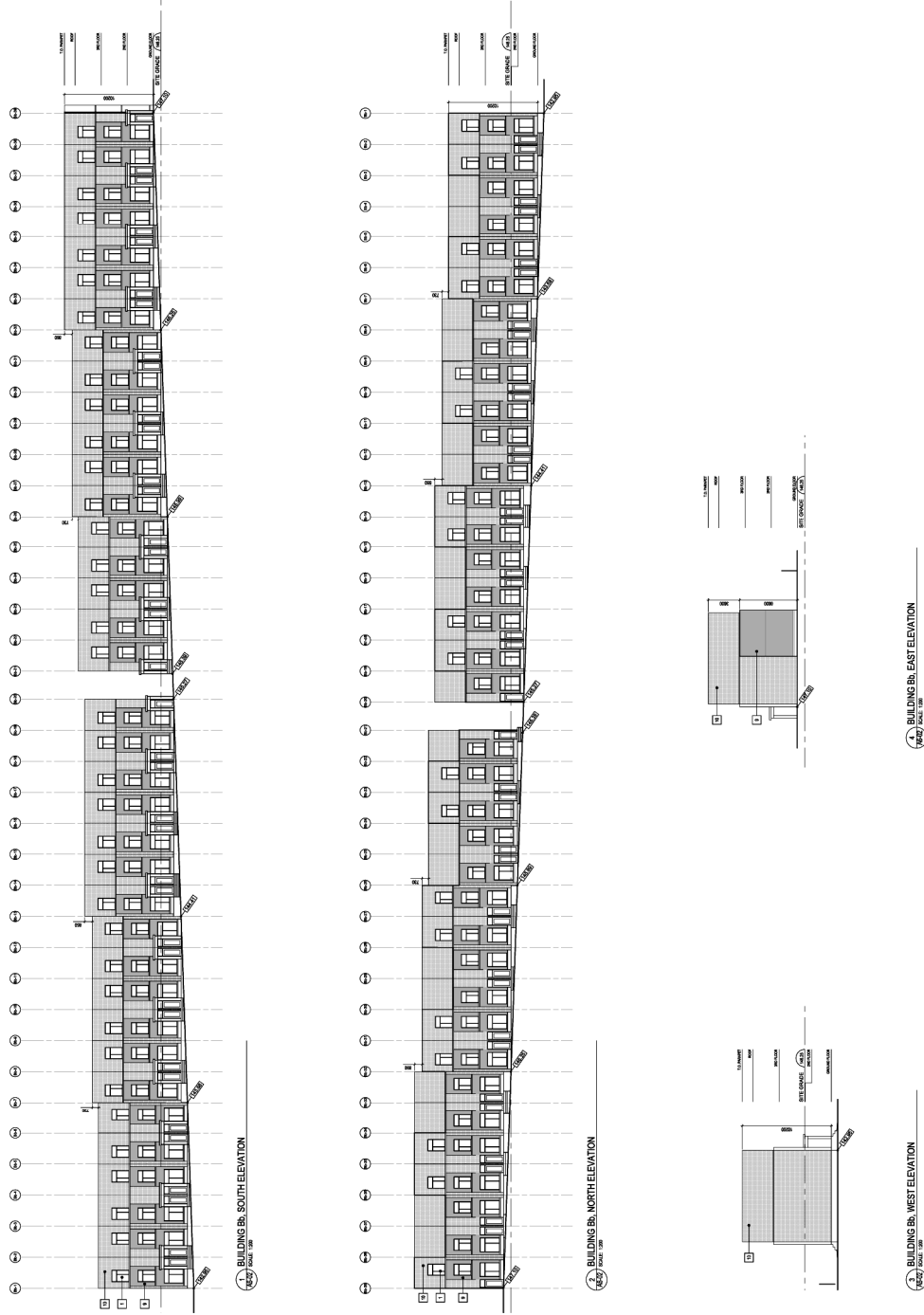
Applicant's Submitted Drawing

Not to Scale  
08/20/2012

1-35, 45-69 & 6-66 Aldra Villaway;  
1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

