

464 - 468 Winona Drive – Official Plan and Zoning By-law Amendment Applications – Final Report

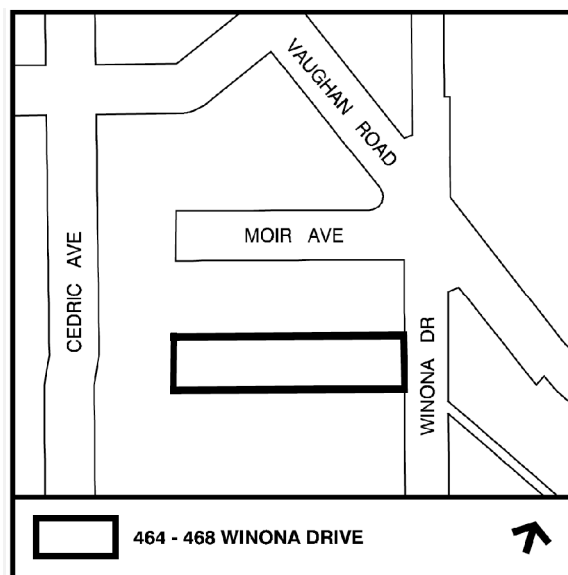
Date:	May 30, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	11 271603 NNY 15 OZ

SUMMARY

An application has been submitted to amend the City's Official Plan and Zoning By-law No. 1-83 for the former City of York for the lands at 464 - 468 Winona Drive. The application seeks to permit 16 four-storey townhouse dwelling units in two blocks of 8 units and a height of 11.85 metres, with 19 parking spaces provided at grade and accessed through a common element driveway.

The proposed townhouse development is appropriate on this long, narrow site located between the existing 5-storey apartment building and a row of low rise detached and semi-detached dwellings. It has good setbacks and transition to the abutting land uses. The proposal would result in a compact, low-rise residential development, thus making efficient use of land and existing infrastructure, including public services and facilities, parks and open spaces and recreation facilities.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law 1-83 for the former City of York to permit a 4 – storey, 16-unit, townhouse development.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 464-468 Winona Drive substantially in accordance with the draft Official Plan Amendment attached as Attachment 7 to this report.
2. City Council amend former City of York Zoning By-law 1-83, for the lands at 464-468 Winona Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The application for Official Plan and Zoning By-law Amendment was submitted on September 9, 2011 and a Preliminary Report was considered by North York Community Council at its January 10, 2012 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be scheduled with the Ward Councillor and that notice for the public meeting be given according to the regulations of the *Planning Act*.

North York Community Council adopted the staff recommendations and directed that the community consultation meeting be scheduled.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-43210.pdf>

ISSUE BACKGROUND

Proposal

The subject site is deep and narrow, located between a 5-storey apartment building to the south and low-rise detached and semi-detached dwellings to the north.

The original proposal was for 18 3-storey townhouse units in two blocks of 9 units. The front entrances of the two eastern most units would face Winona Drive while the remaining 16 townhouses would face an internal private walkway with vehicular access to each unit provided from a private, below grade partially enclosed common element driveway along the rear of the residential units. The proposal had a density of 1.43 times the area of the lot.

The private driveway would provide access to a total of 23 parking spaces; one internal parking space per residential unit (18 spaces), and five visitor parking spaces also below grade. A total of 21 bicycle spaces were proposed, 18 for residents and 3 for visitors.

In the revised proposal, the applicant is proposing to construct sixteen (16), 4-storey, 11.85 metre high townhouses configured into two blocks of eight (8) units each. The proposal has a density of 1.36 times the area of the lot.

The blocks of townhouse units are sited perpendicular to Winona Drive. The front entrance on Winona Drive acts as a front door/lobby area, providing access to the complex's mail room. The fronts of the townhouses face south and a walkway along the southern lot line provides access to the front doors of individual units. The rear of the townhouses face north and the access driveway from Winona Drive is located at the north end of the site along the property boundary. For amenity, each unit has direct access to a small front yard facing south at grade and a second storey terrace facing north.

The private driveway would provide access to a total of 19 parking spaces; one deck-covered parking space per residential unit (16 spaces), and three open-air visitor parking spaces located between the two blocks of townhouses at ground level. Two small garbage rooms are located in between the two townhouse blocks for the storage of garbage and recycling prior to pickup. Four bicycle posts are provided in front of the garbage room for visitor bicycle parking.

