

220 McRae Drive and 327-329 Sutherland Drive - Zoning By-law Amendment Application - Preliminary Report

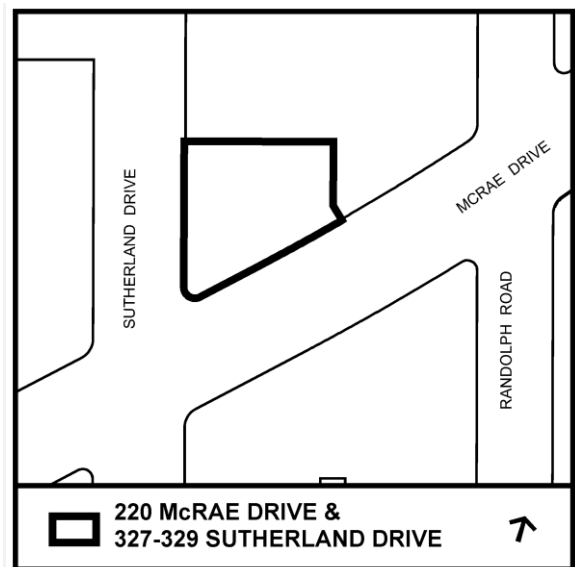
Date:	August 20, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	13 190357 NNY 26 OZ

SUMMARY

This application proposes to amend the zoning by-law on the subject site to provide for six townhouse units and two detached dwellings. The existing motor vehicle repair shop and two detached dwellings would be demolished.

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.

This report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a Final Report could be prepared and a Public Meeting held in late 2013.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands a 220 Mcrae Drive and 327-329 Sutherland 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

There have been no recent development applications for the site.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

This is an application to amend the zoning by-law to permit six three-storey townhouse units and two two-storey detached dwellings. The townhouse units and the southerly detached dwelling would have rooftop patios. The townhouse units would front onto McRae Drive while the detached dwellings would front onto Sutherland Drive.

Each townhouse unit would have a gross floor area of approximately 260 square metres and provide vehicular access to parking via a rear lane accessed from both McRae Drive and Sutherland Drive. The upper two floors would be partly cantilevered above the rear laneway. The townhouses would have a minimum width of 5.74 metres. A minimum front yard setback of 1.56 metres and a south setback of 1.76 metres is proposed.

The northern detached dwelling lot would have a frontage of 6.93 metres and the southern lot 12.25 metres. The detached dwellings would have a gross floor area of 190 square metres, have side yard setbacks of 0.45 metres and provide parking by an integral

single car garage. The driveways would be accessed from Sutherland Drive. The entire development would have a floor space index of 1.39.

Site and Surrounding Area

The site is a combination of three existing lots and is approximately 1300 square metres in size and is located on the northeast corner of Mcrae Drive and Sutherland Drive. Currently a motor vehicle repair shop is located on the corner and two detached dwellings are located to the north, facing onto Sutherland Drive. The site was formerly used as a gas station.

Abutting uses include:

North: Detached dwellings

East: Five-storey residential building

South: Two-storey mixed-use building and Toronto Fire Station 321 with townhouses further to the east of Randolph Road.

West: An automotive centre and 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, on Map 17, designates the site as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and offices uses are also permitted. Development in this area is expected to “respect and reinforce” the existing physical character including size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have heights, massing and scale that are appropriate for the site and surrounding area. The Official Plan also guides

the design of the public realm, built form and transition between higher density development and stable low density residential areas.

Zoning

The site is governed by two separate zoning by-laws. The portion of the site currently known as 220 Sutherland Drive is zoned Commercial – General (C1) under former City of Leaside Zoning By-law 1916. This zoning designation allows for a wide variety of commercial and only permits dwelling units when they are above a permitted commercial use, with the exception of a commercial or public garage or a service station.

The remainder of the site is subject to the City’s new by-law 569-2013 and is zoned Residential Detached (RD). Permitted uses in this zone are dwelling units, in detached dwellings, and parks. Also permitted, subject to conditions are uses such as community centres, day nurseries, home occupation and places of worship.

Site Plan Control

The proposal is subject to Site Plan Control, although an application in this regard has not been submitted.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly integrating new development with existing housing patterns”. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment. The Guidelines will be used in the review of this application.

