



STAFF REPORT ACTION REQUIRED

128, 130 and 132 Gorman Park Road - Official Plan Amendment and Zoning By-law Amendment Application - Preliminary Report

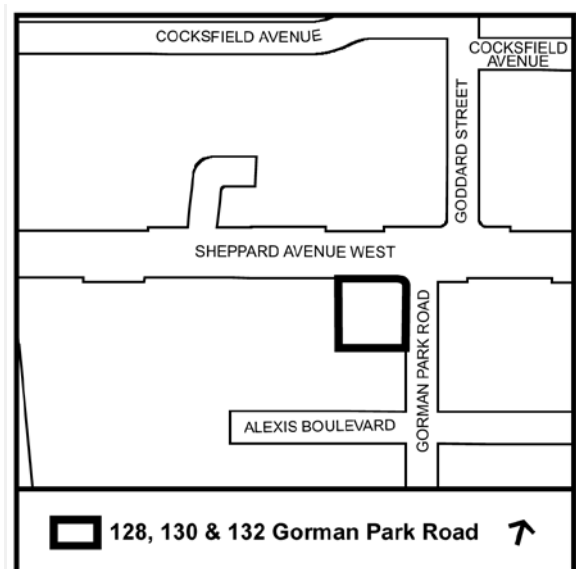
Date:	September 26, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	16 208768 NNY 10 OZ

SUMMARY

This application proposes a 9-storey residential building containing 85 residential dwelling units, 84 parking spaces and vehicular access from Gorman Park Road.

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.

A Final Report and a Public Meeting under the Planning Act will be scheduled provided issues identified in this report are satisfactorily addressed and the applicant submits 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 128, 130 and 132 Gorman Park Road 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 on April 19, 2016, to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to redevelop the lands to construct a 9-storey residential building. The building would have a height of 29.2 metres (plus a 4-metre tall mechanical penthouse for a total height of 33.2 metres) and a 148.8m² green roof (30% of available roof space) over a portion of the ninth floor and mechanical penthouse. A total of 85 residential units are proposed consisting of 19 one-bedroom units, 56 two-bedroom units and 10 three-bedroom units. The ground floor height would be 4.5 metres. A total of 289m² of indoor amenity space is proposed on the ground and ninth floors. A 99m² common outdoor terrace would be connected to the ninth floor indoor amenity space. The building would have a total gross floor area of 7,905m² and a Floor Space Index (FSI) of 4.73 (under former City of North York By-law 7625).

Access to the below grade parking garage would be via a driveway accessed from Gorman Park Road. A total of 84 parking spaces are proposed to be provided with 77 spaces on two underground parking levels and 7 surface parking spaces in the rear yard. A total of 86 bicycle parking spaces are also proposed, of which 77 would be for the use of residents and 9 would be for the use of visitors. The resident bicycle parking would be located in a room on the ground floor and in an accessory structure in the rear yard. The visitor spaces would be at grade. A loading space would be located in the rear, internal to the building.

The ground floor would be set back 1.0 to 3.0 metres from Sheppard Avenue West, with the second floor overhanging to the lot line. The ground floor would be set back 2.4 to 4.3 metres from Gorman Park Road, with the second floor generally overhanging to the lot line. The 2.4-metre setback would accommodate exclusive use patios for the ground floor units. A 2.76-metre road widening would be required for Sheppard Avenue West. For additional site statistics, refer to Appendix 5 – Application Data Sheet.

Site and Surrounding Area

The site is located on the southwest corner of Sheppard Avenue West and Gorman Park Road. It consists of an assembly of three lots, each with a single detached dwelling. The site has a frontage of approximately 40 metres on Sheppard Avenue West and 50 metres of frontage on Gorman Park Road. The total area of the subject site is 1,987 square metres. The land slopes slightly from west to east and from south to north.

Land uses surrounding the site are as follows:

North: Mixed-use and residential buildings ranging in height from 5 to 9 storeys and a 1-storey place of worship on Sheppard Avenue.

West: Single detached dwellings to the immediate west and a 7-storey mixed-use building on Sheppard Avenue West.

South: Single detached dwellings on Gorman Park Road and Alexis Boulevard.

East: Single detached dwellings to the immediate east, 3.5-storey townhouses and a future 9-storey mixed-use building (file no. 12 139344 NNY 10 OZ) on Sheppard Avenue West.

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 are 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, by the *Planning Act*, 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, as the case may be, 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

Most of the site (the northern portion of 128 Gorman Park Road, 130 and 132 Gorman Park Road) is designated as *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The southern portion of 128 Gorman Park Road is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Healthy Neighbourhood policies of the Plan (Section 2.3.1) also state that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

The Official Plan contains specific development criteria related to lands designated *Neighbourhoods*. Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood.

The prevailing building type will be the predominant form of development in the neighbourhood. Some Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

Section 5.3.1.3 states that amendments to the Official Plan that are not consistent with its general intent will be discouraged. Development permitted under an amendment to the Plan is to be compatible with its physical context and will not affect nearby

Neighbourhoods or Apartment Neighbourhoods in a manner contrary to the neighbourhood protection policies of this Plan.

In addition, this portion of Sheppard Avenue West is identified on Map 2 of the Official Plan as Avenues. Avenues are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents. A 2.76-metre road widening would be required for Sheppard Avenue West in order to accommodate the planned right-of-way of 36 metres in the Official Plan.

The Official Plan can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at:

<http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Sheppard West/Dublin Secondary Plan

Only one lot within the assembly (132 Gorman Park Road) falls within the area covered by the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area B* on Map 23-1. The remainder of the site (128 and 130 Gorman Park Road) is outside the boundary of the Secondary Plan. The objective of the Secondary Plan is to encourage and maintain a diversity of residential, institutional, service commercial, office and open space uses along the corridor stretching from Bathurst Street in the east towards Allen Road and Downsview Subway Station in the west.