File # 11 330323 NNY 33 0Z

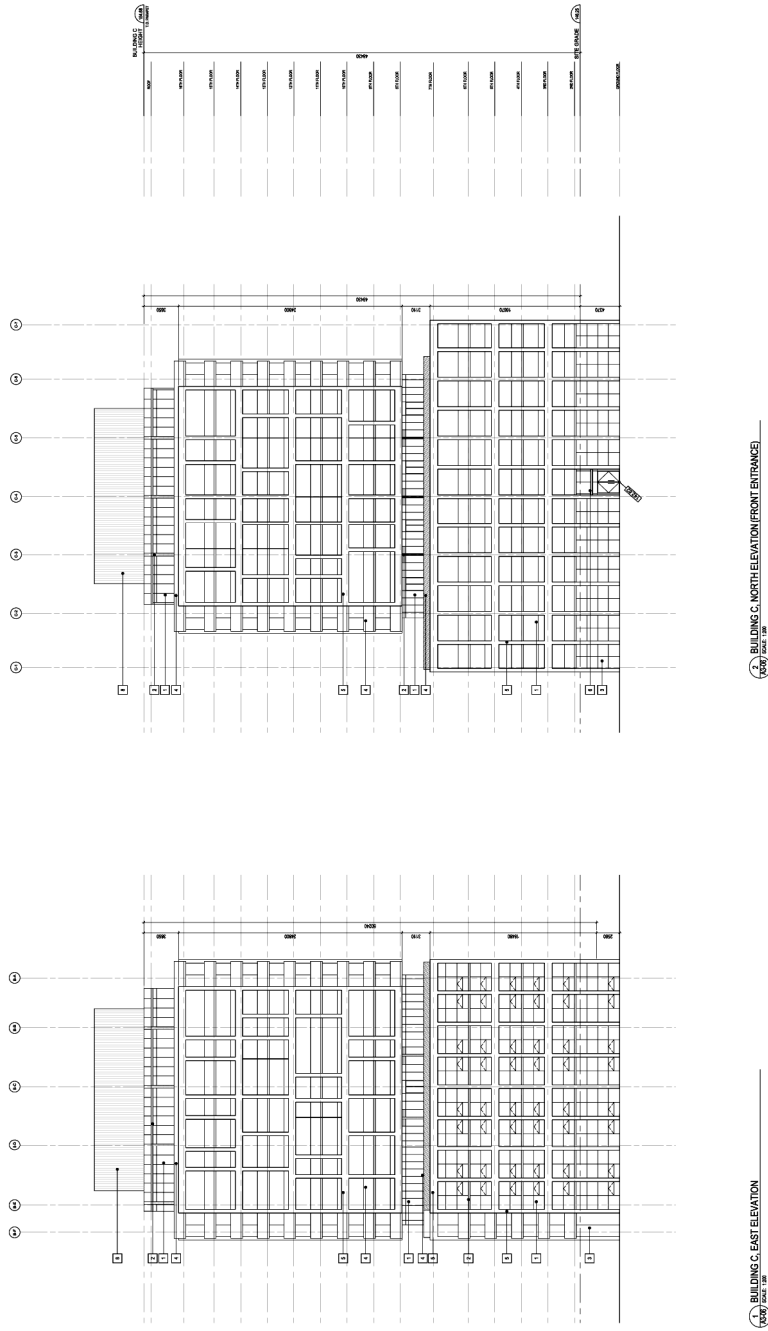
**Attachment 9: Elevations**



**Elevations Building Bb**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/20/2012

**1-35, 45-69 & 6-66 Aldra Villaway;  
 1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z

# Attachment 10: Elevations



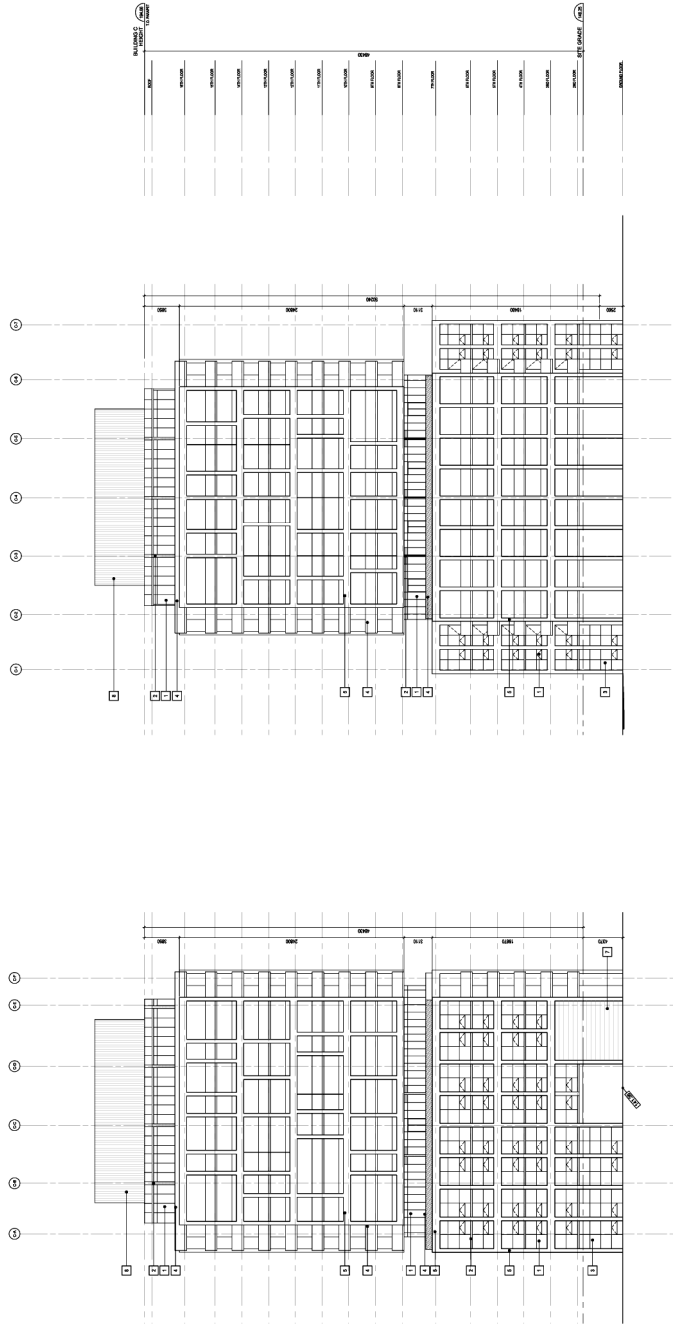
**Elevations Building C East - North**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/20/2012

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**1-35, 45-69 & 6-66 Aldra Villaway;**  
**1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z



