

**72 Church Avenue - Zoning By-law Amendment  
Application - Preliminary Report**

<b>Date:</b>	September 25, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	13 195001 NNY 23 OZ

**SUMMARY**

This application proposes a 4 storey residential apartment with 22 units proposed as a retirement residence at 72 Church Avenue.

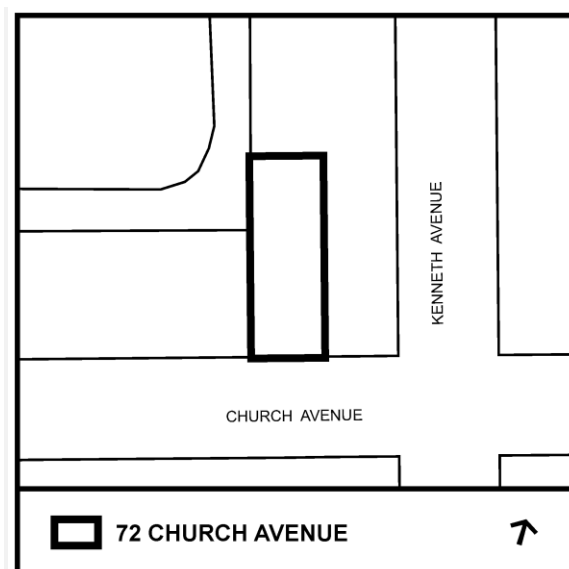
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and the community consultation process.

It is anticipated that a community consultation meeting could be held in the fall of 2013 with a target date for a statutory Public Meeting in the second quarter of 2014 assuming that the applicant will provide all required information 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 72 Church 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.

### **Pre-Application Consultation**

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

## **ISSUE BACKGROUND**

### **Proposal**

The proposed development is for a 4 storey residential apartment building with 22 residential units. The proposed use is described as retirement home. The proposed building has a gross floor area of approximately 1,526 m<sup>2</sup> on a site area of 632 m<sup>2</sup> for a resulting floor space index of 2.4

The building has a total height of 12.63 metres with a step back from the 3<sup>rd</sup> to the 4<sup>th</sup> storey. The proposed building has yard setbacks of 4.0 metres, 5.5 metres, 2.1 metres and 0 metres from the front, rear, east and west property lines respectively.

The proposal includes a walkway from the Church Avenue sidewalk with steps up to the first floor. The walkway connects to a porch and main building entrance on the east side of the building. The ramp from Church Avenue to underground parking is located within the building and on the west side of the site. The single level of underground parking contains 9 parking spaces and a garbage and recycling room.

The Site Plan is shown on Attachment 1 and building elevations on Attachments 2 and 3. Further project details are provided in the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The site of the proposed development is currently occupied by a 2 storey detached house. The rectangular lot has 15.24 metres fronting on Church Avenue and a depth of 41.52 metres. This house is on the only portion of the block remaining after the site of the former Northtown Plaza was redeveloped to the 3 storey residential townhouses that now surround the property. All of the surrounding townhouses to the north, east and west are part of the condominium development that has vehicle access on Grandview Way that connects to Doris Avenue to the west.

Land uses surrounding the site include:

North: side yards of 3 storey townhouses fronting on Kenneth Avenue  
East: rear yards of 3 storey townhouses fronting on Kenneth Avenue  
West: side yard of 3 storey townhouses fronting on Church Avenue  
South: on the south side of Church Avenue is the McKee Public School

## **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. 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 lands *Mixed Use Areas*. The lands are also designated *Mixed Use Area G* within the North York Centre Secondary Plan. This designation permits residential, commercial, and institutional uses, with commercial uses not to exceed 20% of the maximum permitted gross floor area. The lands are also within the North York Centre North Buffer Area, where no commercial uses are permitted. The North York Centre Secondary Plan permits a maximum floor space index of 2.6 times the area of the lands, with the potential through density incentives to achieve an increase of up to 33% or about 3.5 times the areas of the lands. The Secondary Plan provides for a maximum height of the lesser of 15 metres or 4 storeys.

The Secondary Plan includes transportation policies that, among others, guide the supply of parking, encourage the use of public transit and minimize the disruption of service vehicle access to traffic flow and pedestrians. The Secondary Plan identifies Church Avenue as a collector road that connects to Churchill Avenue west of Yonge Street and forms part of the North York Centre Service Road and Associated Road Network.

Urban design policies in the Official Plan and Secondary Plan support buildings that are accessed directly from the street and provide for an attractive pedestrian environment. Building heights and setbacks are to limit impacts on neighbouring streets and properties

by providing adequate light and privacy and also provide a scale and massing appropriate to each specific context.

