

**451 Patricia Avenue - Official Plan and Zoning By-law
Amendment Applications - Preliminary Report**

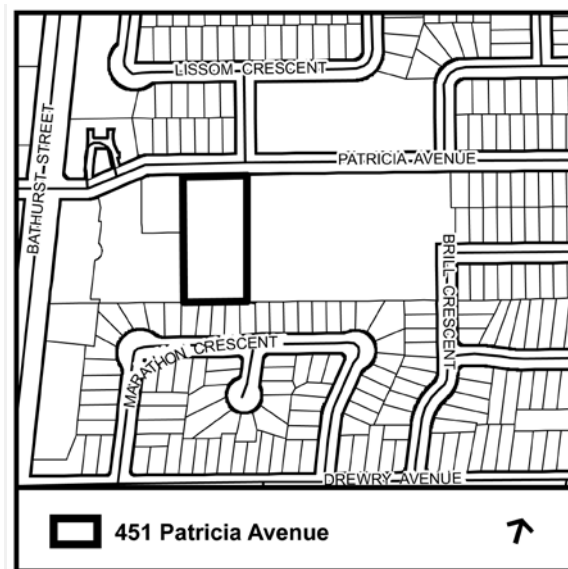
Date:	January 30, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	14 267088 NNY 10 OZ

SUMMARY

This application proposes 30 4-storey semi-detached dwellings (linked only at the garages), 4 4-storey single detached dwellings and 6 3-storey single detached dwellings, for a total of 40 units, all with integral 2-car garages, at 451 Patricia Avenue. Vehicular access is provided by 2 private roads and 2 private lanes, with 1 common driveway from Patricia Avenue. The site is a portion of the former Fisherville Public School yard, which was declared surplus, severed and sold by the Toronto District School Board.

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.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the fourth quarter of 2015 provided any required information is submitted by the applicant 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 451 Patricia 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 of the Planning Act.

DECISION HISTORY

The subject lands were severed from the Fisherville Public School yard in 2014. A portion of the school yard was declared surplus to the needs of the Toronto District School Board, pursuant to the procedure contained in Regulation 444/98, Disposition of Real Surplus Property. The TDSB applied to sever the lands (B004/14NY). Two conceptual plans were submitted with the application to demonstrate possible future development scenarios for the severed parcel. One concept plan showed 9 lots for single detached dwellings on a single-loaded public cul-de-sac. The second concept plan showed 13 lots for single detached dwellings on a double-loaded public cul-de-sac. Both concept plans met the performance standards in the R4 zone. The Committee of Adjustment approved the severance on March 19, 2014. The severed parcel was later sold to the current owner.

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant (June 10, 2014 and October 22, 2014) to discuss complete application submission requirements. Issues raised at these meetings included:

- The compatibility with the surrounding neighbourhood and the impact on the character of the neighbourhood, which consists primarily of single detached dwellings on 50-foot lots;
- The provision of public roads, pursuant to the Official Plan;
- The introduction of semi-detached dwellings on small lots;
- The introduction of single detached dwellings on small lots;
- The appropriateness of height and density of the proposed buildings; and
- The appropriateness of the setbacks of the proposed buildings.

ISSUE BACKGROUND

Proposal

The proposal is for 30 4-storey semi-detached dwellings (connected only at their garages), 4 4-storey single detached dwellings and 6 3-storey single detached dwellings, for a total of 40 units. The units are positioned in 5 rows, parallel to Patricia Avenue. The northerly 4 rows each contain 1 4-storey single detached dwelling, with the other units being 4-storey semi-detached dwellings. The most southerly row of units consists of 6 3-storey single detached dwellings.

Vehicular access is provided by one common driveway from Patricia Avenue. Site circulation is afforded by two 8-metre wide private roads and two 6-metre wide private lanes. There are 14 visitor parking spaces provided on the private road network. A garbage collection pad is proposed along the east property line.

The semi-detached dwellings range in height from 11.57 metres to 13.68 metres. The single detached dwellings range in height from 9.76 metres to 13.31 metres. All units have a mix of flat and peaked roofs. Each dwelling has an integral 2-car garage accessed by the private road network. None of the garages have direct access to existing public streets. The front yard setback of the units that face Patricia Avenue is 3 metres. The rear yard setbacks of the southerly most units that back onto existing single detached dwellings on Marathon Crescent range from 7.5 metres to 7.99 metres. The total gross floor area (GFA) proposed on site is 10,317 square metres.

