

**755 Steeles Avenue West - Zoning By-law Amendment
Application - Preliminary Report**

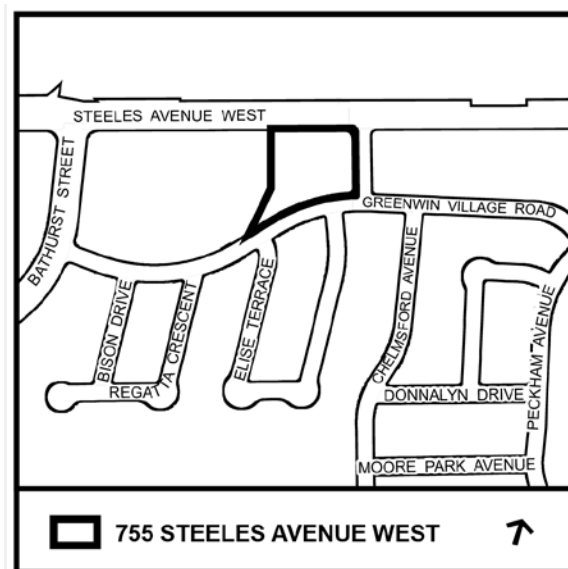
Date:	December 8, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	14 248860 NNY 10 OZ

SUMMARY

This application proposes a 10-storey, 124-unit, residential building, twenty-eight 4-storey stacked, back-to-back townhouses and a 1-storey commercial (retail) building on the site of an existing 15-storey apartment building, at 755 Steeles Avenue West. Vehicular access will continue to be provided by two existing driveways from Steeles Avenue West and Village Gate.

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.

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 third quarter of 2015 provided any 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 755 Steeles Avenue West 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.

DECISION HISTORY

In 1998, the Ontario Municipal Board (OMB) refused applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval to permit 18 townhouses on the south end of the site, facing Greenwin Village Road, with vehicular access from that road.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 15, 2013 to discuss complete application submission requirements.

A pre-application community consultation meeting was held on March 6, 2014. The proposal presented at this meeting included a residential apartment building that ranged in height from 6 to 14 storeys and one block of 3-storey stacked, back-to-back townhouses. A new driveway was proposed from Greenwin Village Road. Attendees were concerned with:

- Existing traffic in the neighbourhood;
- The architectural design of the proposal;
- The decreased green space on site;
- Vehicular access on Greenwin Village Road and the increase in traffic; and
- Basement flooding in the neighbourhood.

The current proposal lowered the height of the residential building from 14 to 10 storeys. It removed the vehicular access from Greenwin Village Road and utilizes the existing driveways from Steeles Avenue West and Village Gate. It also adds a 1-storey commercial (retail) building to the corner of Steeles Avenue West and Village Gate.

ISSUE BACKGROUND

Proposal

This application proposes to re-develop the site while retaining the existing 15-storey, 194-unit (rental) apartment building (18,495 square metres in GFA). Four new buildings are proposed on the site:

- A 10-storey residential (condominium) building with a 2-storey townhouse podium component, containing 124 units, 8,649 square metres of GFA, located at the southwest portion of the site. There would be 89 1-bedroom units, 27 2-bedroom units and 8 3-bedroom (townhouse) units;
- One block of 4-storey, stacked, back-to-back, (condominium) townhouses, containing 16 units, 1,600 square metres of GFA, located in the southern portion of the site facing Greenwin Village Road. Each unit has 3-bedrooms and approximately 100 square metres in GFA;
- One block of 4-storey, stacked, back-to-back, (condominium) townhouses, containing 12 units, 1,200 square metres of GFA, located at the corner of Greenwin Village Road and Village Gate. Each unit has 3-bedrooms and approximately 100 square metres in GFA; and
- A 1-storey commercial (retail) building with 950 square metres of GFA, located at the southwest corner of Steeles Avenue West and Village Gate.

The existing 15-storey apartment building has a GFA of 18,495 square metres. The total GFA of all proposed buildings would be 12,399 square metres. The total GFA on the site would be 30,894 square metres, which results in a density of 2.44 times the area of the site. The 152 new residential units would have 304 square metres of indoor amenity space and 310 square metres of outdoor amenity space. The existing 194-unit (rental) apartment building would have 215 parking spaces (42 at grade and 173 underground). There would be 175 underground parking spaces for the 152 new residential units. Fourteen spaces would be allocated at grade for the new commercial (retail) building. There are 40 bicycle parking spaces proposed at grade and 86 bicycle parking spaces proposed in the underground garage, for a total of 126 spaces. The two existing vehicular driveways, accessed from Steeles Avenue West and Village Gate, would remain. Additional site statistics are provided on the Application Data Sheet (Attachment 4).

