1970 Victoria Park Avenue and 9 Clintwood Gate
Zoning By-law Amendment Application
Preliminary Report

Date: September 23, 2013
To: North York Community Council
From: Director, Community Planning, North York District
Wards: Ward 34 – Don Valley East
Reference Number: 13 172109 NNY 34 OZ

SUMMARY

The rezoning application proposes to redevelop the site with 66 townhouse units in 3 storey buildings with a density of 1.23 FSI. 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.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1970 Victoria Park Avenue and 9 Clintwood Gate 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

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The rezoning application proposes to redevelop the lands with 66 townhouse units in 3 storey (11.23 m) buildings with roof top outdoor amenity space. One of the buildings along Curlew Drive is proposed to include 372 m² of ground floor retail uses. The proposed gross floor area is 8,757 m² resulting in a proposed density of 1.23 FSI. The proposal includes 77 parking spaces (66 resident and 11 visitor/retail spaces) located in 1 level of underground parking. Vehicular access to the site is proposed off of Clintwood Gate with a private driveway running in the interior of the site. Access to the underground parking is proposed from Curlew Drive.

Site and Surrounding Area

The 0.7 hectare site is located on the west side of Victoria Park Avenue north of Lawrence Avenue. The site is currently vacant and has frontages on 3 streets: Victoria Park Avenue, Clintwood Gate and Curlew Drive.

Land uses surrounding the site are as follows:

North: On the north side of Clintwood Gate are 2 storey townhouse buildings and further north are 11 and 12 storey apartment buildings.
South: On the south side of Curlew Drive is an automobile service centre and auto glass repair.

East: On the east side of Victoria Park Avenue are retail and commercial uses and 7 storey apartment buildings. In 2010, City Council approved a development comprised of townhouses and 8 and 11 storey apartment buildings on the lands just north of this site on the east side of Victoria Park Avenue.

West: 1 and 2 storey detached homes.

**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 site is designated Mixed Use Areas in the Official Plan which permits residential uses and a broad range of commercial uses including retail uses. Policies in Section 4.5 of the Official Plan indicate that 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. Mixed Use Areas are considered growth areas which will provide much of the anticipated increase in the City's new housing and employment.

Development criteria in Mixed Use Areas include:

- create a balance of commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- limit shadow impacts on adjacent areas designated Neighbourhoods;
- locate and mass new buildings 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;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

Section 3.1.2 of the Plan includes built form policies addressing the location of new development to fit with its existing and/or planned context, the massing of new buildings to limit their impact on streets, open spaces and properties, the relation of new buildings to streets and sidewalks, and the location and organization of vehicle parking, access and servicing. New multi-unit residential development is also to include indoor and outdoor amenity space for residents.

Housing

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.

Zoning

On May 9, 2013 City Council enacted the new City wide Zoning By-law No. 569-2013. The By-law has been appealed. Under By-law 569-2013 the site is zoned Commercial Residential CR1.0 (c1.0; r1.0) SS3 which permits a mix of commercial, retail and residential uses. Townhouses and apartment buildings are permitted residential building types in this zone. The zoning permits a maximum floor space index of 1.0 times the lot area and a maximum height of 3 storeys and 10.5 metres.

Under former City of North York Zoning By-law 7625 the site is zoned C1 General Commercial Zone which permits a range of commercial uses including retail and office uses as well as residential uses including apartment house dwelling, double duplex, duplex, multiple attached, semi-detached and single family dwelling. A number of institutional uses are also permitted including hospital, nursing home, religious institution, place of worship, day nursery, school and a City park, playground and community centre. The zoning permits a maximum gross floor area of 100% of the lot area. Apartment house dwellings are limited to a height of 11.5 metres, multiple attached dwellings and commercial buildings with dwelling units above are limited to a height of 9.2 metres and 3 storeys.
Site Plan Control
A site plan control application has been submitted.

Tree Preservation
The site is vacant and there are no private trees on the site.

Reasons for the Application
An amendment to the zoning by-law is required to permit an increase in the height, density and changes to other development regulations.

COMMENTS

Application Submission
The following reports/studies were submitted with the application:

Planning Rationale
Preliminary Stormwater Management and Servicing Brief
Arborist Report
Traffic Impact Study
Toronto Green Standard Checklist

A Notification of Complete Application was issued on June 24, 2013.

