

50 Page Avenue - Rezoning, Plan of Subdivision Applications - Preliminary Report

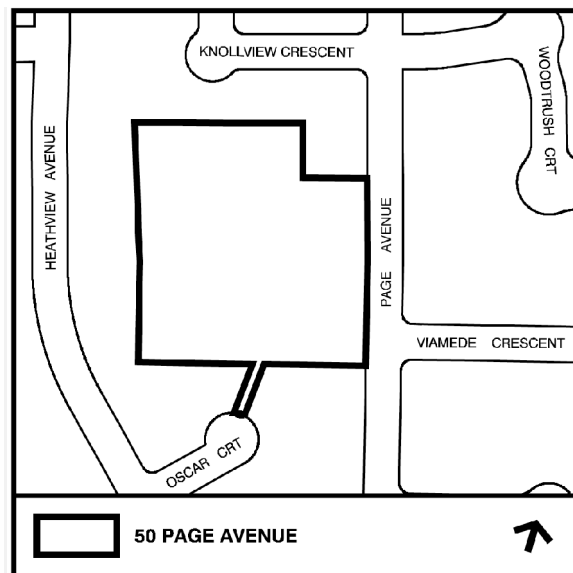
Date:	November 22, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	10 264757 NNY 24 OZ & 10 264766 NNY 24 SB

SUMMARY

This application was made on September 24, 2010 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application is for an amendment to the zoning by-law and subdivision approval for a 21 lot subdivision of single detached dwellings at 50 Page Avenue on a former school site. 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.

A community information meeting will be held, in consultation with the local Councillor early in the new year with a Public Meeting targeted for the third or fourth quarter of 2011. The target date assumes that applicant will provide 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 [50 Page Avenue](#) 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Toronto District School Board (TDSB) owned the property at 50 Page Avenue and leased the elementary school building to a private school (North Toronto Christian School) for 29 years. The TDSB declared the lands surplus through its “Toronto Lands Corporation”. In May 2010 the applicant purchased the school property and filed an application in September 2010 with the City for an infill subdivision of single detached homes.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held on June 7, 2010. The applicant presented the proposed subdivision with options for a new public street and the designs of the houses. Issues raised included how well the new homes would fit in with the character of the existing neighbourhood, compliance with the former City of North York zoning by-law standards particularly lot frontage, height and lot coverage and preservation of mature trees on the Page Avenue frontage.

ISSUE BACKGROUND

Proposal

The proposal is for a 21 unit subdivision of 2 storey single detached homes on a new public street as shown on Attachment 1. The proposed new street is a short cul-de-sac in the same location as the existing school north entrance and ends within the property. Eighteen of the proposed new lots front onto the new public street and the remaining three lots front onto Page Avenue. Twelve of the 21 lots back onto existing lots on Oscar

Court, Heathview Avenue and Knollview Crescent. The maximum proposed height of the homes is 8.8 metres and the proposed lot frontages range from 13.7 metres to 20.0 metres with the average at 15.8 metres. The proposed lot coverage is 35%. Three mature trees on the Page Avenue frontage will be preserved through increased front yard setbacks and by locating the access street at the northern end of the property.

The proposed homes are based on a courtyard design which the applicant indicates is intended to achieve a better fit with the existing low one and two storey homes, many in the form of split-level residences in the surrounding neighbourhood. The elevations and sketches are shown on Attachment 2(a) and 2(b). The site has access to the City arterial road and transit system being located 440 metres south of Finch Avenue East via Page Avenue.

A 6.6 metre wide lane on the west boundary of the subject property connects the site to Oscar Court. When the school was operating this laneway was open and provided pedestrian access from the school site west to Oscar Court and to Heathview Avenue. The plan of subdivision shows the lane abutting the rear yards of two proposed housing lots and does not continue the lane connection.

Further statistical information is provided on the Application Data Sheet Attachment 4.

Site and Surrounding Area

The site is 1.7 hectares in area and the existing school building, parking lots and playing fields will be demolished. According to the North Toronto Christian School website there were 240 pupils (JK to grade 6) and 11 teachers at the school.