In *Mixed Use Area B* of the Sheppard West/Dublin Secondary Plan, the preferred form of mixed use development contains ground floor commercial uses with upper floor residential uses. The Secondary Plan provides greater densities for development parcels that provide a mix of commercial and residential uses and which have a frontage on

Sheppard Avenue West greater than 30 metres. Given the proposed residential use and 40-metre frontage on Sheppard Avenue West for the property at 132 Gorman Park Road, the maximum permitted density for the site under the Secondary Plan is 1.75 times the area of the lot. The maximum building height under the Secondary Plan is 5 storeys.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are designated Neighbourhoods. These measures include the provision and maintenance of suitable fencing and a 1.5 metre landscape strip along the property lines between new developments and Neighbourhoods. Also, the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated Neighbourhoods. This horizontal distance cannot be less than 9.5 metres.

The Sheppard West/Dublin Secondary Plan can be found here:

http://www1.toronto.ca/static_files/CityPlanning/PDF/23_sheppard_west_dublin_oct2009.pdf

Zoning

The northern portion of the site (130 and 132 Gorman Park Road) is zoned Residential Fourth Density (R4) by former City of North York Zoning By-law 7625. The property at 128 Gorman Park Road has a split zoning under former City of North York Zoning By-law 7625. The northern portion of 128 Gorman Park Road is zoned Residential Fourth Density (R4), while the southern portion of 128 Gorman Park Road is zoned Residential Sixth Density (R6). Both the R4 and R6 zones permit single detached dwellings and accessory structures.

The northern portion of the site (130 and 132 Gorman Park Road) is zoned Residential Detached (RD (F15.0; a550)(x5)) by City of Toronto Zoning By-law 569-2013. The property at 128 Gorman Park Road has a split zoning under City of Toronto Zoning By-law 569-2013. The northern portion of 128 Gorman Park Road is zoned Residential Detached (RD (F15.0; a550)(x5)), while the southern portion of 128 Gorman Park Road is zoned Residential Detached (RD (F12.0; a370)(x1463)). Both zoning categories permit single detached dwellings and accessory structures.

Site Plan Control

An application for Site Plan Control would be required, but has not yet been submitted.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a Tree Inventory and Preservation Plan has been submitted and is currently under review by Urban Forestry staff.

Reasons for the Application

Most of the site is designated as *Mixed Use Areas* in the Official Plan. However, an Official Plan Amendment is required for the southern portion of the site, which is designated as *Neighbourhoods* to provide for a *Mixed Use Areas* designation.

The Sheppard West/Dublin Secondary Plan allows the northern portion of the subject lands (132 Gorman Park Road) to be developed with a residential building having a maximum density of 1.75 times the area of the lot and a building height of five storeys. An application to amend the Sheppard West/Dublin Secondary Plan is required to extend the boundaries of the Secondary Plan to include the properties at 128 and 130 Gorman Park Road, as the applicant is proposing to amend the Official Plan to allow a 9-storey residential building with a density of 4.73 times the area of the lot.

Amendments to the former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law 569-2013 are required to permit the proposed mixed use development at the proposed height and density and to establish appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Justification Report;
Shadow Study;
Tree Inventory and Preservation Plan;
Functional Servicing Report and Stormwater Management Report;
Transportation Study;
Geotechnical Study;
Phase One Environmental Site Assessment;
Phase Two Environmental Site Assessment; and
Toronto Green Standard Checklist.

A Notification of Complete Application was issued on September 13, 2016.

Issues to be Resolved

This site is an assembly of 128, 130 and 132 Gorman Park Road. The southern portion of 128 Gorman Park Road is designated as *Neighbourhoods* in the Official Plan. The remainder of the assembly is designated *Mixed Use Areas*. The southern portion of 128 Gorman Park Road would need to re-designated from *Neighbourhoods* to *Mixed Use Areas*. Of the three properties, only 132 Gorman Park Road is currently within the boundary of the Sheppard West/Dublin Secondary Plan. The Official Plan would need to be amended to allow a 9-storey residential building at a density of 4.73 times the area of the lot.

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

- The appropriateness of re-designating the southern portion of 128 Gorman Park Road from *Neighbourhoods* to *Mixed Use Areas*;
- The appropriateness of amending the Sheppard West/Dublin Secondary Plan boundary to include 128 and 130 Gorman Park Road;
- The potential of setting a precedent for similar applications to amend the Official Plan;
- The appropriateness of the proposed increase in height and density;
- Built form as it relates to the Sheppard Avenue West and Gorman Park Road streetscapes, with respect to setbacks and stepbacks;
- Compatibility with the surrounding neighbourhood including appropriate building transitions to the stable residential neighbourhoods to the south of the site;
- Penetrations of the building mass through the rear 45-degree angular plane, as required by the Sheppard West/Dublin Secondary Plan and the resulting impacts on shadowing and privacy;
- The suitability of the location of the accessory bicycle structure in the rear yard and its penetration of the rear 45-degree angular plane, as required by the Sheppard West/Dublin Secondary Plan;
- The number of parking spaces and traffic impacts;
- The number and location of bicycle parking spaces;
- The suitability of the design of the loading spaces and turning radius;
- The suitability of the 1.5-metre rear landscape strip, its soil depth and the ability to provide for an appropriate tree buffer;
- The streetscape design along Sheppard Avenue West;
- Servicing and stormwater management issues;
- Issues related to the protection and retention of privately owned trees located on adjacent properties; and
- The applicability of Section 37 to secure appropriate community benefits should the application be recommended for approval.