The site statistics are presented on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The site is located on the west side of Winona Drive, south of Vaughan Road and north of St. Clair Avenue West. The site has an area of 0.2ha, with a frontage of approximately 22m and an average depth of 94m. The site is gently sloping from northeast to the southwest. There are some trees on the subject site, some of which will be preserved while others are proposed to be removed.

The subject site is comprised of two lots which contain a single detached and semi-detached residential building which are currently rented. The existing buildings are to be demolished.

Abutting uses are as follows:

North: single and semi-detached dwellings on Moir Avenue, semi-detached dwellings on the south side of Vaughan Road, Vaughan Road Collegiate Institute on the north side of Vaughan Road and a seven-storey apartment on the northeast corner of Vaughan Road and Winona Drive;

South: immediately adjacent to the site is a five-storey apartment building, further south are two six-storey apartment buildings, triplexes, duplexes, single and semi-detached dwellings;

East: immediately across from the site is CY Townsend Park, further south on the east side of Winona Drive are a mix of single and semi-detached dwellings, duplexes and triplexes; and

West: single and semi-detached dwellings, duplexes and triplexes on Cedric Avenue.

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 is 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 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.

Official Plan

The subject property is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan contains policies that state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood. Special infill criteria are provided in Section 4.1.5 are provided to address the integration of new development within existing *Neighbourhoods*, including:

- a) size and configuration of lots;
- b) heights, massing, scale and dwelling type of nearby residential properties;
- c) prevailing building type(s);
- d) setbacks of buildings from the street or streets; and
- e) prevailing patterns of rear and side yard setbacks and landscaped open space.

The Official Plan also states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In some instances, a neighbourhood may have more than one prevailing building type.

Built form policies in the Official Plan (Section 3.1.2) provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. More specifically, Section 3.1.2 provides direction pertaining to site organization, vehicular parking and access areas, improving the safety and attractiveness of adjacent streets through building design, appropriate massing, the provision of adequate amenity and landscaped open space, and designing safe pedestrian routes through a site.

Section 3.1.2 also speaks to the provision of adequate light and privacy for new development, preserving existing mature trees on site and locating main building entrances so that they are directly accessible from the public sidewalk, amongst other policies, that enable new development to 'fit' within the context of the immediate neighbourhood, while also improving the character of the surrounding area.

The policies for new development in *Neighbourhoods* areas limits building height to four (4) storeys. Notwithstanding, the site is subject to Site and Area Specific Policy No. 37 which

permits residential buildings up to six storeys on the subject property and other lands in the vicinity (see Attachment 5).

Zoning

The site is zoned R3 Residential Zone in the former City of York Zoning By-law 1-83, which permits detached and semi detached dwellings, duplexes, triplexes, double duplex and double triplex houses, as well as street townhouses. Street townhouses are defined in the By-law as a series of more than two (2) attached buildings where each building contains one dwelling unit and each building fronts a public street and each building is separated from each adjoining building by a division wall without openings. Townhouses that do not front on a public street are not a permitted use. The R3 zoning permits a maximum height of 8.8 metres.

Infill Townhouse Guidelines

In January 2003, City Council approved the Urban Design Guidelines for Infill Townhouses. The guidelines are intended to serve as a framework for reviewing development applications for intensification and are to be used to evaluate the impact of new townhouse development with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. Urban design goals include producing a high quality living environment for all residents, clarifying and enhancing the relationship between new housing development and public streets, maintaining an appropriate overall scale and pattern of development within its context, and minimizing shadow, blocked views and overlook onto existing residential buildings and open spaces.

The guidelines call for building setbacks from the public road way that are consistent with the neighbouring properties and encourage overall building heights to reflect the prevailing context of neighbouring buildings. Grade alterations can create negative impacts on adjacent properties so the guidelines call for the maintenance of natural grades at the property lines as much as possible. The guidelines also call for maximizing the amount of soft landscaping on both the public right-of-way and private lot.

Site Plan Control

An application for Site Plan Control Approval (File number 11 271595 NNY 15 SA) has been submitted and is being processed concurrently.

