

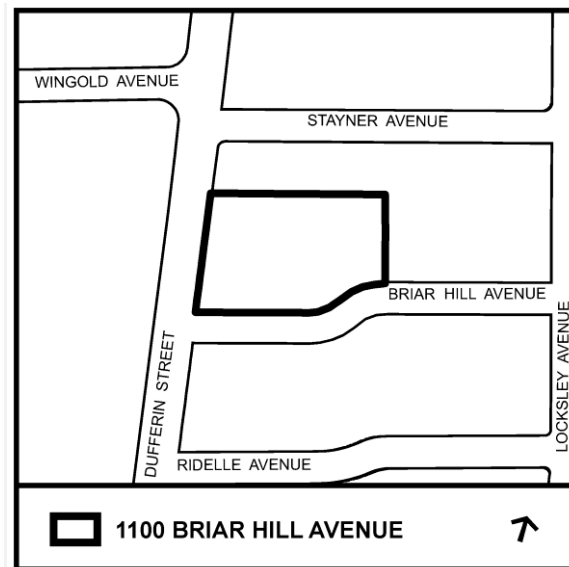
**1100 Briar Hill Avenue - Zoning By-law Amendment
Application - Preliminary Report**

Date:	September 30, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	13 221087 NNY 15 OZ

SUMMARY

This application proposes to amend both the former City of North York Zoning By-law No. 7625 and the former City of York Zoning By-law 1-83 to permit the development of 136 stacked back-to-back townhouse units and 4 commercial units with underground parking located at 1100 Briar Hill Avenue. The townhouse units will be arranged on six blocks, 5 of which will be located in the interior of the site. The sixth block will front Dufferin Avenue and will have a combination of 4 commercial units and 3 residential units. All access will be taken from Briar Hill Avenue and parking will be located underground. The corner of the site (at the Dufferin Avenue and Briar Hill Avenue intersection) is owned by Parks, Forestry and Recreation and will be maintained as a park. The site currently contains a vacant school.

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.



It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2014 provided all 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 1100 Briar Hill 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

The Toronto District School Board, at its meeting on April 11, 2012, adopted a resolution declaring the subject property to be surplus and referred to the Toronto Lands Corporation for disposition. The TLC circulated the proposal to the City for possible interest. City Planning staff met with PF&R staff and TDSB staff in October 2012 to discuss the acquisition of the south-west corner of the site and the future development potential of the remainder of the site.

Parks Forestry and Recreation noted that the south-west corner of the site was utilized by the local community as their park space, which contains a playground area as well as a row of mature trees. At its February 25, 2013 meeting, the Government Management Committee adopted the recommendations of PF&R which outlined the purchase of the 1,490 m², south-west corner of the subject property. The park is now owned by PF&R and they will maintain it as a public park.

Pre-Application Consultation

Two pre-application consultation meetings were held, in March 2013 and June 2013, respectively. At the meetings, staff identified possible issues and outlined complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is for 136 stacked, back-to-back townhouse units and 4 commercial units arranged on 5 blocks above an underground parking garage. The 4 commercial units and 3, 1-bedroom townhouse units will be located on one block in the *Mixed Use Areas* on Dufferin Street. The remaining 4 blocks, designated *Neighbourhood Areas*, will contain 133 townhouse units, 124 of which would be 2-bedroom and 9 of which would be 3-bedroom units. Access would be taken from Briar Hill Avenue, at the east end of the site, in approximately the same location as the existing driveway. There are 136 residential parking spaces, 21 visitor parking spaces and 4 retail parking spaces proposed to be located in an underground garage. Also proposed are 141 bicycle parking spaces (122 long term, 14 short term and 5 spaces service the retail uses). The proposed density is 1.77 FSI.

Site and Surrounding Area

The site is located on the north-east corner of Dufferin Street and Briar Hill Avenue and is irregular in shape, due to the curve in Briar Hill Avenue and the park located directly on the north-east corner. Additionally, the site grades downwards on an angle from the north-east corner to the Dufferin Street and Briar Hill Avenue intersection. The closest major intersection is Dufferin Street and Eglinton Avenue West. The site has an area of 0.80 hectare with a 37.96m frontage on Dufferin Street and a frontage of 97.39m on Briar Hill Avenue. The site currently contains a vacant 3-storey school.

Land uses surrounding the subject site include:

North: Directly to the north of the site is an automotive repair shop and a car wash. Also north, fronting Stayner Avenue, are one and two-storey detached dwellings.