The abutting uses include:

North: neighbourhood of single detached homes

East: Page Avenue, neighbourhood of single detached homes and East Don Parkland

South: neighbourhood of single detached homes

West: neighbourhood of single detached homes with the East Don River Tributary ravine beyond

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (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 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 lands are designated *Neighbourhoods* in the Official Plan which are considered to be physically stable areas made of up residential uses in lower scale buildings such as detached houses. The Official Plan also provides for low scale local institutions such as schools. Physical development in *Neighbourhoods* is to be sensitive, gradual and generally 'fit' the existing physical character. New development is to respect and reinforce the general physical patterns in the neighbourhood. This includes physical attributes such as street patterns, block patterns, size and configuration of lots, height, massing and scale of dwellings, building types, setbacks, landscape open space and special landscape or built form features.

For properties in *Neighbourhoods* that differ from the prevailing patterns of lot size, configuration and orientation, development for residential uses is recognized in the Official Plan. Such development is to have heights, massing and scale appropriate for the site and compatible with nearby residential properties. Development is to provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed. Development is to front onto existing or newly created public streets wherever possible, with no gates limiting public access.

Zoning

At its meeting of August 27, 2010, City Council enacted a new city-wide Zoning By-law (By-law 1156-2010). Under that By-law, the subject site is zoned RD (f 15.0 a 550 x5) which permits single detached dwelling units with a minimum frontage of 15.0 metres, a lot area of 550 m² and an exception which provides for a side yard setback of 1.8 metres. The maximum permitted lot coverage is 30% and the maximum height is 10 metres. Zoning by-law 1156-2010 for the subject property is shown on Attachment 3(a).

Zoning By-law 7625 of the former City of North York also applies. The property is zoned R4 which permits single detached dwellings with a minimum frontage of 15 metres, lot area of 550 m², and a minimum side yard of 1.8 metres. The maximum permitted lot coverage is 30% and the maximum height is 8.8 metres. Zoning by-law 7625 of the former City of North York for the subject property is shown on Attachment 3(b).

Tree Preservation

Three mature trees; a red oak, a bur oak and a sugar maple are located on the Page Avenue frontage of the property and are proposed to be preserved. The red oak and bur oak are to be preserved by introducing a 12 metre setback for the three houses fronting Page Avenue. The sugar maple, located at the corner of Page Avenue and the proposed

new street, is to be preserved by staggering the rear wall of the house that sides onto Page Avenue.

Reasons for the Application

A rezoning and plan of subdivision are required in order to accommodate an infill subdivision of single detached homes with a new public street.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Report
- Sun/Shadow Study
- Green Development Standards Checklist
- Traffic Impact Study
- Geotechnical Investigation
- Functional Servicing and Stage 1 Stormwater Management Report
- Arborist/Tree Preservation Report

A Notification of Complete Application was issued on October 19, 2010.

Issues to be Resolved

- the “fit” of the proposed subdivision with the character of the existing neighbourhood
- conformity with the standards of the former City of North York zoning by-law and the new City of Toronto zoning by-law particularly in terms of lot frontage, height and lot coverage
- preservation of mature trees fronting onto Page Avenue
- parkland requirements
- whether the existing lane from the subject property, west to Oscar Court should continue to function as a pedestrian connection

