

3 and 5 Southvale Dr - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

Date:	August 20, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	15 150340 NNY 26 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit an 8 storey residential building containing 98 dwelling units and 97 parking spaces in two levels of underground parking at 3 and 5 Southvale Drive.

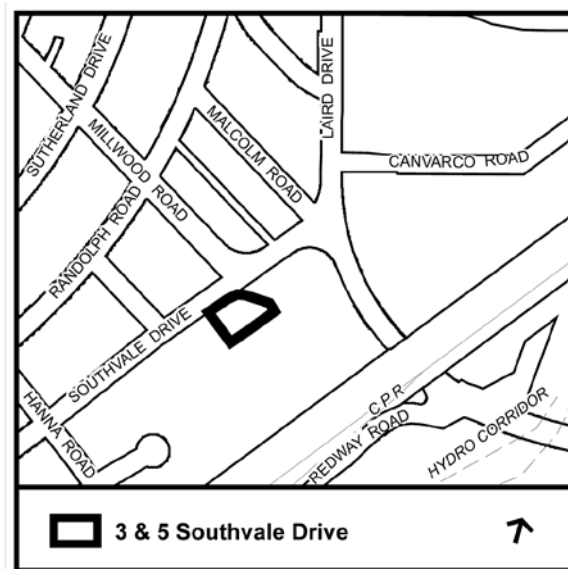
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The report recommends that a community consultation meeting be scheduled together with the Ward Councillor. A Final Report and Public meeting under the Planning Act will be scheduled following community consultation, and the resolution of outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3 and 5 Southvale 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 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 on January 12, 2015 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Official Plan and Zoning By-law to permit an 8 storey residential building containing 98 dwelling units and, 97 parking spaces in two levels of underground parking at 3 and 5 Southvale Drive. A total residential gross floor area of 8,360 square metres and an overall Floor Space Index of 4.12 is proposed. A maximum building height of 28.0 metres (33.5 metres including the mechanical penthouse) is proposed.

A total of 98 residential dwelling units are proposed as follows:

- 18 one-bedroom units
- 46 one-bedroom plus den units
- 11 two-bedroom units
- 19 two-bedroom plus den units
- 4 three-bedroom units

The building is proposed to be L-Shaped, defining the edge of Southvale Drive and the access to Leaside Memorial Community Gardens. Ground floor uses include a multi-purpose room, lounge, exercise room, boardroom and bicycle storage. The structure is setback 5.5 m from Southvale Drive, 0.5 metres from the west side lot line, a minimum of 1.5 m from the east side lot line, and 0 m from the rear lot line.

The city owned entrance driveway to the Leaside Memorial Community Gardens runs south of the intersection of Millwood Road and Southvale Drive immediately east of the subject lands. Vehicular access to the site is proposed via a 6.0 metre driveway from the entrance driveway to Leaside Memorial Community Gardens, which will also provide access to a Type "G" loading space to the servicing facilities including garbage pickup, and to the ramp which leads to two levels of underground parking. A residential lobby located along the eastern portion of the Southvale Drive frontage is proposed.

For further project information, please see Attachment 1 – Site Plan, and Attachments 2-5 Elevations and Attachment 8 – Application Data Sheet.

Related Matter

A claim for adverse possession of City owned land adjacent to the site has been launched in the Superior Court by the applicant. The land in dispute lies to the immediately east of the site and together with the current entrance driveway to Leaside Memorial Community Gardens, previously comprised a section of Millwood Road south of Southvale Drive which was subsequently closed by by-law.

The applicant also seeks an order from the court for a prescriptive easement over the entrance driveway to Leaside Memorial Community Gardens to preserve an existing access location to 3 Southvale Drive.

This civil matter is currently before the courts (Shane B. Inc. V. City of Toronto – CV-14-00512603-0000) and any final outcomes may require consideration in review of the development application

Site and Surrounding Area

The subject property has an area of 2,030 square metres and is located on the south side of Southvale Drive, approximately 140 metres west of the intersection of Laird Drive and Millwood Road. It has approximately 40 metres of frontage on Southvale Drive.

There currently exists a two storey warehouse building at 3 Southvale Drive, which is currently occupied by Gallery Sixtyeight Auctions. Surface parking is located along the north and east sides of the building, along the Southvale Drive frontage. There is a 1-2 storey vacant industrial building located at 5 Southvale Drive which was formerly occupied by a catering company. Vehicular access is provided from Southvale Drive and a surface parking area is provided at the rear of the property.

Land uses surrounding the site are as follows:

North: To the north across Southvale Drive at 955 Millwood Road is Leaside Gate, a 5-storey, 106 unit retirement residence built in 1988. West of this retirement residence are 1 and 2 storey single detached and semi-detached residential dwellings. Adjacent to Leaside Gate on the east side of Millwood Road there are 3 storey townhouse units located at 1-27 Krawchuk Lane and 932-958 Millwood Road.