Reasons for the Application

The application is required as the zoning does not permit townhouses on the site as dwelling units over a permitted commercial use are the only residential use permitted within the C1 zoning portion of the site. The applicant is also seeking to amend the required lot frontage and area as well as certain performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Draft Zoning By-law
- Toronto Green Standard Checklist

- Phase I/II Environmental Assessment
- Environmental Inspection and Testing Services Removal of Underground Storage Tanks and Contaminated Soils Cleanup
- Arborist Report
- Site Access Review
- Functional Servicing Report

A Notification of Complete Application was issued on July 16, 2013.

Issues to be Resolved

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

- Conformity with the Official Plan, Provincial Policy Statement and the Growth Plan
- The appropriateness of the proposed density and scale
- Whether the proposed number of units is appropriate
- Whether the proposed single-detached dwellings provide sufficient transition between the proposed townhouses and the abutting low scale residential area
- Whether the proposed curb cuts and driveway layout are appropriate
- Conformity with the Infill Townhouse Guidelines
- Whether the proposed development standards are appropriate
- Whether the massing and built form of Unit 8 is appropriate
- Are the proposed McRae and Sutherland streetscapes appropriate
- The appropriateness of the proposed angled street parking
- 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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 E-mail: gmatthe2@toronto.ca

SIGNATURE

Allen Appleby, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

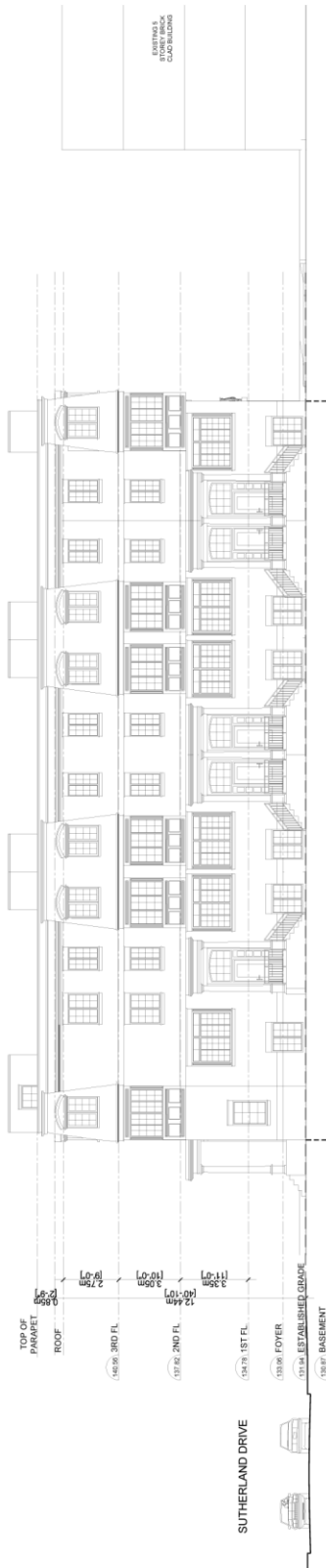
Attachment 1: Site Plan



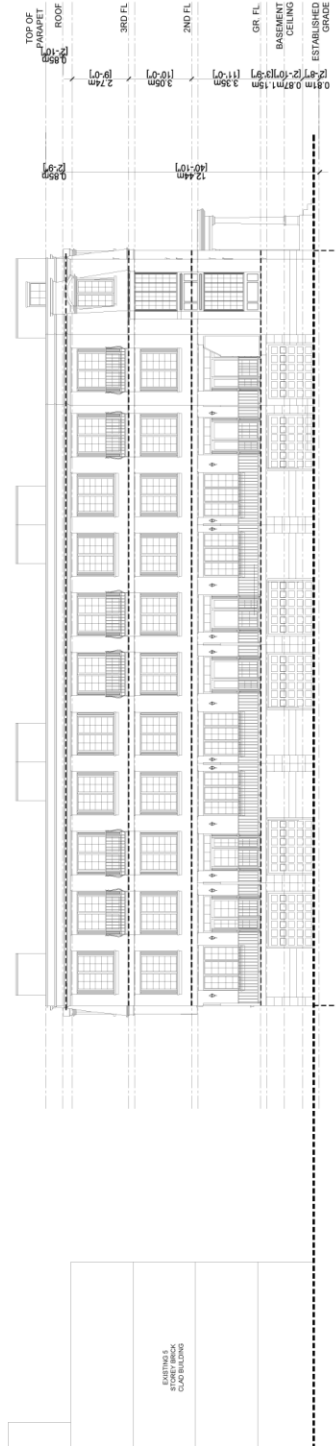
Site Plan
Applicant's Submitted Drawing
 Not to Scale
 07/02/2013

