

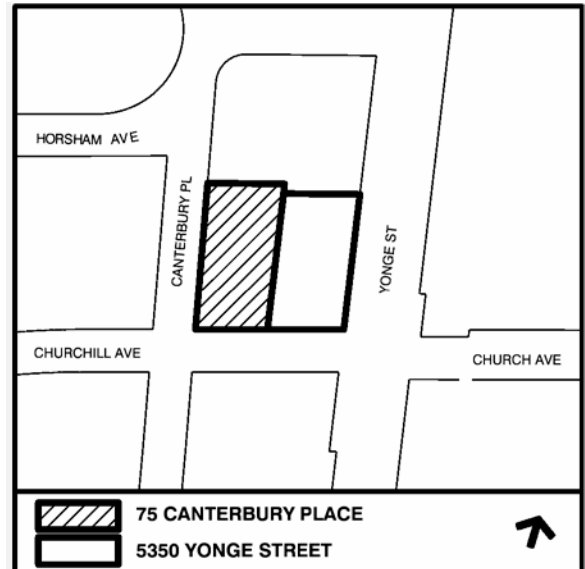
**75 Canterbury Place
Official Plan Amendment Application and
Revised Zoning By-law Amendment
Preliminary Report**

Date:	December 15, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	14 230270 NNY 23 OZ Related File Nos. 12 134356 NNY 23 OZ and 05 197174 NNY 23 SA

SUMMARY

This application proposes an amendment to the North York Centre Secondary Plan to increase the maximum permitted height from 87 metres to 92 metres at 75 Canterbury Place. The Zoning By-law application for an 87 metre residential apartment building has been revised to a taller building such that an Official Plan Amendment is now required. This Official Plan Amendment will be processed with the earlier submitted and now revised Zoning By-law Amendment application.

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.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 75 Canterbury Place in consultation 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 for the proposed Official Plan Amendment and the related Zoning By-law application be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In January 2008 City Council enacted By-law No 127-2008 permitting the reconstruction of the St. George's Church on the eastern half of the lands and a 25 storey 224 unit residential apartment building on the western half. The Zoning By-law implemented the Section 37 provisions of the North York Centre Secondary Plan by exempting the gross floor area of the replacement church from the maximum permitted gross floor area. Additional density incentives available under the Secondary Plan were not part of that application.

In October 2008, and as part of the approval of the Site Plan for the St. George's Church, City Council adopted a motion that "Given the characteristics of the St. George's Church on Yonge Street, require that a 5.0 metre sidewalk with enhanced pavement treatment along Yonge Street be provided to a maximum of \$53,000.00 to be paid by St George's Church and the remaining costs to be funded through the development charges attributable to the entire redevelopment site."

In 2011 the Committee of Adjustment allowed an increase in the maximum number of dwelling units from 224 to 283 dwelling units, and an increase in the maximum number of storeys from 25 to 26. These increases were without changes being made to the total gross floor area or building height.

In 2012, North York Community Council received a Preliminary Report on a Zoning By-law Amendment application proposing to amend the site-specific By-law to permit

increases in: maximum building height from 26 storeys/77 metres to 31 storeys/87 metres; maximum number of dwellings units from 283 to 346; and, maximum permitted gross floor area achievable through density incentives by 3,891 m². The report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY16.21>

Community Council directed that a community meeting be held in consultation with the local councillor, and that a notice for a public meeting be given under the regulations in the *Planning Act*. A Community consultation meeting was held in June 2012. Staff did not provide a report to Community Council on this application largely because the Section 37 Agreement was not finalized. Revised plans associated with the Zoning By-law and Site Plan Control applications have now been submitted that include increased floor-to-ceiling heights. This has resulted in a proposed height increase from 87 metres to 92 metres, and triggering the need for the proposed Official Plan Amendment.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed Official Plan Amendment (OPA) is to increase the current maximum permitted height in the North York Centre Secondary Plan from 87 metres over the entire lands to a maximum of 92 metres in the location of the proposed residential apartment building on Canterbury Place. The OPA is required as a result of revised plans with increased floor to ceiling heights. A revised elevation is shown on Attachment 2 and an architectural rendering is on Attachment 3.