East: To the east along Briar Hill Avenue are one and two-storey detached dwellings.

South: Directly south of the site are one and two-storey detached dwellings on Briar Hill Avenue. Along the east side of Dufferin Street are detached dwellings, small apartment buildings and commercial plazas.

West: On the west side of Dufferin Street is Fairbank United Church and the Dufferin Business Centre which contains a mix of office, retail and service uses.

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 westerly portion of the subject site as *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The objective of this designation is to allow residents to live, work and shop in the same area and to reduce dependency on private automobiles. This portion of Dufferin Street is an *Avenue* as set out on Map 2. *Avenues* are where reurbanization is expected and encouraged to occur to generate new housing and job opportunities while improving the look of the street, shopping opportunities, transit and the pedestrian environment. *Avenue* Studies will be conducted to set out a framework for future development

The remainder of the subject site is designated *Neighbourhoods* by the Official Plan which are considered to be physically stable areas made up of low scale residential development. Development within *Neighbourhoods* will be consistent with this objective and will reinforce and respect the existing physical character of buildings, streetscapes and open spaces. While *Neighbourhoods* are intended to be physically stable, they are not intended to be static. The Official Plan requires development within *Neighbourhoods* to generally "fit" the existing physical character. Section 4.1.9 of the Plan provides for the development of residential uses on properties that vary from the local pattern in *Neighbourhoods* in terms of lot size, configuration and orientation. Such development is to have heights, massing and scale appropriate for the site and compatible with nearby residential properties. Development on these sites is to provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed.

The Official Plan contains policies which are intended to be applied in conjunction with the land use policies to determine conformity of any given proposal to the Plan. These policies include, among other matters built form and public realm.

Zoning

The site is currently subject to two zoning by-laws. The northerly portion of the site is zoned R5 under the former City of North York Zoning By-law No. 7625. The R5 zone permits one-family detached dwellings and accessory buildings, home occupations,

recreational uses such as parks and institutional uses such as schools. The southern portion of the site is zoned R2 under the former City of York Zoning By-law No. 1-83. The R2 zone permits detached, semi-detached and duplex dwelling houses, as well as accessory uses, parks, schools, place of worship and home occupations.

Site Plan Control

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application (file number 13 221111 NNY 15 SA).

Reasons for the Application

The current proposal does not meet certain requirements in either of the applicable by-laws, specifically with respect to dwelling type, setbacks, coverage, height and permission of commercial uses.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report
- Functional Servicing Report
- Stormwater Management Report
- Traffic Impact Study
- Parking and Loading Study
- Archaeological Assessment

A Notification of Complete Application was issued on September 5, 2013.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Avenue Segment Study

If a development application is located on an *Avenue* that has not undergone an *Avenue Study*, the applicant is generally required to submit a segment study to illustrate the proposed development would not set a negative precedent along the *Avenue*. Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue Study* unless the review demonstrates to Council's satisfaction that the subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

The Official Plan states that development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue Study* unless the review demonstrates to Council's satisfaction that the subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review. This proposal

is unique in that it's on a large vacant site. Planning staff are of the opinion the proposed development would not significantly impact the future development pattern for this segment of the *Avenue*. It is for this reason, staff are not requiring the submission of an *Avenue Segment Study* at this time. As such, the review of the application will continue.

Issues to be Resolved

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

- Evaluation with respect to criteria in the Official Plan, including but not limited to: *Mixed Use Areas, Avenues, Public Realm and Built Form*;
- Compatibility with Policy 4.1.9 of the Official Plan;
- Appropriateness of the number of proposed dwelling units, the housing type and the overall density to be located in this development;
- Organization of the site and the relationship of the buildings to public streets and open spaces and the need for new public streets;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Appropriateness of the proposed height, density and massing;
- The quality and character of building facades;
- The existing grade on site and the future built form relationship to the grading;
- Adequacy of the proposal in meeting the City's Infill Townhouse Guidelines, including building separation distances and walkways;
- Location and design of servicing, garbage pick-up and access to underground garage;
- The number of parking spaces and the design of the parking area;
- The amount of indoor and outdoor amenity space located on site;
- The amount of commercial/retail space on the ground level and the resulting animation of Dufferin Street and the adjacent park;
- Appropriateness of pedestrian access to the public park located on the north-east corner of Dufferin Street and Briar Hill Avenue;
- Adequate tree protection for the row of mature trees on the north side of the park; and
- Applicability of Section 37 of the *Planning Act* on the site.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