Reasons for Application

An amendment to the Official Plan is sought as the proposal seeks to introduce a built form (townhouses) that is not in keeping with the character of the surrounding neighbourhood, where the prevailing building types are single-detached, semi-detached and apartment built forms. Site and Area Specific Policy No. 37 also permits residential development of up to six (6) storeys on this site and the immediate surrounding area. An amendment to the Official Plan would limit the height of this development to four (4) storeys.

The proposed townhouse units would front a private pedestrian pathway with a partially covered at-grade common element driveway at the rear, and are therefore defined as a 'townhouse' in the former City of York By-law 1-83. Townhouses are only permitted in Residential Multiple Zones (RM1 and RM2). While street townhouses are permitted in the R3 zone, the proposed units are not street townhouses as they do not front a public street. The Zoning By-law Amendment is necessary to recognize the dwelling type and to create site specific performance standards for this redevelopment.

Community Consultation

A Community Consultation Meeting was held on February 22, 2012 at the Vaughan Road Academy, 529 Vaughan Road. Approximately 25 residents attended to find out more about the proposal. Concerns included the significant loss of mature trees on the site, the height of the proposed development and the proposed overlook condition from the 2nd floor terraces onto the backyards of the Moir Avenue residences. Concern was also expressed about the proposed number of parking spaces and where additional cars would park, impacting the overall neighbourhood. The manipulation of the existing grading was a concern in that the proposed development is almost completely hard surface and will retain very little green space.

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 proposal is consistent with the Provincial Policy Statement (2014) (PPS). The PPS includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal Planning decisions are required to be "consistent with" the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact build form that supports an efficient use of land and existing transit infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. As this site is located in a built up area and the proposal is intensifying the use of land for housing, the proposal conforms to the Growth Plan.

Land Use

The Official Plan specifies that new development must respect and reinforce the general physical patterns in a *Neighbourhoods* area including prevailing building types among other things listed in Policy 4.1.5. There are no other townhouse developments found in the immediate vicinity and few in the broader context.

However, the site is subject to Site and Area Specific Policy No. 37 which permits residential buildings up to six (6) storeys on the subject property and other lands in the vicinity. The proposal for a four (4) storey townhouse development on this site conforms with the height restriction of six (6) storeys by the Site and Area Specific Policy No. 37 in the Official Plan.

To address any concerns respecting Official Plan compliance the applicant has requested an Official Plan Amendment to amend Site Specific Policy No. 37 to allow 4 storey townhouses. A draft Official Plan Amendment is attached for approval (see Attachment 7).

Density, Height and Massing

The applicant is proposing a four-storey, 11.85 metre high building complex, with a total gross floor area of 2,750m² resulting in a Floor Space Index of 1.36 times the lot area.

Policy 3.1.2 of the Official Plan requires that new development be massed and fit harmoniously into its existing context by creating appropriate transition in scale to neighbouring existing buildings. The site of the subject development is long and narrow with a 5-storey apartment building to the immediate south and detached and semi-detached dwellings immediately to the north. The introduction of townhouses on this site, and specifically the massing of the townhouse blocks, provide an appropriate transition between the abutting land uses.

The proposed height, setbacks and design of the site addresses the Official Plan goals and Infill Townhouse Guidelines to provide appropriate transition to existing residential development including:

- Locating a four-storey townhouse complex between a 5-storey apartment building to the south and low-rise detached and semi-detached dwellings to the north;
- Locating the Winona Drive face of the building parallel to the street and in line with adjacent buildings, with a setback of 3.68 metres from the road allowance;
- Setting the proposed townhouse unit front doors six (6) metres from south lot line. The 6 metre setback area contains front yard amenity area and a pedestrian walkway which would face the sideyard of the adjacent 5-storey apartment building which has an building setback from the common lot line of 4.75 metres, exclusive of balconies;
- Providing a 1.7 metre setback to the rear deck along the north lot line from the neighbouring properties which consist of the rear yards of properties facing Moir Avenue and the side yard of the property at 472 Winona Drive. The second storey terraces of the proposed townhouse units would be edged with wide planter boxes, minimizing overlook onto the properties to the north;
- Providing the proposed townhouse units with a 6.2 metre setback above the second floor terrace from the northern property line which would ensure an appropriate transition to the detached and semi-detached dwellings to the north;
- Providing the greatest height of the proposed townhouse units adjacent the existing 5 storey apartment building at 460 Winona Drive and the 6-storey apartment buildings beyond at 450 and 440 Winona Drive;
- Locating habitable rooms and windows that face streets, public and private sidewalks and open spaces to promote informal surveillance;
- Providing a 6.5 metre setback from the west lot line and providing planters and tree and shrub planting to visually buffer the proposed townhouse blocks from the neighbours to the west;
- Breaking up the townhouse units into two blocks to provide separation and a visually-obstructed space for visitor parking and the garbage storage rooms; and
- Providing landscaping on both the public boulevard and private property along Winona Drive to enhance the pedestrian environment, including high branching deciduous trees in the right-of-way and shrub planting and a bench on private property.