The revised Zoning By-law Amendment submission has also been filed with the proposed Official Plan Amendment to: increase the maximum number of units from 283 to 386 dwelling units; increase the maximum building height from 26 storeys and 77 metres to 30 storeys and 92 metres; and to increase the maximum gross floor area achievable through a Section 37 density incentive to 3,832m² in the form of a monetary contribution equal to the full market value of the density increase, which is still within the density limits of the Secondary Plan.

Other relevant project information is in the Application Data Sheet in Attachment 6.

Site and Surrounding Area

The total site area covered by the site specific Zoning By-law is approximately 5,300 m² and extends from Yonge Street to Canterbury Place, and north from Churchill Avenue.

The St. George's Church has been completed and the site for the proposed residential building is now vacant. The residential site is approximately 2,885 m² with approximately 84 metres fronting on Canterbury Place and 34 metres fronting on Churchill Avenue and slopes gradually from northeast to southwest.

The surrounding land uses are as follows:

North: single-storey commercial uses and a 5-storey commercial/office building on Yonge Street and a 1 ½ storey residential structure on the southeast corner of Canterbury Place and Horsham Avenue being used by the Children's Aid Society of Toronto.

South: across Churchill Avenue a 3-storey residential apartment and 2-storey commercial uses fronting onto Yonge Street.

East: across Yonge Street are the TTC service building and Willowdale Cemetery, and south of Church Street are 1 and 2 storey commercial use buildings.

West: on the southwest corner of Canterbury Place and Churchill Avenue is an 18 storey residential condominium, and the northwest corner of Canterbury Place and Churchill Avenue is an 18 storey residential tower and 3 storey townhouse units now under construction.

Provincial Policy Statement and Provincial Plans

The 2014 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 such as by providing a network of transit-supported *Urban Growth Centres*; 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*. This designation provides for a broad range of residential and commercial uses. The majority of the City's population and employment growth is planned to occur in *Mixed Use Areas* and the policies include general criteria for development in these areas. The Official Plan also includes policies for a structure of transit-based mixed use *Centres* that support growth. This includes the North York Centre Secondary Plan in which the proposed development is located.

North York Centre Secondary Plan

The site is located in the *Mixed Use Area G* designation of the North York Centre Secondary Plan which permits a mix of commercial, institutional and residential uses, provided the commercial use does not exceed 20% of the maximum permitted gross floor area. The Secondary Plan limits development to a maximum density of 3.75 times the area of the lot, plus available density incentive increases of up to 33% more, or in this case up to 4.99 times the area of the lot. The Secondary Plan also includes detailed requirements for parking management and traffic certification and urban design objectives for matters such as building heights, sunlight and shadowing.

Map 8-8b of the Secondary Plan (Attachment 4) permits a maximum height of 87 metres for the entire site and provides a transition in height on the west side of Canterbury Place towards the outside edge of the Secondary Plan and adjacent low scale residential neighbourhoods. Section 5.4.2. discourages site-specific amendments to the height limits in the Secondary Plan, and provides criteria for considering any such amendments.

Zoning

The current site-specific By-law RM6(175) applies to the lands that originally included the entire St. George's Church site and associated residence at 5350 Yonge Street and 77 (now 75) Canterbury Place (Attachment 5). In addition to the now constructed place of worship use on Yonge Street as a density incentive, the By-law permits a 224 unit residential apartment with a maximum height of 25 storeys and 77 metres, and a maximum gross floor area of 19,835 m². Subsequent variances to this By-law allowed for a maximum of 283 dwelling units, and maximum height of 26 storeys. The By-law also includes minimum and maximum parking rates in keeping with the North York Centre Secondary Plan.