220 McRae Drive & 327-329 Sutherland Drive
 File # 13 190357 NNY 26 0Z

Attachment 2: Elevations



SOUTH ELEVATION - Units 1-6



NORTH ELEVATION - Units 1-6

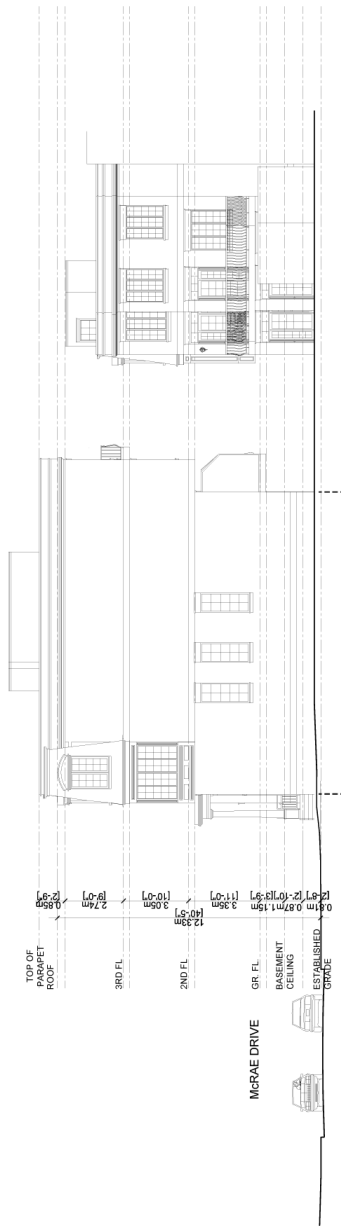
220 McRae Drive & 327-329 Sutherland Drive

Elevations

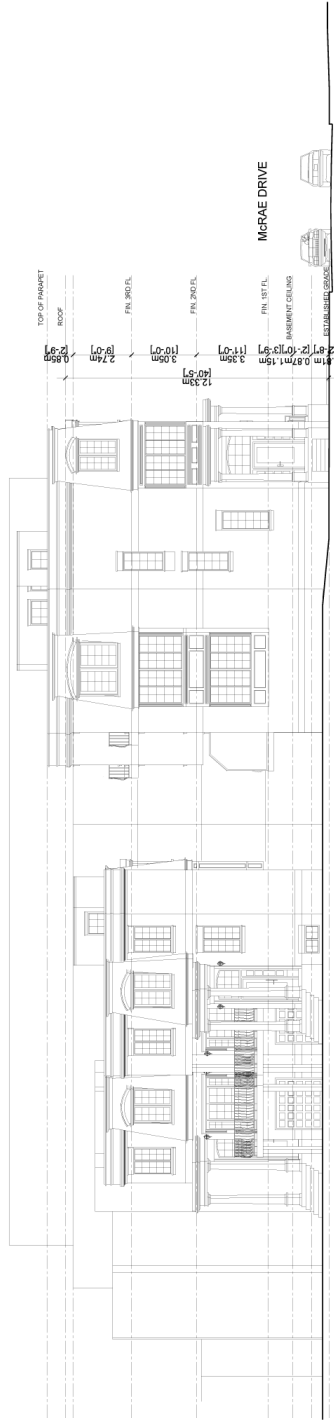
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EAST ELEVATION - Units 1-6



