

## 151 McNicoll Avenue – Zoning Amendment Application – Preliminary Report

<b>Date:</b>	April 9, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	13 120931 NNY 24 OZ

### SUMMARY

This application proposes to rezone the lands at 151 McNicoll Avenue to permit twenty-two single family detached dwellings and a public park. A rezoning is required to permit the residential use, the size of some of the proposed lots and to accommodate the proposed dwellings. An application for subdivision has also been submitted to create the new lots and a public road to provide vehicular access to the development.

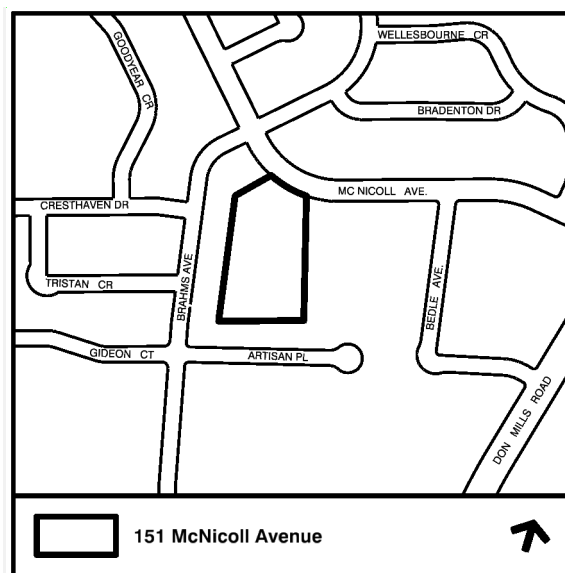
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting should be held to present the proposal to the public and obtain input. Assuming the applicant provides all required information in a timely manner, a Final Report could be prepared and a Public Meeting held in the fall of 2013.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. Staff be directed to schedule a



community consultation meeting for the lands at 151 McNicoll Avenue 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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In 2002 the Ontario Municipal approved a development to amend the former City of North York Official Plan and rezone the western portion of the site to allow for a two-storey long term care facility which was to be operated by North York General Hospital. Due to funding issues this proposal was never constructed.

The site was recently the subject of a severance application B000/12NY to sever the site into two parts. The subject site is the western portion of that severance while the eastern portion was retained by the Toronto District School Board. The former school building will continue to be used for a day nursery.

### **Pre-Application Consultation**

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

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant is proposing to develop the western portion of the existing school site with twenty-two single detached dwellings. A 16.5 metre wide public street is proposed through the centre of the lands to provide frontage to twenty of the proposed lots. The remaining two lots would have frontage onto McNicoll Avenue. Each dwelling would be accessed by a private driveway. The applicant is also proposing to provide a public park at the north-east corner of the site.

#### **Site and Surrounding Area**

The site is located north of Finch Avenue East and west of Don Mills Road on the south side of McNicoll Avenue. The site is the west half of the former McNicoll Public School and is 1.8 hectares. The site has a frontage on McNicoll Avenue of approximately 72 metres and abuts detached dwellings on Artisan Place and Brahms Avenue (see Key Map on page 1).

Abutting uses include:

North: Detached dwellings

South: Detached dwelling

East: Former McNicoll Public School which houses a day nursery, a community centre and TDSB office space. Beyond that are detached and semi-detached dwellings and a townhouse development.

West: 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 Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas consisting of residential uses in low scale buildings such as detached, semi-detached dwellings and townhouses. Development in these areas shall "respect and reinforce" the existing character including street patterns, size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, shall have heights, massing and scale which are appropriate for the site and the surrounding area.

## **Zoning**

The site is currently zoned RM3(8) under former City of North York Zoning By-law No. 7625. This site specific zoning only permits a school or nursing home on the site.

## **Site Plan Control**

Site Plan Control is not required, however Design Control Guidelines will be established to ensure quality design of the dwellings.

## **Subdivision**

An application for subdivision has also been submitted to create a new public road and 23 lots. The public road would access twenty of the newly created lots, while two of the lots

and the public park would front onto McNicoll Avenue. The public street will have to comply with the City's Development Infrastructure Policy and Standards.

## **Reasons for the Application**

The rezoning requirement is needed in order to permit the proposed residential use as well as to create performance standards for the proposed lots and proposed dwellings. The applicant is proposing to rezone the lands to R4 however some of the proposed lots and performance standards would not comply with those requirements. The applicant is proposing to amend the requirements for lot frontage and area, side yard setbacks, lot coverage, dwelling length and front yard landscaping.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Justification Report
- Draft Zoning By-law
- Tree Inventory Report
- Functional Servicing and Stage 1 Stormwater Management Report
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 14, 2013.