For all these reasons described above, the proposed density, height and massing are acceptable.

Traffic Impact, Access and Parking

The applicant submitted a Traffic Impact and Parking Needs Study to support the proposed development. The study concluded that the impact of site generated traffic volumes would be

minor and that the future operation of surrounding streets and intersections is acceptable. Transportation Services staff have reviewed the trip generation rates used in this study and determined that the results are acceptable.

A single driveway access has been proposed for the north end of the site from Winona Drive to serve the 16 individual unit parking spaces and the 3 visitor parking spaces. The applicant has proposed a parking rate that complies with the harmonized City of Toronto Zoning By-law standards. This is acceptable to the Transportation Services staff.

The driveway is partially open to the sky. During the Site Plan Control Approval review staff will examine potential issues of snow removal and storage on the site.

Servicing

A Servicing Report was submitted by the applicant to support the proposed development. The study is satisfactory to the Engineering and Construction Services Division for the purposes of the Official Plan and Zoning By-law Amendment application.

City Engineering and Construction Services staff have reviewed and requested some minor revisions to the submitted Servicing Study. These site servicing issues will be addressed at the Site Plan Control Approval stage.

Tree Removal/Landscaping/Grading

All the trees located on the site and the abutting City-owned boulevard which are subject to the applicable by-laws are proposed to be removed. Forestry staff have reviewed the submitted Arborist Report and are satisfied with the recommended tree removal. A total of 76 new trees are proposed for the site in place of the 8 trees to be removed.

The proposed lot coverage of 33% is acceptable as it is balanced by the green roof and terraces. Landscape elements on the subject site will be secured through the Site Plan Control Approval process.

Engineering and Construction Services have examined the proposed regrading of the property and advise that it is acceptable.

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 0-0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant proposes 16 residential units on a net site area of 2051.5m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 213 m² or 10.4% of the net site area. For sites that are less than 1 hectare in size, a cap of 10% is applied to the residential portion. The resulting parkland dedication is 205.2m².

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the parkland dedication would not create a substantial park.

Streetscape

The proposed development would lead to a number of upgrades of the streetscape on Winona Drive. There are currently two driveways on the site from Winona Drive. Two curbcuts would be reduced to a single driveway located at the north end of the site frontage. The existing vegetation is overgrown and would be replaced with new landscaping. The existing 2 metre wide sidewalk would remain and 4 new street trees would be planted. Light bollards and a bench would be installed on private property to enhance the front yard. Streetscape elements on the boulevard will be secured through the Site Plan Control Approval process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). 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 green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS for New Low-Rise Residential Development. The Toronto Green Standard does not require bicycle parking for new low-rise residential buildings, however, the applicant has proposed 4 bicycle rings in the common area between the two blocks of townhouses. The site specific zoning by-law will secure these bicycle parking spaces on site above the Tier 1 performance measures.

Other applicable TGS performance measures will be secured through the Site Plan Approval process. These include, but are not limited to:

- green roof and cool roofing techniques to reduce the urban heat island effect;
- the provision of high-albedo surface material and shade at-grade;
- the incorporation of landscaped areas planted with native plants and/or water-efficient plants; and
- compliance with standards for tree protection and the provision of new trees and minimum soil volumes.

Tenure and Size

The proposed development will be registered as a common element condominium. The applicant proposes that all 16 townhouses will be 3-bedroom units. All of these units will be of a size that is appropriate for families.

Outstanding Site Plan Control issues

While this report recommends that the draft Zoning By-law Amendment can go forward, there are a number of matters that must be resolved prior to the Site Plan Control Approval application being satisfactory. Outstanding issues include:

- site servicing;
- detailed building elevation design and materials;
- landscaping;
- compliance with TGS performance measures; and
- snow removal and storage for the private driveway.