Site and Surrounding Area

This site contains an existing 15-storey (rental) apartment building with a combination of surface and underground parking. It has a total area of 1.26 hectares (3.1 acres) and is located at the southwest corner of Steeles Avenue West and Village Gate, east of Bathurst Street. This site has 106 metres frontage on Steeles Avenue West and 77 metres frontage on Village Gate. The site is generally flat with a berm along the south lot line.

Land uses surrounding the site area are as follows:

- North: High-rise residential buildings on the north side of Steeles Avenue West (City of Vaughan).
- South: Semi-detached dwellings, south of Greenwin Village Road.
- East: Townhouses and semi-detached dwellings.
- West: A 21-storey residential apartment building, a 15-storey residential apartment building, a 7-storey residential midrise building and Bathurst Steeles Plaza.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 site is designated *Apartment Neighbourhoods* in the Official Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. Policy 4.2.2 sets out development criteria in *Apartment Neighbourhoods* including, but not limited to:

- Providing transitions between areas of different development intensity and scale;
- Locating buildings to frame the edges of streets and parks;
- Providing indoor and outdoor recreation space; and
- Providing ground floor uses that enhance safety and amenity.

Policy 4.2.3 states that significant growth is generally not intended within development *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to

accommodate one or more new buildings while providing quality of life for both new and existing residents, provided it meets the policies of this Plan including, but not limited to:

- Maintaining the development criteria set out in Section 4.2.2;
- Maintaining an appropriate level of residential amenity on the site;
- Providing existing residents with access to community benefits where provided, pursuant to Section 5.1.1 of this Plan; and
- Preserving, replacing and creating important landscape features.

The Built Form policies of the Official Plan emphasize the importance of ensuring that new development fits within its existing context. New buildings will provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Zoning

The site is currently zoned Residential Apartment (RA (f30.0; a1375; d1.5)) by By-law 569-2013, which permits apartment buildings, retail stores, and limited residential and community uses, with a maximum height of 24 metres and a maximum density of 1.5 times the area of the lot.

The site is also zoned Multiple-Family Dwellings Sixth Density Zone (RM6) by By-law 7625, permitting apartment house dwellings and other residential uses, with a maximum height that may exceed 11 metres, provided that all required yard setbacks increase by 0.3 metres for every 0.6 metres of additional height in excess of 11 metres.

Site Plan Control

A Site Plan Control application has not been submitted with this rezoning application, but would ultimately be required to facilitate this development.

Reasons for the Application

A Zoning By-law Amendment Application is required to increase the permitted overall density from 1.5 times the area of the lot to 2.44 times the area of the lot and to increase the permitted height from 24 metres to 36 metres (including mechanical penthouse). The Zoning By-law Amendment would also establish other appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Report and Shadow Study
- Pedestrian Level Wind Preliminary Assessment
- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Arborist Report
- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on November 21, 2014 identifies outstanding material required for a complete application submission including a Community Services and Facilities Study, Housing Issues Report and Geotechnical Study.

Issues to be Resolved

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

- The appropriateness of height and density of the proposed buildings;
- Compatibility with the surrounding neighbourhood and appropriate building scale transitions to the residential neighbourhood to the south of the site;
- The appropriateness of the setbacks of the proposed buildings;
- The protection of existing rental units and the potential for improvements to the existing rental apartment building;
- The adequate provision of private green space and amenity space;
- The adequate provision of vehicular and bicycle parking;
- The location of driveways, curb cuts, surface parking, garbage and loading;
- The impacts on sunlight and sky views;
- Issues related to the protection and retention of privately owned trees;
- The applicability of Section 37 due to the requested increase of height and density; and
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review 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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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

