

300 Valermo Drive - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Preliminary Report

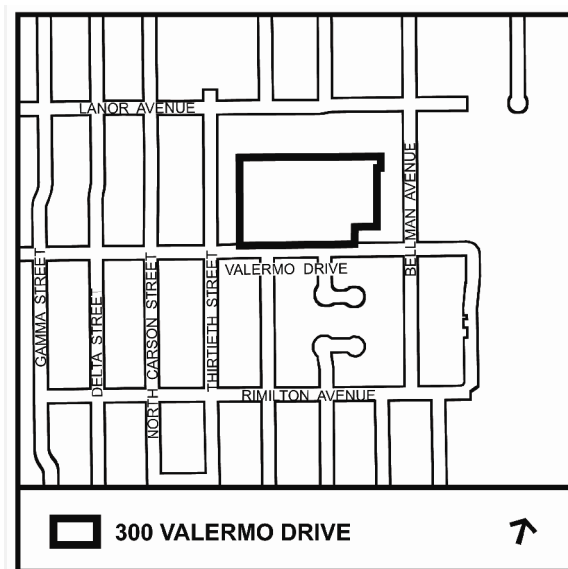
Date:	September 27, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	13 180561 WET 06 OZ and 13 180583 WET 06 SB

SUMMARY

These applications propose the redevelopment of a former school site (Alderwood Collegiate Institute) located at 300 Valermo Drive with 92 freehold dwelling units comprised of 20 single detached and 72 semi-detached dwellings. The proposal includes four new public roads with one vehicular access point from Valermo Drive into the development.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor by the end of 2013. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2014 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 300 Valermo Drive 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

The Toronto District School Board (TDSB) has a mandate from the Province of Ontario to raise funds by disposing of lands that the TDSB deems surplus to their needs. The TDSB declared the subject property surplus and offered the lands for sale between September and December of 2011, subject to the requirements of Ontario Regulation 444/98 under the *Education Act*, Disposition of Real Surplus Property.

On February 23, 2012, the Committee of Adjustment approved a consent application to sever the subject property (known as the former Alderwood Collegiate Institute site) from the property now municipally known as 301 Lanor Avenue, the site of the former Douglas Park School (File Number B72/11EYK). The consent was necessary to create the subject property for disposal. The remainder of the site is still under the ownership of the TDSB. Douglas Park School is closed and the building is used to as a non-profit daycare centre.

Toronto Lands Corporation (TLC) is the agency charged with disposing of the lands. Under the TLC two-step process to sell a property, it is first offered to other public sector organizations and subsequently offered on the open market. The property was sold on the open market to a private purchaser, Urbancorp (Old Mill) Inc. in the summer of 2012.

The TLC hosted two community meetings during the two-step process. Both meetings were well attended and a number of concerns were expressed by local residents regarding the future development of the lands. In particular, concerns were raised that the site would be developed with townhouses at a greater density than currently exists in the neighbourhood.

At its meeting on April 17, 2012, Etobicoke York Community Council adopted a motion from the Ward Councillor regarding the property. The motion recommended that the site be developed with single detached dwellings constructed in accordance with the existing

R3 (Third Density Residential) zoning development standards. The motion also recommended that new public roads for any future development on the land be designed to intersect with Valermo Drive directly opposite existing roads (Treeview Drive and Goa Court). The Etobicoke York Community Council decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY15.16>

Pre-Application Consultation

Pre-application meetings were held with the applicant on June 6, 2012, December 6, 2012, January 17, 2013 and March 21, 2013 to discuss the development proposal and complete application submission requirements.

During these meetings with the applicant, staff identified a number of issues related to the overall built form, mass and scale of the proposed development and its incompatibility with the existing physical character of the surrounding established residential neighbourhood. In particular, staff noted concerns with the proposed smaller lot frontages and lot areas and the proposed building heights.

