

12 – 16 Dervock Crescent – Zoning By-law Amendment Applications – Preliminary Report

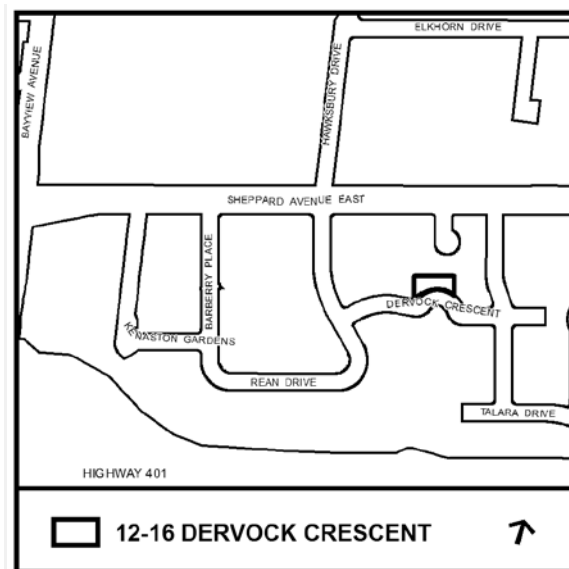
Date:	December 15, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	15 230582 NNY 24 OZ

SUMMARY

An application has been submitted to amend the zoning by-law for the lands at 12-16 Dervock Crescent to permit a four-storey multiple family dwelling project in the form of stacked, back-to-back townhouses. A total of 28 units are proposed to be contained within a single building with an underground parking garage. The total Gross Floor Area of the proposal is 2,554 square metres with an overall Floor Space Index of 2.0. A total of 29 parking spaces are proposed on site, 4 of which would be visitor parking spaces. A total of 23 bicycle parking spaces, 2 of which would be visitor spaces, are also proposed.

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.

This report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* is targeted to be scheduled for the 3rd quarter of 2016.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 12-16 Dervock Crescent 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 7, 2015 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to amend the zoning by-law to permit the construction of a four-storey multiple family dwelling project in the form of stacked, back-to-back townhouses, at a height of 11.4 metres to the rooftop terrace and 13.95 metres to the top of the rooftop terrace access. A total of 28 units are proposed to be contained within a single building with an underground parking garage. The total gross floor area of the proposal is 2,554 square metres with an overall Floor Space Index of 2.0.

Each of the units would be comprised of two levels. The lower units would have separate grade level entrances and outdoor patios. The upper units would be accessed by shared internal stairways and would have private outdoor rooftop amenity space. The unit mix would include 6 one bedroom units, 14 two bedroom units, and 8 two bedroom units with dens. The units would range in size from 75 to 109 square metres.

A total of 29 parking spaces would be provided on site. There would be 27 parking spaces located in an underground parking garage, of which 2 would be visitor parking spaces. An additional 2 visitor parking spaces would be located at grade. Access to the underground parking garage would be provided on the east end of the site off of Dervock Crescent.

A total of 23 bicycle parking spaces would be provided on site. There would be 10 residential bicycle parking spaces provided in the underground parking garage, 11

residential bicycle parking spaces provided on individual patios, and 2 visitor bicycle parking spaces provided at grade. (See Attachment 1 – Site Plan, Attachments 2A-D – Elevations and Attachment 5 – Application Data Sheet).

Site and Surrounding Area

The development site is a land assembly of three residential properties located on the north side of Dervock Crescent. Together, the site has a frontage of approximately 51.85 metres and a total area of 1,295.4 square metres. The property is currently the site of 3 two-storey single detached dwellings which would be demolished.

Abutting uses include:

North: Two-storey single detached dwellings fronting onto Cusack Court which are to be demolished and redeveloped as an 8 storey residential condominium apartment building with commercial space on the ground floor (Application No. 11 317628 NNY 24 OZ).

South: A four-storey apartment building. Southwest of the property is a three-storey condominium townhouse development accessible from a private driveway off of Dervock Crescent. Southeast of the property are two sites subject to applications to rezone the lands at 14-20 Greenbriar Road (Application No. 15 223730 NNY 24 OZ) and 15-21 Greenbriar Road (Application No. 15 223760 NNY 24 OZ) to permit two separate townhouse developments.

East: One and two-storey single detached dwellings fronting onto Greenbriar Road.

