

**2, 4, & 6 Teagarden Court
Official Plan Amendment and Zoning Amendment
Applications - Status Report**

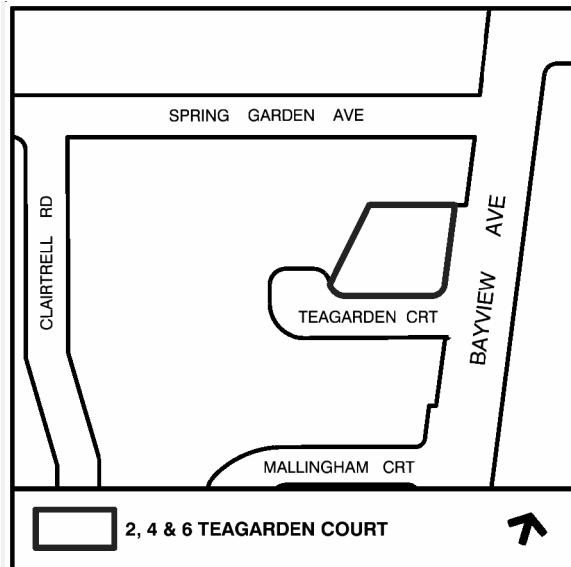
Date:	October 17, 2012
To:	North York District Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	11 328717 NNY 23 OZ

SUMMARY

At its meeting of March 20, 2012 North York Community Council had before it a preliminary staff report for a proposed 14 storey, 144 unit residential apartment building at 2, 4 and 6 Teagarden Court and a public park at 10 Teagarden Court.

North York Community Council adopted a motion for staff to report back with clarification on the parkland being proposed, and to examine urban design options.

A revised proposal has now been received and this report seeks direction on further processing of the application and on the community consultation process.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be authorized to process the revised application and continue to address the issues raised in the Preliminary Report respecting 2, 4, 6 & 10 Teagarden Court dated February 29, 2012.
2. Staff be directed to schedule a community consultation meeting for the revised proposal on the lands at 2, 4 and 6 Teagarden Court in consultation with the Ward Councillor.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. 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

On March 20, 2012 North York Community Council "Referred the Preliminary Report (February 29, 2012) from the Director, Community Planning, North York District, back to staff in order to clarify the parkland being proposed in the application and to examine urban design options."

ISSUE BACKGROUND

The original application proposed conveying the lands at 10 Teagarden Court to the City as parkland, and transferring the 3.0 times density from this lot to the lands proposed for redevelopment at 2, 4 and 6 Teagarden Court.

COMMENTS

Original Proposal

On December 20, 2011 the applicant submitted an Official Plan and Zoning By-law Amendment application 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 application also proposed 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. City staff advised the applicant that the proposed park at 10 Teagarden Court is not acceptable

owing to its limited access, size and visibility. The applicant was requested to revise the proposal to remove the density transfer or consider an alternative location for the public park. In addition, the applicant was requested to revise the proposal so that the ground floor of the proposed building better related to existing grades of adjacent properties. The Preliminary Report on the original proposal can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-45571.pdf>

Revised Proposal

A revised proposal has now been submitted that does not include the parkland density transfer. Under this revised proposal, it is anticipated that any Zoning By-law amendment brought forward for Community Council's consideration would not include the lands at 10 Teagarden Court.

The revised proposed building has changed from approximately 10,979m² to 8,350m² in floor area, and from 14 to 11 storeys in height. The revised submission also incorporates changes to the ground floor of the building that better match with adjacent grades. The proposed residential apartment building has been reduced from 144 to 113 units.

The main entrance would continue to be located on Teagarden Court with the lobby, lounge and amenity area facing Teagarden Court and Bayview Avenue. Ground floor apartment units with patios and landscaping also face north onto both the house at 2890 Bayview Avenue and the publically accessible sidewalk in the approved residential apartment currently under construction. Outdoor amenity space continues to be provided on the roof top. Vehicle access to the 105 below grade parking spaces and loading area continues to be from Teagarden Court at the western edge of the property, and now includes a canopy-covered entrance.

As the density transfer for parkland from 10 Teagarden Court has been removed from the proposal, Staff recommend that a Community Consultation meeting be held in consultation with the local Councillor for this revised application and the application will be reviewed to ensure the issues noted in the Preliminary Report dated February 29, 2012 are satisfactorily addressed.