Additionally, staff noted concerns with the proposed shared driveways, the proposed location of the parking garages at the back of some dwellings and the accessibility and functionality of these proposed garages. The applicant was advised to design all new public roads to meet the City's Development Infrastructure Policy and Standard (DIPS).

ISSUE BACKGROUND

Proposal

The proposed development is comprised of 20 single detached dwellings and 72 semi-detached dwellings. All the dwellings would be 4 storeys and 12 m in height and have flat roofs. The dwellings along the east and west perimeter of the property would have rear yard to rear yard relationships with the existing dwellings on Bellman Avenue and Thirtieth Street, respectively. The dwellings on Valermo Drive would have front yard relationships including front entrances and vehicular access from this street. The remaining dwellings would have building entrances and vehicular access on the new public roads.

Four new public roads are proposed within the development with vehicular access to the development proposed at the southwest corner of the site opposite Treeview Drive. Three of the four roads would have a right-of-way width of 18.5 m and would be designed to meet the City's Development Infrastructure Policy and Standards (DIPS). The fourth proposed road at the northern edge of the site does not meet DIPS standards and would have a right-of-way width of 14.5 m. A breakdown of the proposal is provided in the table below:

Unit Type	Number of Units	Lot Frontage (m)	Lot Depth (m)	Lot Area (m ²)	Unit Area (m ²)	Floor Space Index (fsi)
Type A Semi-detached	20 2	6 8.21	30	180.1	209.9	1.16 0.85
Type B Semi-detached	36	9	30	270.1	297.7	1.1
Type C Semi-detached	10	9.25	40.6	375	322.2	0.85
Type D1 Semi-detached	1 1	10.5 8.96	30	286.6 315	297	1.12 0.94
Type D3 Semi-detached	2	12.6	40.6	505	322	0.63
Detached Dwellings on Valermo	11	10.93	22.62	247	278	1.12
Detached Dwellings Type S1-S5	9	9.45 to 13	22.62 to 37.3	264 to 673	306	0.45 to 1.23

The Draft Plan of Subdivision application proposes the creation of the 92 residential lots, the four public roads and Block 93, which provides access to the easement along the western edge of the site (see Attachment 3).

Site and Surrounding Area

The site is approximately 3.4 ha and has a frontage of 204 m on Valermo Drive. The site is rectangular in shape and relatively flat. There is a vacant school building on the site which is proposed to be demolished. An easement runs along the west property line for overflow drainage depression purposes and contains a sanitary storm sewer. The site is located in the middle of an established residential neighbourhood.

Surrounding uses include:

North: a one-storey building fronting Lanor Avenue owned by TDSB which contains a non-profit daycare centre.

South: a mix of one and two-storey semi-detached and single detached dwellings.

East: a mix of one and two-storey semi-detached and single detached dwellings.

West: a mix of one and two-storey semi-detached and single detached dwellings.

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 subject lands are designated *Neighbourhoods* on Land Use Map 15 in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower-scale buildings such as detached houses and townhouses.

The Official Plan criteria to evaluate developments in *Neighbourhoods* is set out in Policy 4.1.5, which states that "developments in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes."

In addition to Policy 4.1.5, the Official Plan has development criteria to guide infill development on lots that vary from the local pattern where it may not be possible to provide the same site standards that exist in the surrounding area. Policy 4.1.9 sets out these criteria to ensure that infill developments are appropriate for the site with regards to heights, massing and compatibility with permitted zoning for adjacent and nearby residential properties. The proposed development will be assessed to determine if this policy applies to the site.

The Built Form policies in Section 3.1.2 of the Plan will also be used to assess the proposed development. Specifically, regard will be given to Policy 3.1.2.1 which states: "New development will be located and organized to fit within its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and
- d) preserving existing mature trees wherever possible and incorporating them into landscaping designs."

Policy 3.1.2.2 also speaks to locating vehicular parking, vehicular access and service areas to minimize their impact on properties and on surrounding properties to improve safety. The proposed garage locations and shared driveways will be assessed for consistency with this policy.