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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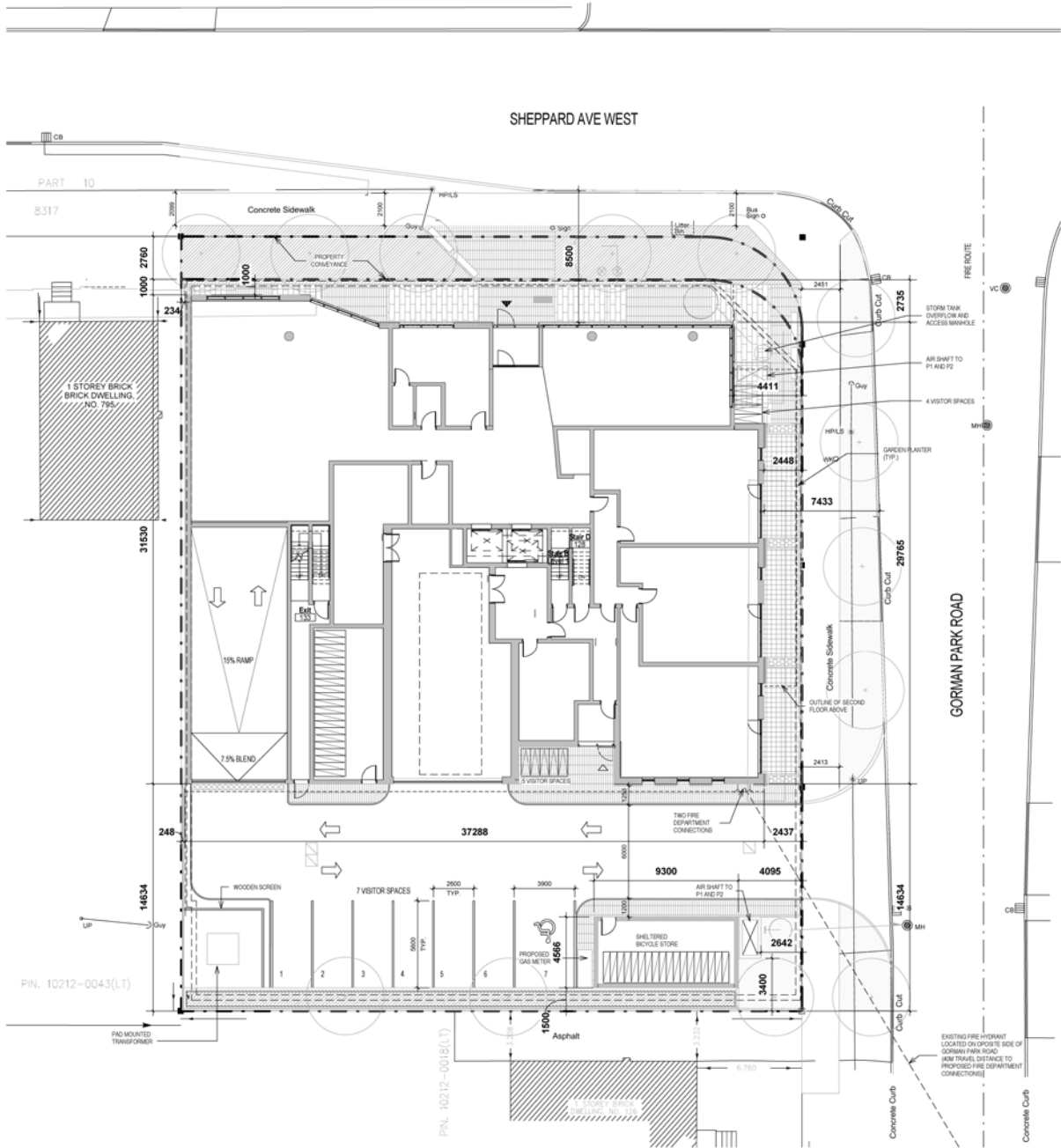
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation (Sheppard Avenue West)
Attachment 2b: East Elevation (Gorman Park Road)
Attachment 2c: South Elevation (Rear)
Attachment 2d: West Elevation
Attachment 3a: Former City of North York Zoning By-law 7625
Attachment 3b: City of Toronto Zoning By-law 569-2013
Attachment 4a: Official Plan
Attachment 4b: Sheppard West / Dublin Secondary Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