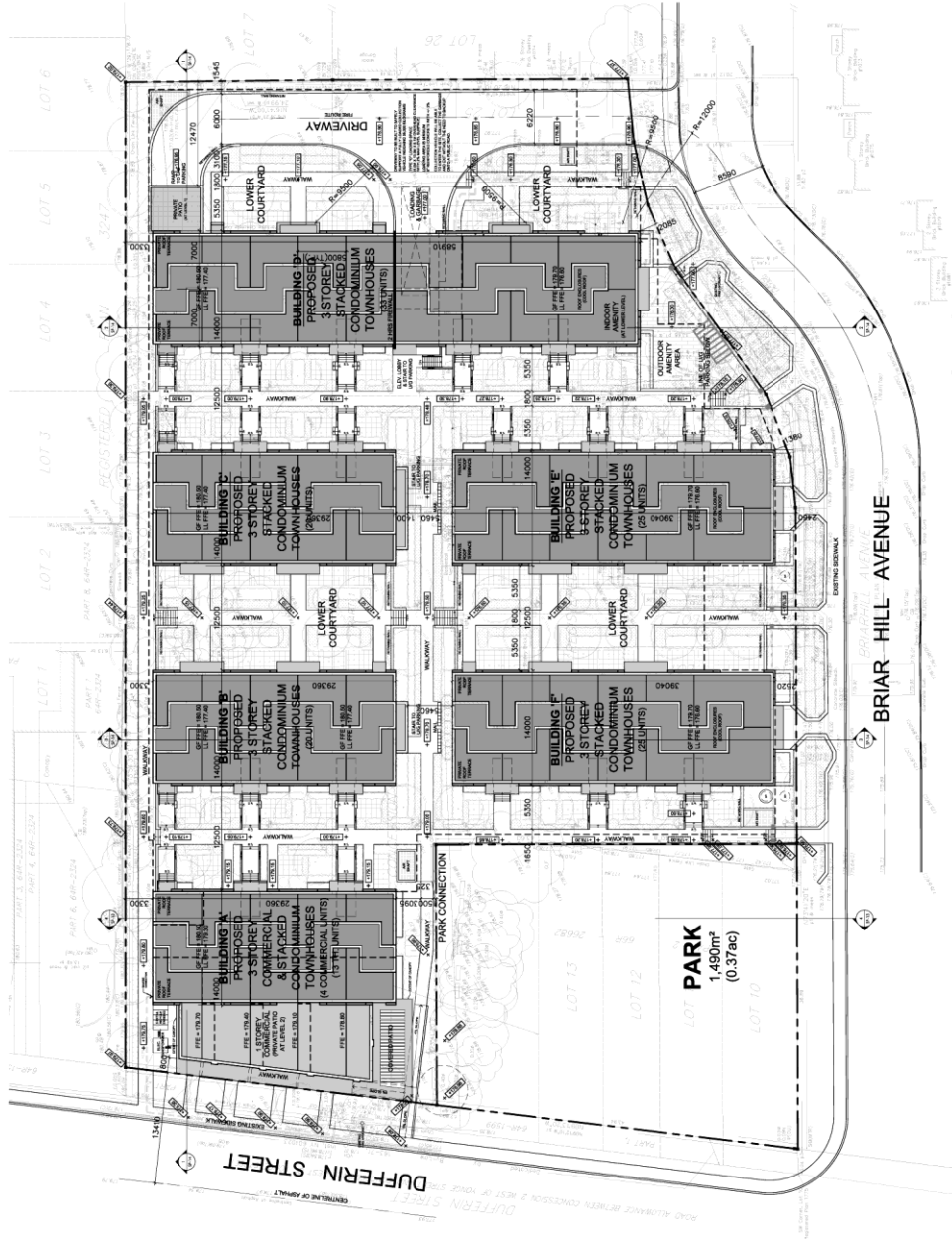
Attachment 1: Site Plan/Subdivision Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan

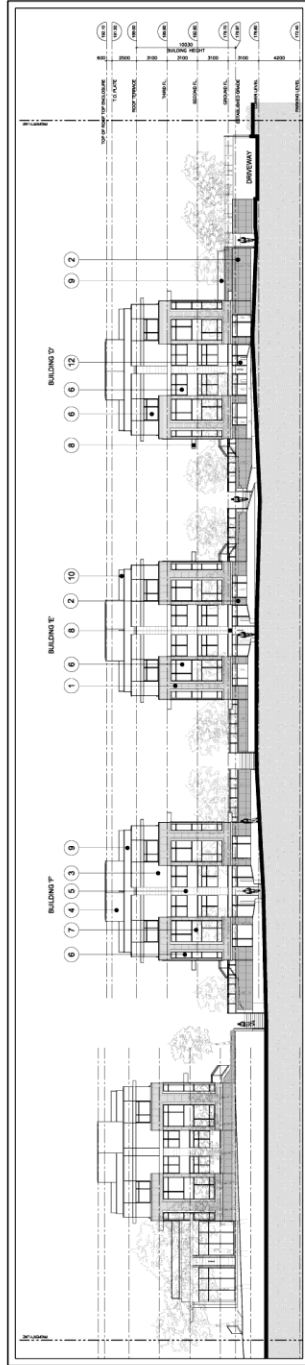
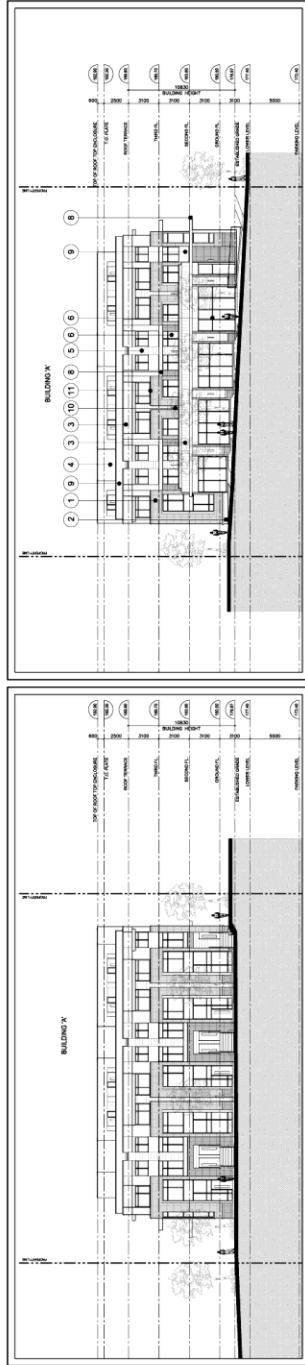
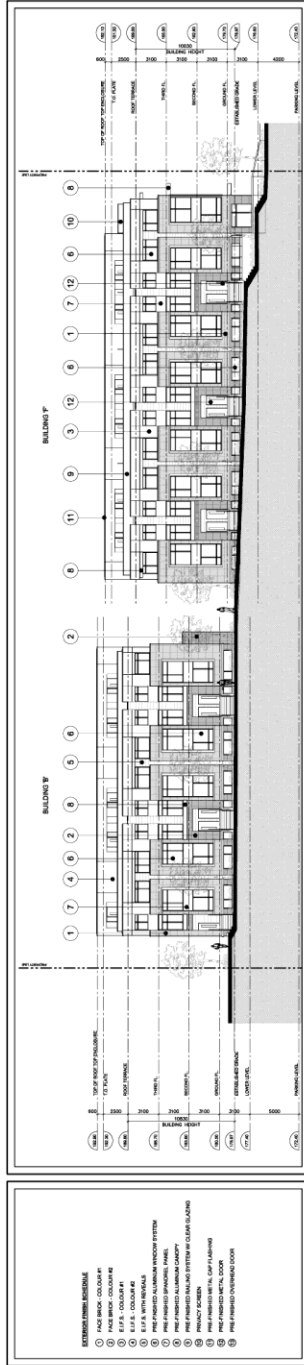