East: Immediately east of the site is the entrance driveway to the Leaside Memorial Community Gardens and the associated surface parking lot (0.35 ha) which has capacity for over 100 cars.

South: Immediately south of the site is the Leaside Memorial Community Gardens recreation complex. The recreation facility includes a double pad ice rink, curling rink and an indoor swimming pool.

West: To the west of the subject site are 1 and 2 storey single detached and semi-detached residential buildings along Southvale Drive.

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 be consistent with the PPS and 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 subject property is designated as *Neighbourhoods* in the Toronto Official Plan (Attachment No.7). *Neighbourhoods* are areas where there are residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses, and walk-up apartments, no higher than 4 storeys. Small-scale retail, service and office uses are also permitted. *Neighbourhoods* Policy No. 5.0 notes that development "will respect and reinforce the existing physical character of the neighbourhood," including, amongst other matters, "prevailing building type(s); and heights, massing, scale and dwelling type of nearby residential properties". *Neighbourhoods* Policy No. 5.0 further notes that "no changes will be madethat are out of keeping with the physical character of the neighbourhood..." and that "the prevailing building type will be the predominant form of development in the neighbourhood".

The applicant has applied to amend the Official Plan to redesignate the site as *Apartment Neighbourhoods*. This land use designation provides for a greater scale of buildings. Development in *Apartment Neighbourhoods* will:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes; and
- locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development within *Apartment Neighbourhoods* is intended to provide sufficient off-street motor vehicle and bicycle parking for residents and visitors; locate and screen service areas, ramps and garbage

storage to minimize the impact on adjacent streets and residences; provide indoor and outdoor recreation space for building residents; and provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The Built Form policies of the Official Plan specify that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadowing and uncomfortable wind conditions. Taller buildings are to be located to ensure adequate access to sky view. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development and each resident will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Policy 3.1.2 (2) requires that new development locate and organize parking, servicing and access to minimize their impact on the property and surrounding properties by, among other things:

- Consolidating and minimizing the width of driveways and curb cuts across the public sidewalk;
- Integrating services and utility functions within buildings where possible, and
- Providing underground parking where appropriate.

Policy No. 3.1.2. (6) requires every significant new multi unit residential development to provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Community Services and Facilities policies of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The community services strategy will include a demographic profile of area residents, an inventory of existing services, identification of existing capacity and service gaps; identification of local priorities, a recommended range of services and co-location opportunities, and identification of funding strategies. The inclusion of community service facilities are encouraged in all significant private sector development.

The Official Plan provides for the use of Section 37 of the Planning Act to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

Staff will review the proposal for consistency with the policies of the Official Plan.

Zoning

The site has been excluded from the new comprehensive Zoning By-law 569-2013, and continues to be covered by the former Borough of East York (Town of Leaside) Zoning By-law No. 1916, as amended.

Under By-law 1916, the site is zoned 'O' – Open Space (Parks). The zoning category permits all recreational uses such as a playfield, a playground, an athletic field, a community hall, an open or closed swimming pool, a botanical garden, a golf course, a skating rink, a bowling green, tennis courts and similar uses, a parking lot, and a municipally owned arena, curling rink or library (see Attachment 6 – Zoning).

Site Plan Control

The lands are subject to site plan control. However, an application has not yet been submitted.

Tree Preservation

The applicant has submitted an arborist report for review as part of the application process. Urban Forestry, Tree Protection and Plan Review are reviewing the report.

Reasons for the Application

The applicant's proposal is not consistent with the policies of the Official Plan, in particular, the policies of the “Neighbourhoods” designation. An amendment to the Plan would be necessary to permit the development as proposed. A zoning by-law amendment is required to permit the proposed residential use, and to establish appropriate zoning regulations to guide redevelopment of the site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Toronto Green Standard statistics template
- Shadow Study
- Arborist Report
- Traffic Impact Study
- Functional Servicing and Stormwater Management Report
- Pedestrian Level Wind Study
- Planning Rationale including Community Services and Facilities Study
- Draft Official Plan Amendments
- Draft Zoning By-law Amendment

A Notification of Incomplete Application was issued on May 29, 2015 and identified the outstanding material required for a complete application submission as follows:

- Outstanding application fee

The outstanding material was submitted on June 9, 2015 and a Notification of Complete Application was subsequently issued on July 7, 2015.