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry. Environmental performance standards are ranked in tiers with Tier 1 being mandatory and Tier 2 featuring a voluntary higher level of environmental performance. 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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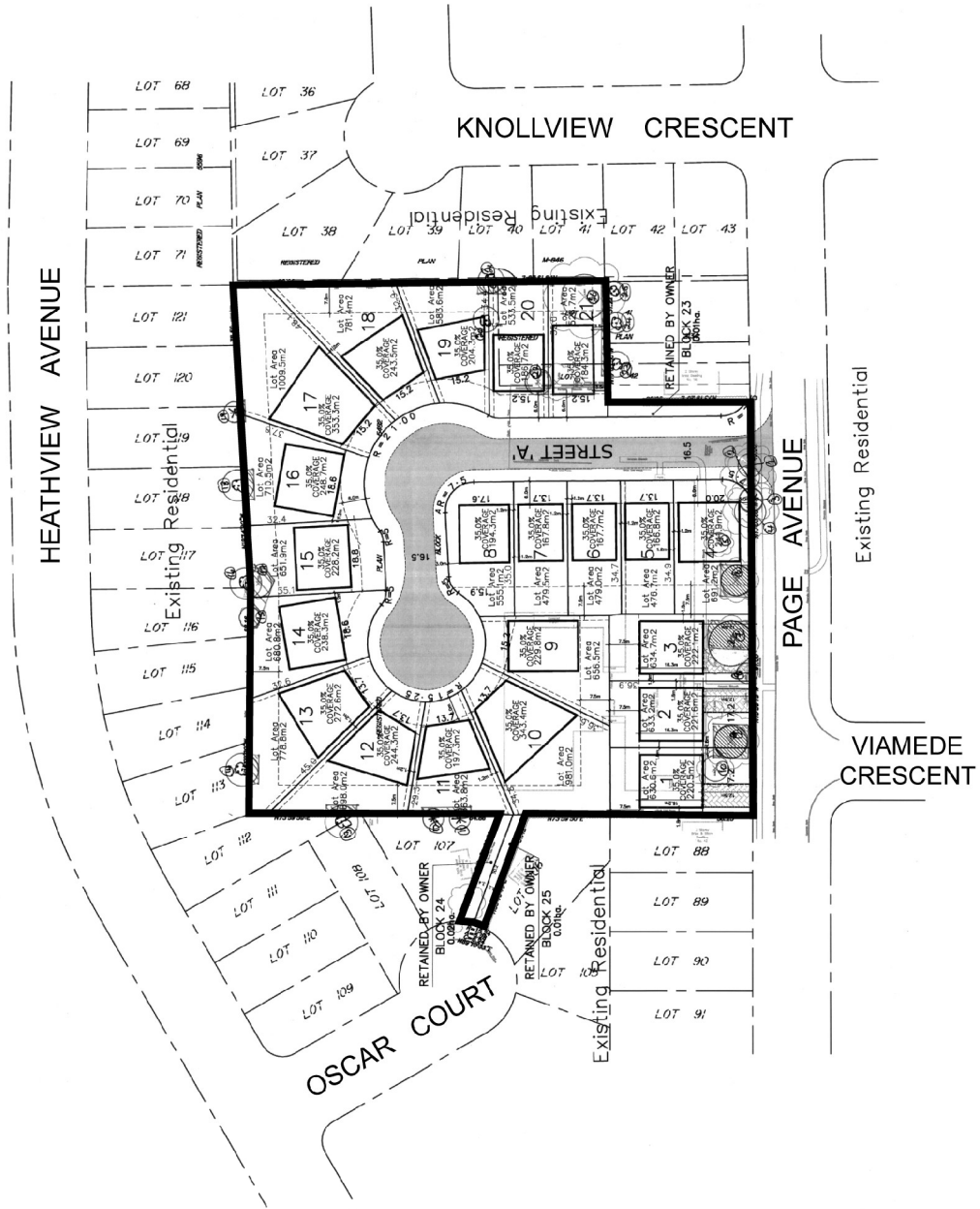
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Plan of Subdivision
Attachment 2(a) (b): Elevations and Court Yard Model Sketch as provided by applicant
Attachment 3(a): Zoning By-law 1156-2010 (City of Toronto)
Attachment 3(b): Zoning By-law 7625 former City of North York
Attachment 4: Application Data Sheet