West: Four apartment buildings, ranging in height from three to ten storeys.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement, 2014 (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 healthy 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 subject site is designated *Apartment Neighbourhoods* on Land Use Map 19 of the Official Plan. *Apartment Neighbourhoods* are considered to be physically stable areas of the City where significant growth is generally not anticipated. The Official Plan does, however, set out criteria to evaluate situations where there are opportunities for additional townhouses or apartment buildings on underutilized sites.

In addition to all land uses provided for in the *Neighbourhoods* designation, including townhouses, *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. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of building is permitted and different scale-related criteria are needed to guide development.

Policy 4.2.2 of the Official Plan requires development in *Apartment Neighbourhoods* to contribute to the quality of life by locating and massing new buildings to provide for transition, to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, and to frame the edge of streets and parks with good proportion. New development is also to include sufficient off-street vehicle and bicycle parking for both residents and visitors, locate and screen service areas, ramps and garbage storage, provide indoor and outdoor recreation space for residents, provide ground floor uses to enhance adjacent streets and open spaces, and provide buildings that conform to the principles of universal design and wherever possible to contain units that are accessible or adaptable for persons with physical disabilities.

The Built Form policies in section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. This includes locating and organizing new development to frame and support adjacent streets, parks and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties; massing new development and its exterior façade to fit into the existing and/or planned context; massing new development to define the edges of streets, parks and open spaces at good proportion; providing for amenity for adjacent streets and open spaces; and providing indoor and outdoor amenity space for the residents of new development.

The Official Plan is available on the City's website at:

<http://www1.toronto.ca/planning/chapters1-5.pdf>

Sheppard East Subway Corridor Secondary Plan

The subject lands are located within the Sheppard East Subway Corridor Secondary Plan as set out in Chapter 6, Section 9 of the Official Plan. The site is located in the Bessarion Node of the Secondary Plan (Attachment 3).

The objective of the Sheppard East Subway Corridor Secondary Plan is to promote and encourage "appropriate, high quality development in the Sheppard East Subway Corridor

in support of, and to take advantage of, the large public investment in rapid transit". Development within the Sheppard East Subway Corridor is to be supportive of the existing goals and objectives of the Official Plan, including the urban structure and *Neighbourhoods* and *Apartment Neighbourhoods* policies, which limit intensification in residential areas to protect and enhance stable residential communities.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at: http://www1.toronto.ca/static_files/CityPlanning/PDF/9_sheppard_subway_dec2010.pdf

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on "protecting streetscapes and seamlessly integrating new development with existing housing patterns". The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment.

The Infill Townhouse Guidelines are available on the City's website at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/townhouseguideline.pdf

Zoning

The subject lands are currently zoned RM4 (Multiple-Family Dwellings Fourth Density Zone) under former City of North York Zoning By-law No. 7625. The RM4 zone permits a variety of residential building types, including: apartment house dwelling and multiple attached dwellings (townhouses), limited home occupations, and a range of recreational and institutional uses. Multiple family dwellings (which include stacked townhouses) are not a permitted building type.

In the RM4 zone, a maximum height of 11.5 metres is permitted. The maximum permitted lot coverage is 35 percent and the maximum permitted Gross Floor Area is 0.85. Separation distances and setbacks also apply.

The subject lands are also zoned RM (f21.0; a925; d0.85) (Residential Multiple Dwelling Zone) under City of Toronto Zoning By-law No. 569-2013. The RM zone permits a variety of residential building types including: detached houses, semi-detached houses, duplexes, triplexes, fourplexes and apartment buildings (stacked townhouses), in addition to a range of home occupations, recreational and institutional uses. Apartment buildings (stacked townhouses) are a permitted building type.

In the RM zone, a maximum height of 10 metres is permitted for a detached house or semi-detached house and a maximum height of 12 metres is permitted for any other building or structure. The maximum permitted lot coverage is 35 percent and the maximum permitted Floor Space Index is 0.85. Separation distances and setbacks also apply.

Site Plan Control

This proposal is subject to Site Plan Control under Section 114 of the *City of Toronto Act* and Section 41 of the *Planning Act*. A Site Plan Control application (Application No. 15 230603 NNY 24 SA) has been submitted and is being reviewed concurrently with this application.

Reasons for the Application

The proposed development will require an amendment to former City of North York Zoning By-law 7625 to permit the proposed building type, in addition to other proposed development standards, including the proposed setbacks, lot coverage, and density of the development.