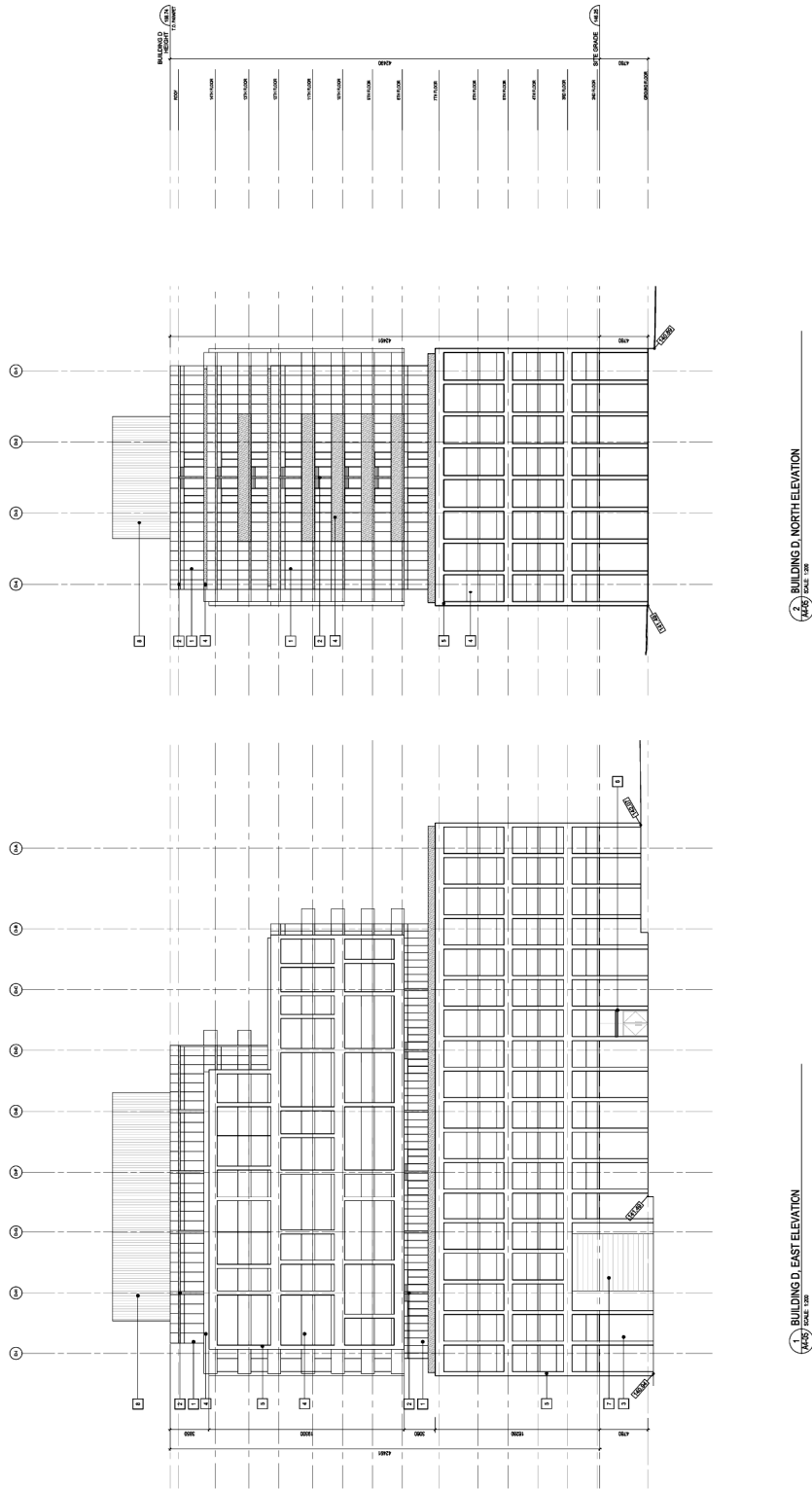
**Attachment 11: Elevations**



**Elevations Building C West - South**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/20/2012

**1-35, 45-69 & 6-66 Aldra Villaway;  
 1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z

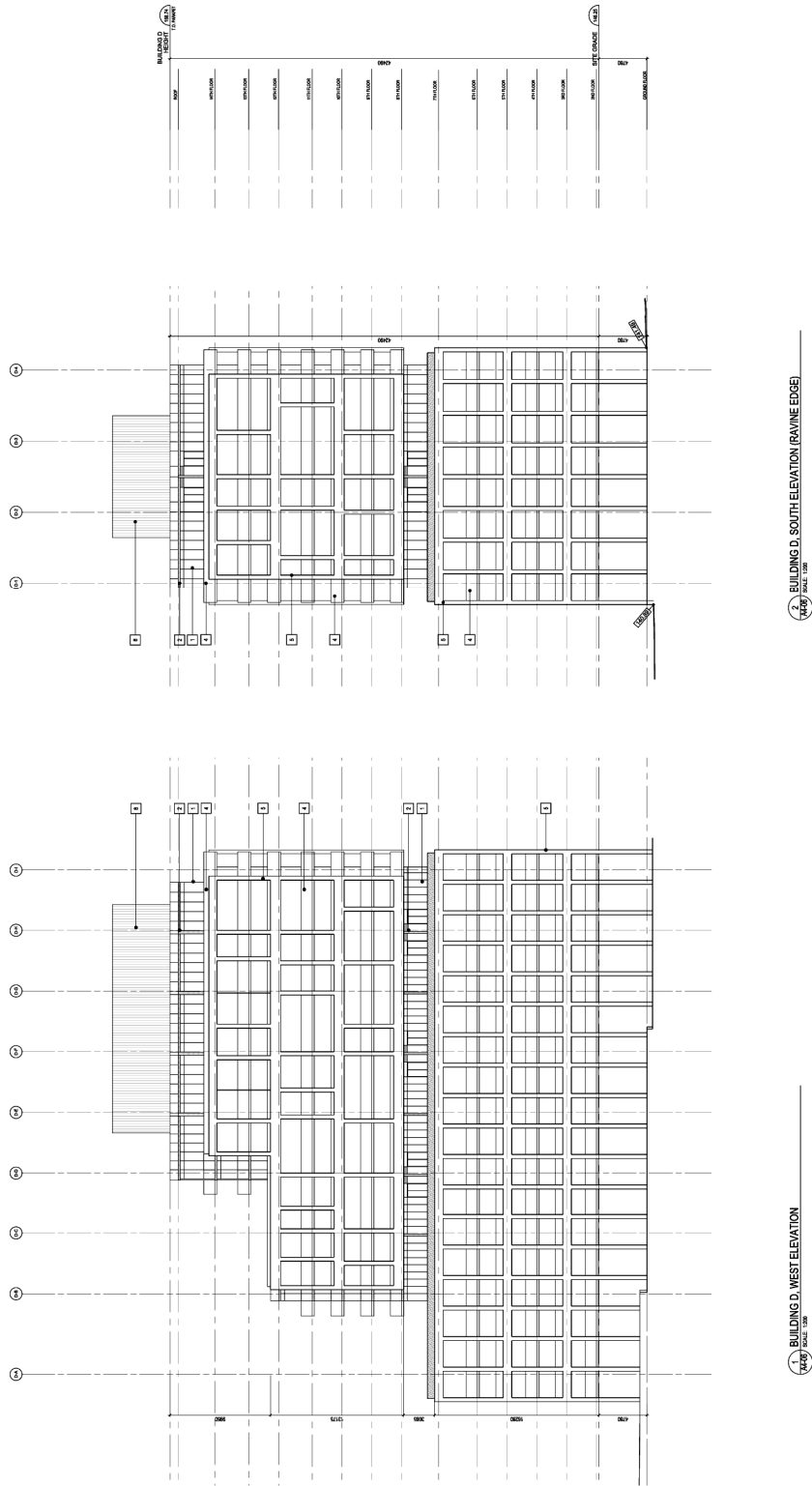
# Attachment 12: Elevations



**Elevations Building D East - North**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/20/2012

**1-35, 45-69 & 6-66 Aldra Villaway;  
 1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z

# Attachment 13: Elevations



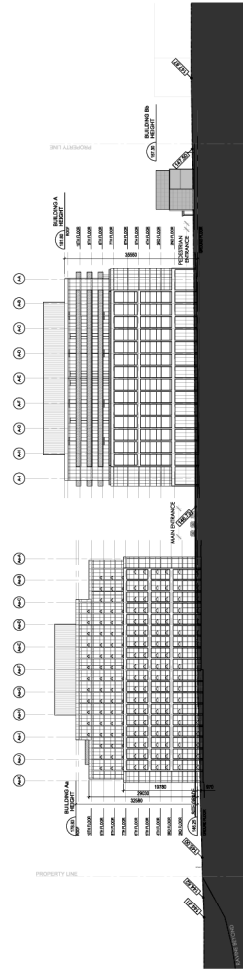
**Elevations Building D West - South**  
**Applicant's Submitted Drawing**  
 Not to Scale  
 08/20/2012

**1-35, 45-69 & 6-66 Aldra Villaway;**  
**1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway**  
 File # 11 330323 NNY 33 0Z

**Attachment 14: Elevations**



2 SITE ELEVATION, SOUTHSIDE VIEW  
DATE: 1/18



3 SITE ELEVATION, LESLIE STREET  