Issues to be Resolved

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

- The appropriateness of redesignating the lands from *Neighbourhoods* to *Apartment Neighbourhoods* to accommodate the proposal;
- The appropriate building type, location and organization of building, scale, massing, and density of the proposal;
- The appropriate massing, and transition in scale and building setback to all property lines;
- Assessing the shadow impacts on adjacent neighbourhoods, the relationship to the public realm, and compatibility with existing buildings in the vicinity;
- Assessment of the proposed access, parking supply, vehicular circulation and pick-up/drop-off arrangements;
- Potential traffic and parking impacts on local streets;
- Assessment of the proposal in light of the ongoing civil legal matter with respect to adverse possession, and appropriateness of the proposed access from the entrance driveway of the City arena;
- Assessment of the loading, refuse and recycling operations of the proposed development;
- Assessment of the stormwater management and servicing of the proposed development;
- Adequacy of community services;
- Compliance with the Toronto Green Standard Tier 1 performance measures;
- The determination of appropriate Section 37 community benefits;
- Adequacy of the proposed indoor and outdoor amenity spaces;
- Assessment of the proposed landscaping, tree preservation and replacement, pedestrian connections, and site lighting; and
- Assessment of other matters such as fencing, bicycle parking, locating of gas meters and air conditioning units, among other matters.

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

CONTACT

John Lyon, Senior Planner
Tel. No. (416) 395-7095
Fax No. (416) 395-7155
E-mail: jlyon@toronto.ca

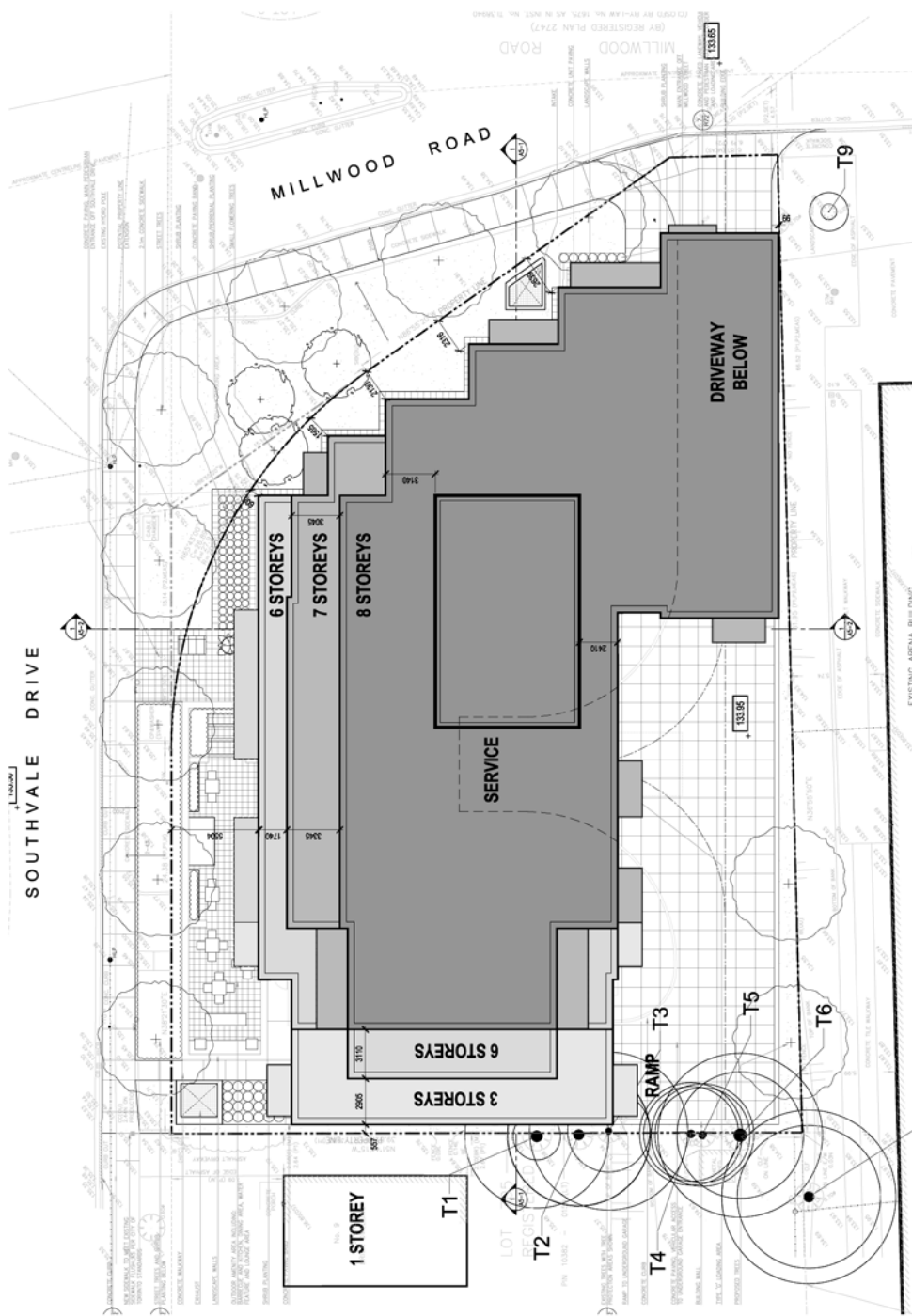
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation
Attachment 3: North Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



