

23, 25, and 27 Poyntz Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Final Report

Date:	April 13, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	16 270109 NNY 23 OZ 17 142286 NNY 23 RH

SUMMARY

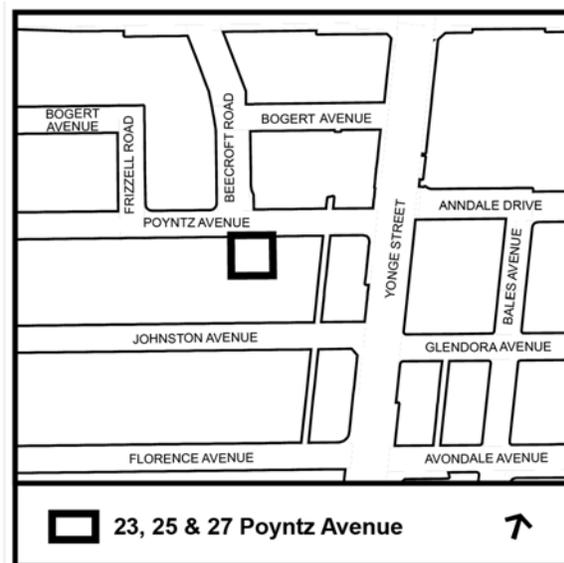
This application proposes to amend former City of North York Zoning By-law 7625 to permit the redevelopment of 23, 25, and 27 Poyntz Avenue. The proposal is for a mixed use building measuring 3 storeys (11 metres) in height with a floor space index (FSI) of 1.43 times the area of the lot. The proposed building contains retail uses on the ground floor, office uses on the second floor, and 4 residential rental units on the third floor. The proposed development would have a gross floor area of approximately 1,644 m² and would be served by 8 parking spaces located on the ground level.

The applicant has worked with Staff to address outstanding concerns. While some engineering issues remain to be resolved, they are minor in nature. The application conforms to the North York Centre Secondary Plan. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of North York Zoning By-law No. 7625 for the lands at 23, 25, and 27



Poyntz Avenue in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve the application to demolish the six (6) existing residential dwelling units at 23, 25 and 27 Poyntz Avenue, which includes five (5) residential rental units, pursuant to Municipal Code Chapters 667 and 363.
4. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 for the existing residential rental unit after all of the following have occurred:
 - a. The Zoning By-law Amendments have come into full force and effect;
 - b. The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner or his designate, pursuant to Section 114 of the *City of Toronto Act, 2006*; and,
 - c. The issuance of excavation and shoring permits for the approved structure on the site.
5. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division, has issued Notice of Approval Conditions referred to in Recommendation 4(b).
6. City Council authorize the Chief Building Official to issue a demolition permit under Section 33 of the *Planning Act* no earlier than the issuance of the first building permit for excavation and shoring of the development, and after the Chief Planner and Executive Director, City Planning Division, has issued Notice of Approval Conditions referred to in Recommendation 4(b), which permit may be included in the demolition permit for Chapter 667 under 363-11.1, of the Municipal Code, on condition that:
 - a. The owner erects a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and
 - b. Should the owner fail to complete the new building within the time specified in condition (a) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until

payment, be a lien or charge upon the land for which the demolition permit is issued.

7. Before introducing the necessary Bills for the Zoning By-law Amendment to City Council for enactment:
 - a) The owner submits, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, updated Functional Servicing, Hydrogeological and Stormwater Management Reports; and
 - b) The owner makes satisfactory arrangements, including entering into a financially secured agreement with the City, with Engineering and Construction Services staff for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to this infrastructure to support this development, according to the Functional Servicing Report to be accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report on the proposal was considered by North York Community Council on February 22, 2017. Community Council received the Preliminary Report, and authorized holding a community consultation meeting. The Community Council decision and the Preliminary Report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY20.31>

ISSUE BACKGROUND

Proposal

This application proposes to amend former City of North York Zoning By-law No. 7625 for the lands at 23, 25, and 27 Poyntz Avenue to permit a mixed use building measuring 3 storeys and 11 metres in height with an FSI of 1.43 times the area of the lot. A total of 4 rental residential units are proposed on the third storey and are comprised of two 1-bedroom units and two 2-bedroom units.

Vehicular access to the site would be provided via a driveway at the west end of the property leading to 8 parking spaces on the ground level located at the rear of the site. A total of 5 bicycle parking spaces are provided within the basement of the building.

A total of approximately 107.5 square metres of private outdoor amenity area is proposed. Terraces are provided for each residential unit. Above the third storey, the rooftop contains twin 39 square metre private terraces associated with the 2-bedroom units below.

Site and Surrounding Area

The subject site is comprised of three properties known municipally as 23, 25, and 27 Poyntz Avenue. The site is located approximately 100 metres west of Yonge Street. It is generally square in shape with a frontage of 34.2 metres and a depth of approximately 33.6 metres. The site measures approximately 1,152 square metres in area, and slopes slightly downwards from north to south.