An amendment to City of Toronto Zoning By-law 569-2013 will be required to permit the proposed development standards, including the proposed setbacks, lot coverage, and density of the development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Report;
- Arborist/Tree Preservation Report;
- Functional Servicing and Stormwater Management Report;
- Parking Assessment Report;
- Draft Zoning By-laws;
- Sun Shadow Study; and
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on October 19, 2015.

Issues to be Resolved

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

- Appropriateness of the proposed housing type, the number of proposed dwelling units, and the overall density;
- Organization of the site and the location/orientation and relationship of the building to public streets, adjacent residential properties, and the location of front entrances and open spaces;
- Appropriateness of the proposed setbacks, lot coverage, grading and massing;
- Transition of building height and massing to the adjacent properties;
- Appropriateness of rooftop terraces and the potential for noise, privacy and overlook;
- Adequacy of the proposed outdoor amenity space on site;

- Traffic impacts and parking assessment, including visitor parking;
- Pedestrian connections, circulation and linkages through the site and to the public sidewalk;
- Assessment of site servicing including stormwater management; and
- Conformity with the Infill Townhouse Guidelines.

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.

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

CONTACT

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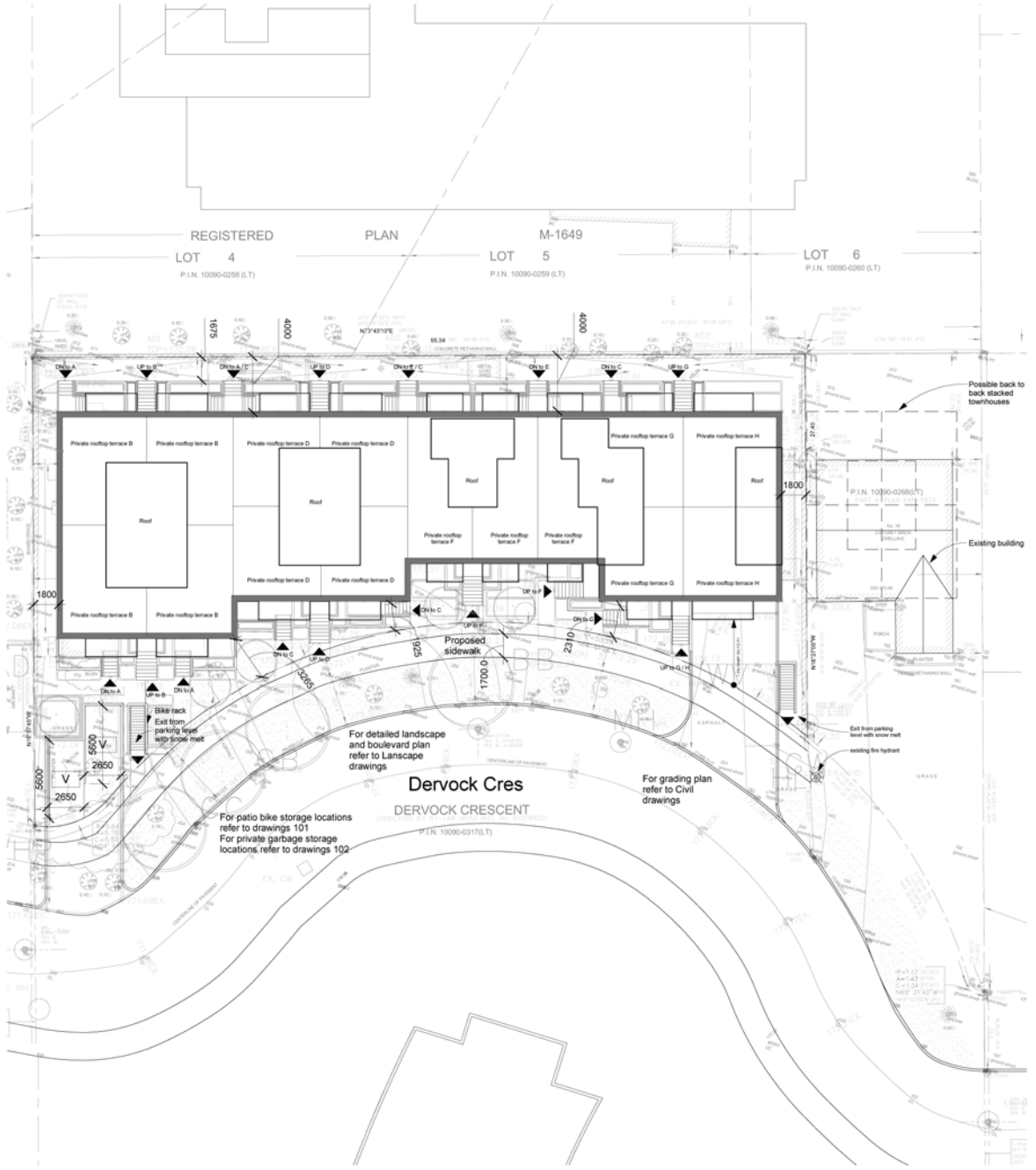
SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2A:	North Elevation
Attachment 2B:	East Elevation
Attachment 2C:	South Elevation
Attachment 2D:	West Elevation
Attachment 3:	Sheppard East Subway Corridor Secondary Plan
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet


Attachment 1: Site Plan



Site Plan

12-16 Dervock Crescent

Applicant's Submitted Drawing

Not to Scale 
10/06/2015

File # 15 230582 NNY 24 0Z

Attachment 2A: North Elevation



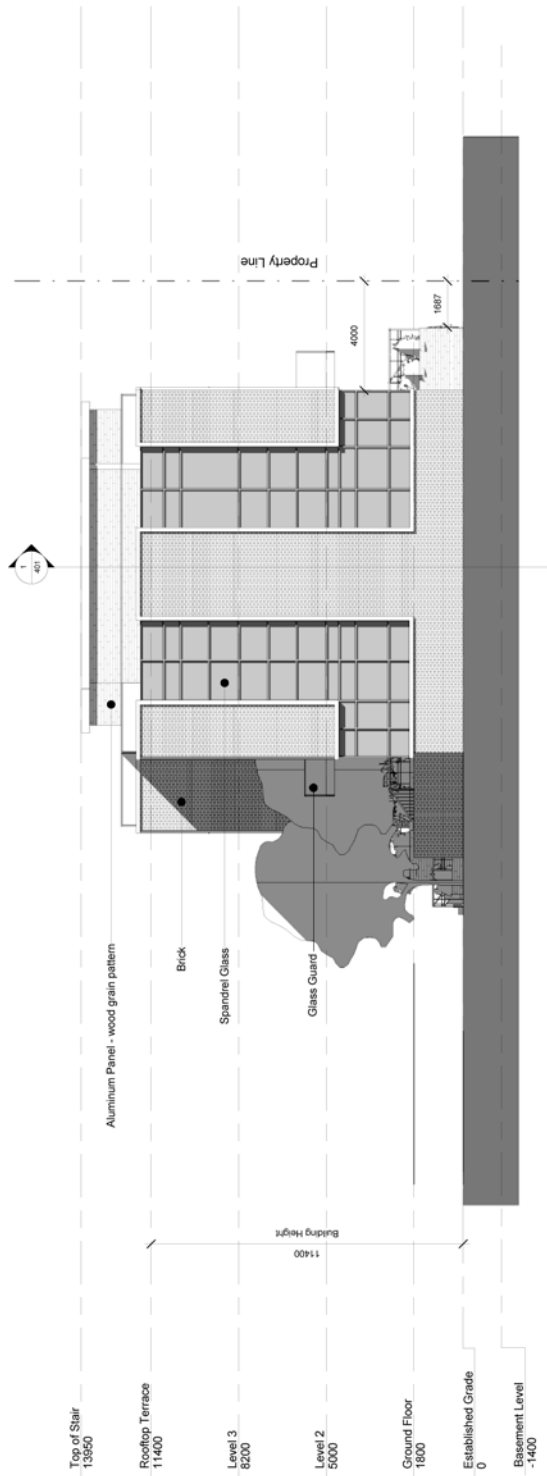
12-16 Dervock Crescent

North Elevation
 Applicant's Submitted Drawing

File # 15 230582 NNY 24 02

Not to Scale
 10/06/2015

Attachment 2B: East Elevation



12-16 Dervock Crescent

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/06/2015

File # 15 230582 NNY 24 0Z

Attachment 2C: South Elevation

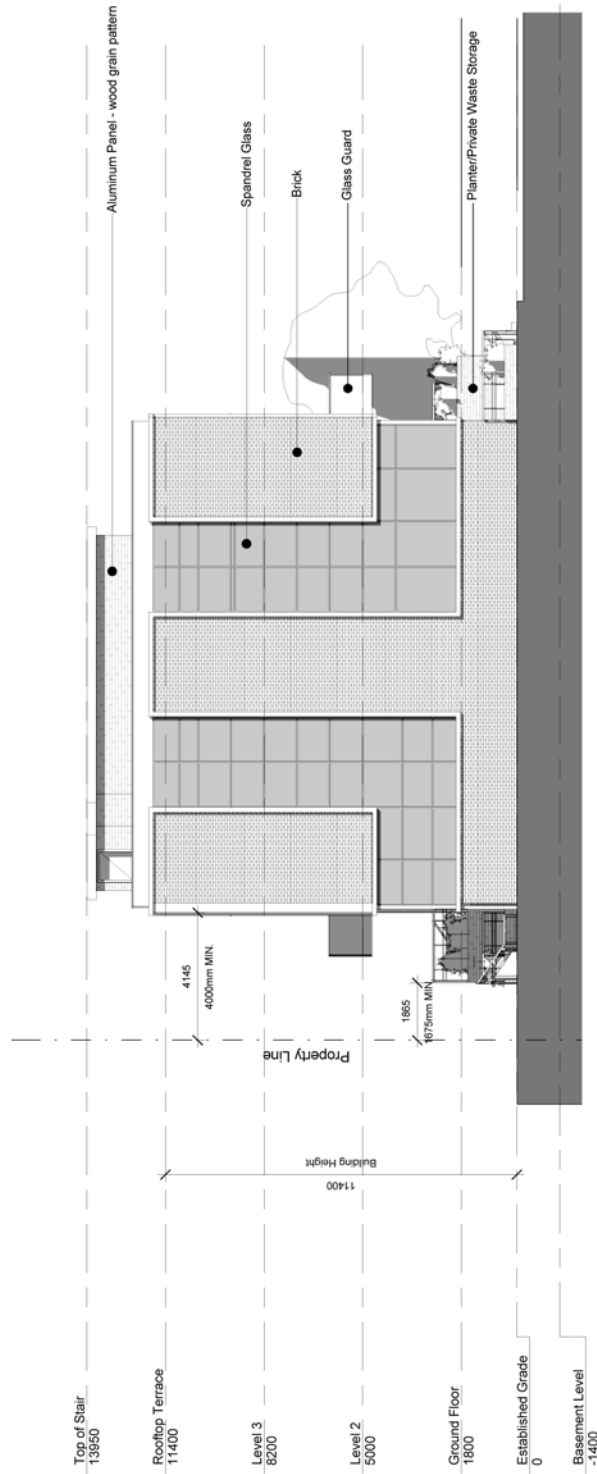


12-16 Dervock Crescent

South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/06/2015

File # 15 230582 NNY 24 02

Attachment 2D: West Elevation

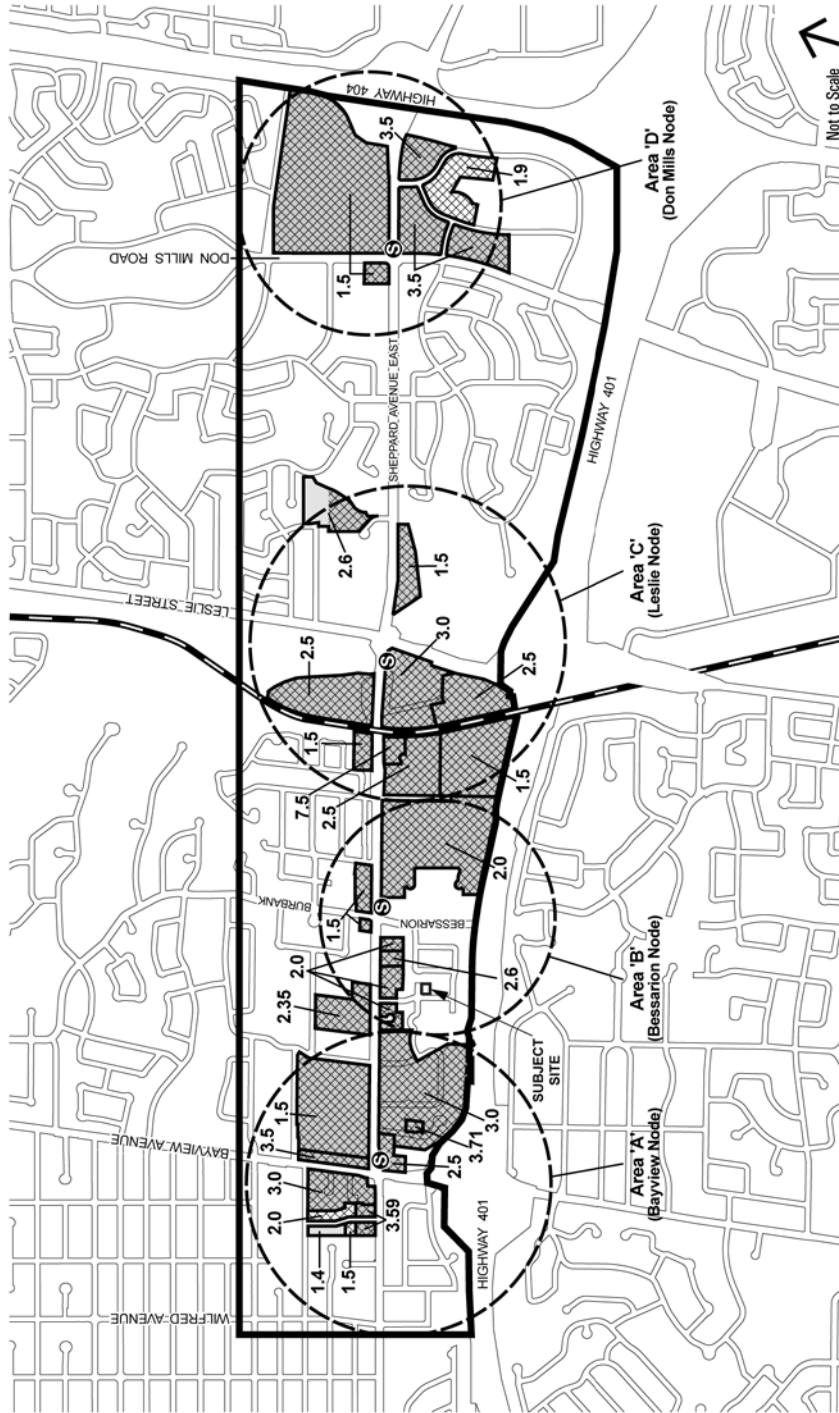


12-16 Dervock Crescent

File # 15 230582 NNY 24 0Z

West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/06/2015