Additional site statistics are provided on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

This site is a vacant portion of the former yard of Fisherville Public School. It has a total area of 1.1 hectares (2.7 acres) and is located on the south side of Patricia Avenue, east of Bathurst Street. This site has approximately 48 metres of frontage on Patricia Avenue and a depth of approximately 140 metres. The site slopes downward from the rear of the lot to Patricia Avenue and also has ditches along the westerly and southerly lot lines.

Land uses surrounding the site area are as follows:

North: Single detached dwellings and Lissom Park .

South: Single detached dwellings.

East: Fisherville Public School and single detached dwellings.

West: A place of worship, a private elementary school and a 10-storey residential building on Bathurst Street.

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.

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 (Map 16). According to Policy, 4.1.1 *Neighbourhoods* are considered physically stable areas made of broad residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The Official Plan establishes development criteria which, among other matters, require development to: provide an attractive, comfortable and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; and provide good site access and circulation and an adequate supply of parking for residents and visitors.

Other relevant policies of the Official Plan include Policy 4.1.5 which states:

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

With respect to public realm policies, Section 3.1.1.15 states "New streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets."

Zoning

The former City of North York Zoning By-law No. 7625 zones the property One-Family Detached Dwelling Fourth Density Zone (R4). This zoning permits single detached dwellings.

Site Plan Control

A Site Plan Application would ultimately be required to facilitate this development, but it has not been submitted.

Development Infrastructure Policy & Standards (DIPS)

On December 5, 6 and 7, 2005, City Council adopted a set of harmonized public street design standards to meet the objectives of the Official Plan policy and identified where a private street or "mews" may be considered an appropriate exception to Council's policy to require all new streets to be public ones. Developments which may be considered an exception to the policy would be those that are on small sites which cannot accommodate a road width of 20 or 16.5 metres (66 or 54 feet) and those which do not exceed 10 dwelling units on the private road, excluding those units fronting onto the existing public road.

Tree Preservation

These applications are subject to the City of Toronto Private Tree By-law and a Tree Inventory and Preservation Plan has been submitted.

Reasons for the Application

An amendment to the Official Plan is required to permit single detached and semi-detached dwellings on small lots. An amendment to the Zoning By-law is required to establish site-specific performance standards for the proposed single detached and semi-detached dwellings.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Transportation Operations Review;
- Preliminary Geotechnical Investigation;
- Stormwater Management Report;
- Functional Servicing Report;
- Tree Inventory and Preservation Plan Report; and
- Toronto Green Standard Checklist.

City staff are reviewing the application for completeness.

Issues to be Resolved

The applicant is proposing 30 4-storey semi-detached dwellings (linked only at the garages), 4 4-storey single detached dwellings and 6 3-storey single detached dwellings, for a total of 40 units in a residential neighbourhood made up of primarily 1 to 2 storey single detached dwellings. The City of Toronto Official Plan states that the prevailing building type will be the predominant form of development in the neighbourhood. The applicant's proposal varies from the prevailing build type in the neighbourhood. The proposal is also designed around a private street system where 31 of the 40 units do not have frontage on a public street. When the severance was approved the concepts prepared were more in keeping with the policies of the Official Plan as they illustrated detached homes on a public street.

The City has approved design standards known as Development Infrastructure Policy and Standards (DIPS) which provide a range of design standards that enable the City to service and maintain a network of new local residential streets. Developments which may be considered an exception to providing public streets are on small sites and which, among other matters, contain 10 or less residential units on a private street that is 45 metres or less in length.

In addition to the concerns regarding the lack of public roads and significant reliance on a private street system, staff have expressed concern about the proposed number of units, the built form and the building face separation distance, and the lack of open space allocated to the site. The opportunity for the growth of a healthy tree canopy and the ability for service vehicles to safely service the site for pick-up of refuse and recycling are also issues.