These issues will be finalized and secured through the Site Plan Control Approval process.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Ground Floor Plan

Attachment 3a: East (Winona Drive) and West (Rear) Elevations

Attachment 3b: North and South Elevations

Attachment 4: Zoning

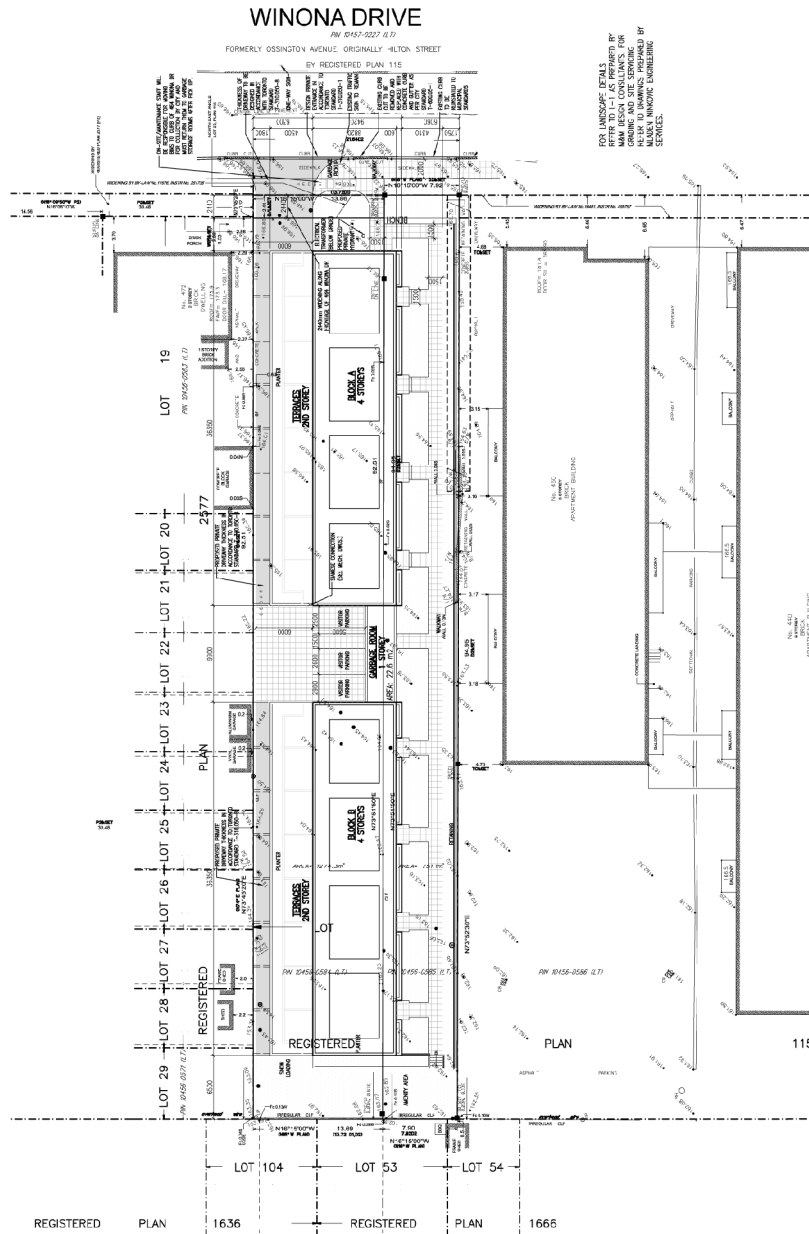
Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 7: Draft Official Plan Amendment

Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Site Plan



464 - 468 Winona Drive

File # 11 271603 NNY 15 0Z

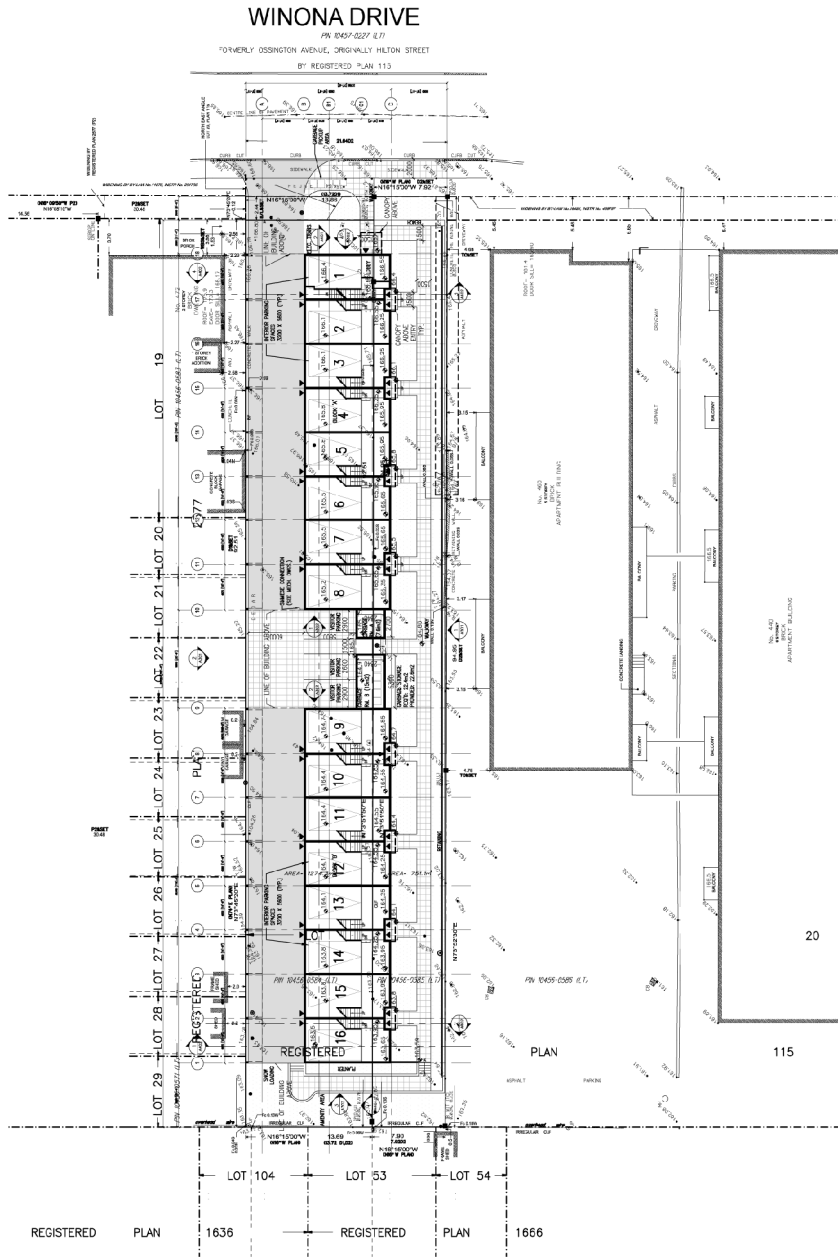
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/14/2014