3 and 5 Southvale Drive

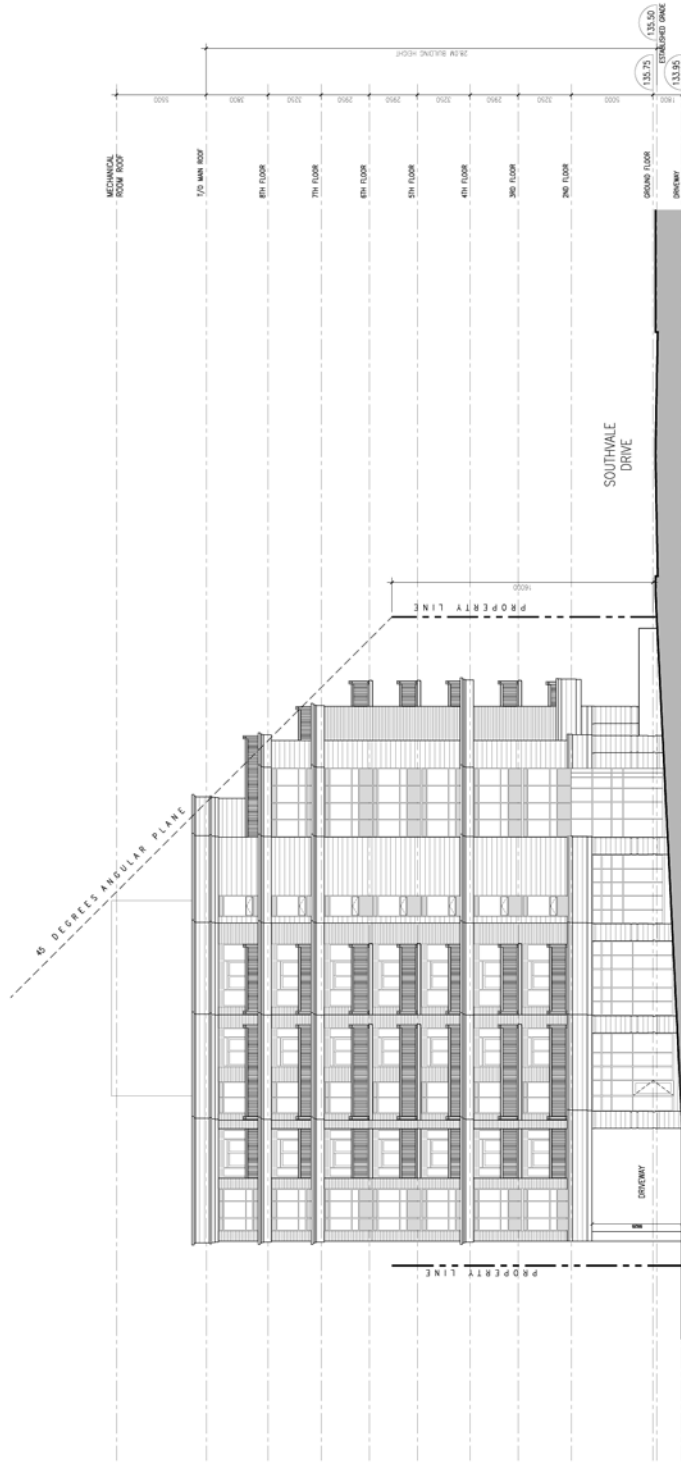
Site Plan

Applicant's Submitted Drawing

Not to Scale
06/16/2015

File # 15 150340 NNY 26 0Z