Site Plan Control

A Site Plan Control application for both the replacement church and residential building was submitted in 2005. The St. George's Church Site Plan was approved in May 2010. A revised site plan submission has now also been submitted for the proposed residential apartment building along with a revised Zoning By-law Amendment and this proposed Official Plan Amendment. The site plan is shown on Attachment 1.

Reasons for the Application

Revised Zoning By-law Amendment and Site Plan applications have been submitted that:

- increase the maximum number of units from 283 dwelling units to 386 dwelling units;
- increase the maximum building height from 26 storeys and 77 metres to 30 storeys and 92 metres; and

-increase the maximum gross floor area achievable through a Section 37 density incentive to 3,832m² in the form of a monetary contribution equal to the full market value of the density increase.

The proposed development requires an Official Plan Amendment application in order to amend the Secondary Plan Height Map 8-8b from 87 to 92 metres.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Urban Transportation Report including Traffic Impact Analysis, Parking and Loading Study and Traffic Certification
- Pedestrian Wind Level Assessment
- Functional Servicing and Stormwater Management Report
- Sanitary Sewer Analysis and Sanitary Flow Re-Assessment
- Arborist Report
- Geotechnical Report
- Archaeological Assessment
- Public Utilities Plan

A Notification of Complete Application was issued on October 30, 2014.

Issues to be Resolved

The review of the proposed Official Plan Amendment application will assess whether the proposed amendment meets the height increase criteria in the Secondary Plan including the desirability of the proposed built form and impacts on the residential amenity of stable residential neighbourhoods.

As noted in the previous report on the proposed Zoning By-law Amendment, the review of the revised development proposal will also assess:

- if there are any appreciable increases in sun/shadow, or wind impacts of the proposed taller building and any necessary mitigating measures;
- whether there is an acceptable level of impact of the proposed additional units on traffic operations and servicing;
- grade relationships between the building, landscaped open space at the south end of the site, adjacent properties and streetscape; and,
- the full market monetary value of the proposed density increase available through a Section 37 contribution and the appropriate community benefits the funds are to be used towards.

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

CONTACT

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

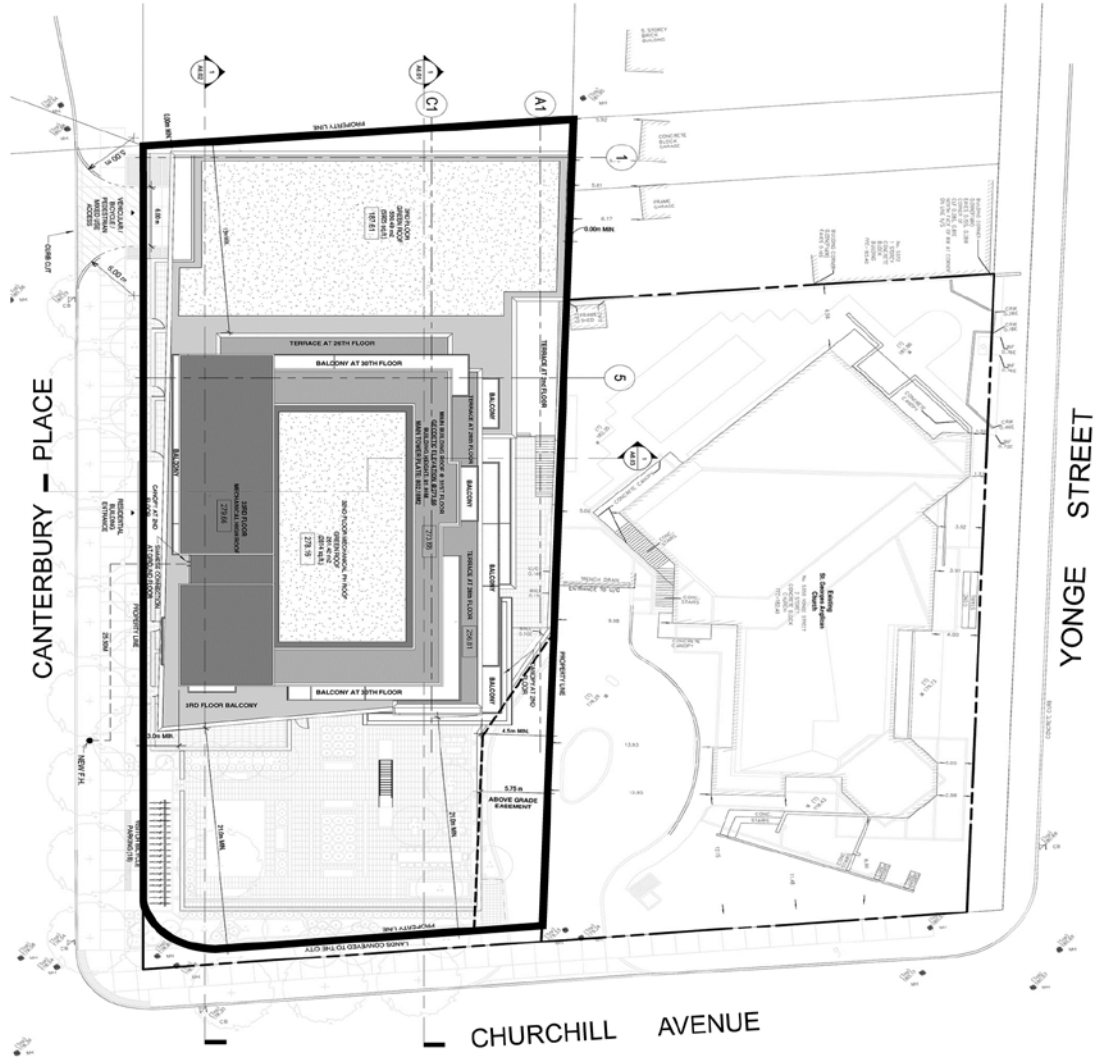
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS


Attachment 1: Site Plan [as provided by applicant]
Attachment 2: North Elevation [as provided by applicant]
Attachment 3: Architectural Rendering – view from southwest [as provided by applicant]
Attachment 4: Official Plan - North York Centre Height Map 8-8-b.
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

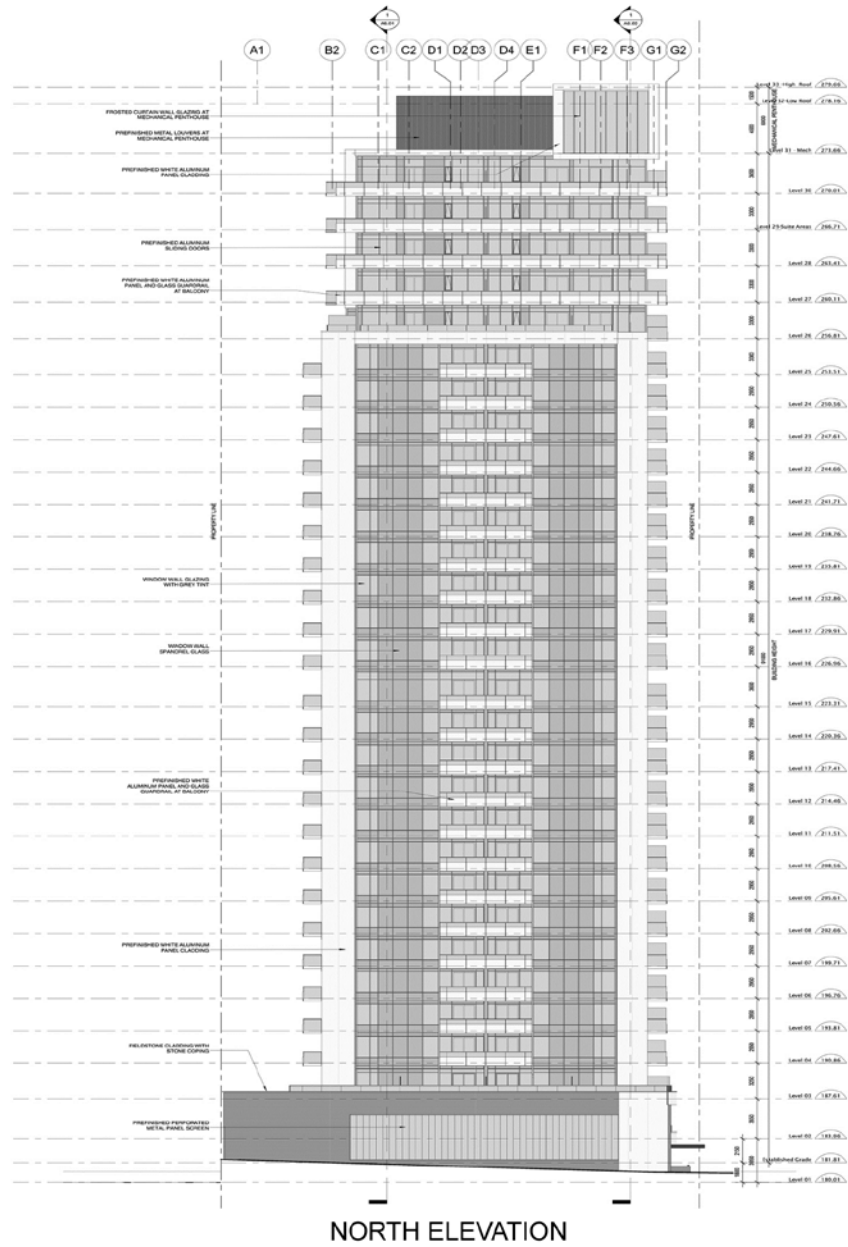
Applicant's Submitted Drawing

Not to Scale 
11/25/2014

75 Canterbury Place

File # 14 230270 NNY 23 0Z

Attachment 2: North Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
11/25/2014

75 Canterbury Place

File # 14 230270 NNY 23 0Z

Attachment 3: Architectural Rendering (view from southwest)