CONTACT

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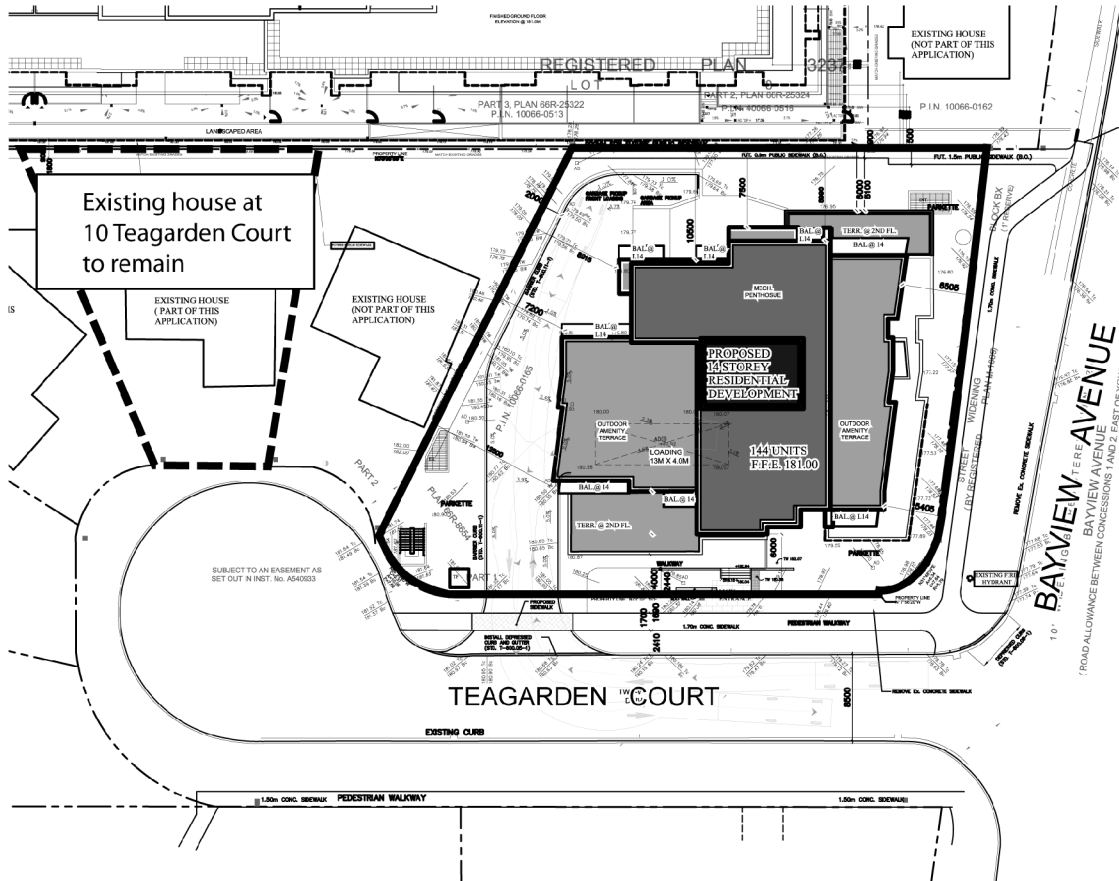
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Southeast Elevation
- Attachment 3: North Elevation
- Attachment 4: West Elevation
- Attachment 5: Zoning
- Attachment 6: Official Plan
- Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale 
02/09/2012