The scale and massing of new development is also addressed in Policy 3.1.2.3. This policy states that "New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility."

Zoning

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board.

All school sites were excluded from By-law 569-2013 and, as such, the former Etobicoke Zoning Code continues to apply to the lands. The lands are zoned R3 (Third Density Residential) in the former City of Etobicoke Zoning Code. This zoning permits a range of uses including semi-detached dwellings, single detached dwellings, duplex and triplex dwellings, group homes, and private home day nurseries. Other uses include home office and institutional uses such as schools, libraries and churches.

The existing development standards for the lands include minimum frontages of 12 m and minimum areas of 465 m² for single detached lots and minimum frontages of 9 m and minimum areas of 334 m² for semi detached lots. The maximum permitted building heights for detached and semi-detached dwellings are 6.5 m to the top of a flat roof and 7.5 m to the midpoint of a peak roof. The maximum floor space index permitted for detached and semi-detached dwellings is 0.4 times the area of the lot and the maximum permitted building coverage is 33%.

Site Plan Control

The proposal is not subject to Site Plan Control as semi-detached and single detached dwellings are exempted by Site Plan Control By-law 774-2012.

Plan of Subdivision

To facilitate the proposed development, an application for Draft Plan of Subdivision has been submitted to create the public roads, the individual lots and Block 93.

An underlying Registered Plan of Subdivision (No. 2449) applies to the lands. It creates parts of lots that comprise the vacant school site.

Tree Preservation

A Tree Inventory and Preservation Plan Report and Tree Inventory and Preservation Plan were submitted in support of the applications. The Tree Inventory and Preservation Plan indicates that a total of 47 existing trees on public and private lands would be preserved and 13 others would be removed. The Tree Inventory and Preservation Plan Report and Tree Inventory and Preservation Plan are being reviewed by Forestry staff.

Reasons for the Application

The proposed development does not comply with the development standards for the R3 zone category. The areas where non-compliance has been identified are listed below:

- All 92 proposed dwellings would exceed the maximum permitted building height.
- All 92 proposed dwellings would exceed the maximum permitted floor space index.
- 60 of the proposed semi-detached lots would not comply with the minimum lot area requirement and 23 these of these lots would not comply with the minimum lot frontage requirement.
- 19 of the 20 proposed single detached lots would not comply with the minimum lot frontage requirement and 18 of these would not comply with the minimum lot area requirement.

The Zoning By-law Amendment application is required to establish new development standards for the proposed development. A Draft Plan of Subdivision is required to create the residential lots, the new public roads and Block 93.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Planning Rationale
- Toronto Green Standard (TGS) Checklist
- Functional Servicing Report
- Stormwater Management Report
- Tree Inventory and Preservation Plan Report
- Preliminary Geotechnical Investigation Report
- Draft Zoning By-law Amendment
- Traffic Impact Study

A Notification of Complete Application was issued on July 2, 2013.

Issues to be Resolved

Based on a preliminary review of the proposal, Planning staff have identified the following issues/concerns:

- Conformity with the Official Plan, particularly Policies 4.1.5 and 4.1.9 with respect to the proposed building heights, lot frontages and areas, lot depths and floor space indexes to ensure the compatibility with the existing physical character of the neighbourhood;
- Regard for the criteria set out Section 50.1 (24) of the *Planning Act*;
- Compliance with the Etobicoke Zoning Code and the April 17, 2012 Etobicoke York Community Council motion;
- Overall scale, mass and intensity of the proposed development;
- Compliance with the City's Development Infrastructure Policy and Standards (DIPS) for the proposed public roads;
- An evaluation of the shared vehicular driveways and access to the proposed rear garages;
- The functionality and feasibility of the proposed rear garages;
- An evaluation of an appropriate separation treatment at the northern edge of the site;
- Eliminating the parcels of the underlying subdivision by a deeming by-law;
- Servicing connections and adequacy of existing municipal infrastructure;
- Review of the Toronto Green Standard Checklist and Template for compliance with Tier 1 performance measures; and

- Identification and securing of Section 37 benefits should the proposed development be approved.