Architectural Rendering

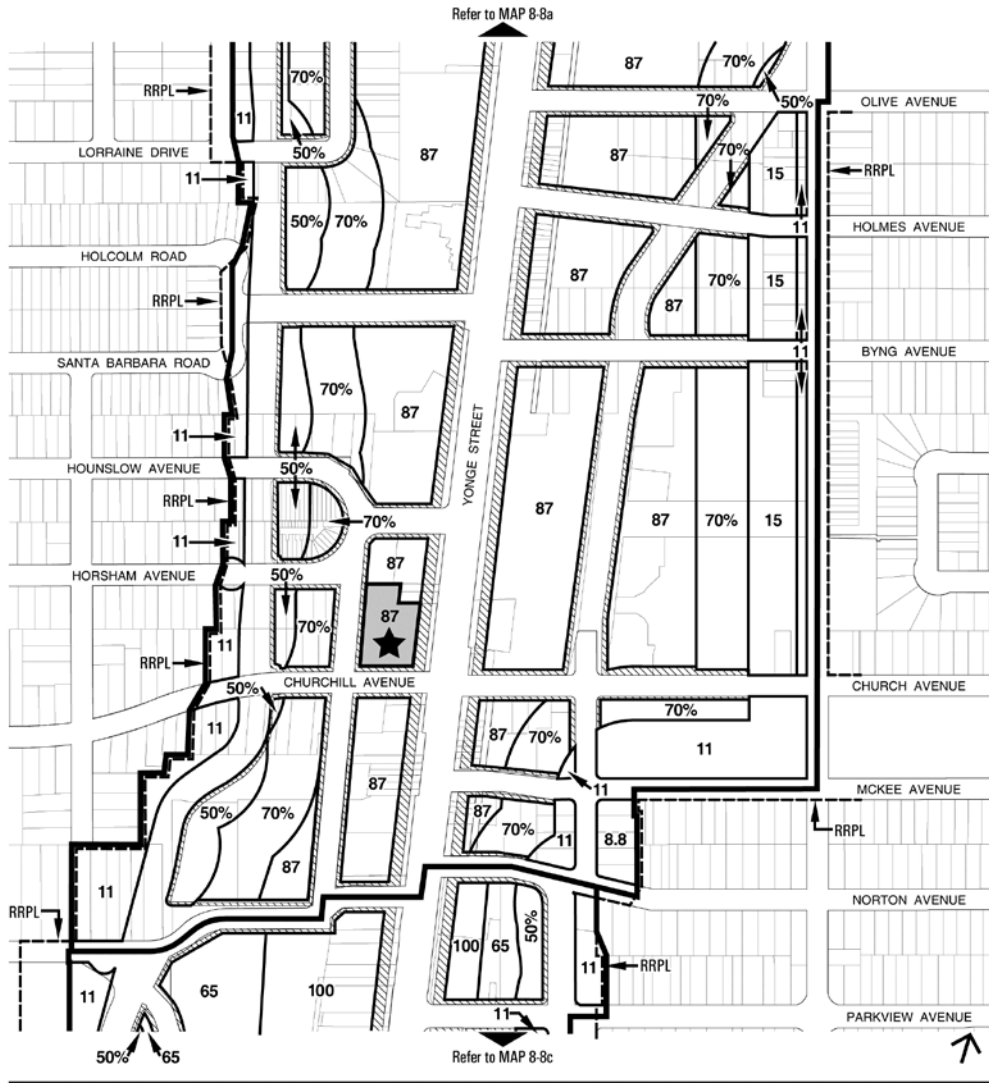
Applicant's Submitted Drawing

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11/25/2014

75 Canterbury Place

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Attachment 4: Official Plan North York Centre Height Map 8-8-b