2, 4 & 6 Teagarden Court

File # 11 328717 NNY 23 02

Attachment 2: Southeast Elevation



Elevations

2, 4 & 6 Teagarden Court

Applicant's Submitted Drawing

Not to Scale
10/16/2012 

File # 11 328717 NNY 23 0Z

Attachment 3: North Elevation



NORTH ELEVATION

Elevations

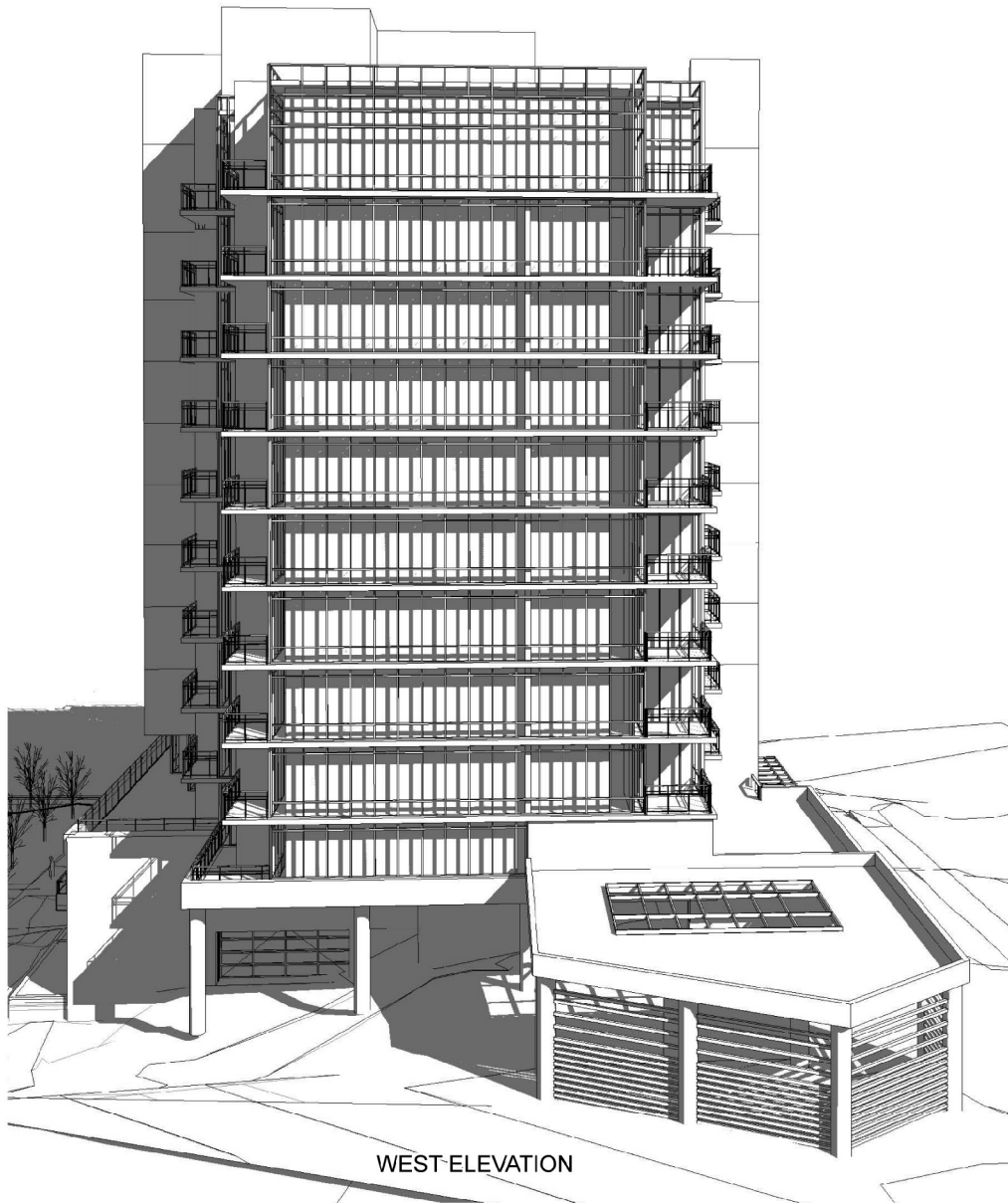