North: 42 and 33-storey mixed-use towers with a connected 2-storey base building are located immediately north of the site. A place of worship is currently under construction to the northwest of the site.

South: 1 to 2-storey single detached dwellings in a *Neighbourhoods* designation. To the southeast is a mixture of low-rise retail and commercial uses along the Yonge Street corridor.

East: 1 to 2-storey single detached dwellings in a *Mixed Use Areas* designation. Further east is a mixture of low-rise retail and commercial uses along the Yonge Street corridor.

West: 1 to 2-storey single detached dwellings in a *Mixed Use Areas* designation. Beyond the boundaries of the North York Centre Secondary Plan are 1 to 2 storey single detached dwellings in a *Neighbourhoods* designation.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The City of Toronto Official Plan contains a number of policies that apply to the proposed development.

Chapter 2 – Shaping the City

Section 2.2.2 Centres: Vital Mixed Use Communities

The proposed development is located in the North York Centre. North York Centre, focused on three subway stations along its Yonge Street spine, is served by both the Yonge subway and the Sheppard subway and is also a terminus for regional transit from communities to the north. It has a major concentration of commercial office space where businesses benefit from access to transit service to the Downtown core as well as from good highway access. It should continue to grow as an important commercial office location, as well as a vibrant residential and cultural centre.

Centres in the Official Plan are a priority for managing growth in the City. They should be vibrant, mixed-use and supported by public transit. Each Centre in the Official Plan will have a secondary plan which will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space and transit oriented development. The plan will also delineate the boundaries of the growth centre, provide a strategy for public realm and parks improvements, support the use of public transit and other transportation models (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly *Neighbourhoods*.

Chapter 3 – Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies above, new development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses.

New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provide amenity space for residents of the new development.

Section 3.2.1 Housing

The applicant has indicated that the three properties at 23, 25 and 27 Poyntz Avenue contain less than six residential rental units.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure, and affordability, and the protection of rental housing units.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents

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

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

North York Centre Secondary Plan

The subject property is located within the North York Centre Secondary Plan, and is designated *Mixed Use Area “B”* on Map 8-3 of the Secondary Plan. The permitted uses include commercial, institutional, residential, public parks and recreational uses, and transit terminals. The total GFA of all residential uses on a site in a *Mixed Use Area “B”* designation will not exceed 50 percent of the maximum permitted gross floor area.

The Secondary Plan provides for a density of 1.5 FSI, plus additional density incentives for the provision of specific uses and facilities. The Secondary Plan limits the maximum height of the site to the lesser of 11 metres or 3 storeys.

The Secondary Plan also encourages redevelopment that ensures compatibility with the surrounding stable residential areas while contributing to an attractive pedestrian oriented street edge with emphasis on good design and landscaping, buffering and tree features.

The properties are also subject to North York Centre Site Specific Policy 11 of the North York Centre Secondary Plan. Site Specific Policy 11 protects for the future extension of

Beecroft Road south of Poyntz Avenue. In order to ensure a direct alignment, setbacks may be imposed on new development for the new road and associated buffer area.

The North York Centre Secondary Plan is available on the City's website at:
<https://www1.toronto.ca/planning/8-north-york-centre.pdf>

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the city. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition or conversion of residential rental units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing.

Under the City's demolition control by-law, Chapter 363 of the Municipal Code (Section 33 of the *Planning Act*), Council approval is needed to demolish dwelling units before the Chief Building Official can issue a demolition permit under the Building Code Act if six or more residential dwelling units are proposed to be demolished.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Ontario Municipal Board.

The proposed demolition requires approval under both Municipal Code Chapter 667 and Chapter 363 because the application involves at least six residential dwelling units and at least one rental dwelling unit. Municipal Code Section 363-11.1 provides for the coordination of these two processes. The Chief Building Official may issue one demolition permit for the purposes of Section 33 of the *Planning Act* and Chapter 667 of the Municipal Code.

On April 11, 2017 the applicant made an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code.

Zoning

The subject lands are excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is currently zoned One-Family Detached Dwelling Fourth Density Zone (R4) under By-law 7625 as amended. The R4 zoning permits single detached dwellings and accessory uses with a height limitation of 8.8 metres for a residential use.

Site Plan Control

A Site Plan Control application (16 270122 NNY 23 SA) has been submitted with this rezoning application to reflect the current proposal. Staff are reviewing the Site Plan Control application concurrently with this Zoning By-law Amendment application.

Reasons for Application

An amendment to Zoning By-law No. 7625, as amended, is required as the in-force zoning does not permit the proposed mixed-use building and to implement the necessary zoning standards to regulate the proposed development.

An application to permit the demolition of the six existing dwelling units is required under Chapter 667 of the Toronto Municipal Code as the site contains at least 6 residential dwelling units of which at least one was used for residential rental purposes.