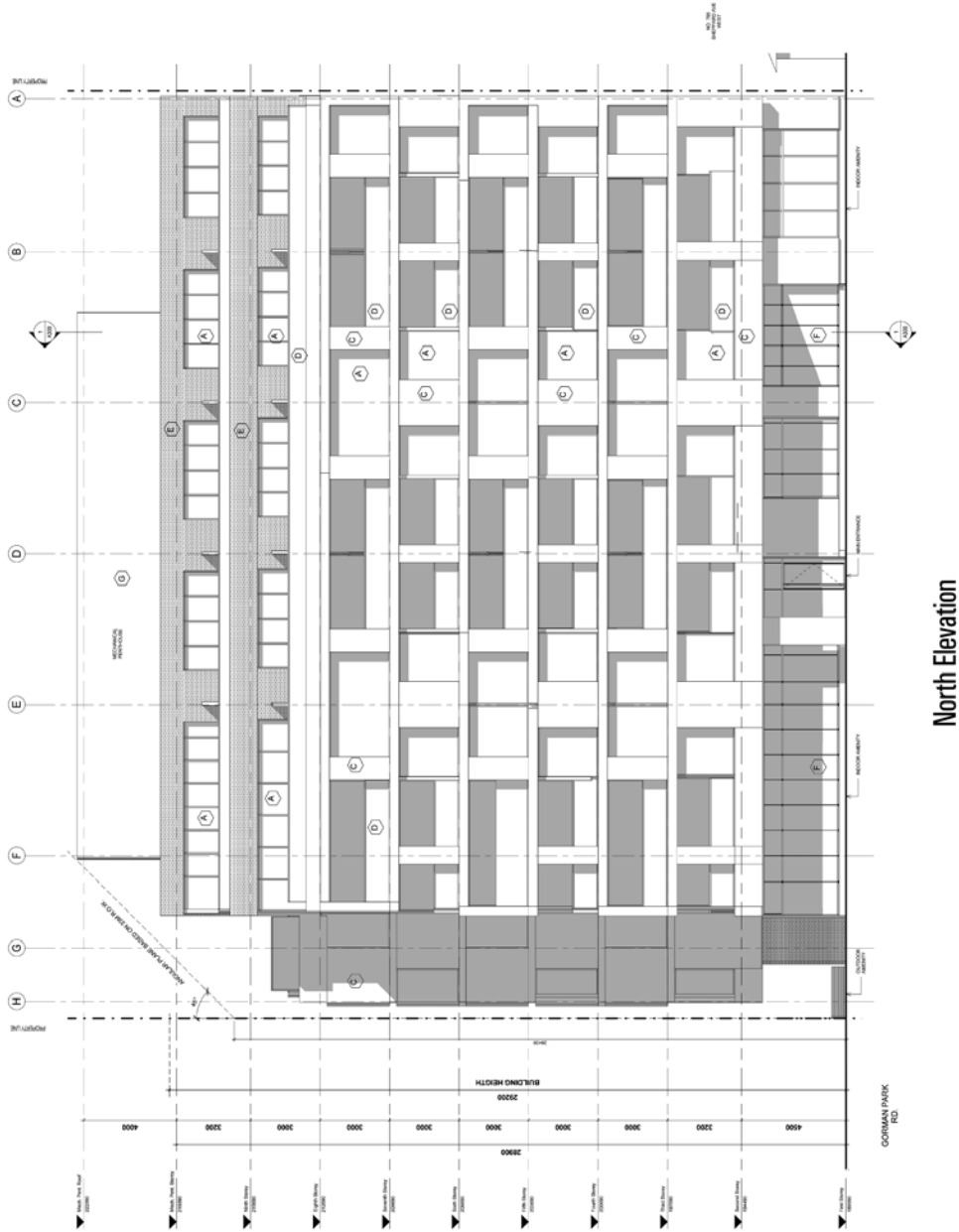
128, 130 & 132 Gorman Park Road

Applicant's Submitted Drawing

Not to Scale
08/30/2016

File # 16 208768 NNY 10 0Z

Attachment 2a: North Elevation (Sheppard Avenue West)