2, 4 & 6 Teagarden Court

Applicant's Submitted Drawing

Not to Scale 
10/16/2012

File # 11 328717 NNY 23 0Z

Attachment 4: West Elevation



Elevations

Applicant's Submitted Drawing

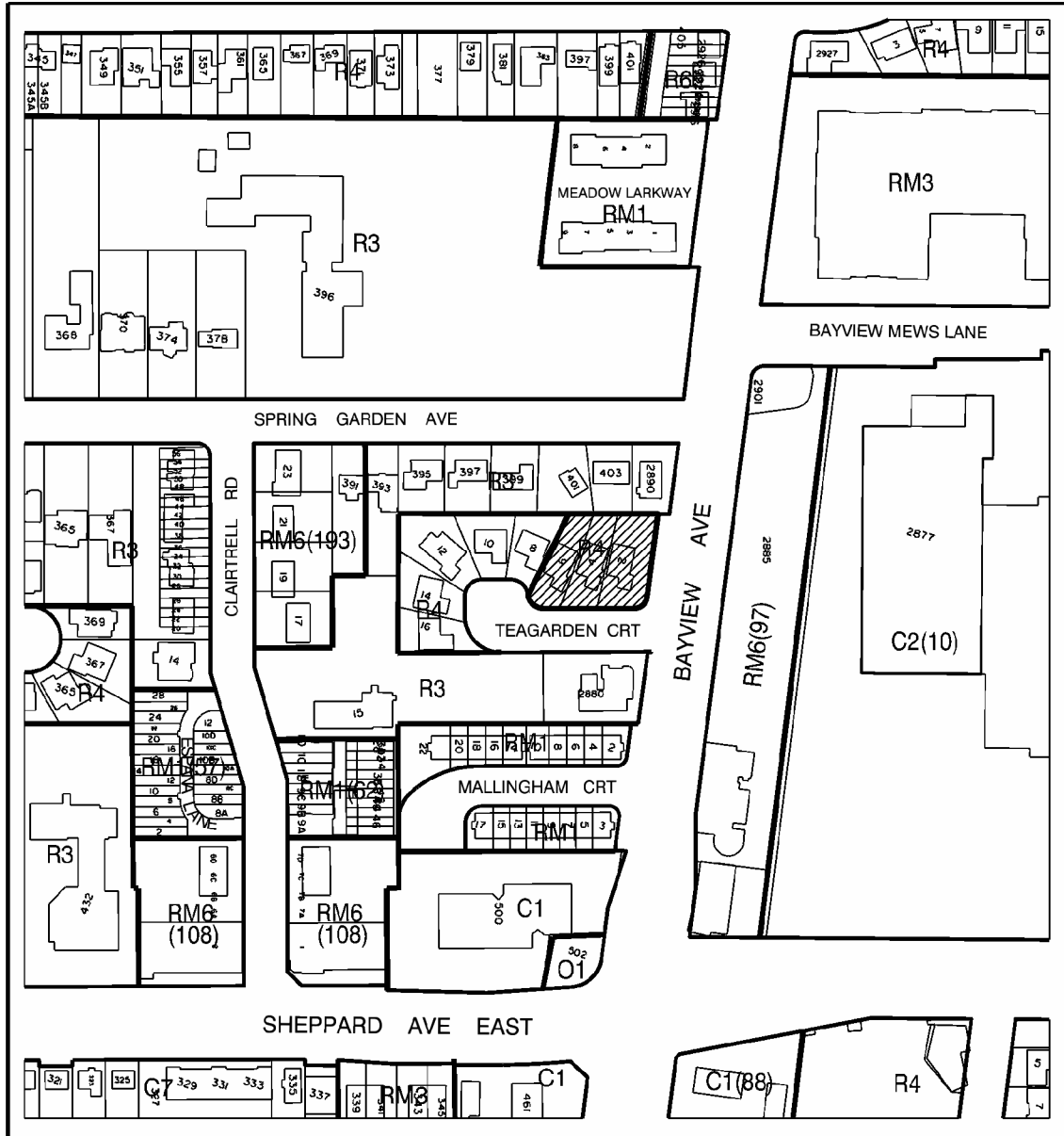
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2, 4 & 6 Teagarden Court

