**SUMMARY**

An application for a Zoning By-law Amendment has been submitted for the lands located at 23, 25, and 27 Poyntz Avenue. The proposal is for a mixed use building measuring 3 storeys and 11 metres in height with a floor space index (FSI) of 1.09. The proposed building contains retail uses on the ground floor, office uses on the second storey, and 4 residential rental units on the third storey.

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 scheduled by City planning staff in consultation with the Ward Councillor.

A Final Report and a Public Meeting under the Planning Act will be scheduled provided issues identified in this report are satisfactorily addressed and the applicant submits all required information 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 23, 25, and 27 Poyntz 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*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been no recent prior development applications filed on the subject properties.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 21, 2015. During this meeting, concerns were raised by staff relating to setbacks to the west and front lot lines, location and access to parking, and rental housing requirements. Complete application submission requirements were also discussed.

ISSUE BACKGROUND

Proposal

This application proposes to amend the former City of North York Zoning By-law No. 7625 for the lands at 23, 25, and 27 Poyntz Avenue to permit a mixed use building measuring 3 storeys and 11 metres in height with an FSI of 1.09. A total of 4 rental residential units are proposed on the third storey and are comprised of two 1-bedroom units and two 2-bedroom units. Parking is proposed on the ground level and is located at the rear of the building.

A total of approximately 107.5 square metres of private outdoor amenity area is proposed. Terraces are provided for each residential unit, ranging between approximately 5.75 and 9 square metres in size. Above the third storey, the rooftop contains twin 39 square metre private terraces associated with the 2-bedroom units below.
Details of the application are outlined in the chart below and in Attachment 6 – Application Data Sheet.

<table>
<thead>
<tr>
<th>Category</th>
<th>First Submission</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>December 22, 2016</td>
</tr>
<tr>
<td>Site Area</td>
<td>1,152.81 square metres</td>
</tr>
<tr>
<td>Proposed Building Setbacks</td>
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</tr>
<tr>
<td>Front Lot Line (Poyntz Avenue)</td>
<td>2.5 metres</td>
</tr>
<tr>
<td>East Property Line</td>
<td>0.05 metres</td>
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<tr>
<td>West Property Line</td>
<td>10.75 metres</td>
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<tr>
<td>Rear Lot Line (south)</td>
<td>14 metres</td>
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<tr>
<td>Gross Floor Area (GFA)</td>
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<tr>
<td>Residential</td>
<td>419.6 square metres</td>
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<tr>
<td>Non-Residential</td>
<td>836.75 square metres</td>
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<tr>
<td>Floor Space Index (FSI)</td>
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<tr>
<td>Building Height</td>
<td>3 storeys (11 metres)</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td></td>
</tr>
<tr>
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<td>2 (50%)</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>2 (50%)</td>
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<tr>
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<td>4</td>
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<tr>
<td>Amenity Area</td>
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<tr>
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<tr>
<td>Outdoor</td>
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<tr>
<td>Total</td>
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<tr>
<td>Ground Floor Height</td>
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<tr>
<td>Proposed Vehicular Parking</td>
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<td>(shared commercial and visitor:</td>
<td>(4:4)</td>
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<tr>
<td>residential)</td>
<td></td>
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<tr>
<td>Loading Spaces</td>
<td>Description</td>
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<td>1 Type C</td>
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<tr>
<td>Proposed Bicycle Parking</td>
<td>8</td>
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<td>(non-residential: residential)</td>
<td>(4:4)</td>
</tr>
<tr>
<td>Long-Term Indoor Bicycle Storage</td>
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</tr>
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**Site and Surrounding Area**

The subject site is comprised of three properties known municipally as 23, 25, and 27 Poyntz Avenue. The site is located approximately 100 metres west of Yonge Street. The subject site is approximately square in shape with a frontage of 34.2 metres and a depth of approximately 33.6 metres. The site area measures approximately 1,152 square metres in area. The site slopes slightly downwards from north to south.
North: A 42 and 33-storey mixed use building with a 2-storey base is located immediately north of the site. A place of worship is currently under construction to the northwest of the site.

South: 1 to 2-storey single detached dwellings in a *Neighbourhoods* designation. To the southeast is a mixture of retail and commercial uses along the Yonge Street corridor.

East: 1 to 2-storey single detached dwellings in a *Mixed Use Areas* designation. Further east is a mixture of retail and commercial uses along the Yonge Street corridor.

West: 1 to 2-storey single detached dwellings in a *Mixed Use Areas* designation. Beyond the boundaries of the North York Centre Secondary Plan are 1 to 2 storey single detached dwellings in a *Neighbourhoods* designation.