North Elevation

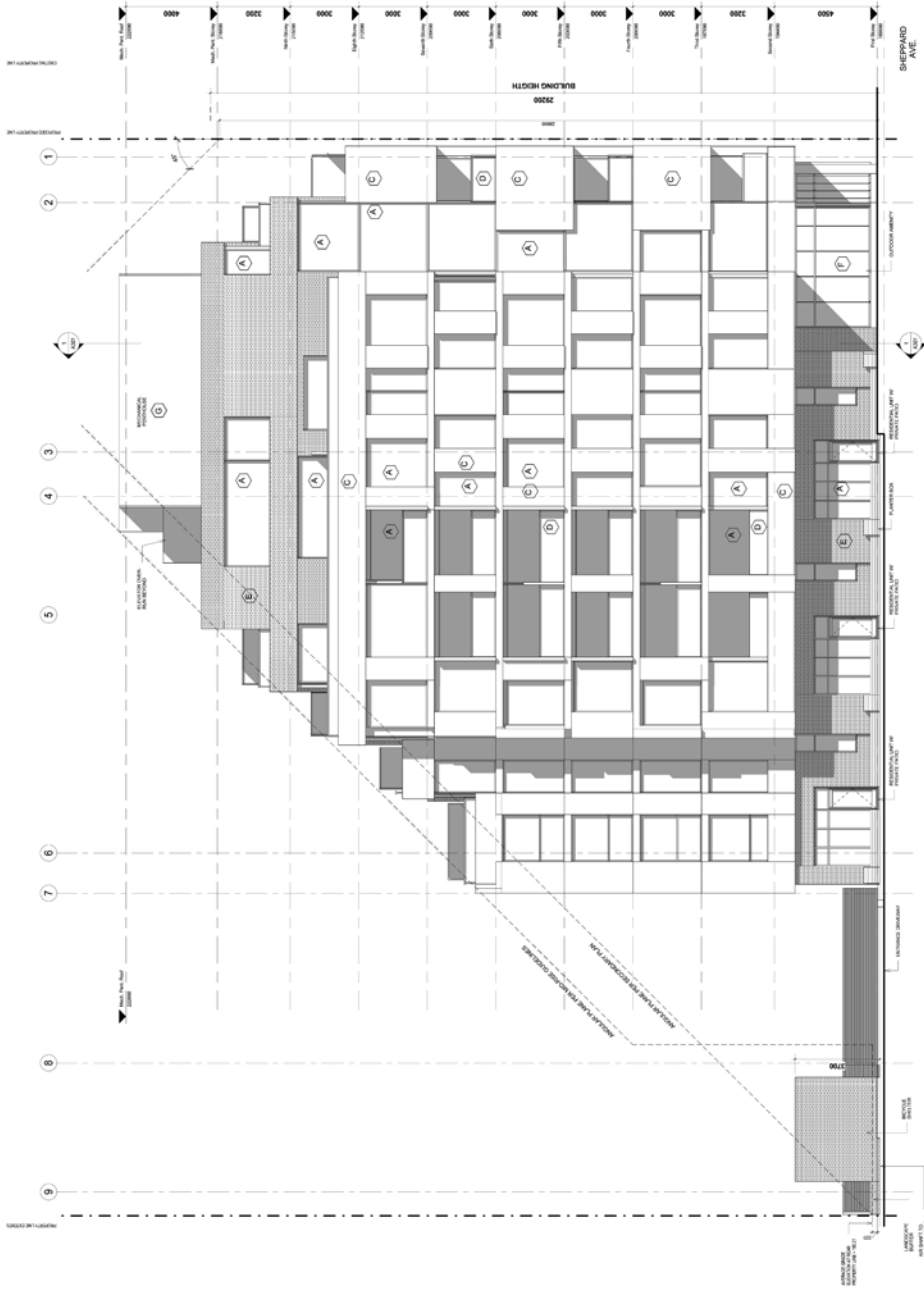
128, 130 & 132 Gorman Park Road

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/30/2016

File # 16 208768 NNY 10 0Z

Attachment 2b: East Elevation (Gorman Park Road)



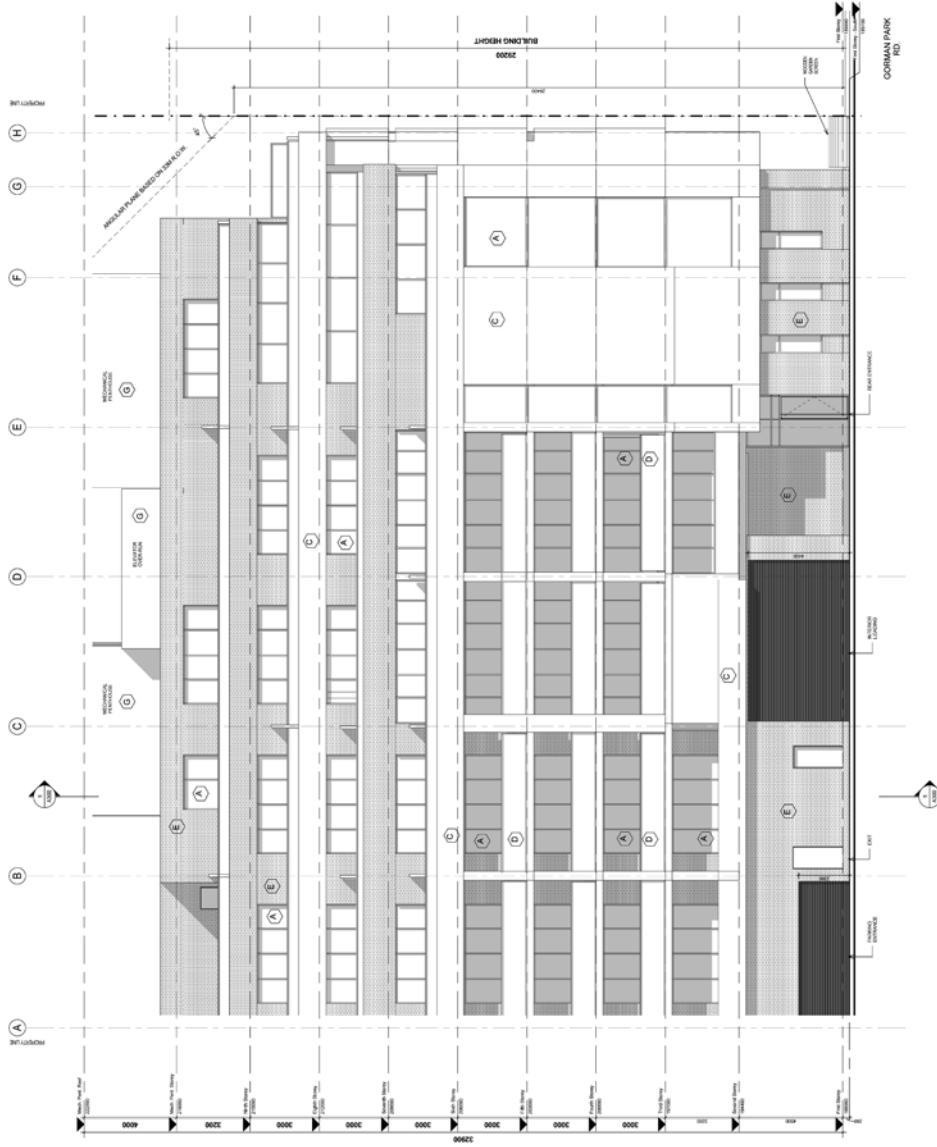
East Elevation

128, 130 & 132 Gorman Park Road

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/30/2016

File # 16 208768 NNY 10 0Z

Attachment 2c: South Elevation (Rear)