Community Consultation

A Community Consultation meeting was held at St. Edwards Catholic School on May 9, 2017. The Ward Councillor was present at the meeting with approximately 20 members of the public. Issues raised by the community included:

- increased traffic and timing of the implementation of the Beecroft Road extension;
- appropriateness of the proposed building setbacks;

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposed development is consistent with the 2014 PPS. It would support the policy objectives related to focusing growth in existing settlement areas. It would also support efficient land use, reduce land consumption related to residential development and make efficient use of existing infrastructure.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure and reduces the need to convert rural land to urban uses.

The site is also in close proximity to the intersection of Yonge Street and Sheppard Avenue which is a Major Arterial Road, a designated *Centre* in the Official Plan and identified as a Higher Order Transit Corridor in the Official Plan. In addition, the proposal would be transit supportive in terms of density and proximity to nearby subway lines.

The proposal conforms and does not conflict with the Growth Plan as this site is located in a built up area, promotes appropriate infill development through the use of land for housing and utilizes existing services and infrastructure.

Land Use

The site is located in North York Centre, one of the four *Centres* that form part of the Official Plan's urban structure. The site is also designated *Mixed Use Areas* in the City's Official Plan. This designation permits a broad range of residential and commercial uses in single or mixed use buildings. Planning staff are of the opinion that the proposed commercial/residential land use of this building, which includes outdoor amenity areas for residents, conforms to the land uses contemplated in the *Mixed Use Areas* designation in the Official Plan, and facilitates the overall intent of the *Mixed Use Areas* designation.

The site falls within the Mixed Use Area – B area of the North York Centre Secondary Plan. This designation permits commercial, institutional, and residential uses. The total of all residential uses on a site within this Area are to not exceed 50 percent of the maximum permitted gross floor area on the site. The development conforms to the Mixed Use Area B policies outlined in Section 2.1.2 of the North York Centre Secondary Plan. Specifically, the development incorporates a mix of commercial and residential uses, with a residential gross floor area of approximately 419.6 square metres, representing approximately 35% of the total proposed gross floor area.

Density, Height, and Built Form

The proposed development conforms to the built form policies of the North York Centre Secondary Plan. It incorporates a Floor Space Index of approximately 1.1 whereas a maximum Floor Space Index of 1.5 is permitted. Furthermore, the development measures 11 metres in height (excluding projecting stairwells) which meets the Secondary Plan maximum permitted height is 11 metres.

The proposed buildings are located and massed to provide a transition in scale and intensity and to limit shadow impacts on adjacent lower scale *Neighbourhoods*. The proposed development appropriately frames the edge of the street and provides a comfortable and attractive pedestrian environment. Service areas, ramps and garbage storage have been located and screened to minimize impacts on adjacent streets and residences.

The development complies with the built form policies contained within the Official Plan and North York Secondary Plan.

Traffic Impact, Access, Parking

As per the North York Centre Secondary Plan Map 8-12, "the City will seek to ensure the potential extension of Beecroft Road in direct alignment south of Poyntz Avenue is not denied by new development". Although there are no current plans to extend Beecroft Road, through the incorporation of a 10.75 metre side yard setback along the west property line, the proposed development is situated in order to protect for the potential future extension of Beecroft Road south of Poyntz Avenue. In achieving this, the development establishes sufficient separation to accommodate a landscape buffer area, between the west facade of the development and the future road extension.

Transportation Services staff have advised that they do not have any concerns regarding the traffic impact of the proposed uses. Transportation Services Staff have reviewed the supporting materials provided by the applicant and concur with the Traffic Operations Assessment Addendum and conceptual functional plan that would allow for the future Beecroft Road extension.

The North York Centre Parking Policy includes standards of parking provision which, in recognition of the availability of rapid transit and the limited road network, are lower than the requirements of the general zoning by-law elsewhere in North York. Given this, the parking requirement under the Zoning By-law for the site is 14 spaces. The applicant is proposing 8 parking spaces which does not meet the minimum parking requirements. The parking provided is deemed acceptable, however, considering the size of the site, required dedication of lands for the future Beecroft Road extension, proximity to the subway system and availability of private parking / on-street parking facilities in the vicinity.

Servicing

The applicant has submitted a Functional Servicing Report, Stormwater Management Report, and Hydrogeology report in support of the application, which has been reviewed with revisions requested by Engineering and Construction Services staff. These revisions include addressing errors, omissions and inconsistencies with the analysis. In order to ensure the requested revisions are addressed. Planning staff are recommending that the Bills for the Zoning By-law Amendment be withheld until such time as these reports have been deemed acceptable by Engineering and Construction Services staff.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is not in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, Staff recommend that the the parkland dedication requirement be supplied through a cash-in-lieu payment. The residential nature of this proposal is subject to a 5% parkland dedication and the non-

residential nature of this proposal is subject to a 2% parkland dedication. The exact amount will be determined at the time of issuance of the appropriate building permit.

Rental Housing Demolition and Conversion By-law

Since this development proposal is for a related group of buildings where fewer than six residential rental units are proposed to be demolished, Official Plan policy 3.2.1.6 does not apply and no replacement of rental housing is required.