**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 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 and 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 City of Toronto Official Plan contains a number of policies that apply to the proposed development.

**Chapter 2 – Shaping the City**

**Section 2.2.2 Centres: Vital Mixed Use Communities**

The proposed development is located in the North York Centre. North York Centre, focused on three subway stations on its Yonge Street spine, is served by both the Yonge
subway and the Sheppard subway and is also a terminus for regional transit from communities to the north. It has a major concentration of commercial office space where businesses benefit from access to transit service to the Downtown core as well as from good highway access. It should continue to grow as an important commercial office location, as well as a vibrant residential and cultural centre.

Centres in the Official Plan are a priority for managing growth in the City. They should be vibrant, mixed-use and supported by public transit. Each Centre in the Official Plan will have a secondary plan which will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space and transit oriented development. The plan will also delineate the boundaries of the growth centre, provide a strategy for public realm and parks improvements, support the use of public transit and other transportation models (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly Neighbourhoods.

Chapter 3 – Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies above, new development will also be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses.

New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provide indoor and outdoor amenity space for residents of the new development.
Section 3.2.1 Housing

The applicant has indicated that the three properties at 23, 25 and 27 Poyntz Avenue contain less than six residential rental units.

After conducting a site visit on January 19, 2017, further information is required from the applicant regarding the operation and occupancy of 23 Poyntz Avenue to determine the total number of dwelling units on site.

The Official Plan contains policies to preserve affordable rental housing under certain conditions. If the site contains six or more dwelling units, an application will be required to demolish the existing rental housing under Chapter 667 of the Municipal Code. Official Plan policy 3.2.1.6 would also apply since all units are rental tenure. The policy states that new development resulting in the loss of six or more rental housing units will not be approved unless the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time of application.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The subject lands are designated Mixed Use Areas on Map 16 of the Official Plan. Mixed Use Areas are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within Mixed Use Areas should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in Mixed Use Areas should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in Mixed Use Areas should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare.

Development in Mixed Use Areas should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

The Official Plan is available on the City’s website at:

http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD
**North York Centre Secondary Plan**

The subject property is also located within the North York Centre Secondary Plan, and is designated *Mixed Use Area “B”* on Map 8-3 of the Secondary Plan. The permitted uses include commercial, institutional, residential, public parks and recreational uses, and transit terminals. The total GFA of all residential uses on a site in a *Mixed Use Area “B”* designation will not exceed 50 percent of the maximum permitted gross floor area.

The Secondary Plan provides for a density of 1.5 FSI, plus additional density incentives for the provision of specific uses and facilities. The Secondary Plan limits the maximum height of the site to the lesser of 11 metres or 3 storeys.

The Secondary Plan also encourages redevelopment that ensures compatibility with the surrounding stable residential areas while contributing to an attractive pedestrian oriented street edge with emphasis on good design and landscaping, buffering and tree features.

The properties are also subject to North York Centre Site Specific Policy 11 of the North York Centre Secondary Plan. Site Specific Policy 11 protects for the future extension of Beecroft Road south of Poyntz Avenue. In order to ensure a direct alignment, setbacks may be imposed on new development for the new road and associated buffer area.

The North York Centre Secondary Plan is available on the City’s website at:


**Zoning**

The subject lands are excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is currently zoned One-Family Detached Dwelling Fourth Density Zone (R4) under By-law 7625; as amended. The R4 zoning permits single detached dwellings and accessory uses with a height limitation of 8.8 metres for a residential use.

**Site Plan Control**

A Site Plan Control application (16 270122 NNY 23 SA) has been submitted with this rezoning application to reflect the current proposal. Staff are reviewing the Site Plan Control application concurrently with this Zoning By-law Amendment application.

**Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the
City’s Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

**Reasons for Application**

An amendment to Zoning By-law No. 7625, as amended is required as the in-force zoning does not permit the proposed mixed use building and to implement the necessary zoning standards to regulate the proposed development.

**COMMENTS**

**Application Submission**

The following was submitted with the application:

- Arborist Report and Tree Preservation Plan;
- Archaeological Assessment (Stage 1 and 2);
- Building Elevations;
- Civil and Utilities Plans;
- Draft Zoning By-laws;
- Geotechnical Study and Stormwater Management Report;
- Landscape and Lighting Plan;
- Parking Study;
- Planning Rationale Report;
- Servicing Study;
- Site Plans and Survey;
- Sun/Shadow Study;
- Toronto Green Standard Checklist;
- Traffic Operations Assessment.