Attachment 2: East Elevation



3 and 5 Southvale Drive

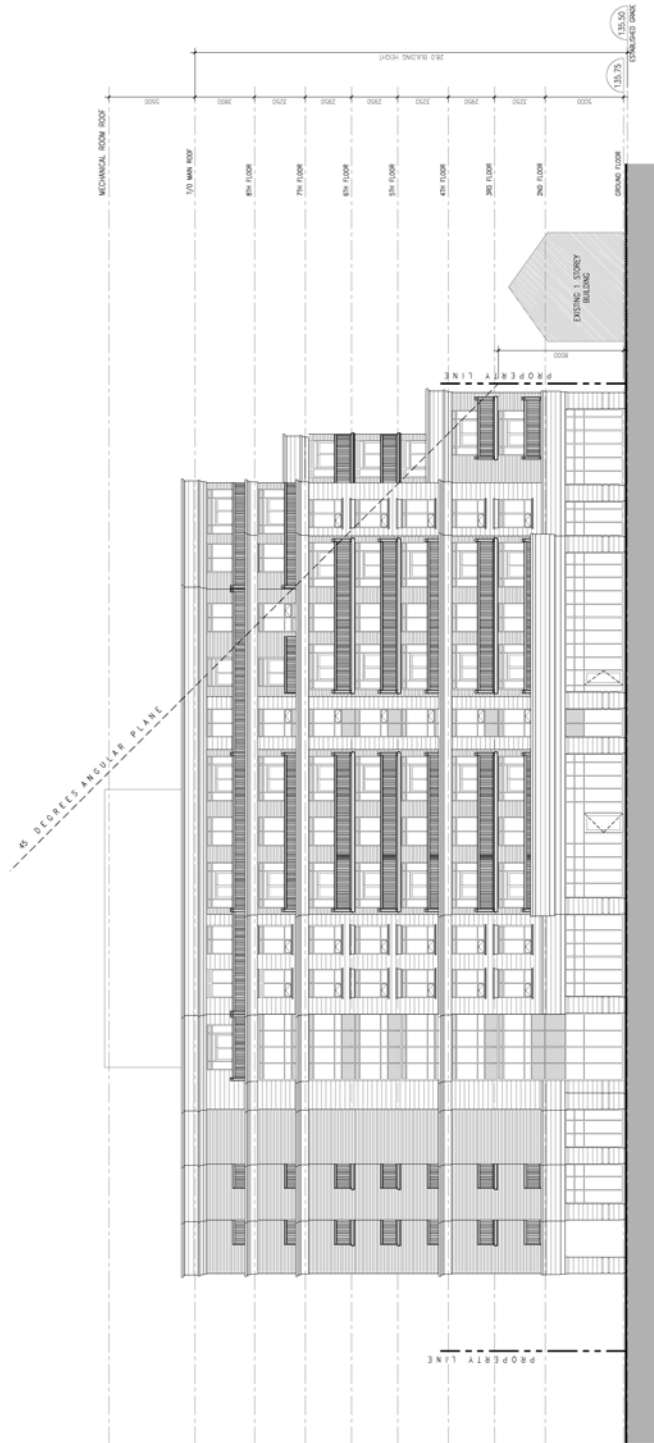
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East Elevation