Attachment 1: Plan of Subdivision



Site Plan

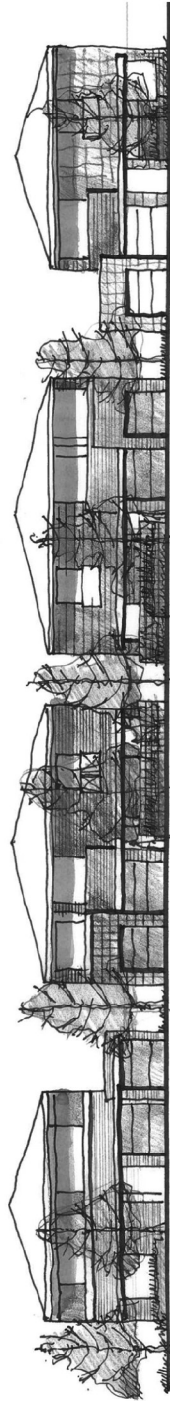
Applicant's Submitted Drawing

Not to Scale
10/15/2010

50 Page Avenue

File # 10_264757 & 10_264766

Attachment 2(a): Elevations



Front Elevations

Elevations

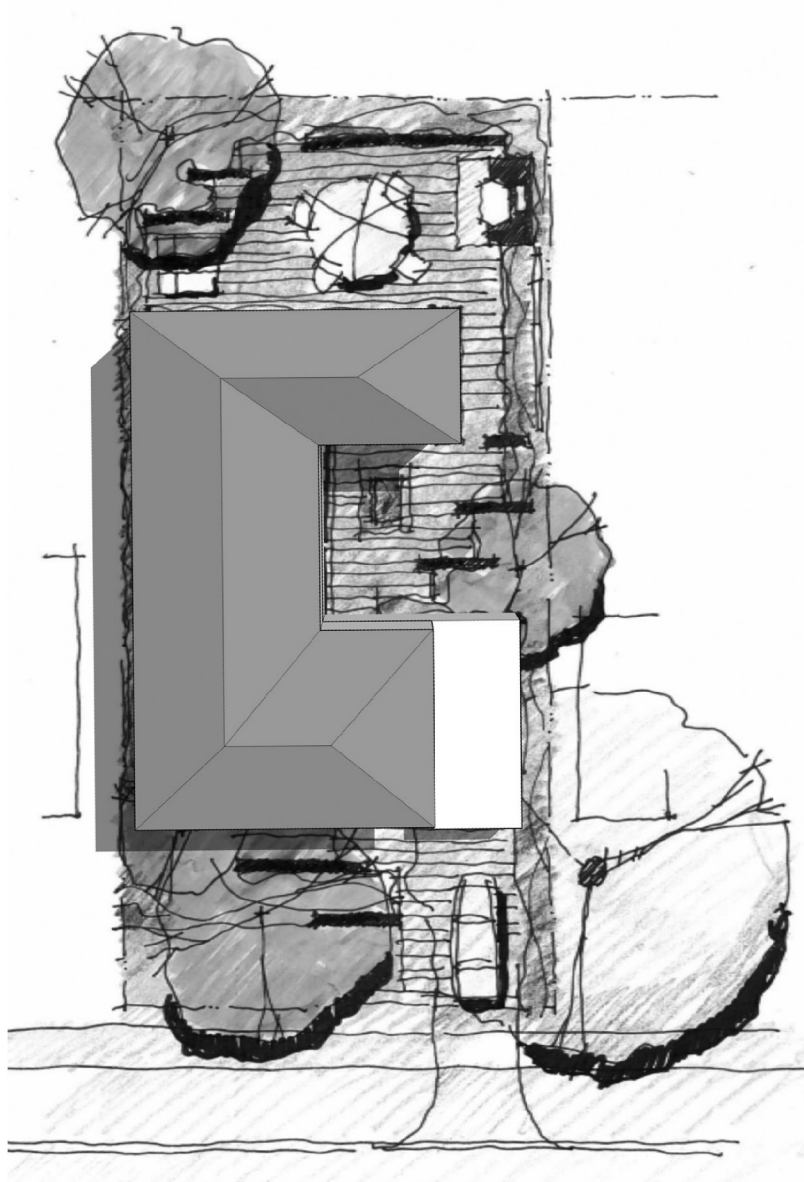
Applicant's Submitted Drawing

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11/10/2010

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Attachment 2(b): Courtyard Model Sketch