### **Issues to be Resolved**

The subject site is located in an area predominately zoned One-Family Detached dwelling Fourth Density Zone (R4). The applicant is proposing to amend the Zoning By-law to zone the subject site R4, however they are proposing lot areas and frontages which do not comply with that zoning. The proposed lot frontage and lot areas are more in keeping with the R6 designation. All of the lots are not dimensioned on the drawings and the applicant needs to provide lot frontage and lot area information for each lot so that staff know how many of the proposed lots would not be in keeping with the R4 zoning standards. The appropriateness of the proposed setbacks and lot coverage which are also not in keeping with the R4 zoning must also be examined.

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

- Appropriateness of the residential use
- The appropriateness of the proposed lot pattern.

- Is there a need for a public park and if so, is the size, area and location of the proposed park acceptable.
- Compliance with the City's Development Infrastructure Policy and Standards.
- The need for Design Control Guidelines to ensure quality design of the future dwellings and landscaping.

Other issues may be identified through the community consultation process and the review of this application.

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.

## **CONTACT**

Guy Matthew, Planner

Tel. No. (416) 395-7102

Fax No. (416) 395-7155

E-mail: gmatthe2@toronto.ca

## **SIGNATURE**

---

Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

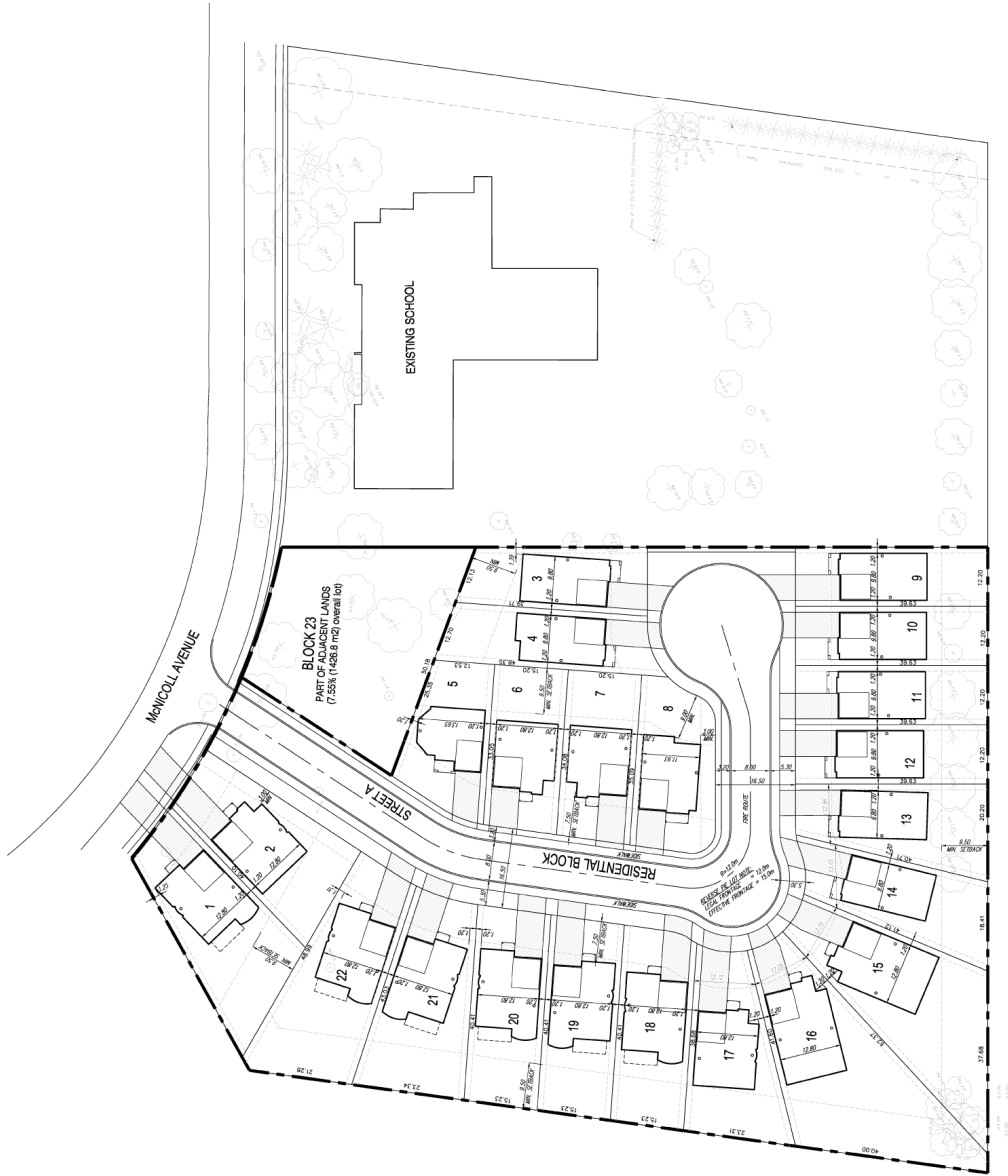
Attachment 1: Subdivision Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