DATE: 1/18

**Site Elevations East (Leslie Street) South**

Applicant's Submitted Drawing

Not to Scale  
08/20/2012

1-35, 45-69 & 6-66 Aldra Villaway;  
1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway

File # 11 330323 NNY 33 0Z

## Attachment 15: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 330323 NNY 33 OZ
Details	OPA & Rezoning, Standard	Application Date	December 22, 2011
Municipal Address:	1 ADRA VILLAWAY	Revision Date:	August 15, 2012
Project Description:	Revised application to amend the official plan and zoning by-law to replace the existing 121 rental townhouses on site with 127 rental replacement units comprising a 10-storey, 84-unit apartment building and 37, 3-storey townhouses owned and operated by the TCHC. The revised application also proposes 4 apartment buildings comprising a 10-storey, 150-unit seniors residence and three apartment buildings with building heights of 14, 16 and 18 storeys containing a total of 679 condominium units.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DELTERA	STEVE DANIELS	WALLMAN ARCHITECTS	DELTERA INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RM1	Historical Status:
Height Limit (m):	9.2	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	26334.5	Height:	Storeys:	18
Frontage (m):	195.9		Metres:	56.14
Depth (m):	0			
Total Ground Floor Area (sq. m):	6928.1			<b>Total</b>
Total Residential GFA (sq. m):	73730.09		Parking Spaces:	723
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	73730.09			
Lot Coverage Ratio (%):	26.3			
Floor Space Index:	2.8			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	73730.09	0
Bachelor:	51	Retail GFA (sq. m):	0	0
1 Bedroom:	446	Office GFA (sq. m):	0	0
2 Bedroom:	188	Industrial GFA (sq. m):	0	0
3 + Bedroom:	121	Institutional/Other GFA (sq. m):	0	0
Total Units:	806			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Steve Forrester, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7126</b>