WEST ELEVATION - Units 1-6

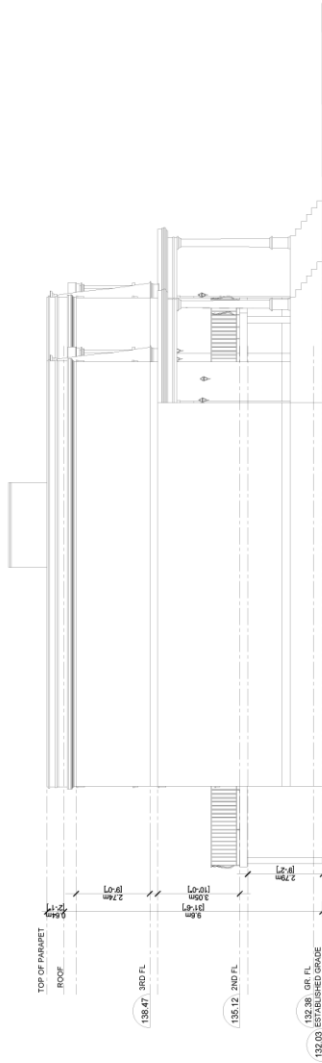
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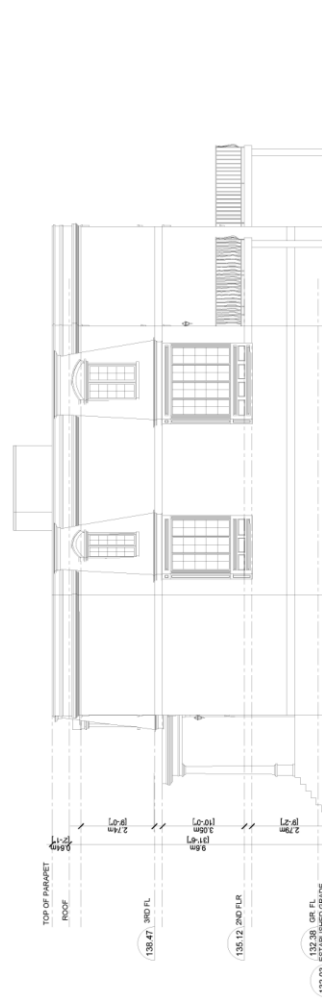
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NORTH ELEVATION - Units 7-8



SOUTH ELEVATION - Units 7-8

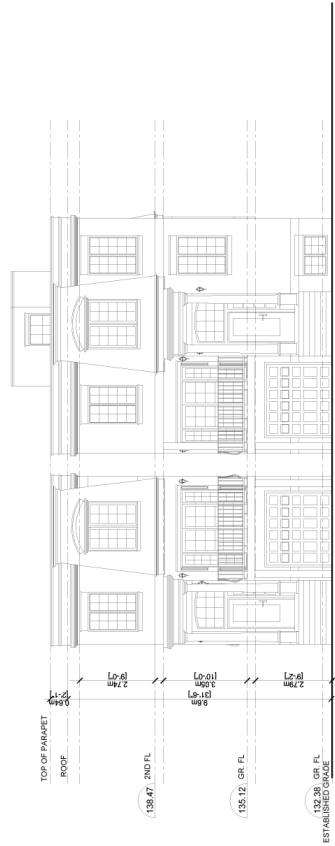
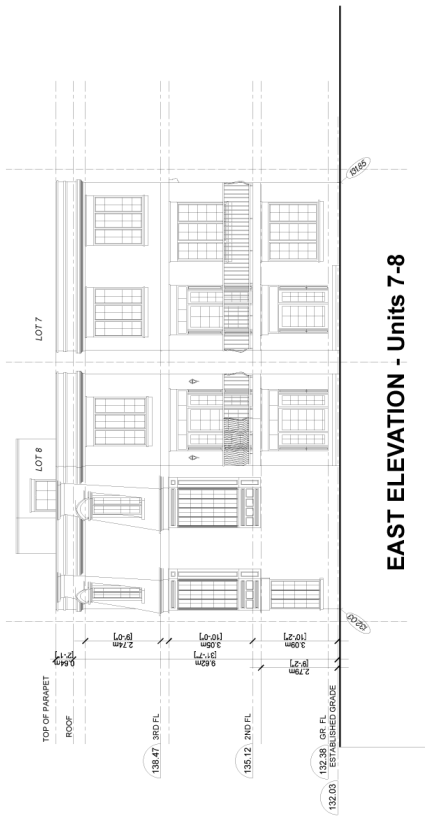
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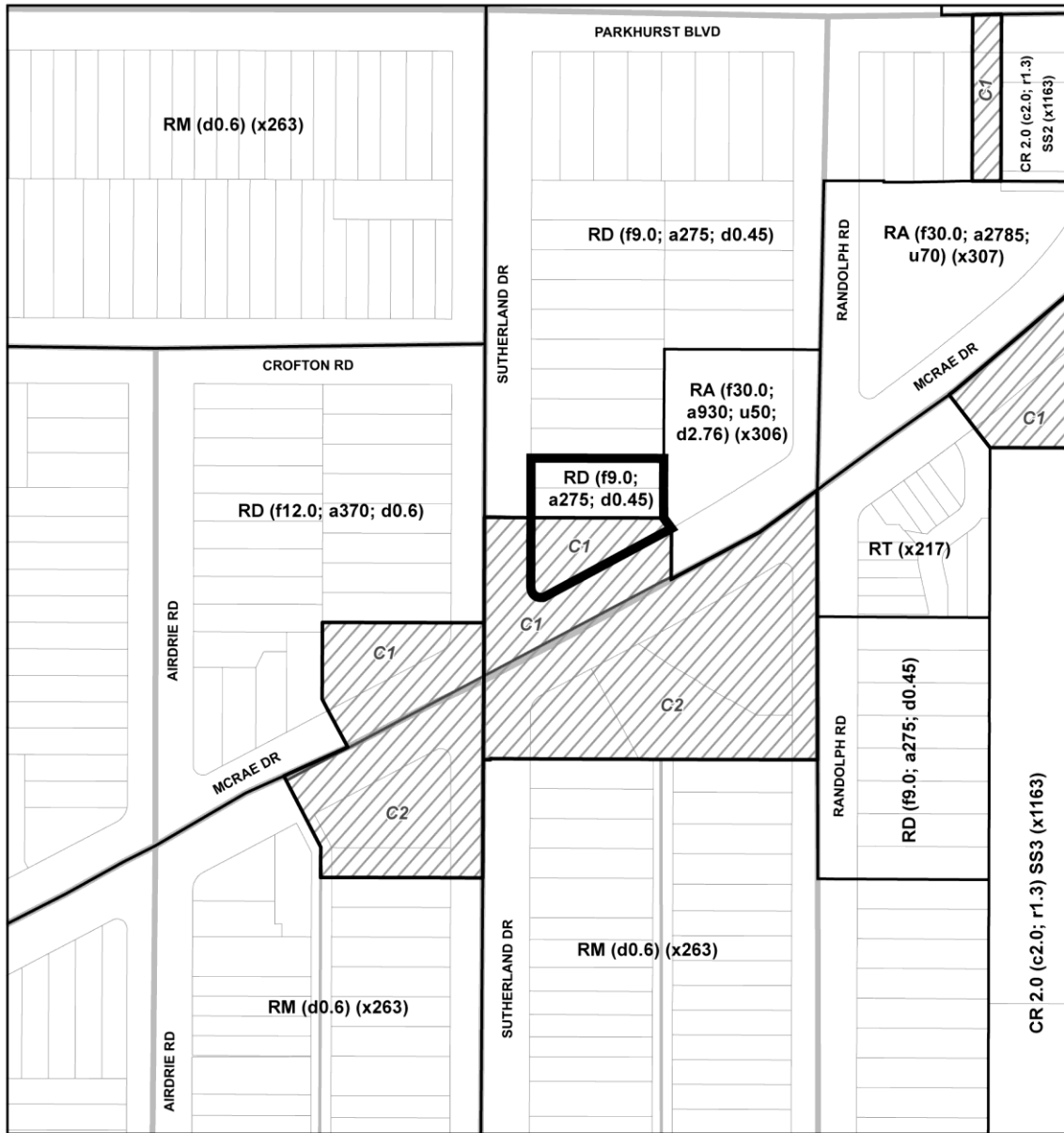
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Attachment 3: Zoning