Attachment 3: Sheppard East Subway Corridor Secondary Plan



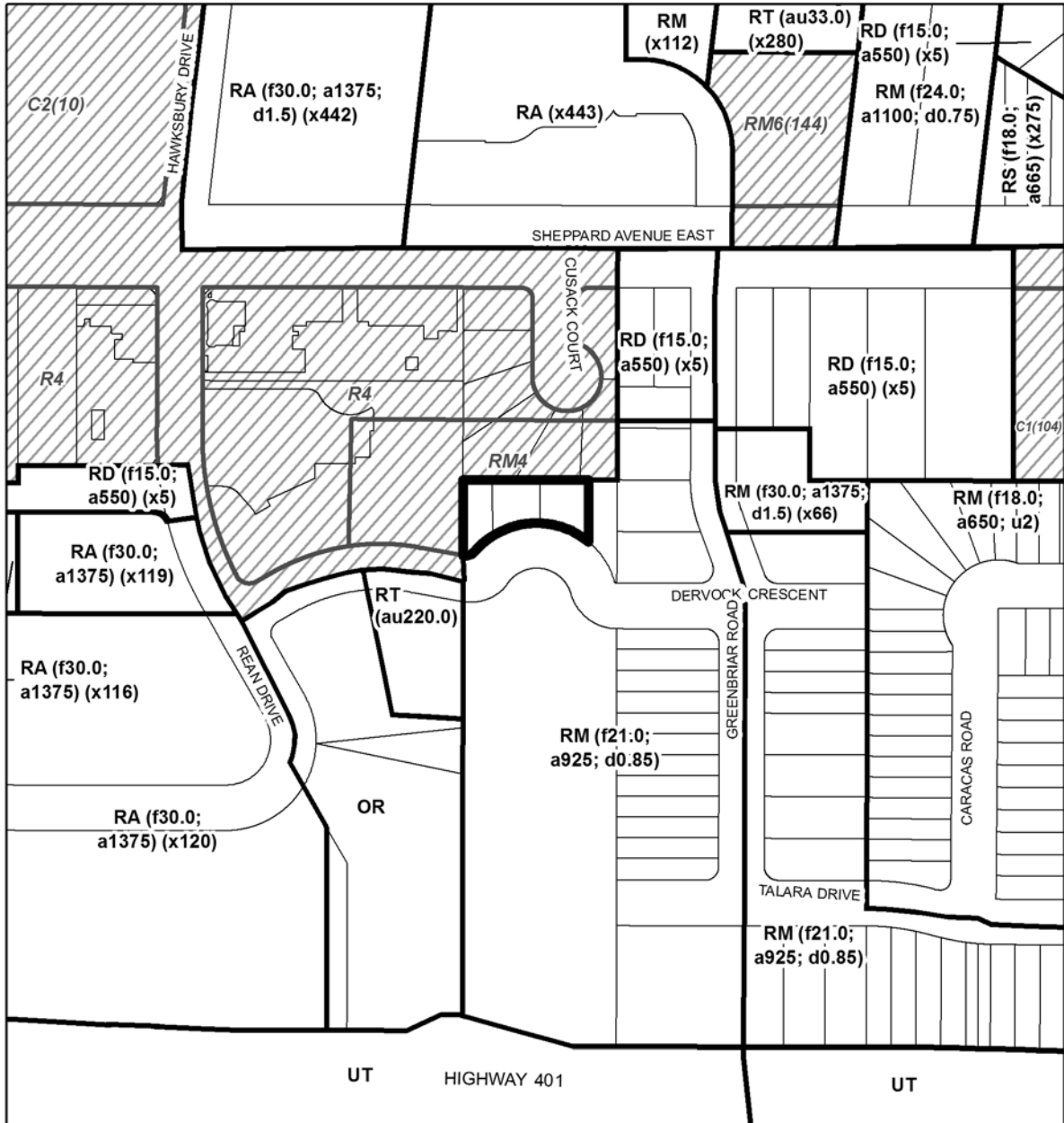
Toronto City Planning
Sheppard East Subway Corridor Secondary Plan
 MAP 9.2 Key Development Areas

- Secondary Plan Boundary
- City Planning
- Parks and Open Space Areas
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- 1.5 Density
- Subway Station

Not to Scale

December 2010

Attachment 4: Zoning



Zoning By-Law No. 569-2013

12-16 Dervock Crescent

File # 15 230582 NNY 24 0Z



Location of Application

- | | |
|-------------------------------------|--------------------------------------|
| RD Residential Detached | RM Residential Multiple |
| RS Residential Semi-Detached | RA Residential Apartment |
| RT Residential Townhouse | OR Open Space Recreation |
| | UT Utility and Transportation |



See Former City of North York By-Law No. 7625

