

NY34.80.2**North York Community Council - NY 34.80 220 McRae Drive and 327-329 Sutherland Drive: Zoning By-Law Amendment Application – Final Report**

From: Geoff Kettel <gkettel@gmail.com>
To: "Adamo, francine" <nycc@toronto.ca>, "Parker, Councillor John" <councill...
Date: 08/07/2014 8:13 AM
Subject: NY 34.80 220 McRae Drive and 327-329 Sutherland Drive: Zoning By-Law Amendment Application – Final Report
CC: "Fripp, Carol Burtin" <cbfripp@rogers.com>, Allen Appleby <aappleby@toro...
Attachments: 220 McRae. NYCC August 2014.pdf; 220 McRae, Parker and Matthew Feb 4 2014.pdf

Dear Ms Adamo,

Attached is a letter from the LPOA in regard to the above item.

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

regards

Geoff Kettel

for Geoff Kettel and Carol Burtin-Fripp

Leaside Property Owners' Association Incorporated

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

August 6, 2014

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Att: Francine Adamo, Committee Clerk

Re: NY 34.80 220 McRae Drive and 327-329 Sutherland Drive: Zoning By-Law Amendment Application – Final Report

Dear Councillor Augimeri and Members of Community Council

The Leaside Property Owners' Association provides this correspondence in strong opposition to the staff report recommendation to approve the zoning by-law amendment application for this property in its current form. The current revised ZBA application consists of an 8 unit condominium townhouse development on McRae Drive, with rear access from a private lane, and one single detached house on Sutherland Drive.

This application generated extensive opposition by residents at the community meeting held in January 2014. The LPOA in its comments dated Feb 4th 2014 (attached) recommended that the City demand that the proposed development be substantially re-designed and down-sized, and be brought into conformity with the character of the area, and with City planning guidelines.

The current application has made minimal changes, such as the change from two semi-detached to one single detached house on Sutherland and overall density has been reduced slightly from 1.6 to 1.48 FSI. but the key concerns of the height, massing and transition have not been addressed.

The townhouse complex is far too tall and would set another precedent for the next infill development.

- In form and massing it's really an apartment building; not townhouses.
- The townhouse complex continues to present as 4 storeys, due to its 13m. roof height and above grade first floor, not as 3 storeys (which would be 11m.) as described by the staff report.

- It should not exceed the height of the TH development at Randolph and McRae - 3 storeys max, ground floor at grade.
- Roof top patios create privacy issues for the neighbours particularly on the north

The single detached house on Sutherland Drive would be massive compared to the existing houses on Sutherland, yet occupies a grossly substandard lot, and ignores all transition rules to existing housing:

- Proposed FSI 86%; permitted FSI 45%
- Proposed lot coverage 47%; permitted lot coverage 35%
- Non compliance with existing Leaside zoning by-law for front and rear yard setbacks, and height.

The LPOA requests that

- **the North York Community Council recommend to City Council that the ZBA including proposed lot plan be refused**

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff Kettel

For Geoff Kettel and Carol Burtin-Fripp
Co-Presidents

Attachment: LPOA comments Feb 4 2014

c.c. Allen Appleby, Director, Community Planning, North York District

Leaside Property Owners' Association Incorporated

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

February 4, 2014

Councillor John Parker
Toronto City Hall
100 Queen Street West, Suite A16
Toronto ON M5H 2N2

Guy Matthew
Planner, Community Planning
North York District
North York Civic Centre
Toronto, ON M2N 5V7

Re: 220 McRae Drive and 327-329 Sutherland Drive: Zoning By-Law Amendment Application (Ward 26)

Dear Councillor Parker and Mr. Matthew,

The Leaside Property Owners' Association offers the following comments on planning issues and community concerns that pertain to the above zoning bylaw amendment (ZBA) application. At the public meeting held on January 27, extensive concerns were expressed by residents over excessive massing, height, density and inappropriate built form.

The ZBA application consists of two distinct built form elements: an 8 unit condominium townhouse development on McRae Drive, with rear access from a private lane, and two semi-detached houses on Sutherland Drive. The two elements need to be discussed separately, and as a whole.

With respect to the townhouse complex, the proposal looks like a 4 storey apartment building rather than town houses. The LPOA recommends that the townhouses

- should be designed in strict compliance with the City's Infill Townhouses Design Guidelines (2003) which address such matters as streetscape, open space, building location, and building form.
- And should be brought into conformity with the Leaside Residential Character Preservation Guidelines (2003).
- The size and number of town house units should be reduced.
- The McRae Drive ROW side of the site should have a landscaped boulevard with trees instead of the existing angled parking with lay-by

With respect to the two semi-detached houses on Sutherland Drive:

- Massing, density and height should be in keeping with the existing Leaside 1916 bylaw and the recently adopted new City zoning bylaw. The fsi (60%), height (8.5m), all setbacks, and open space should comply with the bylaw. Massive exceedances to the bylaw are proposed on lots where bungalows exist today.
- The original lot plan on Sutherland should be maintained and the severances should be refused.
- The building line (front yard setbacks) on the two lots on Sutherland Drive should be retained (not reduced) so that the Sutherland streetscape, and the line of sight around the corner at McRae, are not negatively impacted.

The overall density of the development (1.6 FSI) should be substantially reduced. The building line recommendation above will result in some density reductions with respect to the semi-detached houses and the townhouses, as well the townhouses and semi-detached houses should be made smaller to conform to the current zoning bylaw.

Finally, any plans for this site need to take into account the historical context of the site in the heart of the Town of Leaside. McRae Drive was designed in 1912 by Frederick Todd, the Town's planner as a curving cross-street linking the residential and industrial parts of the planned Town. The site is diagonally across the road from the Red Mulberry health store, which was originally Perrem and Knight, the first grocery store in Leaside (322 Sutherland Drive). The former Leaside Town Hall (165 McRae Drive) is diagonally across the road in the other direction. 322 Sutherland and 165 McRae set the tone for the area with the buildings set well back from the street and large treed boulevards in front.

In summary, the LPOA recommends that the City demand that the proposed development be substantially re-designed and down-sized, and be brought into conformity with the character of the area, and with City planning guidelines

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff Kettel

Geoff Kettel
Vice President

c.c. Brian Athey, President, LPOA
Alan Appleby, Director, Community Planning, North York District
Harold Madi, Director, Urban Design, City Planning