Zoning By-law 569-2013

220 McRae Dr. and 327-329 Sutherland Dr.

File # 13 190357 NNY 26 02

-  Location of Application
- RD Residential Detached
- RT Residential Townhouse
- RM Residential Multiple
- RA Residential Apartment
- CR Commercial Residential

-  See Former Borough of East York Bylaw No. 1916
- C1 Commercial - General
- C2 Commercial - Local


Not to Scale
Extracted 07/04/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 190357 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	June 18, 2013

Municipal Address: 220 MCRAE DR
 Location Description: PLAN 2120 LOT 364 **GRID N2603
 Project Description: Proposal is to develop six 3-storey townhouse dwellings and two 2-storey single detached dwellings with integrated garages for all units.

Applicant:	Agent:	Architect:	Owner:
WENDY NOTT		TURNER FLEISCHER	2367522 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	LEaside By-law 1916: C1 Toronto By-law 569-2013: RD	Historical Status:
Height Limit (m):	By-law 1916: 12.2 m By-law 569-2013: 8.5 m	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1396	Height:	Storeys:	2 (Detached Dwelling) 3 (Townhouses)
Frontage (m):	39.31		Metres:	11.18
Depth (m):	40.92			
Total Ground Floor Area (sq. m):	670			Total
Total Residential GFA (sq. m):	1943		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1943			
Lot Coverage Ratio (%):	48			
Floor Space Index:	1.39			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	8
Total Units:	8

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		1448	495
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

CONTACT:	PLANNER NAME:	Guy Matthew, Planner
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