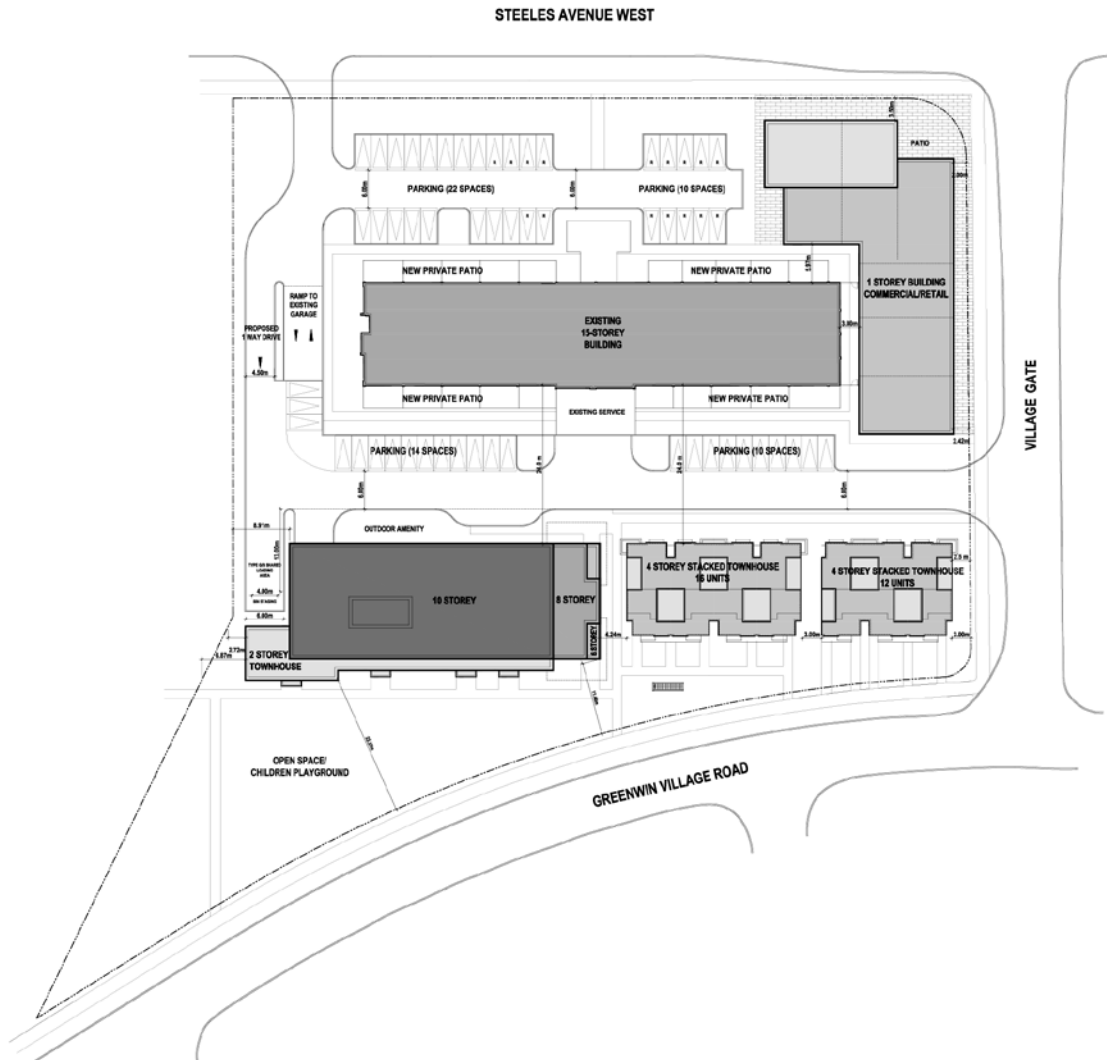
Attachment 2a: South Elevations (Along Greenwin Village Road)

Attachment 2a: North Elevation (Along Steeles Avenue West)

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

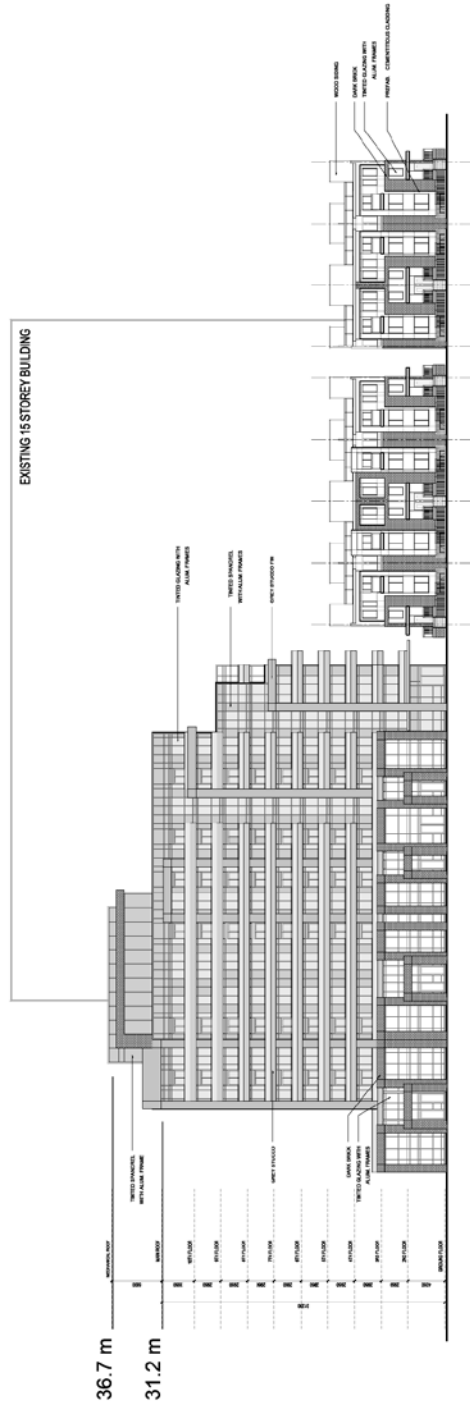
Applicant's Submitted Drawing

Not to Scale 
11/24/2014

755 Steeles Avenue West

File # 14 248860 NNY 10 0Z

Attachment 2a: South Elevations (Along Greenwin Village Road)