File # 11 328717 NNY 23 0Z

Attachment 5: Zoning



2, 4 & 6 Teagarden Court
File # 11 328717 NNY 23 0Z

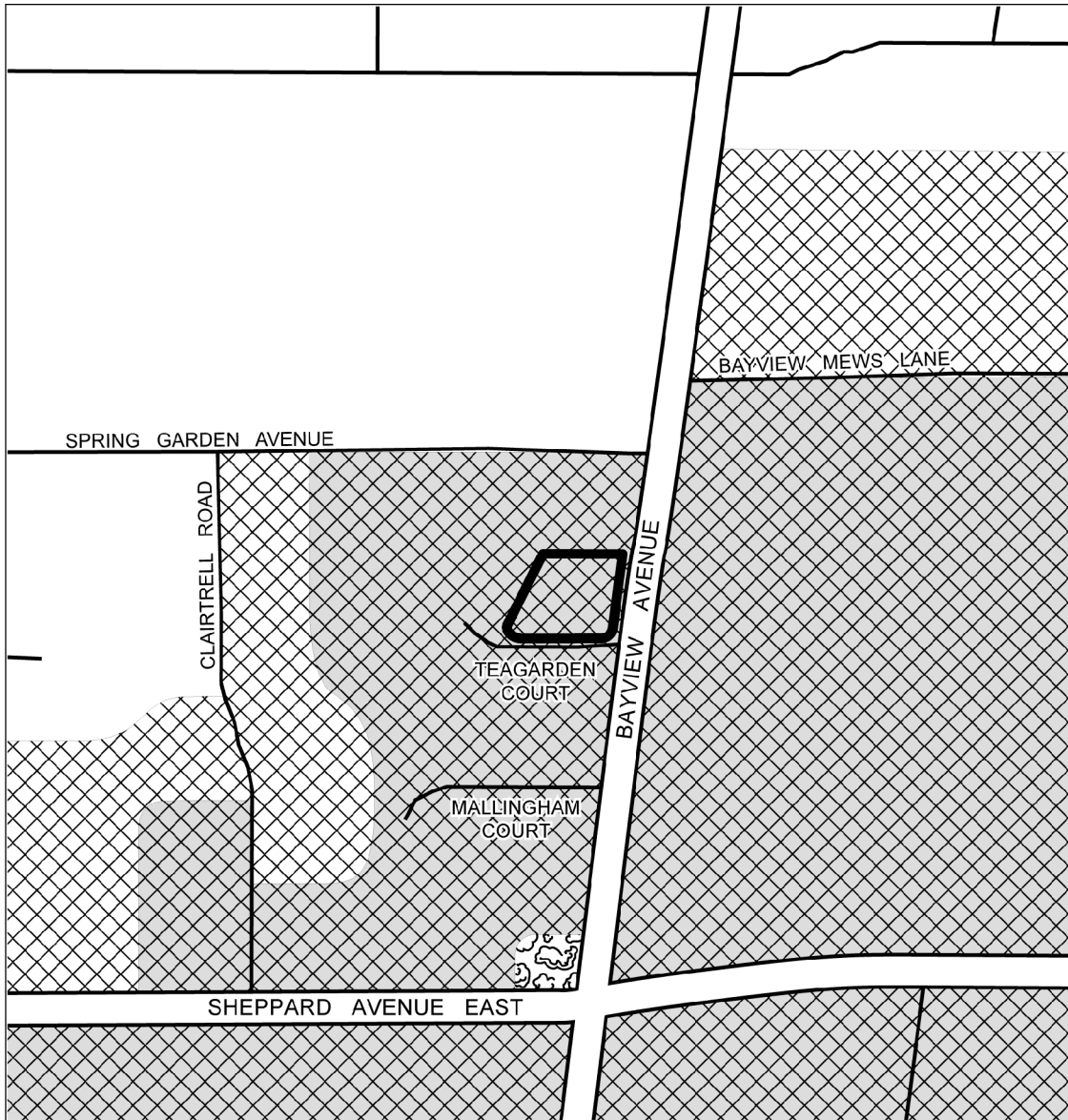
- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

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

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
 Zoning By-law 7625
 Extracted 02/13/2012

Attachment 6: Official Plan



TORONTO City Planning
Official Plan

2, 4 & 6 Teagarden Court

File # 11 328717 NNY 23 0Z



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Not to Scale
02/13/2012

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 and 6 TEAGARDEN COURT
 Location Description: PLAN M1669 LOT 1 **GRID N2304
 Project Description: 113-unit, 11 -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):	2092.8	Height:	Storeys:	11
Frontage (m):	54		Metres:	36
Depth (m):	47			
Total Ground Floor Area (sq. m):	739			Total
Total Residential GFA (sq. m):	8350.27		Parking Spaces:	105
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	8350.27			
Lot Coverage Ratio (%):	49			
Floor Space Index:	3.99			

DWELLING UNITS

Tenure Type:	TBD
Rooms:	0
Bachelor:	0
1 Bedroom:	79
2 Bedroom:	34
3 + Bedroom:	0
Total Units:	113

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	8350.27	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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