Staff raised many of the issues during the pre-application meetings and requested the applicant address these concerns in any formal submission. The concerns identified by staff during the pre-application meetings with regards to the proposed building heights, lot frontages and areas, shared driveways and floor space indexes remain unresolved. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Perspective Rendering
Attachment 2: Site Plan
Attachment 3: Draft Plan of Subdivision
Attachment 4a, b, c: Elevations
Attachment 5: Cross Section
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Perspective Rendering



Typical View

Rendering

Applicant's Submitted Drawing

Not to Scale

09/15/2013

300 Valermo Drive

File # 13 180561 WET 06 OZ

File # 13 180583 WET 06 SB

Attachment 2: Site Plan

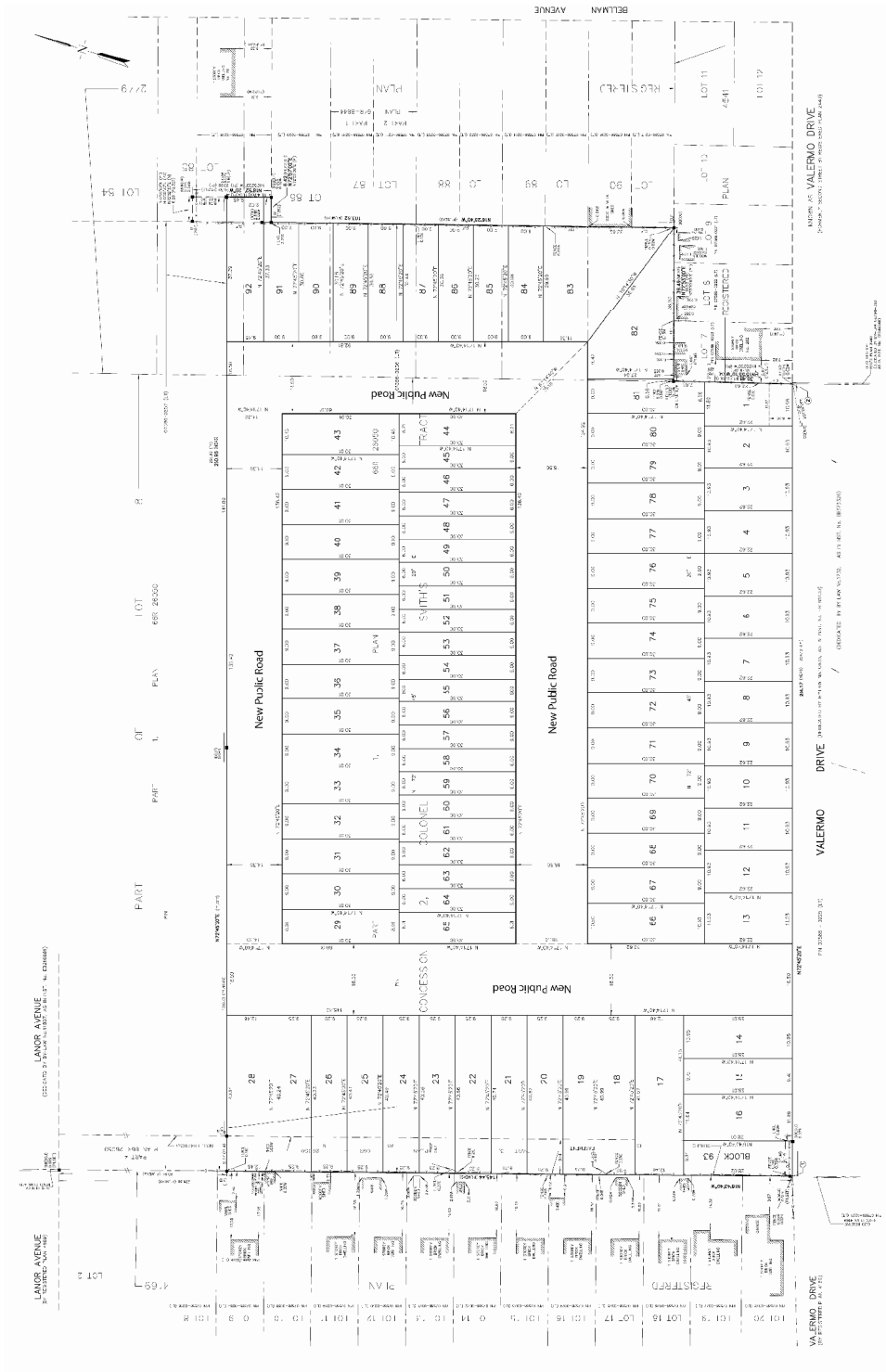


300 Valermo Drive
 File # 13 180561 WET 06 OZ
 File # 13 180583 WET 06 SB

Site Plan
 Applicant's Submitted Drawing
 No 1 to Scale
 09/10/2013



Attachment 3: Draft Plan of Subdivision

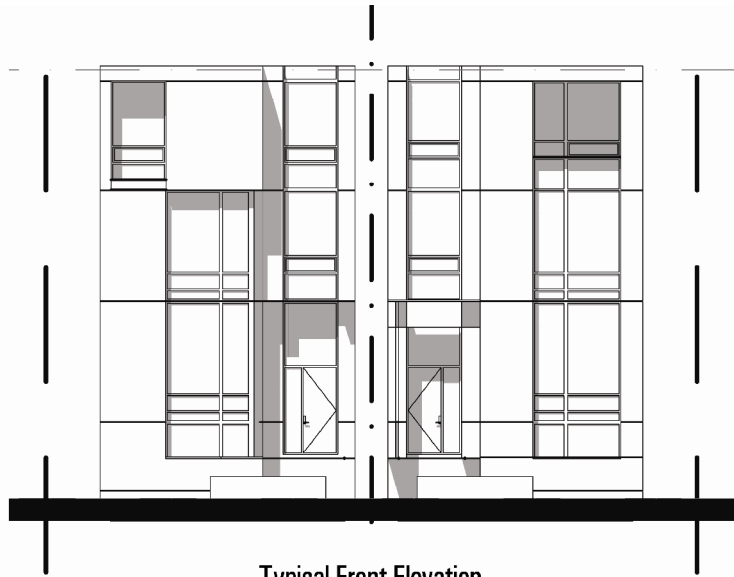


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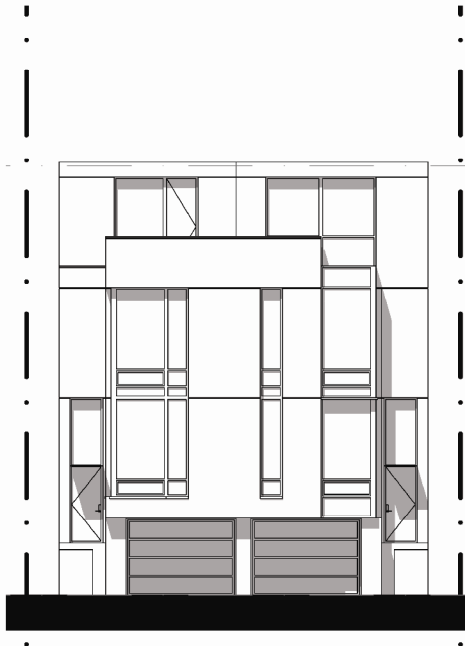
Plan of Subdivision
 Applicant's Submitted Drawing
 No 1 to Scale
 09/10/2013



Attachment 4a: Elevations



Typical Front Elevation
(semi detached option "A")



Typical Front Elevation
(semi detached option "B")

