

3 and 5 Southvale Drive – Official Plan and Zoning By-law Amendment Applications – Final Report

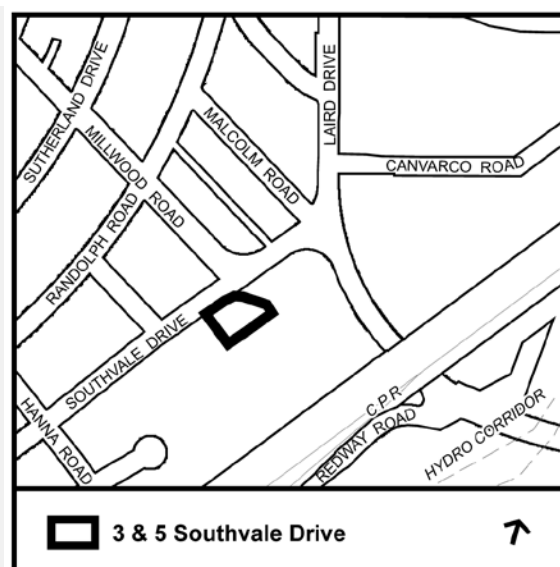
Date:	October 27, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No.26 – Don Valley West
Reference Number:	15 150340 NNY 26 OZ

SUMMARY

This application proposes to amend the Official Plan and former Town of Leaside Zoning By-law No. 1916 to permit a seven-storey residential building containing 67 dwelling units and 75 parking spaces in two levels of underground parking at 3 and 5 Southvale Drive. Vehicular access to the site is proposed via a six metre driveway centrally located along the Southvale Drive frontage of the site. The proposed building would have a maximum building height of 22.5 metres (28 metres including the mechanical penthouse) and a gross floor area of 5,805 square metres resulting in a density of 2.87 times the area of the lot (Floor Space Index).

The proposal also incorporates a proposed land exchange between the applicant and the City. The land exchange involves a 132 square metre triangular parcel of City-owned land at the corner of Southvale Drive and Millwood Road adjacent to the site that would be purchased by the applicant in exchange for a 142 square metre triangular parcel on the southeast corner of #3 Southvale Drive adjacent to the City-owned driveway entrance to Leaside Memorial Gardens.

The proposal has been revised since the original May 2015 application. The original application proposed an eight-storey



residential building containing 98 dwelling units and 97 parking spaces in two levels of underground parking, Vehicular access to the site was proposed off the east property line of the site from the City-owned entrance driveway to Leaside Memorial Gardens. The building had a maximum building height of 28.0 metres (33.5 metres including the mechanical penthouse) and had a gross floor area of 8,360 square metres resulting in a density of 4.12 times the lot area.

Generally, the revised application proposes lower building heights, a reduced gross floor area/density, a more adequate transition to nearby properties, fewer dwelling units and less parking.

COMMENTS

Staff are preparing the Final Report that will be submitted to North York Community Council for its consideration at its meeting on November 15, 2016.

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SIGNATURE

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