Attachment 2: Ground Floor Plan



464 - 468 Winona Drive

Ground Floor Context Plan

Applicant's Submitted Drawing

Not to Scale
 05/14/2014

File # 11 271603 NNY 15 0Z

Attachment 3a: East (Winona Drive) and West (Rear) Elevations



464 - 468 Winona Drive

Elevations
Applicant's Submitted Drawing

File # 11 271603 NNY 15 0Z

Not to Scale
05/15/2014

Attachment 3b: North and South Elevations



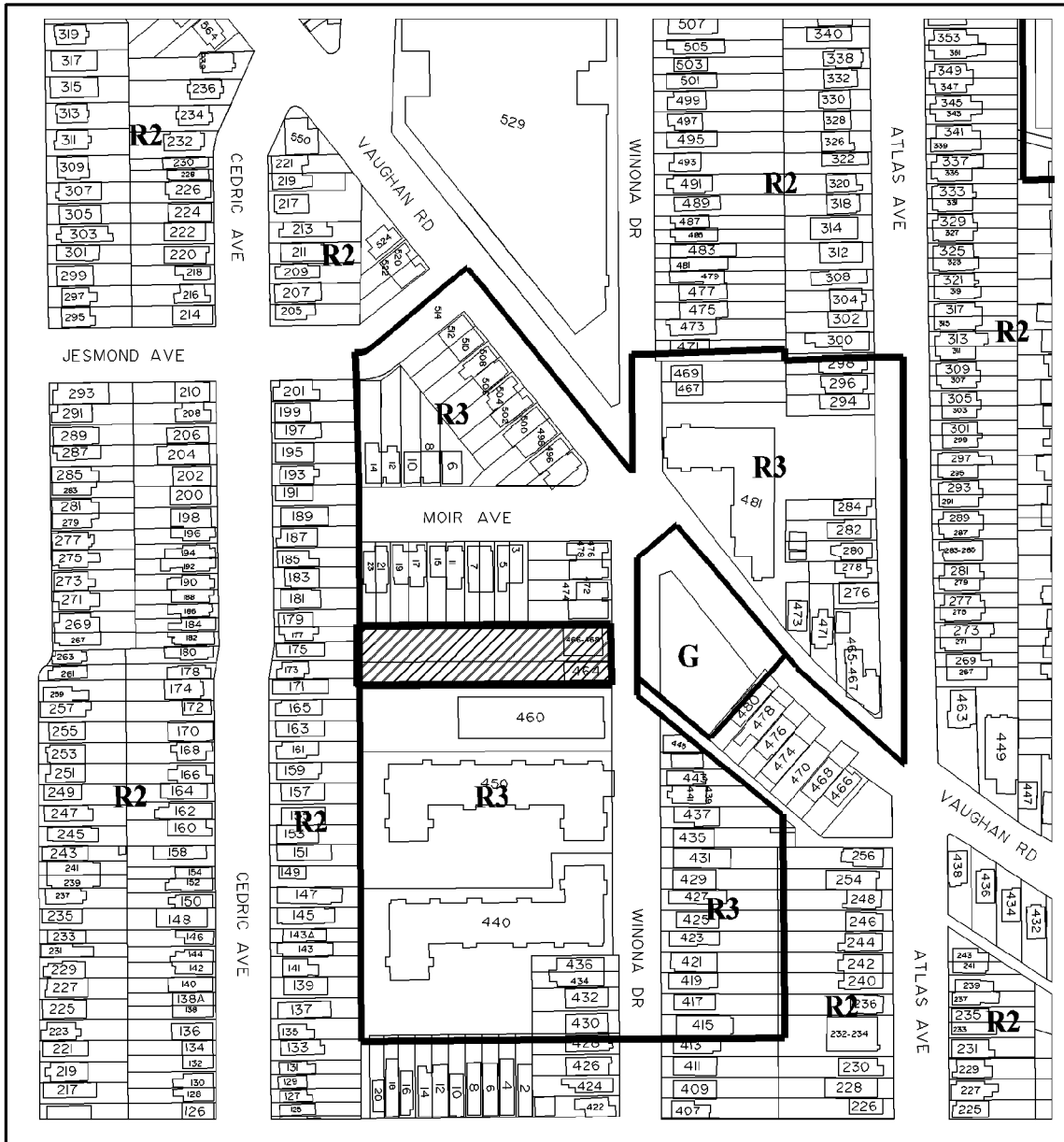
464 - 468 Winona Drive

Elevations
Applicant's Submitted Drawing

Not to Scale
05/15/2014

File # 11 271603 NNY 15 02

Attachment 4: Zoning

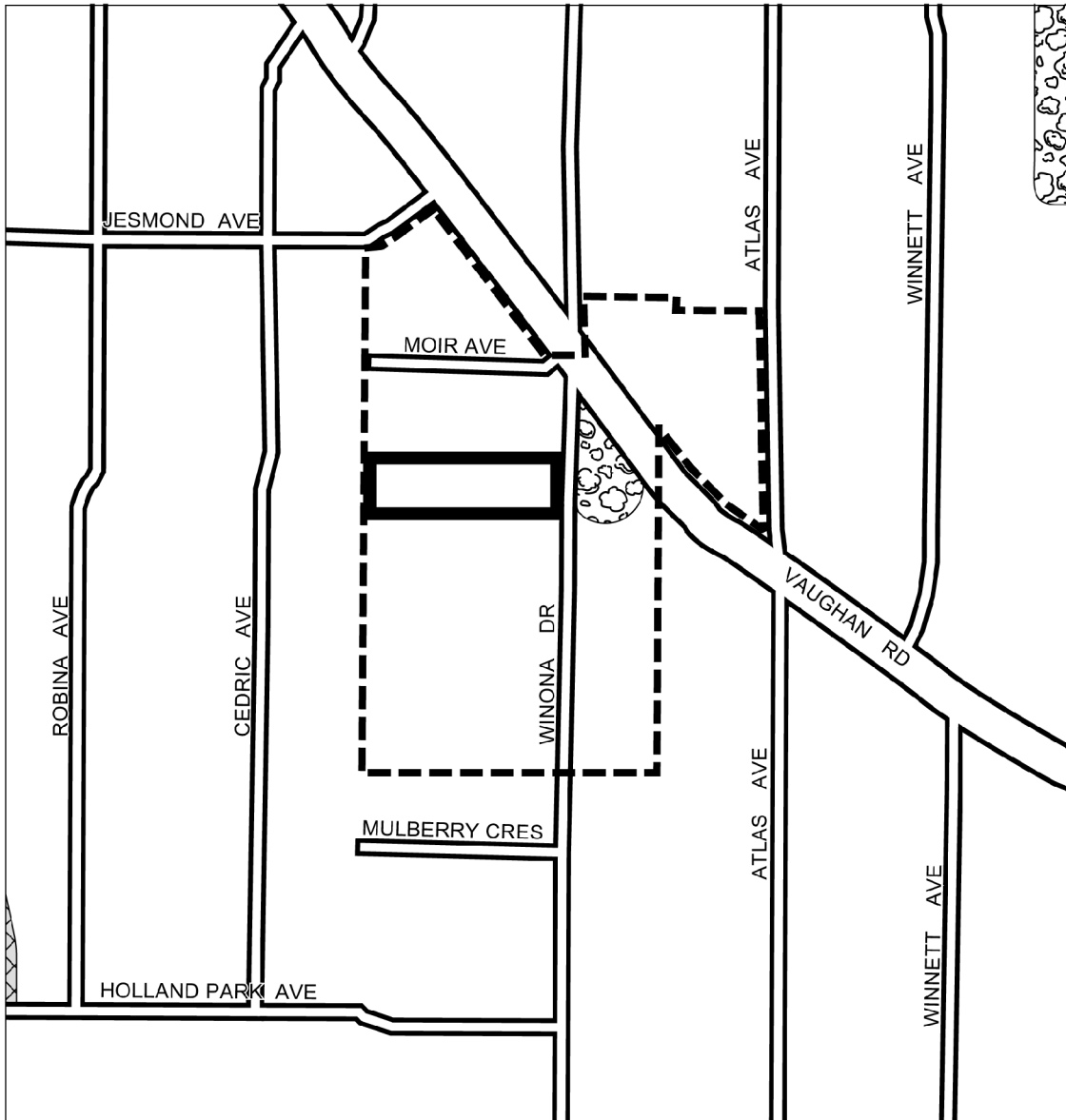


464 - 468 Winona Drive
File # 11 271603 NNY 15

- R2 Residential Zone
- R3 Residential Zone
- G Green Open Space Zone

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Zoning By-law 1-83
Extracted 09/20/2011

Attachment 5: Official Plan



TORONTO City Planning

464 - 468 Winona Drive

Official Plan & Site and Area Specific Policy

File # 11 271603 NNY 15

- | | | | |
|---|---|--|---|
|  Site Location |  Site and Area Specific Policy #37 |  Neighbourhoods |  Mixed Use Areas |
| | |  Parks & Open Space Areas |  Parks |

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Not to Scale
11/21/2011

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 271603 NNY 15 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 9, 2011

Municipal Address: 464 – 468 WINONA DRIVE

Location Description: PLAN 115 PT LOT 20 **GRID N1507

Project Description: Applications to amend the Official Plan and the Zoning By-law to permit 16 four-storey townhouse units, in two blocks of 8 units, with 19 parking spaces provided at grade and accessed through a common element driveway from Winona Drive.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP 2098 Avenue Road Toronto, ON M5M 4A8	M. Goldberg Goldberg Group	SMV Architects 247 Spadina Avenue Toronto, ON M5T 3A8	MOSHE EICHORN 2817 Bathurst Street Toronto, ON M6B 3A4

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	R3	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2025	Height:	Storeys:	4	
Frontage (m):	21.6		Metres:	11.85	
Depth (m):	94.8				
Total Ground Floor Area (sq. m):	706				Total
Total Residential GFA (sq. m):	2750		Parking Spaces:	19	
Total GFA (sq. m):	2750				
Lot Coverage Ratio (%):	33				
Floor Space Index:	1.36				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	16
Total Units:	16

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2670	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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