COURTYARD SKETCH

Elevation

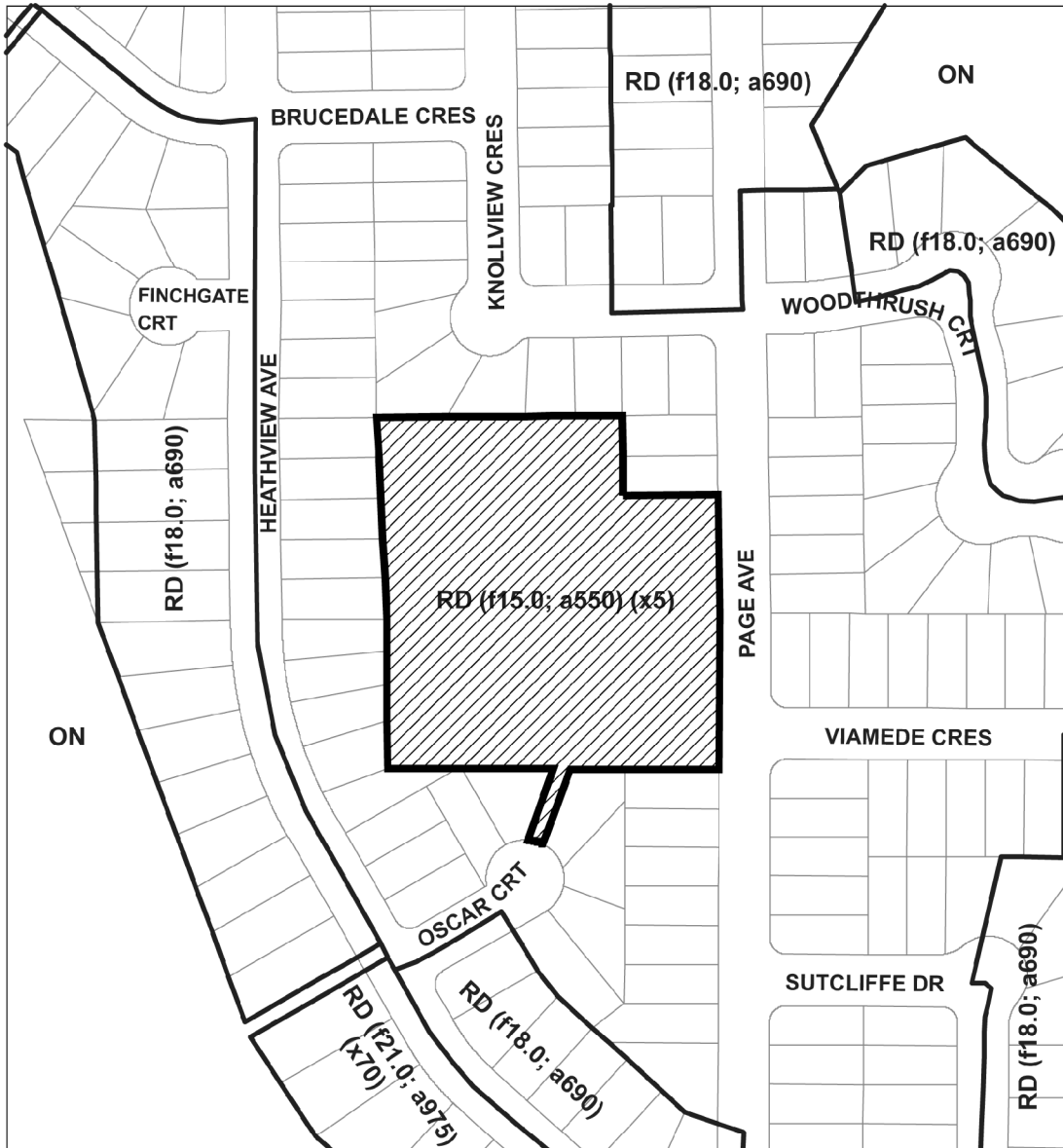
50 Page Avenue

Applicant's Submitted Drawing

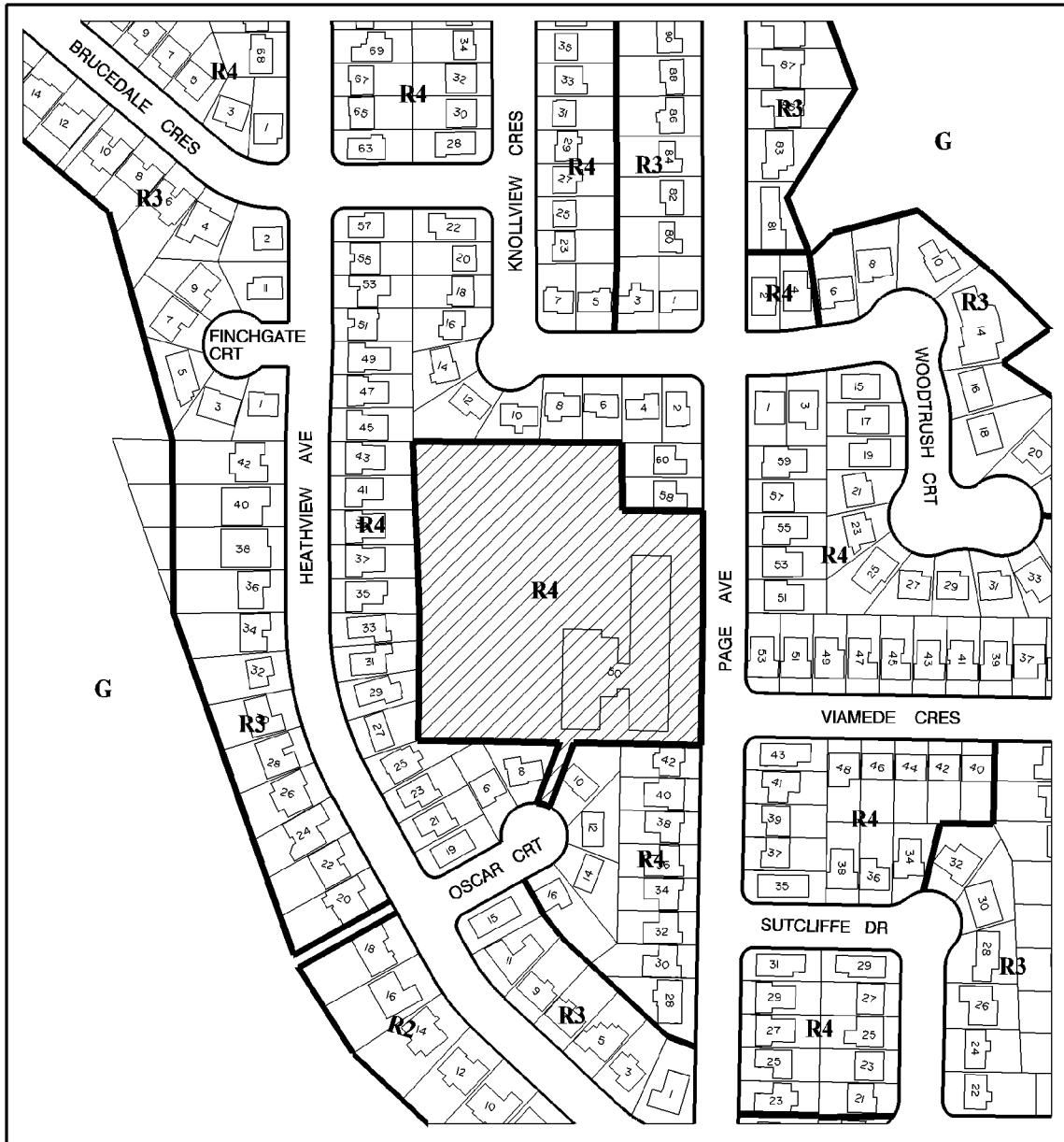
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File # 10_264757 & 10_264766

Attachment 3(a): Zoning By-law 1156-2010 (City of Toronto)



Attachment 3(b): Zoning By-law 7625 (former City of North York)



50 Page Avenue
File # 10_264757 & 10_264766

R2 One-Family Detached Dwelling Second Density Zone
R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone

G Greenbelt Zone



Not to Scale
Zoning By-law 7625
Extracted 10/13/2010

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 264757 NNY 24 OZ & 10 264766 NNY 24 SB
Details	Rezoning, Standard Subdivision Approval	Application Date:	September 24, 2010

Municipal Address: 50 PAGE AVE
 Location Description: PLAN 5482 PTBLK A **GRID N2405
 Project Description: Proposed 21 single detached residential lots on a former private school site.

Applicant:	Agent:	Architect:	Owner:
ANDY MARGARITIS Sorbara Group			ORCHARD RIDGE (HEATHVIEW) G.P. INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	n/a
Zoning:	R4 (NY zoning by-law)	Historical Status:	none
Height Limit (m):	8.8	Site Plan Control Area:	n/a

PROJECT INFORMATION

Site Area (sq. m):	17308	Height:	Storeys:	2	
Frontage (m):	107		Metres:	8.8	
Depth (m):	129				
Total Ground Floor Area (sq. m):	4207				Total
Total Residential GFA (sq. m):	8414		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	8414				
Lot Coverage :	35% for each lot				

DWELLING UNITS

Tenure Type:

Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	21
Total Units:	21

CONTACT:	PLANNER NAME:	Lynn Poole, Senior Planner
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