SUMMARY

This application proposes to amend the Zoning By-law to permit six townhouse units fronting onto York Mills Road and a detached dwelling fronting onto Kirtling Place. The existing detached dwelling would be demolished. Vehicular access would be taken from Kirtling Place.

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.

This report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a Final Report could be prepared and a Public Meeting held in the third quarter of 2015.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 16 Kirtling Place 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 of the Planning Act.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
No planning applications have previously been submitted on the subject property.

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant on March 27, 2014 to discuss complete application submission requirements. At that meeting staff outlined concerns that the proposed townhouse built form may not be in keeping with Official Plan policies.

ISSUE BACKGROUND
Proposal
This is an application to amend the zoning by-law to permit six three-storey townhouse units and a four-storey detached dwelling. The six townhouse units would front onto York Mills Road while the detached dwelling would front onto Kirtling Place. The townhouse units and detached dwelling would each have a third-storey terrace at the rear.

The townhouse units would be a minimum of six metres wide and have an overall lot coverage of approximately forty percent. The Floor Space Index of the townhouse portion of the development would be 1.06. Each townhouse would have a rear two-car integral garage. Two parking spaces are proposed in the rear yard for visitors to the townhouse units.

The proposed detached dwelling would be located to the east of the townhouse units and front onto Kirtling Place. The dwelling would have a lot coverage of approximately twenty-six percent and a Floor Space Index of 0.63. A two-car integral garage in the front
wall of the dwelling would provide parking for the owners while visitor parking could be accommodated on the driveway.

**Site and Surrounding Area**

The site is located on the south-east corner of Kirtling Place and York Mills Road, is triangular in shape and has an area of approximately 1875 square metres. There is currently a detached dwelling on the site which would be demolished. Kirtling Place is a short cul-de-sac with a total of eight lots, each with a detached dwelling.

This stretch of York Mills Road primarily has residential dwellings along both sides of the street. These dwellings have either side or rear yard relationships to York Mills Road, fronting onto interior residential streets. There are no dwellings which front onto York Mills Road. There are two schools to the east of the site on the north side of York Mills Road: York Mills Collegiate Institute and Ecole Secondaire Etienne-Brule. At the corner of York Mills Road and Bayview Avenue, two blocks to the west, is a large townhouse complex which backs onto York Mills Road and Bayview 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. The PPS sets the policy foundation for regulating the development and use of land. The key 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.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

**Official Plan**

The Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and offices uses are also permitted. Development in *Neighbourhoods* is expected to “respect and reinforce” the existing physical character including building typology, size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have building
types with heights, massing and scale that are appropriate for the site and surrounding area.

York Mills Road is identified as a *major street* on Map 3 of the Official Plan. Applications for intensification along *major streets* in *Neighbourhood* designations are not encouraged. When a more intense form of development is proposed it is expected have regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. When a more intense form of development along a major street has been approved, this should not be considered when assessing applications in the interior of the *Neighbourhood*.

The Toronto Official Plan is available on the City's website at: [http://www.toronto.ca/planning/official_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

**Infill Townhouse Guidelines**

Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on "protecting streetscapes and seamlessly integrating new development with existing housing patterns". The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment. Staff will use the Infill Townhouse Guidelines in the review of the application.

**Zoning**

The site is currently zoned One-family Detached Dwelling Second Density Zone (R2) by former City of North York Zoning By-law 7625. This zone permits detached dwellings, parks and some institutional uses. Townhouses are not permitted in the R2 zone.

The site is zoned RD (f21.0; a975)(x70) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. This zone permits detached dwellings, places of worship, group homes and community centres. Exception 70 details performance standards relating to height and setbacks for permitted building types and ancillary buildings. Townhouses are not permitted in the RD zone.

By-law 569-2013 can be found at [http://www.toronto.ca/zoning](http://www.toronto.ca/zoning).

**Site Plan Control**

An application for Site Plan Control under Section 41 of the *Planning Act* was filed in conjunction with this application (file number 14 206091 NNY25 SA). The applications will be processed concurrently.
**Tree Preservation**

City of Toronto by-laws provide for the protection of qualifying trees situated on both City and private property. An Arborist Report was submitted with the application and notes that nine trees will require a permit to destroy while a further three will require a permit to injure. Staff are currently reviewing the submitted report.