North Elevation

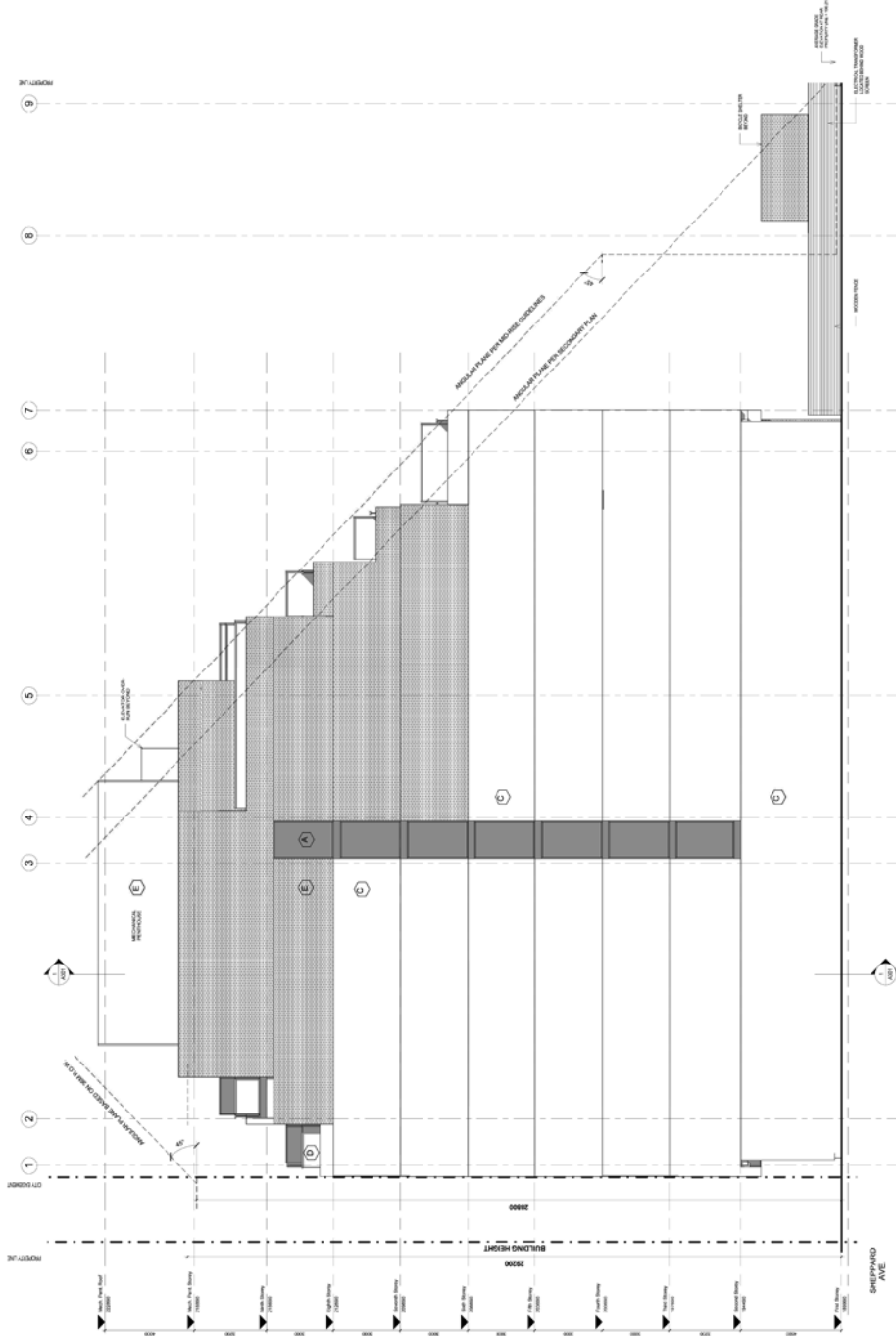
128, 130 & 132 Gorman Park Road

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/30/2016

File # 16 208768 NNY 10 0Z

Attachment 2d: West Elevation



West Elevation

128, 130 & 132 Gorman Park Road

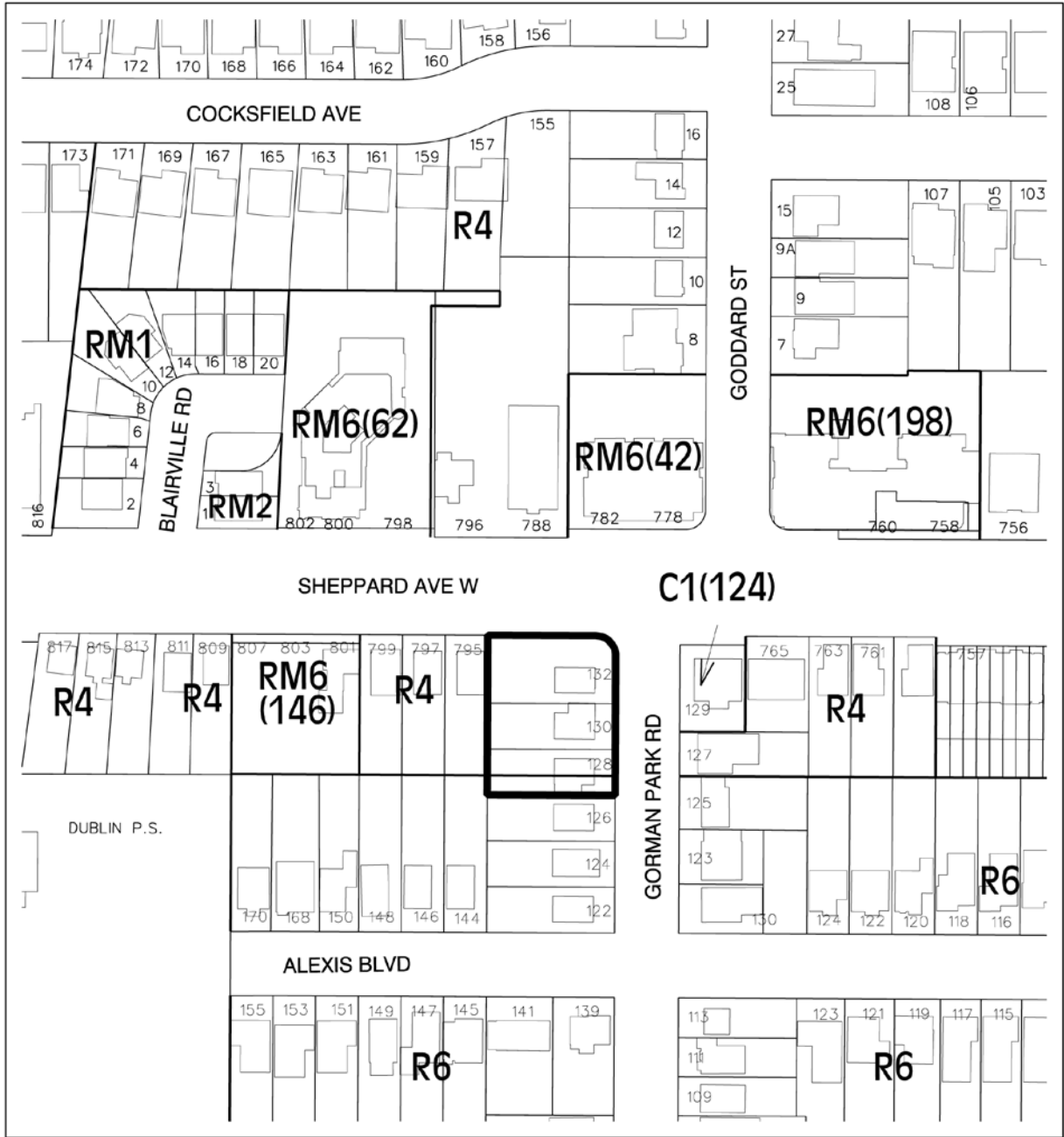
Elevations