1100 Briar Hill Avenue

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 09/24/2013

File # 13 221087 NNY 15 0Z



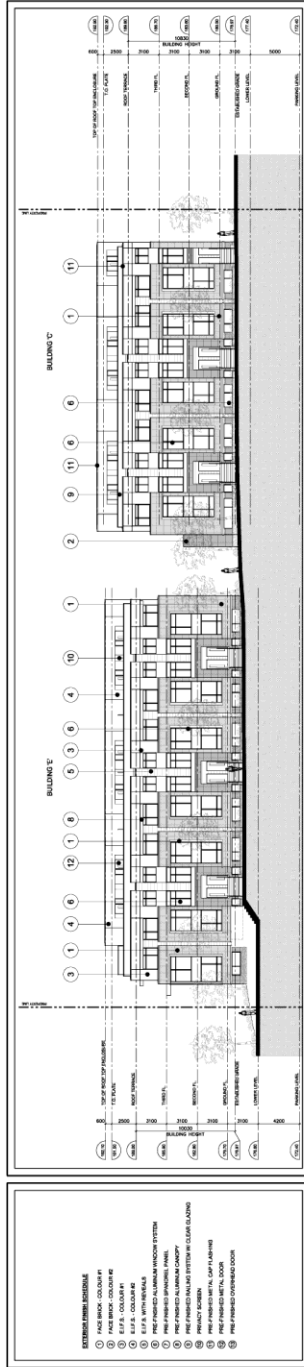
1100 Briar Hill Avenue

Elevations

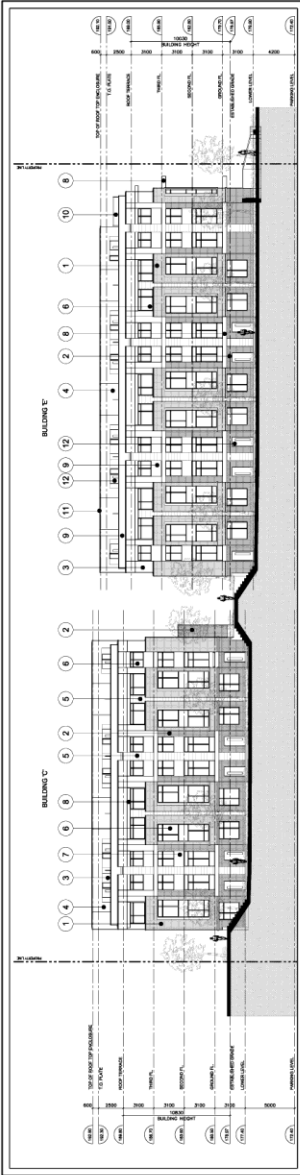
Applicant's Submitted Drawing

Not to Scale
09/24/2013

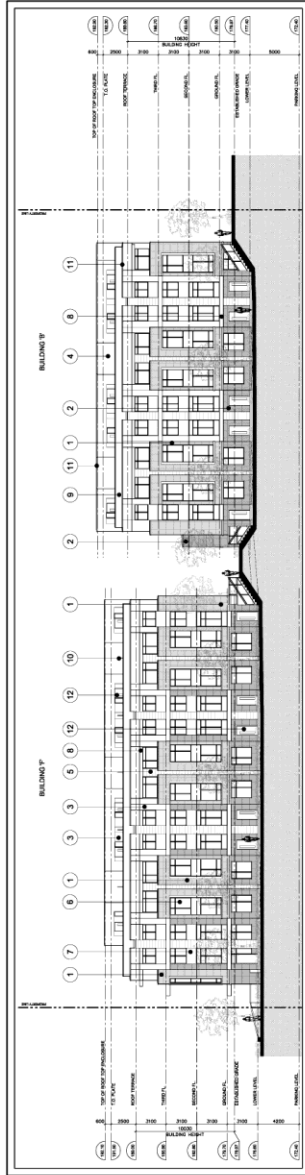
File # 13 221087 NNY 15 0Z



BUILDING C & E - EAST ELEVATION (FRONT)



BUILDING C & E - EAST ELEVATION (REAR)



BUILDING B & F - EAST ELEVATION (REAR)

EXTERIOR FINISH SCHEDULE

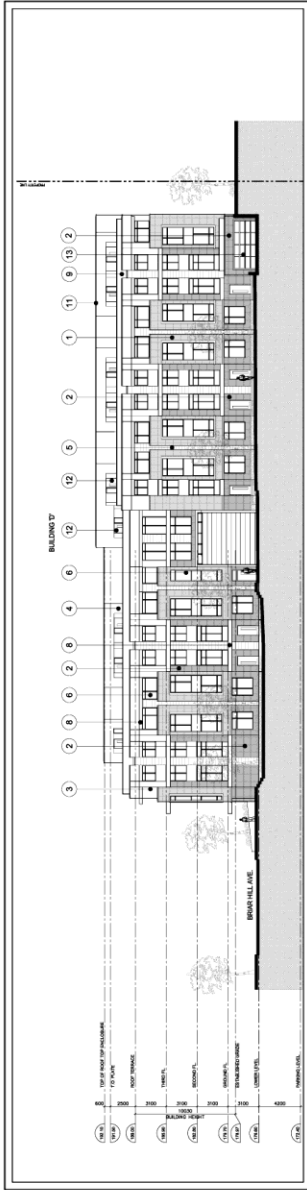
- 1 FACE BRICK - COURTYARD
- 2 FACE BRICK - CORNER
- 3 S.I.S. - COURTYARD
- 4 S.I.S. - COURTYARD
- 5 S.I.S. - INTERIOR
- 6 PRE-FINISHED ALUMINUM WINDOW SYSTEM
- 7 PRE-FINISHED ALUMINUM PANEL
- 8 PRE-FINISHED METAL CLAD BUILDING
- 9 PRE-FINISHED METAL CLAD BUILDING
- 10 PRE-FINISHED METAL CLAD BUILDING
- 11 PRE-FINISHED METAL CLAD BUILDING
- 12 PRE-FINISHED METAL CLAD BUILDING