Staff have no objection to the requested demolition of the six residential rental units. Staff recommend that the demolition of the six residential rental units at 23, 25 & 27 Poyntz Avenue occur once all the necessary approvals have come into full force to ensure the buildings are not prematurely demolished.

Should demolition be approved, the applicant would be required to provide affected tenants the rights and compensation provided for under Ontario's *Residential Tenancies Act*.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment.

The application meets Tier 1 of the TGS. Applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

Staff recommend that the application to amend the Zoning By-law be approved by City Council. The proposed development is consistent with the Provincial Policy Statement and conforms to both the Growth Plan for the Greater Golden Horseshoe and the Toronto Official Plan.

Although there are no current plans to construct the Beecroft Road extension the applicant has responded to staff comments and made changes to allow for such an extension. The applicant has satisfied the Section 111 component of the Rental Housing Demolition and Conversion By-law

The proposed amendment to the former City of North York Zoning By-law 7625 is appropriate and represents good planning. The proposed mixed use building conforms to the North York Centre *Mixed Use Areas* policies. Both the residential and commercial components would be compatible with the existing surrounding land uses and would provide an appropriate built form which complies with the Secondary Plan and provides transition from the *Mixed Use Areas* designation to the *Neighbourhoods* designation to the west.

In order to ensure the proposed development addresses requests made by Engineering and Construction Services staff, it is recommended that the Bills be held until such time as the requested engineering reports be submitted and deemed acceptable by staff.

CONTACT

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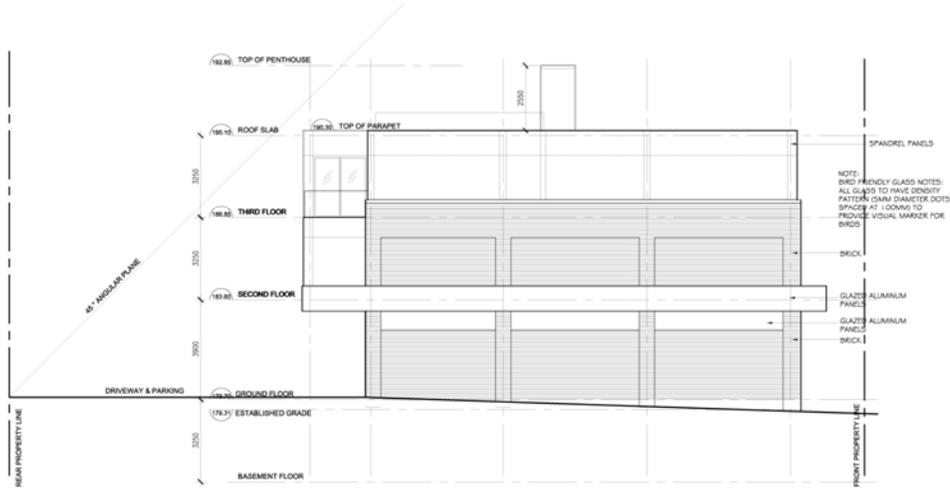
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

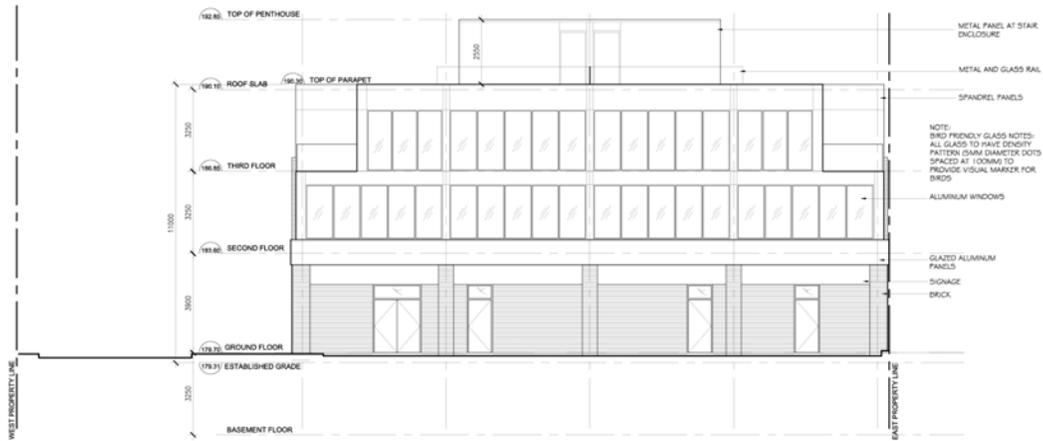
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East and South Elevations
Attachment 3: West and North Elevations
Attachment 4: Zoning By-law No. 7625
Attachment 5: Official Plan
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment

Attachment 2: East and South Elevations



East Elevation



South Elevation

Elevations

Applicant's Submitted Drawing

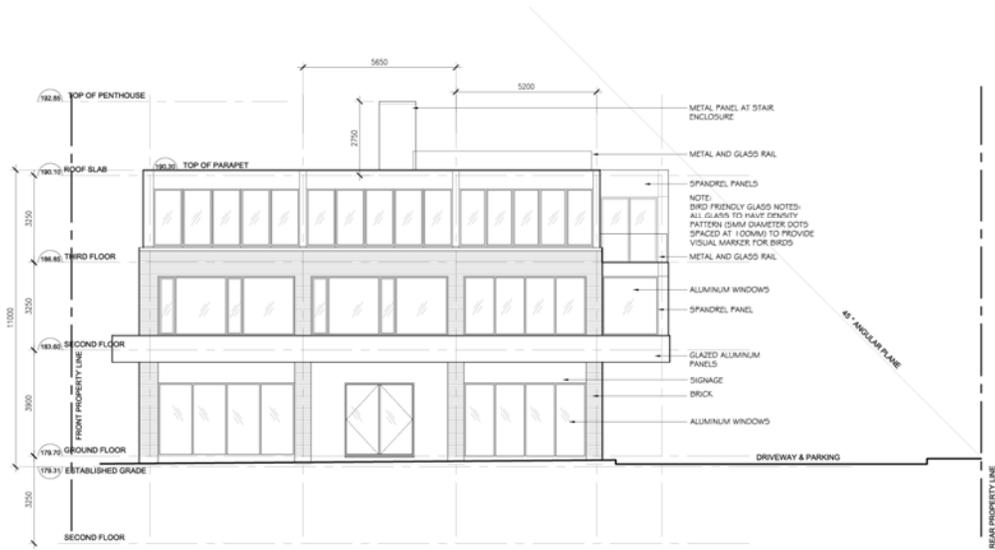
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01/09/2017