Elevations

Applicant's Submitted Drawing

Not to Scale

09/15/2013

300 Valermo Drive

File # 13 180561 WET 06 OZ

File # 13 180583 WET 06 SB

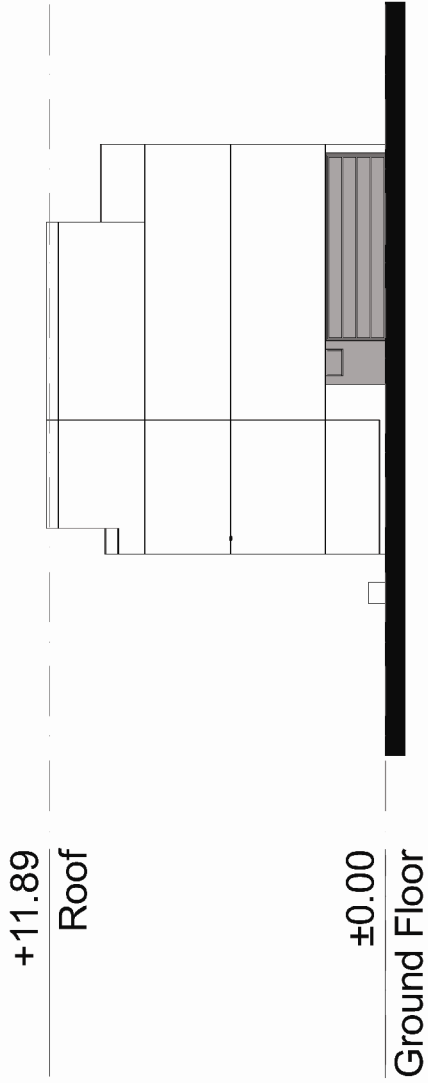
Attachment 4b: Elevations



300 Valermo Drive
 File # 13 180561 WET 06 0Z
 File # 13 180583 WET 06 SB

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 09/10/2013

Attachment 4c: Elevations



Typical Side Elevation
(semi detached option "A")