Applicant's Submitted Drawing

Not to Scale
06/16/2015

Attachment 3: North Elevation



3 and 5 Southvale Drive

File # 15 150340 NNY 26 0Z

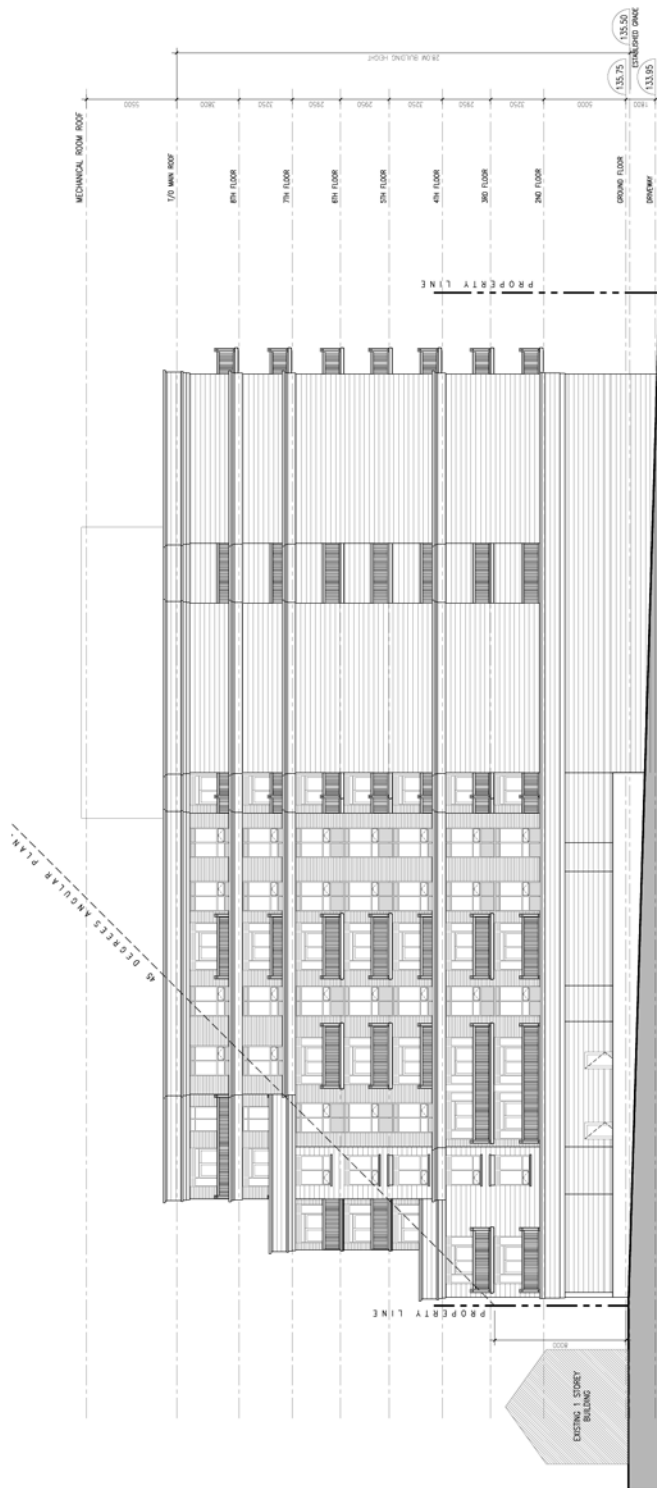
North Elevation

Applicant's Submitted Drawing

Not to Scale
06/16/2015



Attachment 4: South Elevation



3 and 5 Southvale Drive

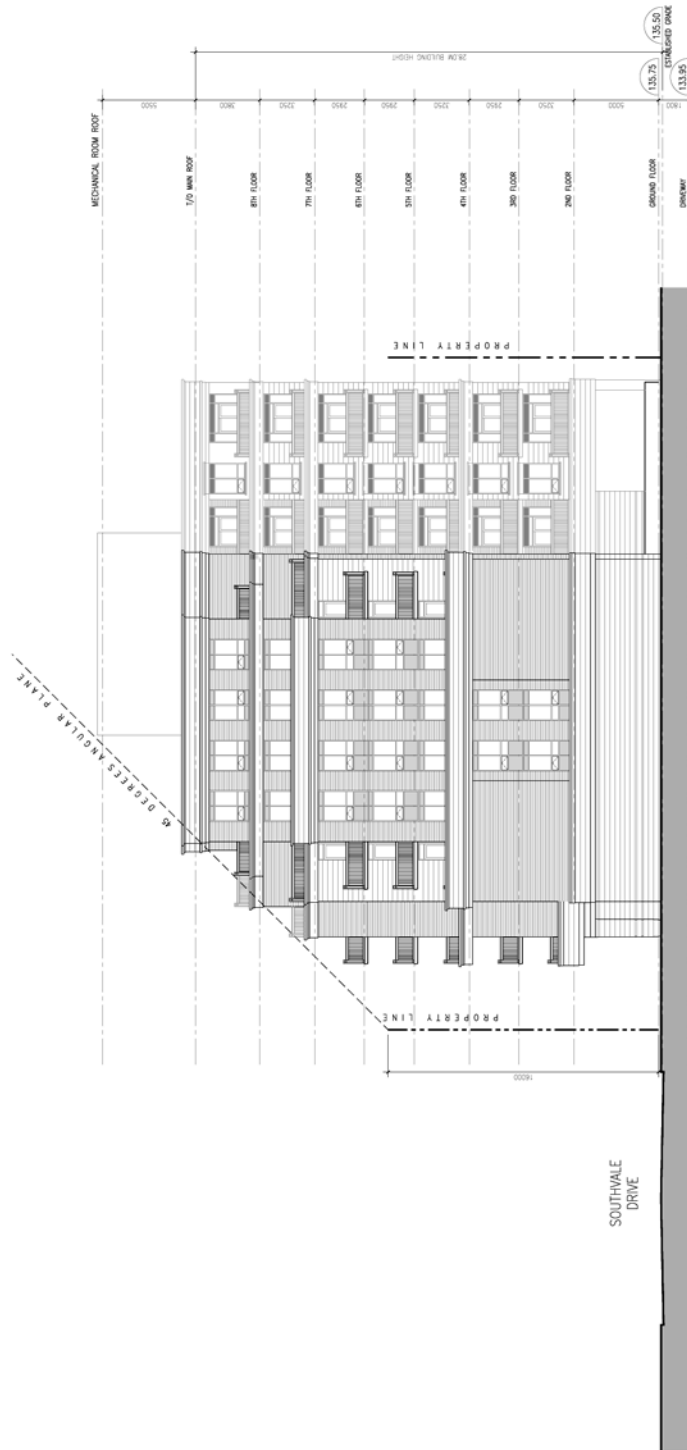