23, 25 & 27 Poyntz Avenue

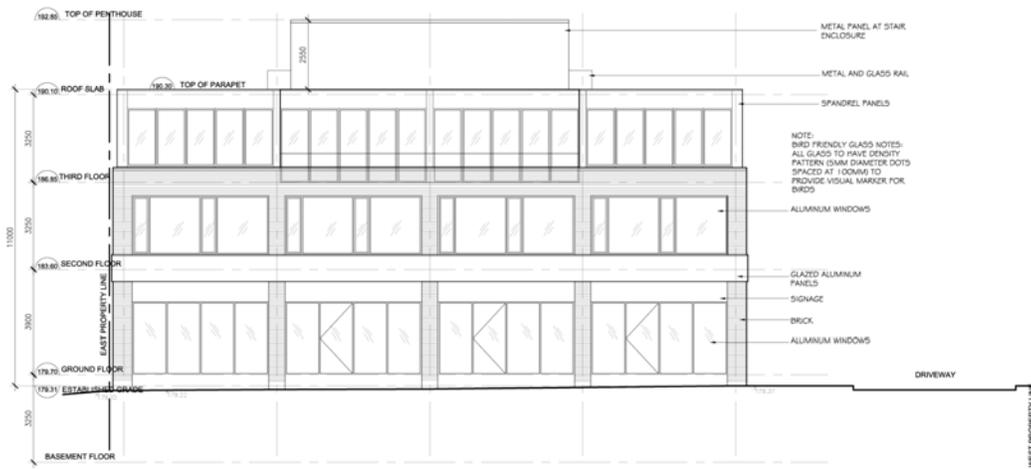
File # 16 270109 NNY 23 02

File # 16 270122 NNY 23 SA

Attachment 3: West and North Elevations



West Elevation



North Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
01/09/2017

23, 25 & 27 Poyntz Avenue

File # 16 270109 NNY 23 0Z

File # 16 270122 NNY 23 SA

Attachment 4: Zoning By-law No. 7625



Zoning By-Law No. 7625

23, 25 & 27 Poynitz Avenue

File # 16 270109 NNY 23 OZ
File # 16 270122 NNY 23 SA

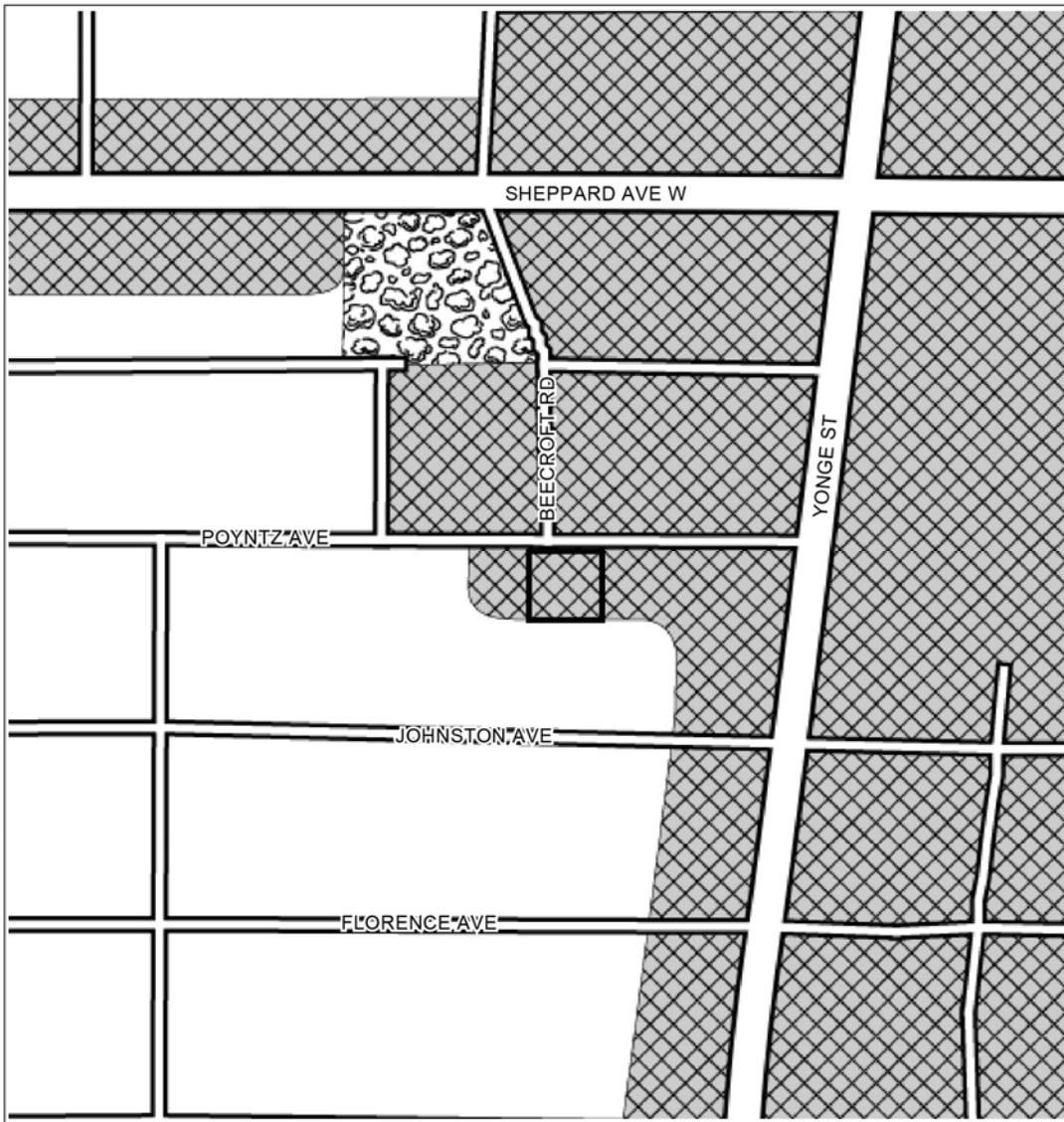
Location of Application

- R4** One-Family Detached Dwelling Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone
- C6** Special Commercial Area Zone



Not to Scale
Extracted 01/11/2017

Attachment 5: Official Plan



Toronto City Planning
Extract from Official Plan

23, 25 & 27 Poyntz Avenue

File # 16 270109 NNY 23 0Z

File # 16 270122 NNY 23 SA

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |



Not to Scale
 01/09/2017

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 270109 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2016
Municipal Address:	23 POYNTZ AVENUE		
Location Description:	PLAN 1743 LOT 612 PT LOT 611 **GRID N2305		
Project Description:	Proposed 3 storey, 11 metre mixed use building containing retail uses at grade with office uses on the 2nd storey and residential uses in the form of 4 rental units on the 3rd storey. A total gross floor area of 1,644.8 square metres, a residential gross floor area of 419.6 square metres, and a non-residential gross floor area of 1225.2 square metres (776 m ² retail, 448.3 m ² office) is proposed (FSI 1.43). Concurrent Site Plan Application No. 16 270122 NNY 23 SA.		

Applicant:	Agent:	Architect:	Owner:
SVN ARCHITECTS AND PLANNERS 110 Adelaide Street East Toronto, ON M5C 1K9	SVN ARCHITECTS AND PLANNERS 110 Adelaide Street East Toronto, ON M5C 1K9	Elevation Architects Inc. 1967 Queen Street East, Unit 2 Toronto, ON M4L 1H9	IBRAHIM ALTAY ALTAY 468 Cranbrooke Avenue Toronto, ON

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R4	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1152.81	Height:	Storeys:	3
Frontage (m):	34.2		Metres:	11
Depth (m):	33.6			
Total Ground Floor Area (sq. m):	388.45			Total
Total Residential GFA (sq. m):	419.6		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	1225.2		Loading Docks	1
Total GFA (sq. m):	1644.8			
Lot Coverage Ratio (%):	33.7			
Floor Space Index:	1.43			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	2 (50%)
2 Bedroom:	2 (50%)
3 + Bedroom:	0
Total Units:	4