755 Steeles Avenue West

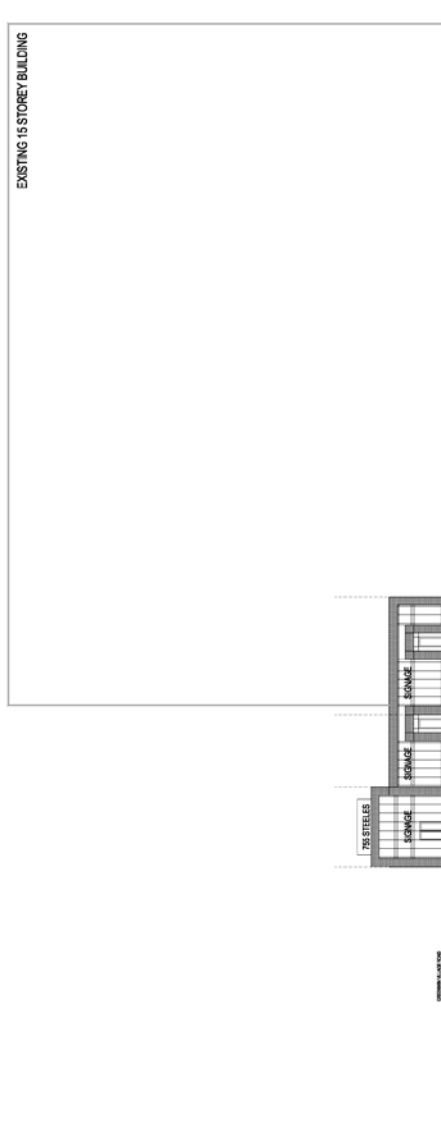
South Elevation (Along Greenwin Village Road)

Applicant's Submitted Drawing

Not to Scale
11/24/2014

File # 14 248860 NNY 10 02

Attachment 2a: North Elevation (Along Steeles Avenue West)



North Elevation (Along Steeles Avenue West)

755 Steeles Avenue West

Applicant's Submitted Drawing

Not to Scale
11/24/2014

File # 14 248860 NNY 10 02

Attachment 3: Zoning



Zoning By-Law No. 569-2013

14 248860 NNY 10 OZ

File # 14 248860 NNY 10 OZ

Location of Application

- | | | | |
|-----------|-----------------------|-----------|------------------------|
| RD | Residential Detached | RM | Residential Multiple |
| RT | Residential Townhouse | RA | Residential Apartment |
| | | CR | Commercial Residential |

Not to Scale
Extracted: 11/24/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 248860 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	November 6, 2014
Municipal Address:	755 STEELES AVENUE WEST		
Location Description:	PLAN 6715 EPTBLK D		
Project Description:	This rezoning application proposes a 10-storey, residential building, which has 2-storey townhouses at grade, and 4-storey, stacked, back-to-back townhouses along Greenwin Village Road. The proposal also includes a 1-storey, 950 square metre retail building at the corner of Steeles Avenue West and Village Gate. Vehicular access is proposed by two existing driveways from Steeles Avenue West and Village Gate. The existing 15-storey rental apartment building will remain.		

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN	ADAM BROWN	RAFAEL+BIGAUSKAS ARCHITECTS	GULL CONSTRUCTION CO LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N/A
Zoning:	RA (f30.0; a1375; d1.5) / RM6	Historical Status:	N/A
Height Limit (m):	24 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	12637	Height:	Storeys:	15 (existing building)
Frontage (m):	106.71		Metres:	47.5 (existing building)
Depth (m):	77.73			
Total Ground Floor Area (sq. m):	3812			Total
Total Residential GFA (sq. m):	29944		Parking Spaces:	175
Total Non-Residential GFA (sq. m):	950		Loading Docks	1
Total GFA (sq. m):	30894			
Lot Coverage Ratio (%):	30.17			
Floor Space Index:	2.44			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	89
2 Bedroom:	27
3 + Bedroom:	36
Total Units:	346

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	29944		0
Retail GFA (sq. m):	950		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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