## **Zoning**

The lands were excluded from the new City of Toronto Zoning By-law No. 569-2013 and the former City of North York general Zoning By-law No. 7625 continues to apply. The lands are zoned R4 which permits single detached houses and the associated development standards including setbacks, lot coverage, floor area and building height.

## **Site Plan Control**

A Site Plan application has not been filed with the application but will be required.

## **Tree Preservation**

An Arborist report has been submitted with the application and will be reviewed to determine the condition of existing trees and any necessary tree protection and maintenance plan.

## **Reasons for the Application**

The application has been submitted to amend the North York Zoning By-law No. 7625 as the proposal does not meet site-specific development standards for such matters as the proposed multiple-unit use, gross floor area, building height, coverage and parking.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report
- Draft Zoning By-law Amendment
- Traffic Impact Study
- Arborist Report

A Notification of Incomplete Application issued on July 26, 2013 identifies the outstanding material required for a complete application submission as follows:

- Green Development Standards Checklist
- Parking Study
- Loading Study
- Servicing and Stormwater Management Reports

### **Issues to be Resolved**

On a preliminary basis, matters to be addressed through the review of the application include such matters as:

- applicant's proposed use of the building as a retirement facility/senior citizen residence
- building entrance location, height and connection to the public street

- appropriateness of the proposed building setbacks and stepbacks in relation to adjacent existing uses
- provision of adequate sunlight, access, privacy and landscaped open space and amenity area
- review of pedestrian access, streetscape
- potential traffic impacts, parking supply, vehicle access, loading and site servicing
- meeting the Toronto Green Standard's Tier 1 requirements

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

## **CONTACT**

Robert Gibson, Senior Planner  
Tel. No. (416) 395-7059  
E-mail: rgibson@toronto.ca

## **SIGNATURE**

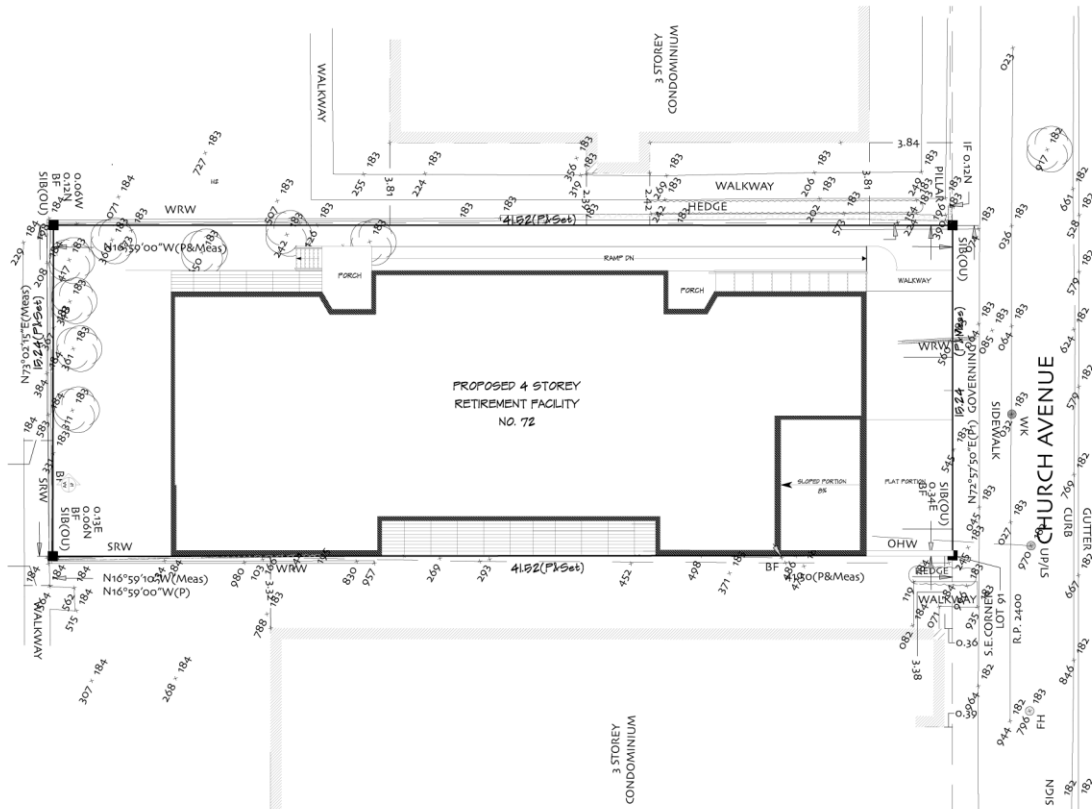
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: Elevations [as provided by applicant]
- Attachment 3: Elevations [as provided by applicant]
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
08/19/2013