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	419.6	0
Retail GFA (sq. m):	776.9	0
Office GFA (sq. m):	448.3	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Travis Skelton, Planner
	TELEPHONE:	(416) 395-7124
	EMAIL:	travis.skelton@toronto.ca

**Attachment 7: Draft Zoning By-law Amendment
(former City of North York Zoning By-law 7625)**

Authority: North York Community Council Item _____, as Adopted by City of Toronto Council on _____, 2018

Enacted by Council: _____, 2018

CITY OF TORONTO

Bill No. _____

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as 23, 25 and 27 Poyntz Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are hereby amended in accordance with Schedule “1” of this By-law.
2. Section 64.26 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.26-___ (____) C4 (___)

DEFINITIONS

- a. For the purpose of this exception, “Established Grade” shall mean a geodetic elevation of 179.4 metres.
- b. For the purpose of this exception, “Site” shall mean the lands identified on Schedule 1, comprising an area of 1,152.81 m².
- c. For the purpose of this exception, “Apartment House Dwelling” shall mean a building containing four (4) or more dwelling units, each unit having access only from an internal corridor system.

EXCEPTION REGULATIONS

Yard Setbacks

d. The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule “C4(____)”.

Gross Floor Area

e. The maximum gross floor area shall not exceed 1,665m², of which no more than 1,230m² shall be used for commercial purposes.

Parking Regulations

f. Parking for residential uses shall be provided at a rate of 1 parking space per dwelling unit.

g. Parking for visitors and non-residential uses within the site may be combined, and shall be provided at a rate of 0.32 parking spaces per 100m² gross floor area.

h. Parking spaces shall be dimensioned 5.5 metres deep by 2.7 metres wide.

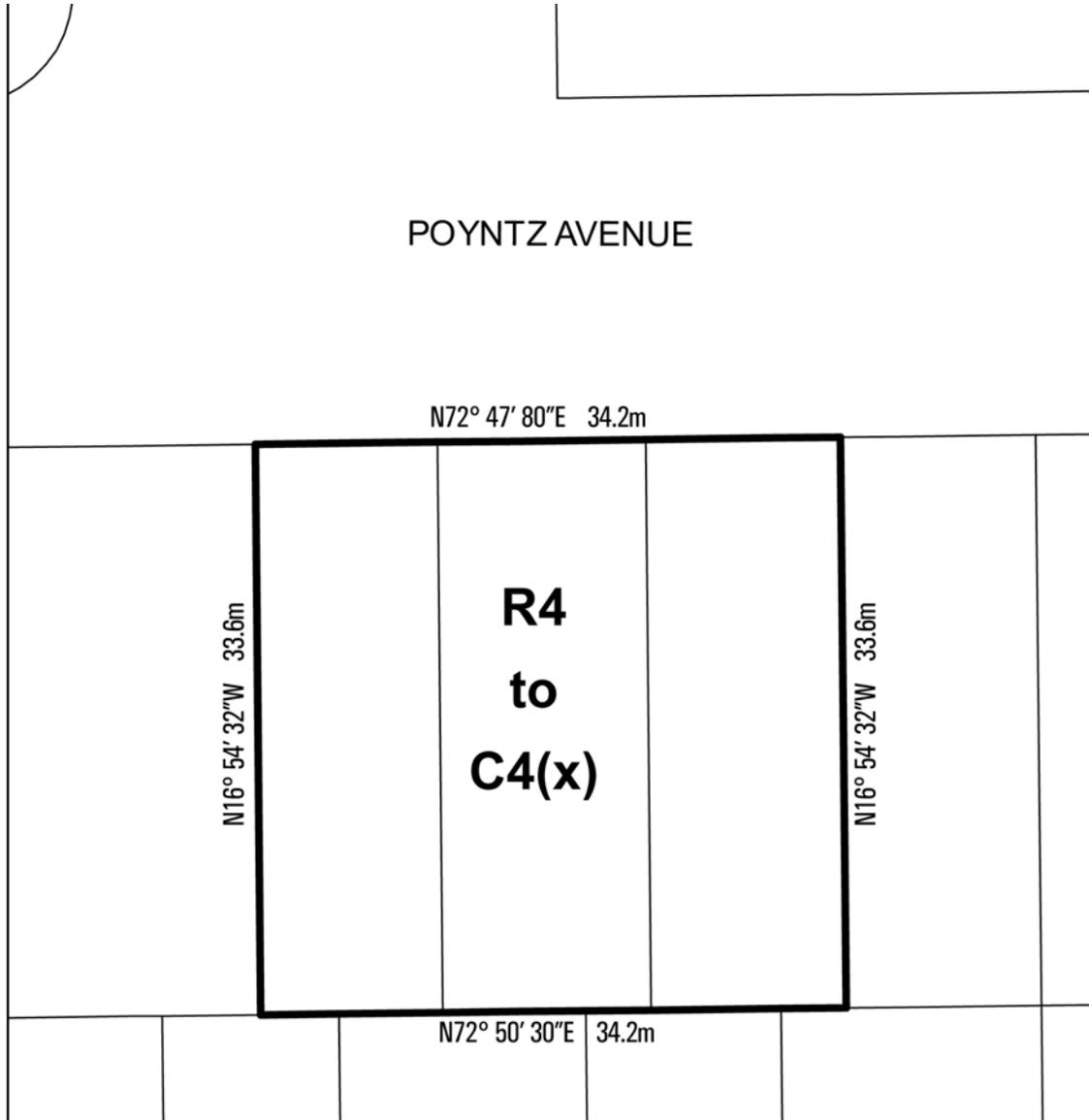
3. Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.