North York Centre Secondary Plan

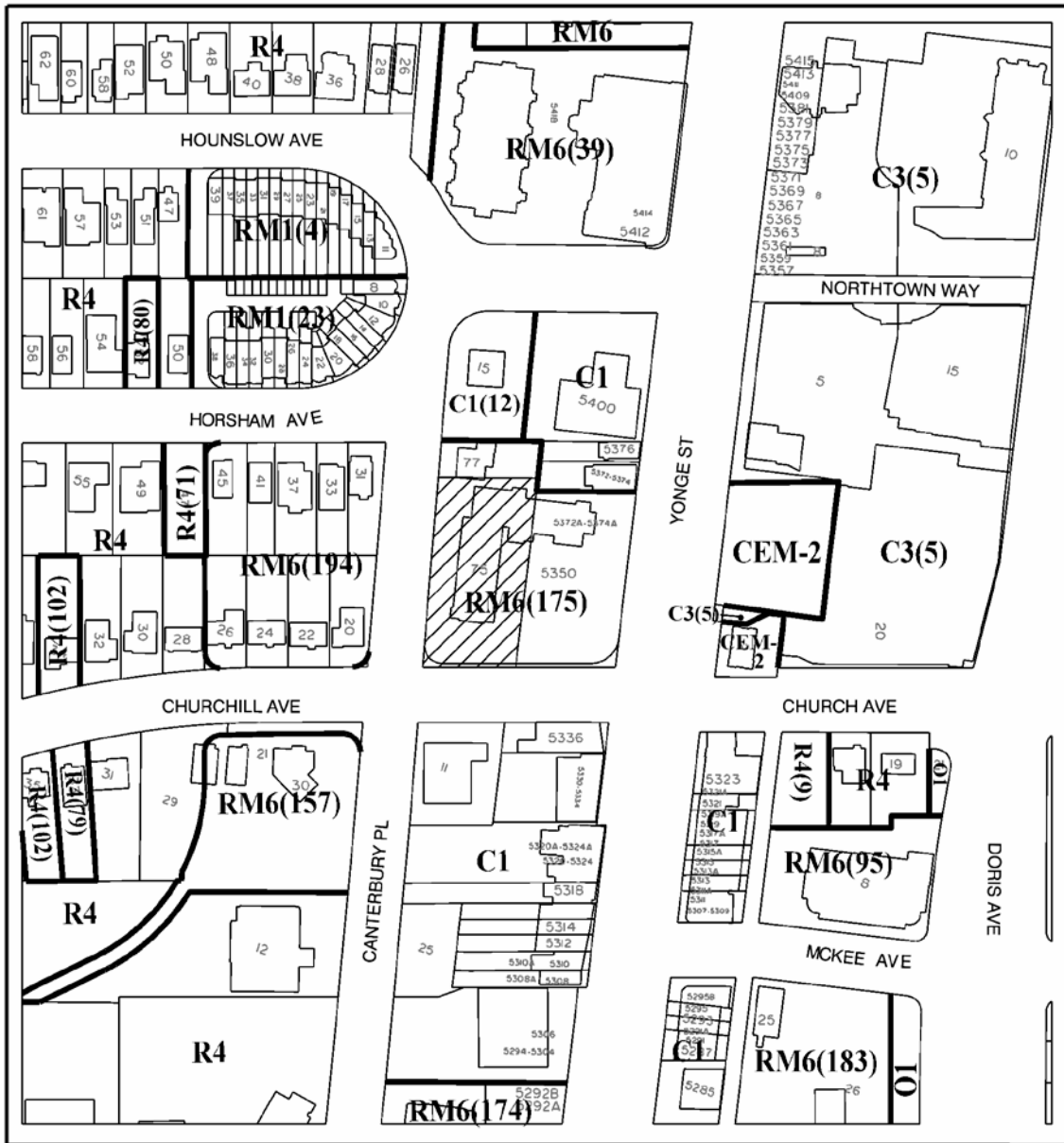
MAP 8-8b Maximum Height Limits

- | | | |
|--|---|---|
| ★ Subject Site | 87 Maximum 87m Above Grade | --- Relevant Residential Property Line (RRPL) |
| — Secondary Plan Boundary | 100 Maximum 100m Above Grade | |
| 8.8 The Lesser of 8.8m or 2 Storeys | 50% Maximum 50% Horizontal Distance from RRPL | |
| 11 The Lesser of 11m or 3 Storeys | 70% Maximum 70% Horizontal Distance from RRPL | |
| 15 The Lesser of 15m or 4 Storeys | Street Facade Limit as per Section 5.3 of this Secondary Plan | |
| 65 Maximum 65m Above Grade | | |



June 2007

Attachment 5: Zoning



75 Canterbury Place
File # 12 134356 NNY 23 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- Cem-1 General Cemetery Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
 Zoning By-law 7625
 Extracted 04/25/2012

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	14 230270 NNY 23 OZ
Details	OPA, Standard	Application Date:	September 30, 2014
Municipal Address:	75 CANTERBURY PL		
Location Description:	PLAN 2057 PT LOT 4 PLAN 3163 LOT 43 RP 66R23528 PART 2 PT PART 1 **GRID N2302		
Project Description:	To permit 30-storey (92 metres) residential apartment building consisting of 386 units, having a gross floor area of 24,249 square metres and FSI of 4.99. The proposed development will also provide 390 motor vehicle parking spaces on site within a 6-storey underground parking garage.		

Applicant:	Agent:	Architect:	Owner:
CHURCHILL THREE DEVELCO INC	McCarthy-Tetrault LLP, c/o John Dawson	ZAP Architects	CHURCHILL THREE DEVELCO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	RM6(175)	Historical Status:
Height Limit (m):	87 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2885	Height:	Storeys:	30
Frontage (m):	83.46		Metres:	91.85
Depth (m):	70.16			
Total Ground Floor Area (sq. m):	1613			Total
Total Residential GFA (sq. m):	24247.5		Parking Spaces:	390
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	24247.5			
Lot Coverage Ratio (%):	55.9			
Floor Space Index:	4.99			

DWELLING UNITS

Tenure Type:	TBD
Rooms:	0
Bachelor:	0
1 Bedroom:	236
2 Bedroom:	150
3 + Bedroom:	0
Total Units:	386

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	24247.5	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