Elevations

Applicant's Submitted Drawing

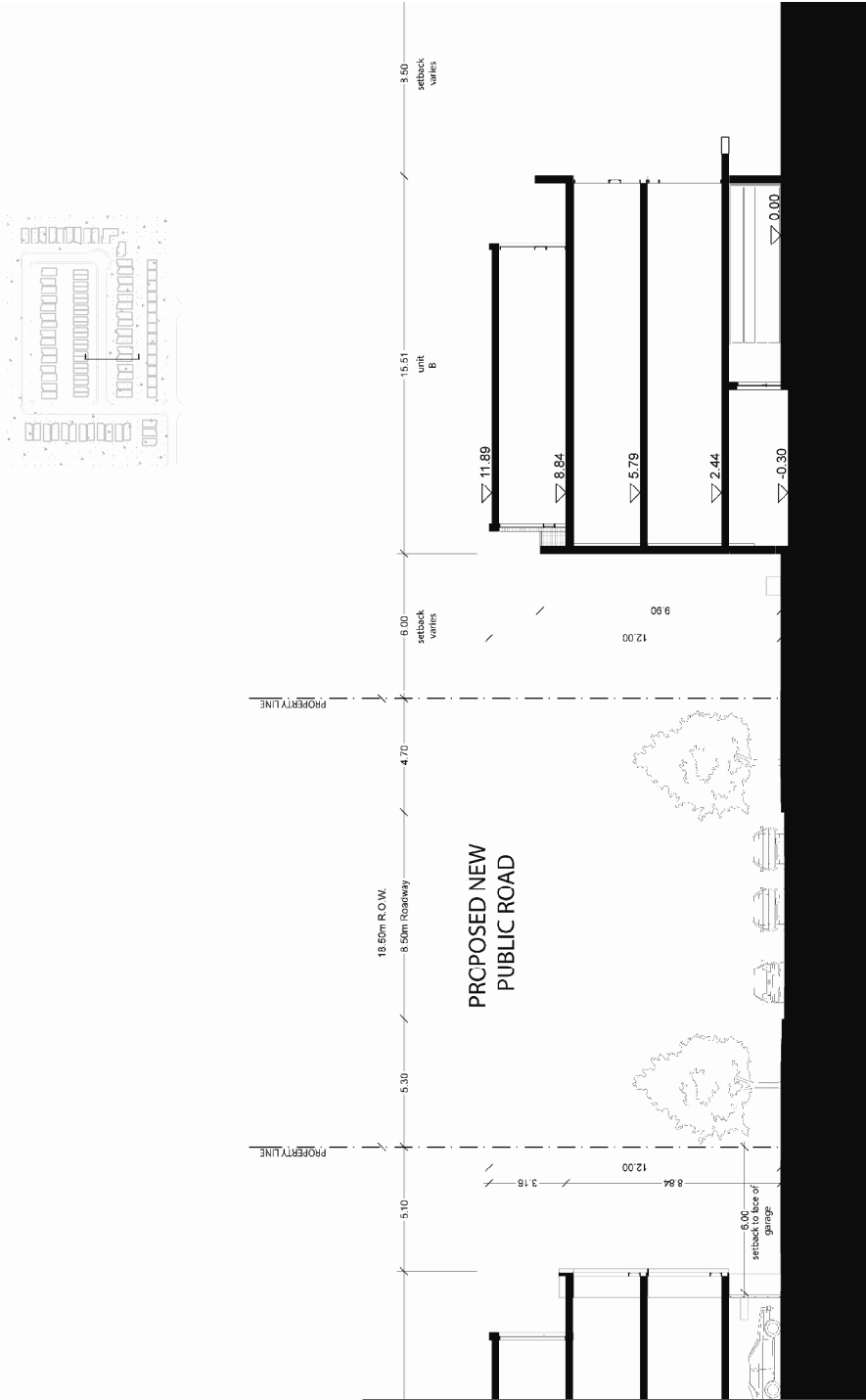
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300 Valermo Drive

File # 13 180561 WET 06 OZ

File # 13 180583 WET 06 SB

Attachment 5: Cross Section



Section Through Road "C" (South Side)