## 72 Church Avenue

File # 13 195001 NNY 23 0Z

## Attachment 2: Elevations



FRONT ELEVATION



REAR ELEVATION

### Elevations

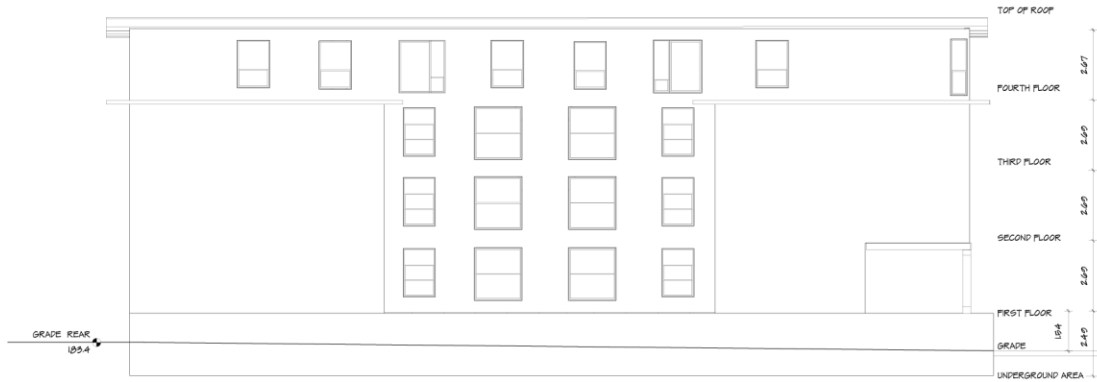
Applicant's Submitted Drawing

Not to Scale  
08/19/2013

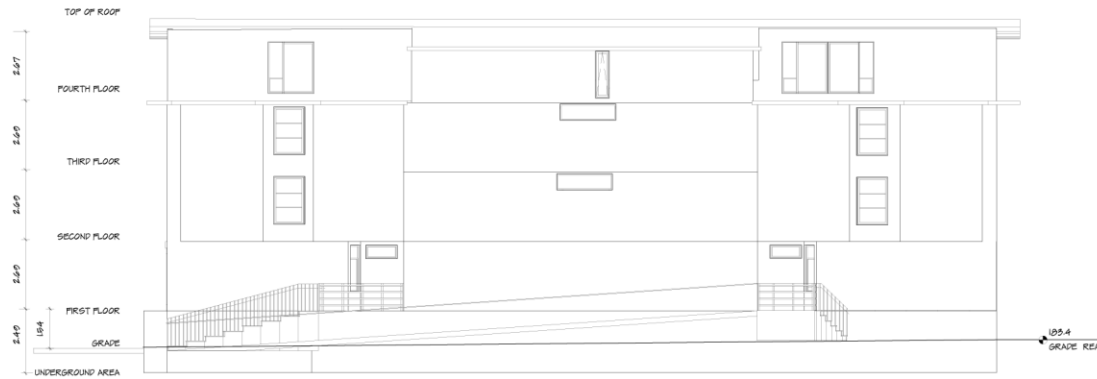
72 Church Avenue

File # 13 195001 NNY 23 0Z

### Attachment 3: Elevations



WEST ELEVATION



EAST ELEVATION

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## Elevations

Applicant's Submitted Drawing

Not to Scale  
08/19/2013

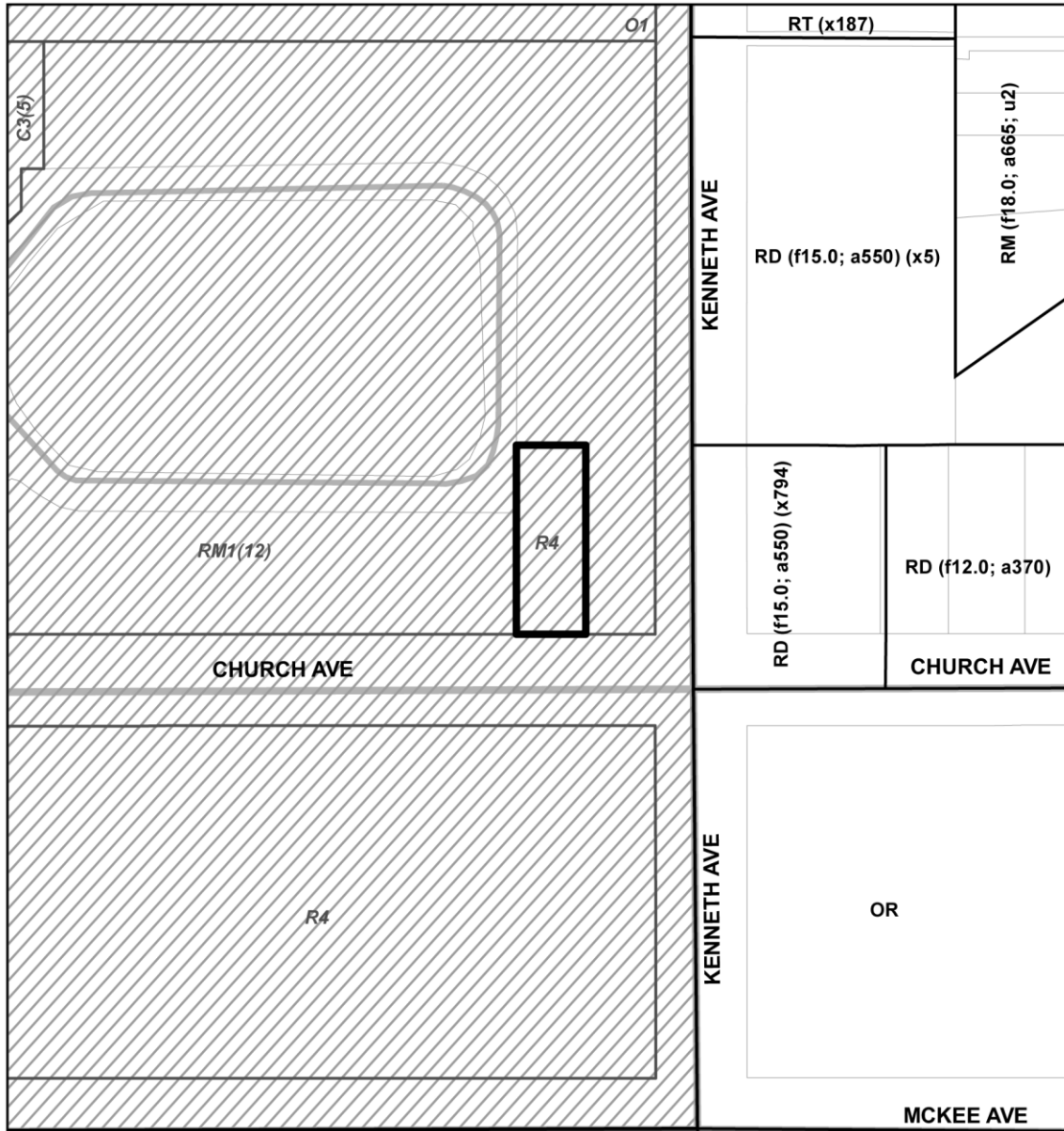
72 Church Avenue

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
### Attachment 4: Zoning




**TORONTO** City Planning  
**Zoning By-law 569-2013**

**72 Church Street**  
 File # 13 195001 NNY 230Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- OR** Open Space Recreation

-  See Former City of North York Bylaw No. 7625
- R4** One-Family Detached Dwelling Fourth Density Zone
- RM1** Multiple-Family Dwellings First Density Zone
- C3** District Shopping Centre Zone
- O1** Open Space Zone

  
 Not to Scale  
 Extracted 13/08/2013

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 195001 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	June 26, 2013

Municipal Address: 72 CHURCH AVE  
 Location Description: PLAN 2400 LOTS 90 AND 91 \*\*GRID N2303  
 Project Description: Four storey 22 unit residential apartment with one level of underground parking

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SOL-ARCH LTD. JOHN BENCZKOWSKI	SOL-ARCH LTD. JOHN BENCZKOWSKI	SOL-ARCH LTD. JOHN BENCZKOWSKI	YOU GAN WEI

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	632.76	Height:	Storeys:	4	
Frontage (m):	15.2		Metres:	12.63	
Depth (m):	41.5				
Total Ground Floor Area (sq. m):	381.3				<b>Total</b>
Total Residential GFA (sq. m):	1526.1		Parking Spaces:	9	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1526.1				
Lot Coverage Ratio (%):	60.26				
Floor Space Index:	2.41				

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	9
2 Bedroom:	13
3 + Bedroom:	0
Total Units:	22

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1526.1	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

**CONTACT:**      **PLANNER NAME:**      **Robert Gibson, Senior Planner**  
    **TELEPHONE:**                      **(416) 395-7059**