A Notification of Incomplete Application issued on January 25, 2017 because a determination cannot be made at this time whether an application for Rental Housing Demolition and Conversion is required. Further information is needed from the applicant regarding the operation and occupancy of 23 Poyntz Avenue to determine the total number of dwelling units on site.

**Issues to be Resolved**

On a preliminary basis, the following issues have been identified:

- Appropriateness of loading facilities;
- Conformity with the number of storeys and setback requirements of the North York Centre Secondary Plan;
- Conformity with Site Specific Policy #11 requiring greater setbacks to ensure the protection of a possible southward extension of Beecroft Road;
• Conformity with the City’s urban design objectives as they relate to building design, pedestrian access and entrances, and landscaping to ensure an attractive street edge and pedestrian environment;
• Determination of the number of rental dwelling units on site and whether an application is required pursuant to Chapter 667 of the Municipal Code;
• Possible consolidation of lands to the east to enable a larger development parcel;
• Assessment of site servicing including stormwater management; and
• Potential traffic impacts on the surrounding road network, parking, visitor parking and site access/circulation;

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

Jason Brander, Planner
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Fax No.  (416) 395-7155
E-mail:  jason.brander@toronto.ca

SIGNATURE

_______________________________
Joe Nanos
Director, Community Planning
North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: West and North Elevations
Attachment 2b: East and South Elevations
Attachment 3: Official Plan
Attachment 4: North York Centre South Secondary Plan
Attachment 5a: City of Toronto Zoning By-law No. 569-2013
Attachment 5b: Former City of North York Zoning By-law No. 7625
Attachment 6: Application Data Sheet
Attachment 2a: West and North Elevations
Attachment 2b: East and South Elevations

East Elevation

South Elevation

Elevations 23, 25 & 27 Poyntz Avenue

Applicant’s Submitted Drawing

Scale 01/08/2017

File # 16 270109 NNY 23 OZ
File # 16 2701122 NNY 23 SA
Attachment 5b: Zoning By-law No. 7625

23, 25 & 27 Poyntz Avenue

File # 16 270109 NNY 23 OZ
File # 16 270122 NNY 23 SA

Location of Application

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C6 Special Commercial Area Zone
Attachment 6: Application Data Sheet

Application Type: Rezoning
Details: Rezoning, Standard
Application Number: 16 270109 NNY 23 OZ
Application Date: December 22, 2016
Municipal Address: 23, 25, and 27 Poyntz Avenue
Location Description: PLAN 1743 LOT 612 PT LOT 611 **GRID N2305
Project Description: Proposed mixed use building measuring 3 storeys and 11 metres in height with an FSI of 1.09. The building is proposed to contain retail uses at grade, office uses on the second storey, and 4 rental residential units on the third storey.

Applicant/Agent:
SVN Architects and Planners
110 Adelaide Street East
Toronto, ON, M5C 1K9
c/o Blair Scorgie
Elevation Architects Inc.
1967 Queen Street E
Toronto, ON M4L 1H9
Ibrahim Altay
468 Cranbrooke Avenue
468 Cranbrooke Avenue
334 Cranbrooke Avenue
Toronto, ON M5M 1N7

Architect:
Elevation Architects Inc.
1967 Queen Street E
Toronto, ON
M4L 1H9

Owner:
Ibrahim Altay
468 Cranbrooke Avenue

PLANNING CONTROLS
Official Plan Designation: Mixed Use Areas
Site Specific Provision: N
Zoning: R4
Historical Status: N
Height Limit (m): 8.8
Site Plan Control Area: Y

PROJECT INFORMATION
Site Area (sq. m): 1152.81
Height: Storeys: 3
Frontage (m): 34.2
Metres: 11
Depth (m): 33.6
Total Ground Floor Area (sq. m): 388.45
Total Residential GFA (sq. m): 419.6
Parking Spaces: 8
Total Non-Residential GFA (sq. m): 836.75
Loading Docks 1
Total GFA (sq. m): 1256.35
Lot Coverage Ratio (%): 33.7
Floor Space Index: 1.09

FLOOR AREA BREAKDOWN (upon project completion)

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<th>Below Grade</th>
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<td>0</td>
</tr>
<tr>
<td>Bachelor:</td>
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<tr>
<td>1 Bedroom:</td>
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<tr>
<td>2 Bedroom:</td>
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<tr>
<td>3+ Bedroom:</td>
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<tr>
<td>Total Units:</td>
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CONTACT:
PLANNER NAME: Jason Brander, Planner
TELEPHONE: (416) 395-7124
E-MAIL: Jason.brander@toronto.ca