Sections

Applicant's Submitted Drawing

No 1 to Scale

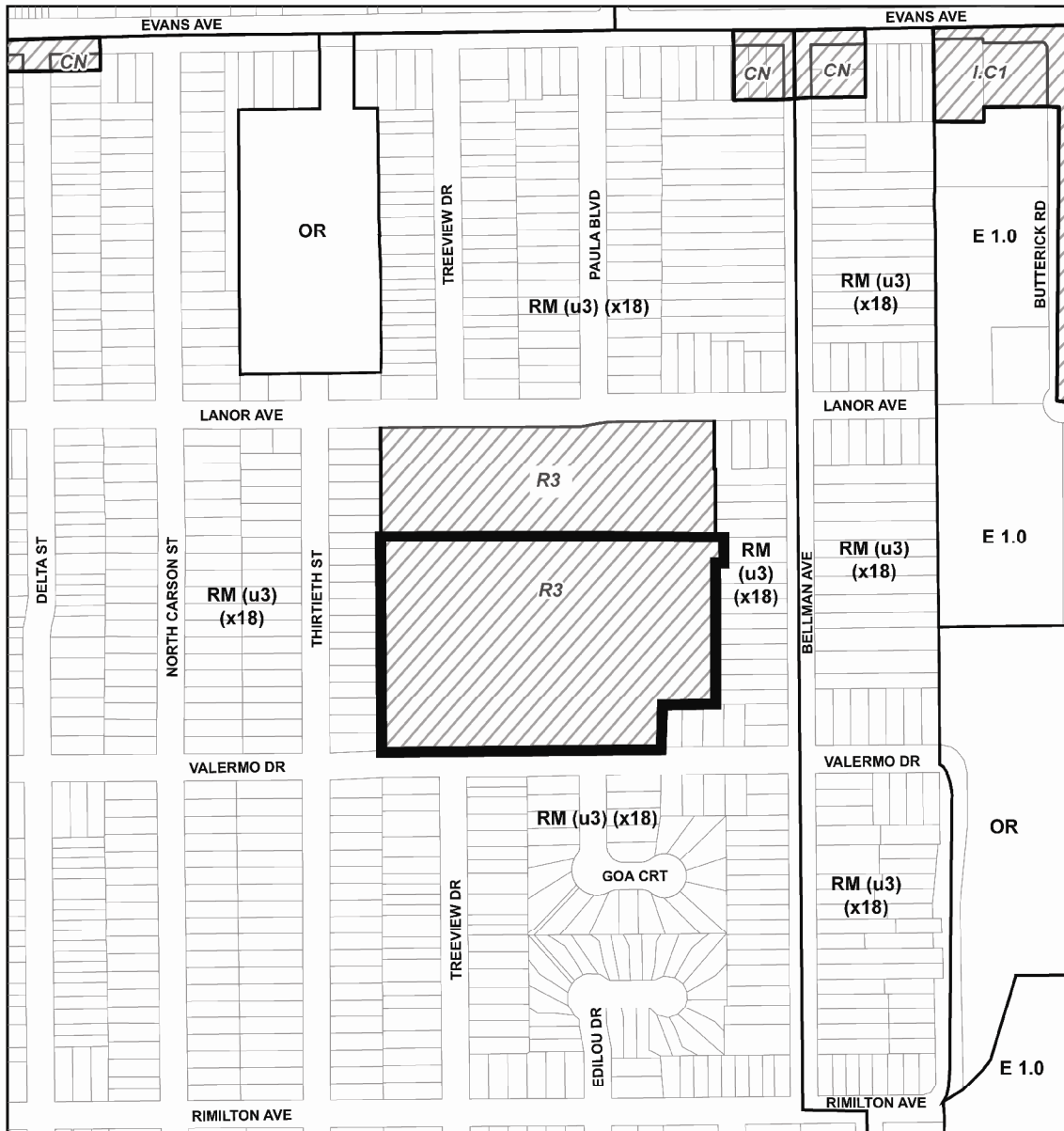
09/10/2013

300 Valermo Drive

File # 13 180561 WET 06 OZ

File # 13 180583 WET 06 SB

Attachment 6: Zoning



TORONTO City Planning
Zoning By-law 569-2013

300 Valermo Drive
 File # 13 180561 WET 06 0Z

- Location of Application
- RM** Residential Multiple
- E** Employment Industrial
- OR** Open Space Recreation

- See Former Zoning Code of the City of Etobicoke V131
- R3** Residential Third Density
- I.C1** Industrial Class 1
- CN** Commercial Neighbourhood

Not to Scale
 Extracted 09/06/2013

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	13 180561 WET 06 OZ 13 180583 WET 06 SB
Details	Rezoning, Standard	Application Date:	June 4, 2013

Municipal Address: 300 VALERMO DR
 Location Description: CON 2 PT LOT 8 PLAN 2499 PT LOTS 85 TO 90 **GRID W0602
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of 92 residential units consisting of 20 single detached and 72 semi-detached dwellings.

Applicant:	Agent:	Architect:	Owner:
URBANCORP OLD MILL INC.		TACT Architecture Inc.	URBANCORP OLD MILL INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Third Density Residential R3	Historical Status:	
Height Limit (m):	7.5 to midpoint for peak roof 6.5 for flat roof	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	34402	Height:	Storeys:	4
Frontage (m):	204		Metres:	12
Depth (m):	145			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	25561		Parking Spaces:	92
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	25561			
Lot Coverage Ratio (%):	0			
Floor Space Index (overall):	0.74			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	25561
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	92	Institutional/Other GFA (sq. m):	0
Total Units:	92		

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