MATERIAL LIST
R13 10/13

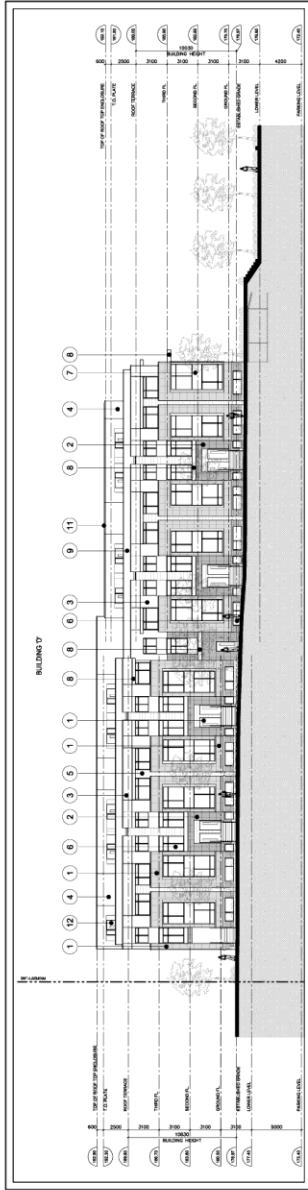
Elevations
 Applicant's Submitted Drawing
 Not to Scale
 09/24/2013

1100 Briar Hill Avenue

File # 13 221087 NNY 15 0Z



BUILDING D - EAST ELEVATION (REAR)



BUILDING D - WEST ELEVATION (FRONT)

EXTERNAL FINISH SCHEDULE	
1	PAINT
2	PAINT
3	PAINT
4	PAINT
5	PAINT
6	PAINT
7	PAINT
8	PAINT
9	PAINT
10	PAINT
11	PAINT
12	PAINT

MATERIAL LIST

1100 Briar Hill Avenue

Elevations

Applicant's Submitted Drawing

Not to Scale
09/24/2013

File # 13 221087 NNY 15 0Z

Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

1100 Briar Hill Avenue
 File # 13 221087 NNY 15 02

- | | | |
|----------------------------------|--|--|
| Location of Application | See Former City of North York Bylaw No. 7625 | See Former City of York Bylaw No. 1-83 |
| RD Residential Detached | R2 One-Family Detached Dwelling Second Density Zone | R2 Residential Zone |
| RM Residential Multiple | R5 One-Family Detached Dwelling Fifth Density Zone | CE Commercial Employment Zone |
| CR Commercial Residential | R6 One-Family Detached Dwelling Sixth Density Zone | |
| E Employment Industrial | MC Industrial-Commercial Zone | |
| OR Open Space Recreation | | |

↑
 Not to Scale
 Extracted 09/23/2013

Attachment 4: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	13 221087 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	August 15, 2013

Municipal Address: 1100 BRIAR HILL AVE
 Location Description: PLAN 1775 LOTS 10 TO 25 BRIAR HILL PUBLIC SCHOOL **GRID N1506
 Project Description: To permit 136 townhouse dwelling units with one level of underground parking and 4 commercial units of 615 square metres in total.

Applicant:	Agent:	Architect:	Owner:
MADISON BRIAR HILL LTD			MADISON BRIAR HILL LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R5 (North York ZBL) & R2 (YORK ZBL)	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	8008	Height:	Storeys:	3
Frontage (m):	37		Metres:	11.5
Depth (m):	119			
Total Ground Floor Area (sq. m):	3343			Total
Total Residential GFA (sq. m):	13569		Parking Spaces:	161
Total Non-Residential GFA (sq. m):	615.8		Loading Docks	1
Total GFA (sq. m):	14158			
Lot Coverage Ratio (%):	41			
Floor Space Index:	1.77			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	3
2 Bedroom:	124
3 + Bedroom:	9
Total Units:	136

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	13569	0
Retail GFA (sq. m):	615	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Emily Rossini, Planner
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