**Reasons for the Application**

The application to amend the zoning by-law is required as the zoning does not permit townhouses on the site. The submitted draft zoning by-laws also propose to amend the minimum lot requirements and development standards for the detached dwelling.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Functional Servicing Report
- Arborist Report
- Toronto Green Standard Checklist
- Traffic Operations Review

A Notification of Incomplete Application issued on August 29, 2014 identified that draft zoning by-laws were required for a complete application. The outstanding material was submitted on September 5, 2014 and a Notification of Complete Application was subsequently issued on September 10, 2014.

**Issues to be Resolved**

The applicant is proposing to construct townhouse units which front onto York Mills Road. The character of this portion of York Mills Road is of detached dwellings which have side and rear yard relationships to York Mills Road. The only townhouses on this stretch of York Mills Road are located at the north-east corner of Bayview Avenue and York Mills Road and these also have a rear yard relationship to York Mills Road.

Kirtling Place is a short cul-de-sac with a total of eight lots, each of which contains a detached dwelling on an irregular shaped lot. The existing house fronts onto Kirtling place and backs onto York Mills Road. The applicant is proposing that the townhouses front onto York Mills Road and back onto Kirtling Place with service areas in the rear yard. The applicant is proposing curb cuts, visitor parking and a driveway to integral garages be located in the rear impacting the Kirtling Place streetscape.
The *Neighbourhoods* policies in the Official Plan require development to respect and reinforce the existing physical character of a neighbourhood including prevailing building types and "prevaling patterns of rear and side yard setbacks". Staff have identified preliminary concerns that the proposed townhouses are not in keeping with the prevailing building type, nor does fronting townhouses on to York Mills Road maintain the prevailing pattern of setbacks. Also, the character of Kirtling Place, which is landscaped front yards with detached dwellings fronting on the street and should be respected.

In addition to the concerns discussed above respecting townhouses at this location, the following issues have been identified:

- Whether an application to amend the Official Plan is required
- Whether the proposed height, density, setbacks and landscaping of the townhouses are appropriate
- Whether the size, configuration and location of the proposed single detached dwelling lot is appropriate
- Whether the proposed massing of the detached dwelling is appropriate
- Whether there is sufficient on-site visitor parking
- Whether the locations of the on-site visitor parking is appropriate
- Whether the proposed performance standards in the draft zoning by-law are appropriate
- How the storage and pick-up of waste is managed for the proposed townhouses
- Compliance with the Tier 1 performance measures of the Toronto Green Standard

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

**CONTACT**

Guy Matthew, Planner  
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Fax No. (416) 395-7155  
E-mail: gmatthe2@toronto.ca

**SIGNATURE**

Allen Appleby, Director  
Community Planning, North York District

**ATTACHMENTS**

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

16 Kirtling Place

Elevations

Not to Scale
09/02/2014

Staff report for action – Preliminary Report - 16 Kirtling Place
**Attachment 4: Application Data Sheet**

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<th>Application Type</th>
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**Municipal Address:** 16 KIRTLING PLACE

**Location Description:** PLAN M707 PT LOT 61 **GRID N2502

**Project Description:** The applicant is proposing to amend the zoning by-law to permit 6, three-storey townhouse units fronting onto York Mills Road and a four-storey detached dwelling fronting onto Kirtling Place. Site Plan Application

**Applicant:** YORK-KIRTLING INC

**Agent:** YORK-KIRTLING INC

**PLANNING CONTROLS**

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<td>Height Limit (m):</td>
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<td>Site Plan Control Area:</td>
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**PROJECT INFORMATION**

| Site Area (sq. m):        | 1876.13         | Height:       | Storeys: | 3 |
| Frontage (m):             | 62.43           | Metres:      | 11.8     |
| Depth (m):                | 38.113          |              |          |
| Total Ground Floor Area (sq. m): | 681.87 | Total Residential GFA (sq. m): | 1782.64 |
| Total Non-Residential GFA (sq. m): | 0 | Parking Spaces: | 16 |
| Total GFA (sq. m):        | 1782.64         | Loading Docks | 0 |
| Lot Coverage Ratio (%):   | 36.34           |
| Floor Space Index:        | 0.95            |

**DWELLING UNITS**

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</table>

**CONTACT:**

<table>
<thead>
<tr>
<th>PLANNER NAME:</th>
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Staff report for action – Preliminary Report - 16 Kirtling Place