Enacted and passed on _____, 2018.

Speaker

(Seal of the City)

City Clerk



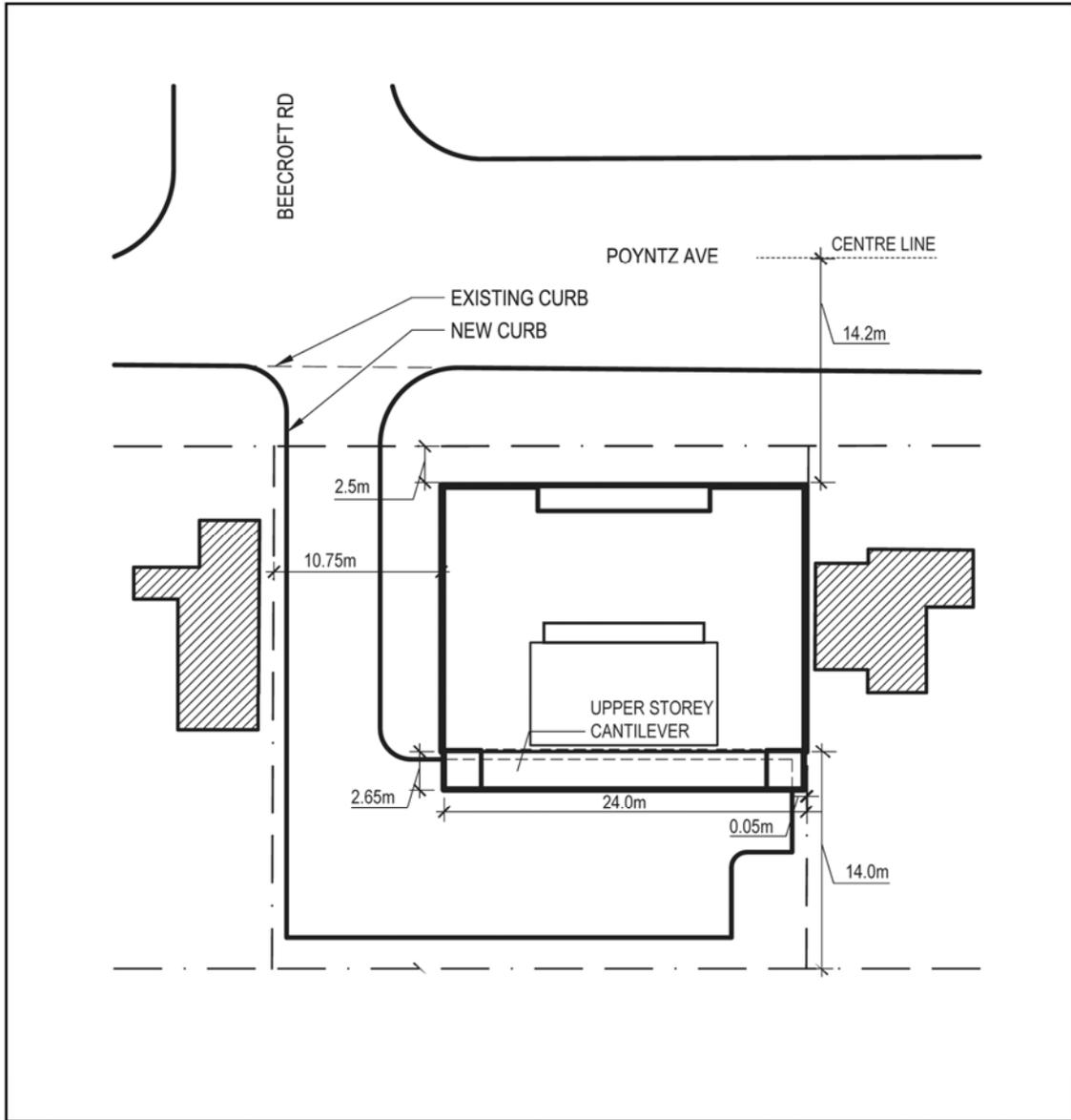
Schedule 1

Lots 615, 614, 613, 612 and part of Lot 611
Registered Plan 1743

File # 16 270109 NNY 23 0Z

Date: 04/13/2018
Approved by: T.S.

↑
Not to Scale



Schedule C4(X)

Applicant's Drawing

File # 16 270109 NNY 23 0Z

Date: 04/13/2018
 Approved by: T.S.

↑
 Not to Scale