South Elevation

Applicant's Submitted Drawing

Not to Scale
06/16/2015

File # 15 150340 NNY 26 0Z

Attachment 5: West Elevation



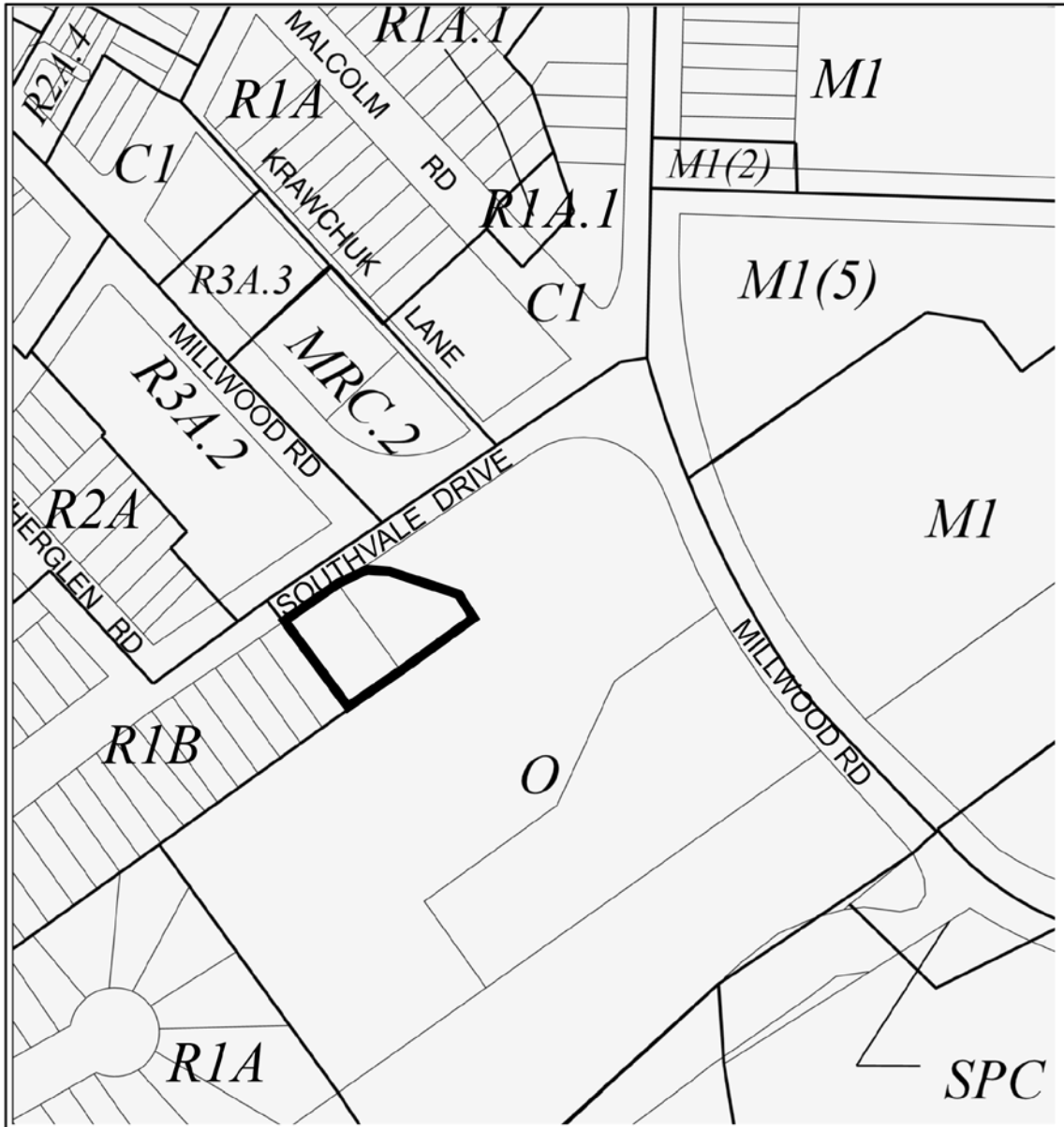
3 and 5 Southvale Drive

West Elevation
 Applicant's Submitted Drawing

Not to Scale
 06/16/2015

File # 15 150340 NNY 26 0Z

Attachment 6: Zoning



3 & 5 Southvale Dr.