151 McNicoll Avenue

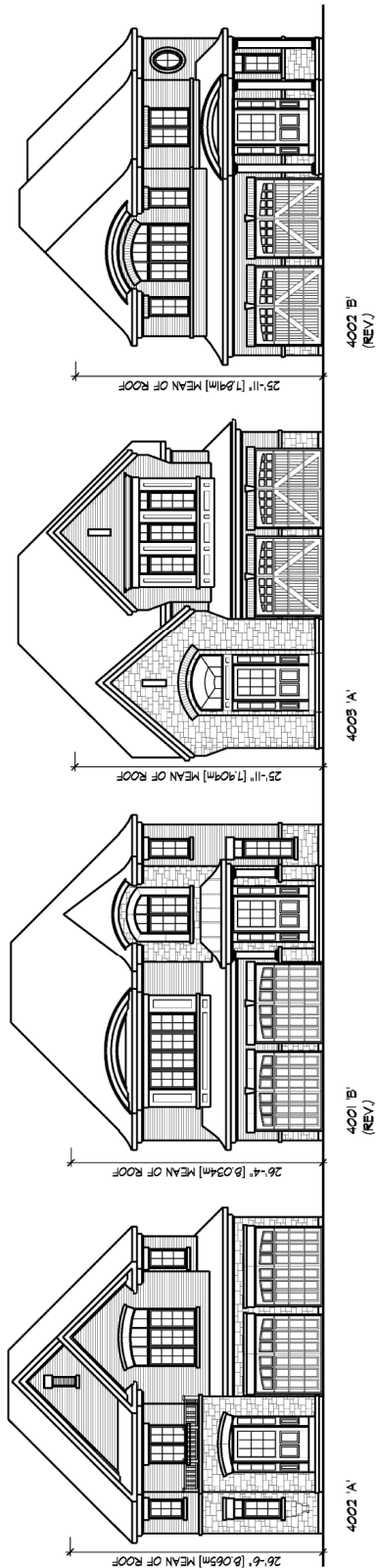
Site Plan

Applicant's Submitted Drawing

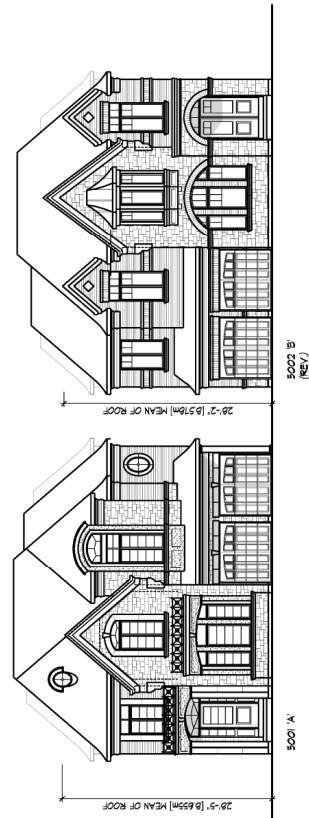
Not to Scale  
03/06/2013

File # 13 120931 NNY 24 0Z

Attachment 2: Elevations



TYPICAL STREETSCAPE FOR  
PROPOSED ROAD



TYPICAL STREETSCAPE FOR  
MCNICOLL AVENUE

Elevations

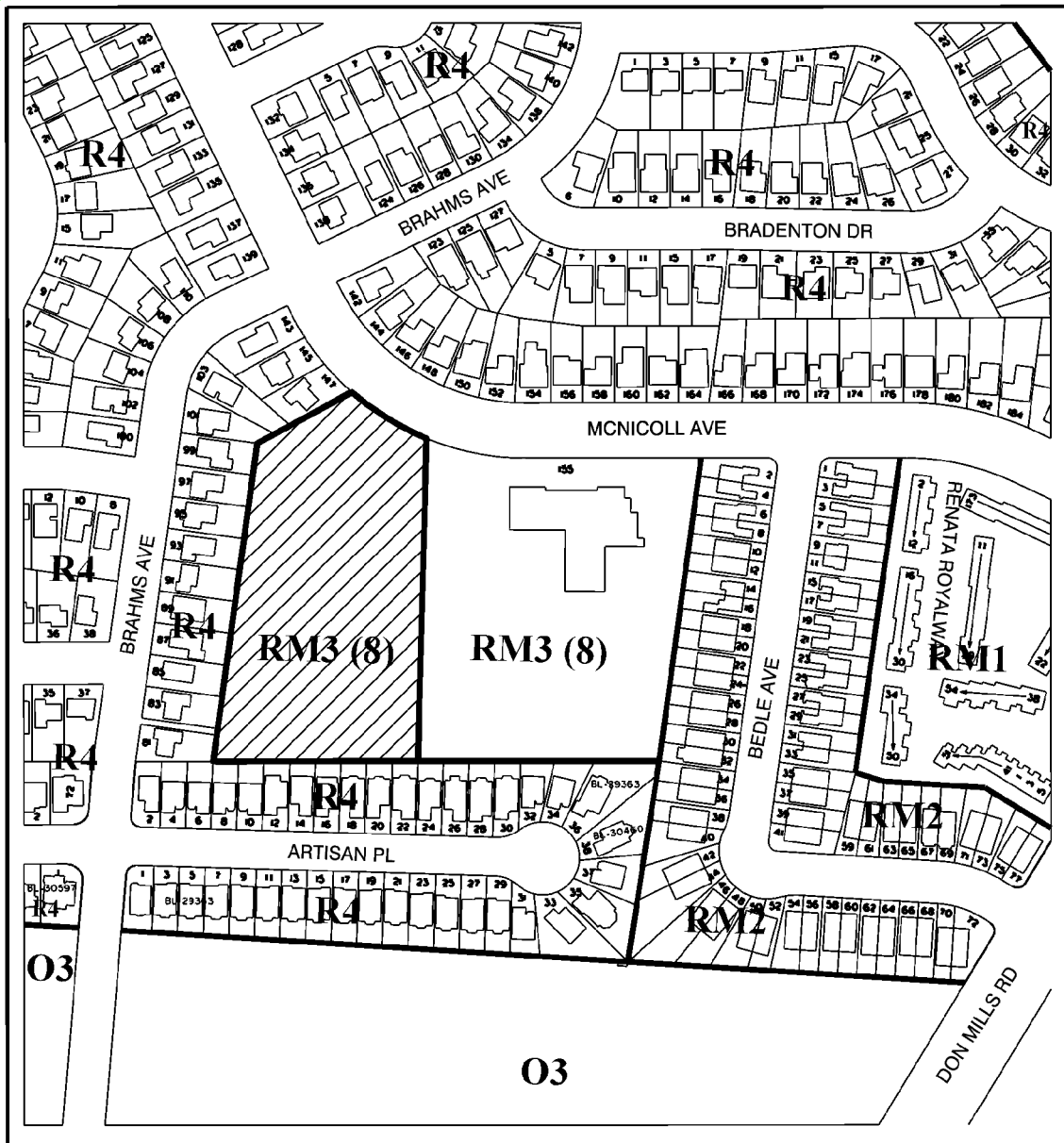
Applicant's Submitted Drawing

Not to Scale  
03/06/2013

151 McNicoll Avenue

File # 13 120931 NNY 24 0Z

### Attachment 3: Zoning



151 McNicoll Avenue

File # 13 120931 NNY 24 02

R4 One-Family Detached Dwelling Fourth Density Zone

RM1 Multiple-Family Dwellings First Density Zone

RM2 Multiple-Family Dwellings Second Density Zone

O3 Semi-Public Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Zoning By-law 7625  
Extracted 03/06/2013



## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 120931 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	February 15, 2013

Municipal Address:	151 MCNICOLL AVENUE
Location Description:	**GRID N2403
Project Description:	22 lots of 2 storey single family dwellings

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MOIZ BEHAR			LIVANTE HOLDINGS (155 MCNICOLL) INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R4- TB CBM 2001 0008	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	18899	Height:	Storeys:	2
Frontage (m):	71.8		Metres:	8.8
Depth (m):	145.95			
Total Ground Floor Area (sq. m):	4854.2			<b>Total</b>
Total Residential GFA (sq. m):	7300		Parking Spaces:	88
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	7300			
Lot Coverage Ratio (%):	25.68			
Floor Space Index:	0.37			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7300	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	22			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Guy Matthew, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7102</b>