Issues to be Resolved
The proposed townhouse development abuts a residential neighbourhood of 1 and 2 storey detached homes while Victoria Park Avenue has a mix of townhouses, apartment buildings and commercial uses.

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

- The appropriateness of the proposed density, built form, massing, building heights, and design.
- Appropriateness of the site layout and new driveways and how they help create development parcels and open space.
- How the proposal fits its context and supports existing streets.
- Fit of the proposal with the City's guidelines respecting infill townhouses.
- Site circulation and driveways.
- Transition of building height and massing to the residential area to the west.
Potential of a public street subject to the City's Development Infrastructure Policy and Standards for streets, to help organize the site.

- Building setbacks from the adjacent residential area and from the streets.
- Traffic impacts and parking assessment.
- Adequacy of the proposed outdoor amenity space.
- Assessment of site servicing, including stormwater management.
- Appropriate Section 37 community benefits.
- The Toronto Green Standard 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**

Nimrod Salamon, Senior Planner
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Fax No. (416) 395-7155
E-mail: nsalamon@toronto.ca

**SIGNATURE**

_____________________________
Allen Appleby, Director
Community Planning, North York District

**ATTACHMENTS**

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 1: Site Plan

Site Plan
1970 Victoria Park Avenue & 9 Clintwood Gate

Applicant’s Submitted Drawing
Not to Scale
06/05/2013

File #: 13 172109 NNY 34 OZ

Staff report for action – Preliminary Report - 1970 Victoria Park Ave and 9 Clintwood Gate
Elevations

Applicant’s Submitted Drawing

Not to Scale

06/06/2013

1970 Victoria Park Avenue & 9 Clintwood Gate

File #: 13 172109 NNY 34 OZ
Elevations

Applicant’s Submitted Drawing

1970 Victoria Park Avenue & 9 Clintwood Gate

File # 13 172109 NNY 34 OZ
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Not to Scale

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Attachment 3: Zoning By-law

1970 Victoria Park Ave. and 9 Clintwood Gate

File # 13 172109 NNY 34 OZ

Location of Application
RD Residential Detached
RT Residential Townhouse
RA Residential Apartment
CR Commercial Residential
UT Utility and Transportation

See Former City of Scarborough Maryvale Community Bylaw No. 9366
HC Highway Commercial
NC Neighbourhood Commercial

Not to Scale
Extracted 07/04/2013
Attachment 4: Official Plan

1970 Victoria Park Avenue & 9 Clintwood Gate

File #: 13 172 109 NNY 34 OZ

Site Location
Neighbourhoods
Parks & Open Space Areas
Parks
Utility Corridors

Mixed Use Areas

Not to Scale
03/05/2013
ATTACHMENT 5: APPLICATION DATA SHEET

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<th>Rezoning</th>
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Municipal Address: 1970 Victoria Park Avenue & 9 Clintwood Gate
Location Description: PLAN M744 PT BLK A **GRID N3404
Project Description: Change in Zoning to permit 66 townhouse dwelling units in 3 storey buildings. GFA of 8,385 square metres residential and 372 square metres of retail space. Total density proposed is 1.23 FSI.

**Applicant:**
ALLAN RAE ARCHITECT INC
**Agent:**
Robin Clarke Architect
**Architect:**
Paradigm Architecture+Design
**Owner:**
Falconwin Holdings Ltd.
Gilbert Ontario Ltd.
401705 Ontario Ltd.

**PLANNING CONTROLS**

<table>
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<tr>
<th>Official Plan Designation</th>
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<tr>
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<td>Height Limit (m):</td>
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**PROJECT INFORMATION**

| Site Area (sq. m):       | 7127.81         |
| Frontage (m):            | 43.2            |
| Depth (m):               | 88.61           |
| Total Ground Floor Area (sq. m): | 1169.07         |
| Total Residential GFA (sq. m): | 8385            |
| Total Non-Residential GFA (sq. m): | 372             |
| Total GFA (sq. m):       | 8757            |
| Lot Coverage Ratio (%):  | 16.4            |
| Floor Space Index:       | 1.23            |

**DWELLING UNITS**

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**FLOOR AREA BREAKDOWN** (upon project completion)

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**CONTACT:**
**PLANNER NAME:** Nimrod Salamon, Senior Planner
**TELEPHONE:** (416) 395-7095