East York Zoning By-Law No. 6752 & Leaside Zoning By-Law 1916

File # 15 150340 NNY 26 OZ

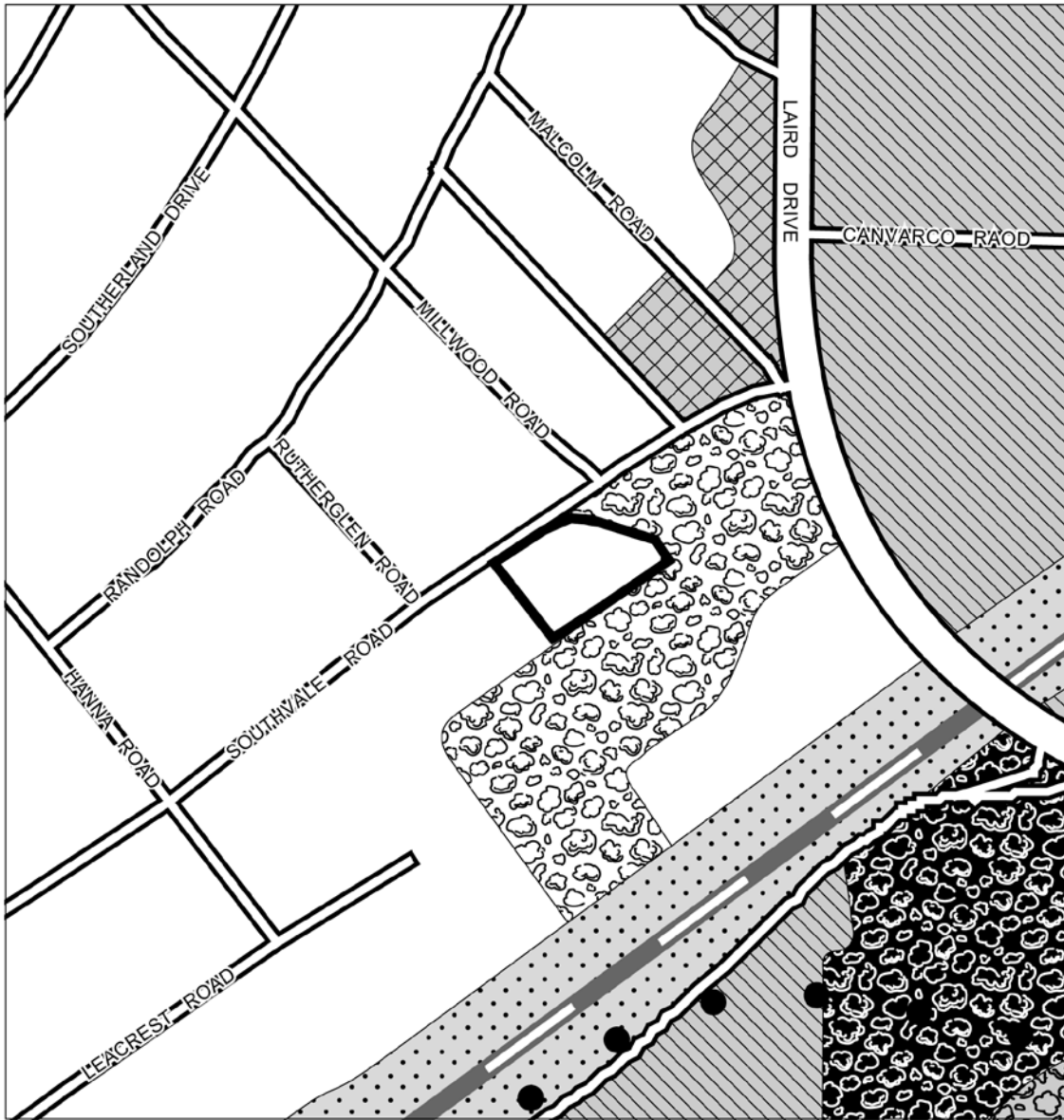
Location of Application

- | | | | |
|-----|----------------------------|-----|----------------------------|
| R1A | Low Density Residential | SPC | Special Purpose Commercial |
| R1B | Low Density Residential | O | Open Space (Parks) |
| R2A | Medium Density Residential | M1 | Light Industrial |
| C1 | Residential Apartment | | |



Not to Scale
Extracted: 06/16/2015

Attachment 7: Official Plan



Toronto City Planning
Extract from Official Plan

3 & 5 Southvale Road

File # 15 150340 NNY 26 02



Not to Scale
 06/12/2015

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 150340 NNY 26 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 1, 2015

Municipal Address: 3 and 5 SOUTHVALE DR
 Location Description: PLAN 2747 LOT 1 AND PLAN 2120 PT MILLWOOD RD **GRID N2607
 Project Description: Zoning By-law and Official Plan Amendment application to permit an 8 storey residential building containing 98 dwelling units and 97 parking spaces in 2 levels of underground parking at 3 and 5 Southvale Drive

Applicant:	Agent:	Architect:	Owner:
SHANE B C/O Adam Brown			SHANE B INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	O – Opens Space (Parks)	Historical Status:	N
Height Limit (m):	NA	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2030	Height:	Storeys:	8	
Frontage (m):	39.5		Metres:	28	
Depth (m):	39.9				
Total Ground Floor Area (sq. m):	1189				Total
Total Residential GFA (sq. m):	8360		Parking Spaces:	97	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	8360				
Lot Coverage Ratio (%):	58.57				
Floor Space Index:	4.12				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	64
2 Bedroom:	30
3 + Bedroom:	4
Total Units:	98

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	8360	8360	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: John Lyon, Senior Planner
TELEPHONE/EMAIL: (416) 395-7095/jlyon@toronto.ca