- | |
|------------------------------------------------------------|
| R4 One-Family Detached Dwelling Fourth Density Zone |
| RM4 Multiple-Family Dwellings Fourth Density Zone |
| RM6 Multiple-Family Dwellings Sixth Density Zone |
| C1 General Commercial Zone |
| C2 Local Shopping Centre Zone |



Not to Scale
Extracted: 10/06/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 230582 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	September 30, 2015

Municipal Address: 12- 16 DERVOCK CRES
 Location Description: CON 2 EY PT LOT 15 RP 64R9829 PART 1 **GRID N2406
 Project Description: To construct a four-storey multiple family dwelling project in the form of 28 stacked, back-to-back townhouses with a total gross floor area of 2554 square metres and 1 storey of below grade parking.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP 2098 Avenue Road, Toronto, ON, M5M 4A8			AGNES TAK-YUNG CHING

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning By-law 7625:	RM4	Historical Status:	N
Zoning By-law 569-2013:	RM (f21.0; a925; d0.85)		
Height Limit (m):	RM4: 11.5m, RM: 12m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1295.4	Height:	Storeys:	4
Frontage (m):	51.85		Metres:	13.95 (to top of rooftop terrace)
Total Ground Floor Area (sq. m):	686.56			Total
Total Residential GFA (sq. m):	2554		Parking Spaces:	29
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2554			
Lot Coverage Ratio (%):	53			
Floor Space Index:	2.0			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	6
2 Bedroom:	22
3 + Bedroom:	0
Total Units:	28

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2554	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

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