The proposal will be reviewed to determine whether the proposed units are appropriate within the context of the neighbourhood. Other issues identified to date in the review of this application include:

- The appropriateness of the requested Official Plan Amendment;
- The compatibility with the surrounding neighbourhood and the impact on the character of the neighbourhood, which consists primarily of single detached dwellings on 50-foot lots;
- The provision of public roads, pursuant to the Official Plan;
- The introduction of narrow four storey semi-detached dwellings on small lots;
- The introduction of narrow three and four storey single detached dwellings on small lots;
- The appropriateness of height, number of storeys and density;
- The appropriateness of the setbacks of the proposed buildings;
- The impact of the parking provided for the southern row of single detached dwellings;
- The adequate provision of private green space and amenity space;
- The applicability of Section 37; and
- 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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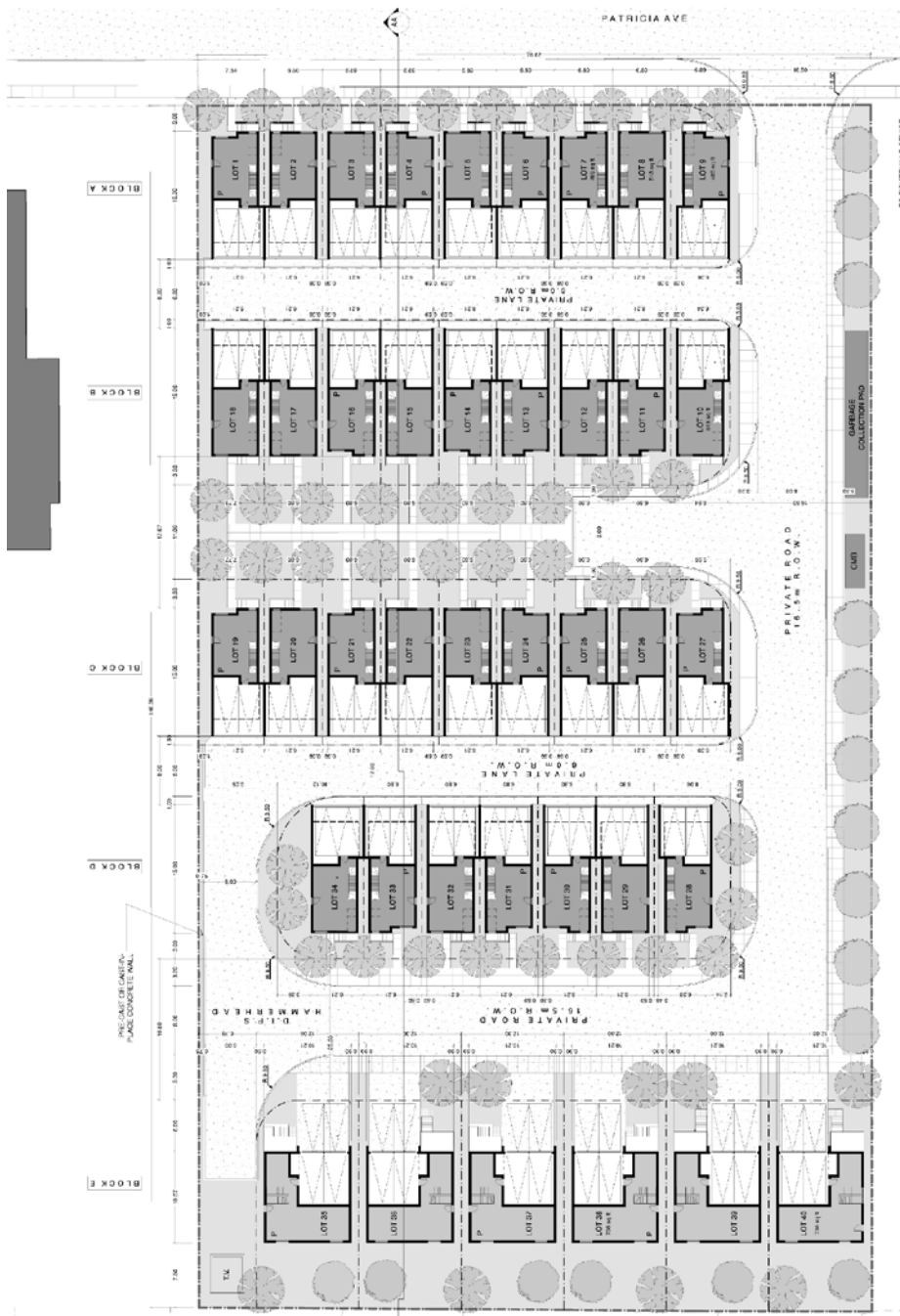
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Sample Elevations – Block A (Facing Patricia Avenue) and Block E (Single Detached Dwellings)
Attachment 3: Section
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