Applicant's Submitted Drawing

Not to Scale
08/30/2016

File # 16 208768 NNY 10 0Z

Attachment 3a: Former City of North York Zoning By-law 7625



128, 130 & 132 Gorman Park Road

File # 16 208768 NNY 10 0Z

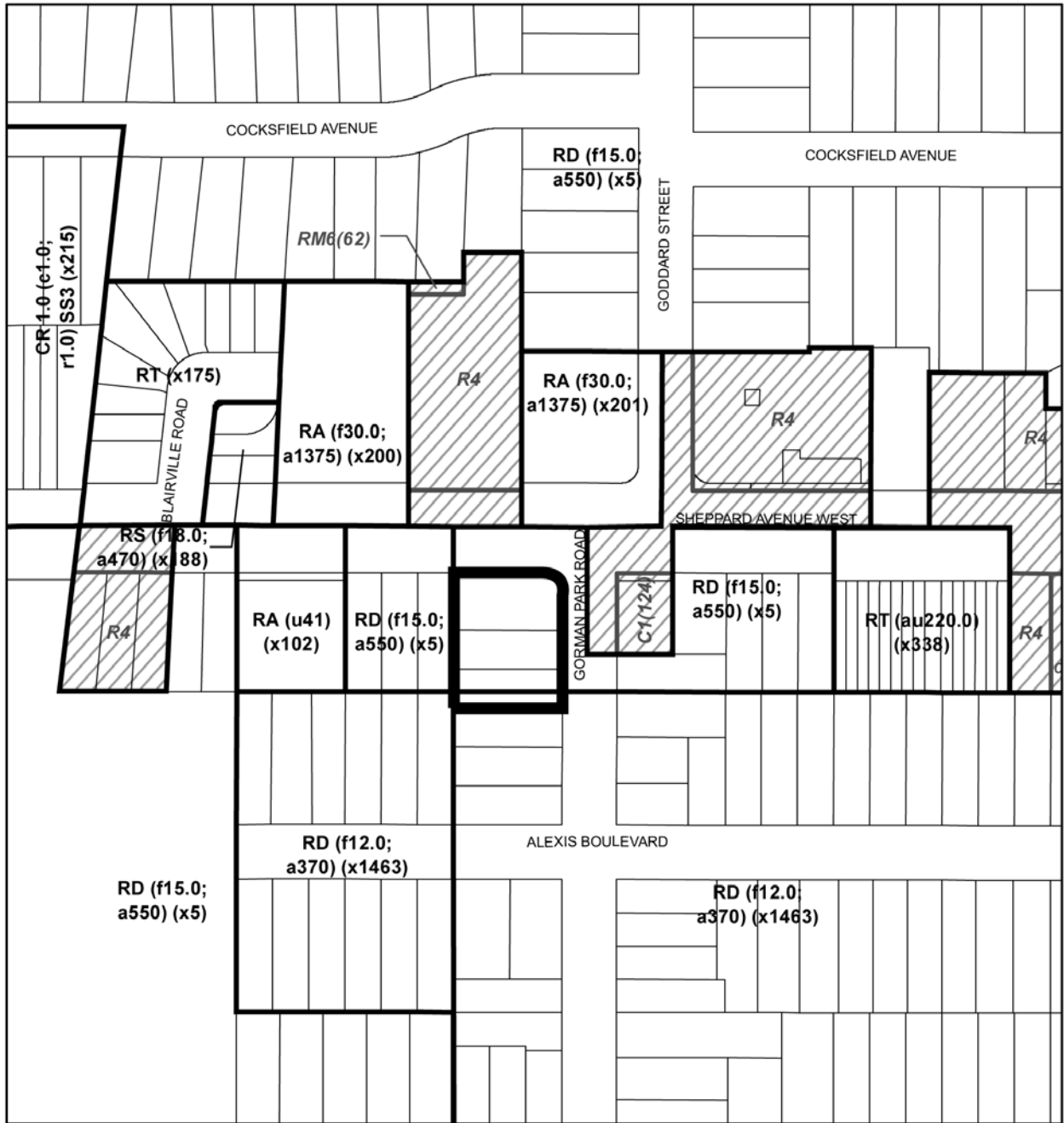
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone



Not to Scale
Zoning By-law 7625 as amended
Extracted 08/30/2016

Attachment 3b: City of Toronto Zoning By-law 569-2013



Zoning By-Law No. 569-2013

128, 130 & 132 Gorman Park Road

File # 16 208768 NNY 10 02

Location of Application

RD Residential Detached
RS Residential Semi-Detached

RT Residential Townhouse
RA Residential Apartment
CR Commercial Residential



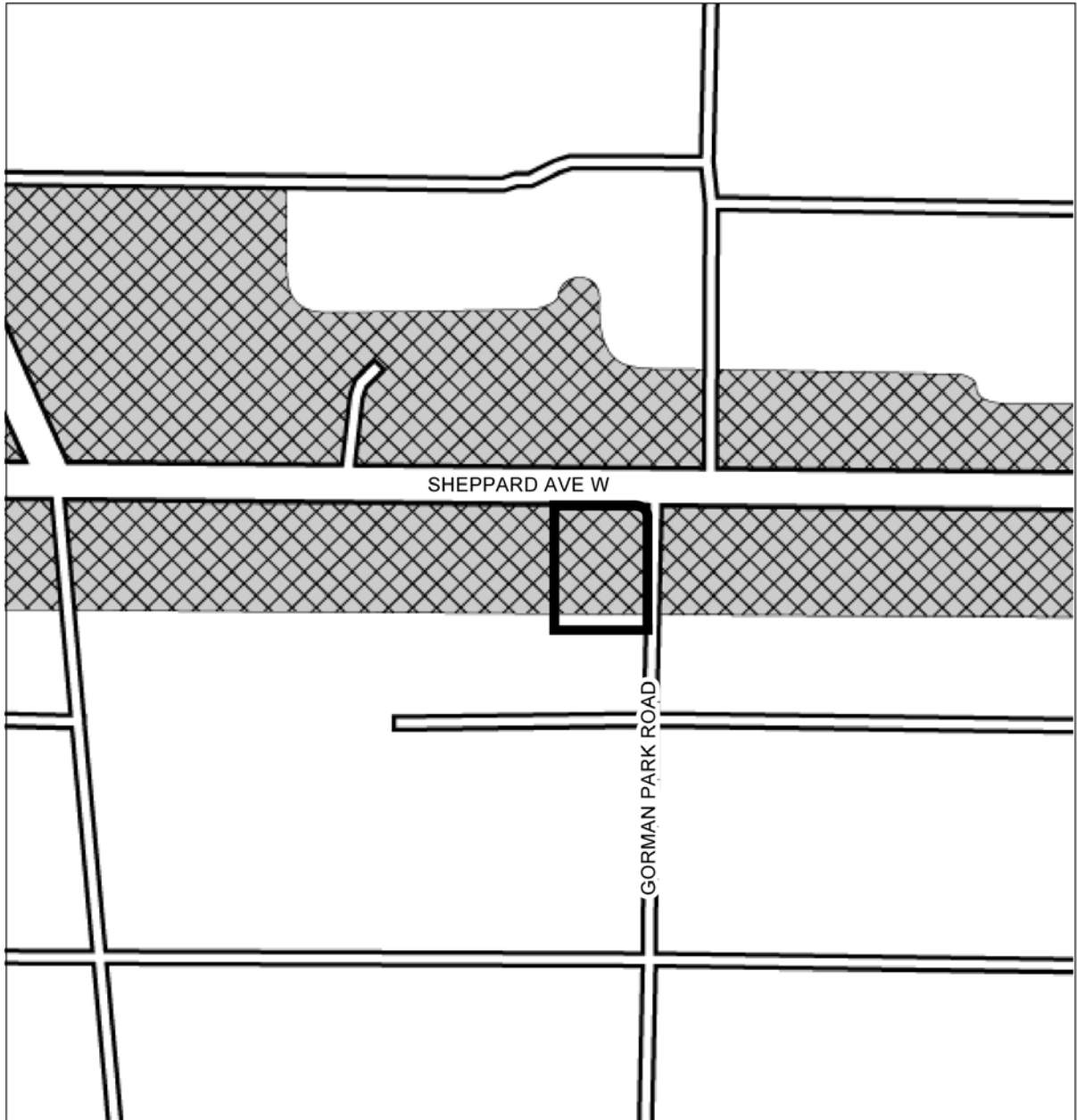
See Former City of North York By-Law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone



Not to Scale
Extracted: 08/31/2016

Attachment 4a: Official Plan



 **TORONTO** City Planning
Extract from Official Plan

128, 130 & 132 Gorman Park Road

File # 16 208768 NNY 10 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
08/30/2016

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 208768 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 17, 2016

Municipal Address: 128, 130, 132 GORMAN PARK ROAD
 Location Description: PLAN 1938 S PT LOT 4 N PT LOT 40 **GRID N1004
 Project Description: A 9-storey residential building containing 85 residential dwelling units and 84 parking spaces.

Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC ASSOC LTD	BOB DRAGICEVIC	SUPERKUL INC.	2224578 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	R4 and R6 / RD (f15.0; a550)(x5) and RD (f12.0; a370)(x1463)	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1987	Height:	Storeys:	9	
Frontage (m):	40		Metres:	33.2	
Depth (m):	50				
Total Ground Floor Area (sq. m):	1094.1				Total
Total Residential GFA (sq. m):	7905.6		Parking Spaces:	84	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	7905.6				
Lot Coverage Ratio (%):	55.1				
Floor Space Index:	3.98 (under By-law 569-2013) / 4.73 (under By-law 7625)				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	19
2 Bedroom:	56
3 + Bedroom:	10
Total Units:	85

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7905.6	7905.6	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:	Doug Stiles, Planner
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