451 Patricia Avenue

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 01/07/2015

File # 14 267089 NNY OZ

**Attachment 2: Sample Elevations – Block A (Facing Patricia Avenue) and Block E
(Single Detached Dwellings)**



Block A Elevations
Applicant's Submitted Drawing
Not to Scale
01/07/2015

451 Patricia Avenue

File # 14 267089 NNY OZ

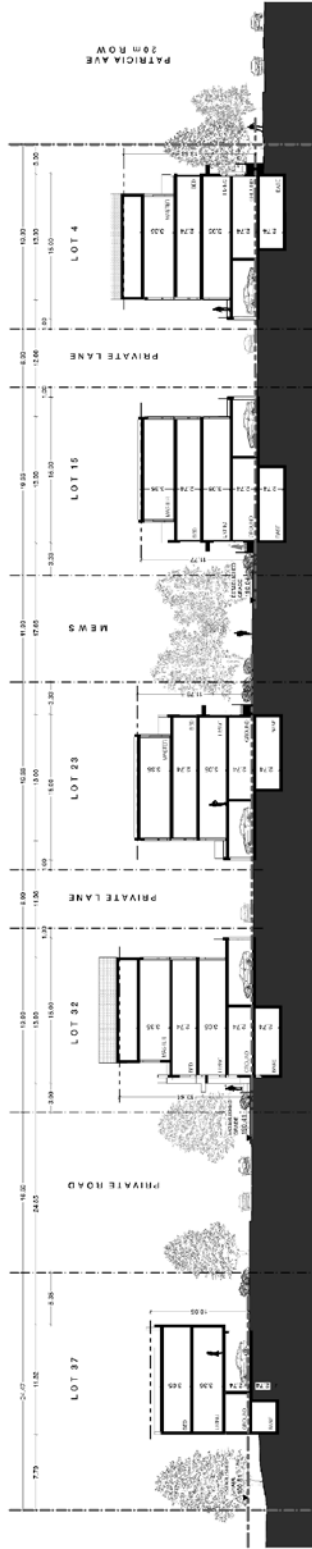


Block E Elevations
Applicant's Submitted Drawing
Not to Scale
01/07/2015

451 Patricia Avenue

File # 14 267089 NNY OZ

Attachment 3: Section



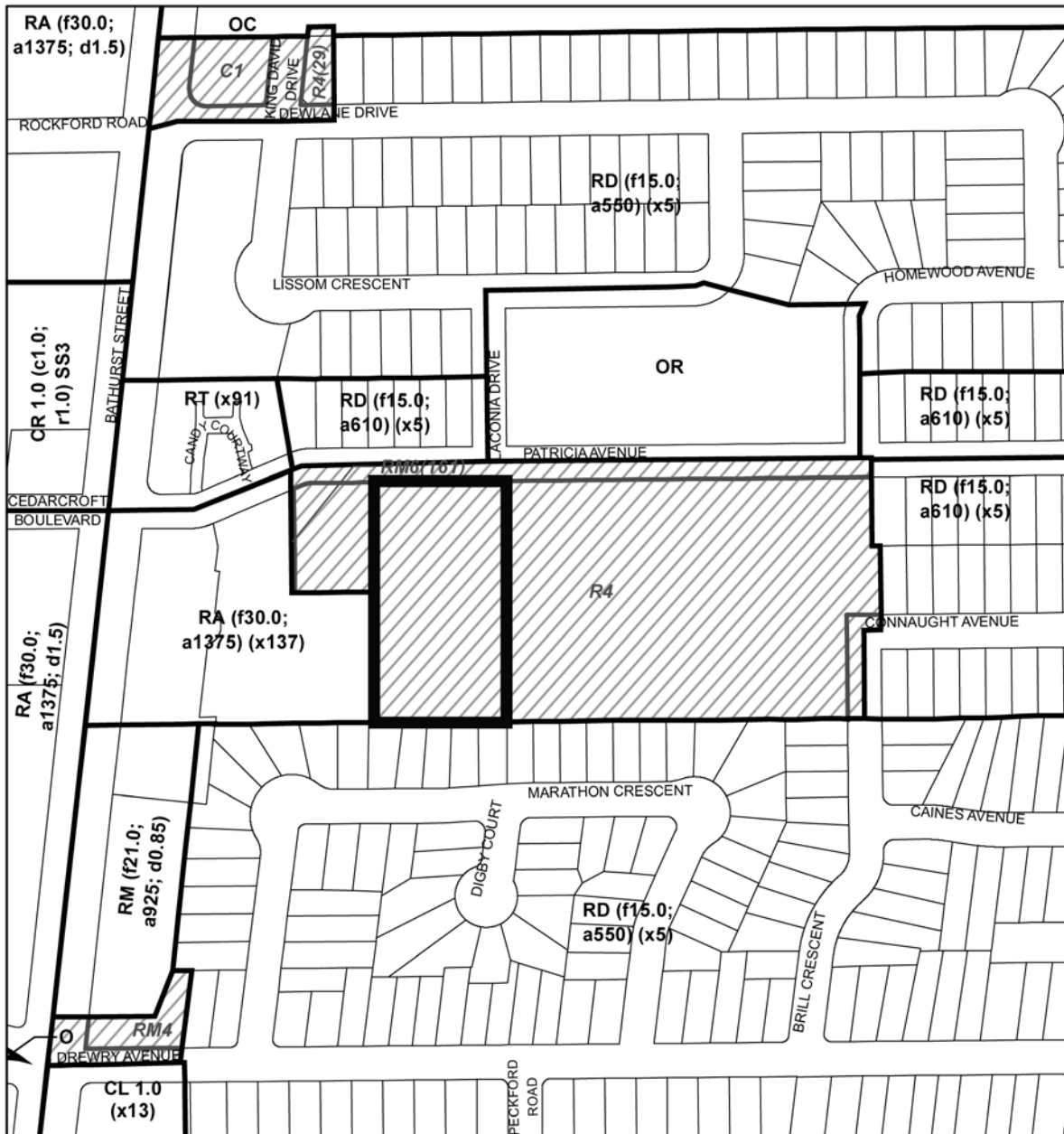
451 Patricia Avenue

File # 14 267089 NNY 02

Cross Section
 Applicant's Submitted Drawing

Not to Scale
 01/07/2015

Attachment 4: Zoning



Zoning By-Law No. 569-2013

451 Patricia Avenue

File # 14 267088 NNY 10 0Z

Location of Application

- | | |
|--------------------------|---------------------------|
| RD Residential Detached | CL Commercial Local |
| RT Residential Townhouse | CR Commercial Residential |
| RM Residential Multiple | O Open Space |
| RA Residential Apartment | OR Open Space Recreation |
| | OC Open Space Cemetery |

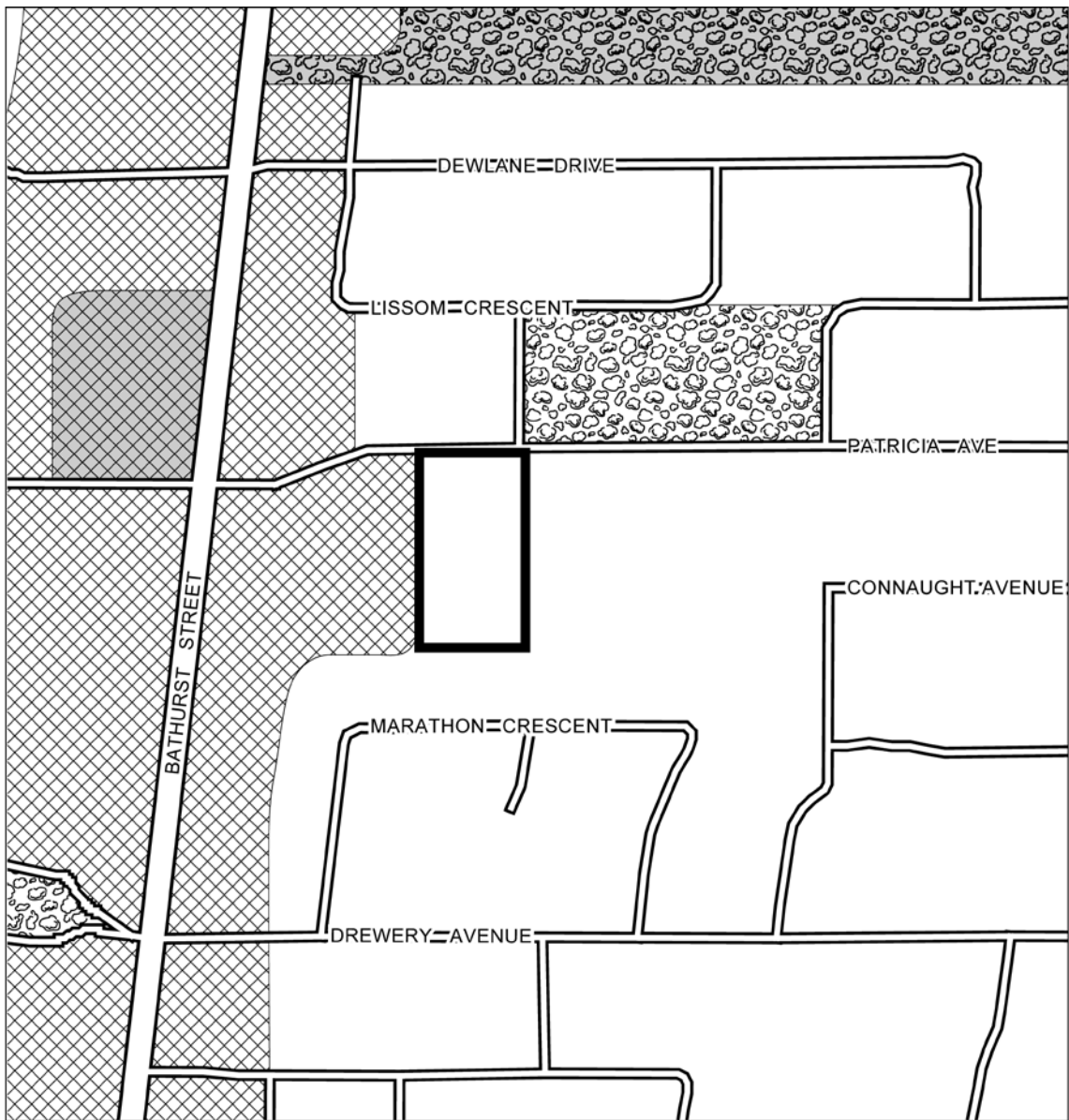


- See Former City of North York By-Law No. 7625
- R4 One-Family Detached Dwelling Fourth Density Zone
 - RM4 Multiple-Family Dwellings Fourth Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone



Not to Scale
Extracted: 01/07/2015

Attachment 5: Official Plan



TORONTO City Planning
Extract from Official Plan

451 Patricia Avenue

File # 14 267088 NNY 10 0Z




 Not to Scale
 01/07/2015

--- Roads not currently
 shown on Land Use Map

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 267088 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2014

Municipal Address: 451 PATRICIA AVENUE
 Location Description: PLAN 1880 LOT 149 TO 164
 Project Description:

Official Plan and Zoning Amendment applications to permit residential development on a former school yard consisting of 30 4-storey, semi-detached dwellings (linked only at the garages), 4 4-storey single detached dwellings and 6 3-storey single detached dwellings, for a total of 40 units, all with integral 2-car garages. Vehicular access is provided by 2 private roads and 2 private lanes, with 1 common driveway from Patricia Avenue.

Applicant:	Agent:	Architect:	Owner:
URBANCORP	TONY MANOCCHIO	TACT ARCHITECTURE INC.	URBANCORP (PATRICIA) INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	11089	Height:	Storeys:	4	
Frontage (m):	78.82		Metres:	13.68	
Depth (m):	140.68				
Total Ground Floor Area (sq. m):	3649.9				Total
Total Residential GFA (sq. m):	10317.3		Parking Spaces:	92	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	10317.3				
Lot Coverage Ratio (%):	32.91				
Floor Space Index:	0.93				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo, Freehold		Above Grade	Below Grade
Tenure Type:	Condo, Freehold			
Rooms:	0	Residential GFA (sq. m):	10317.3	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	40	Institutional/Other GFA (sq. m):	0	0
Total Units:	40			

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