

**95 Jonesville Crescent - Zoning Amendment Application  
- Preliminary Report**

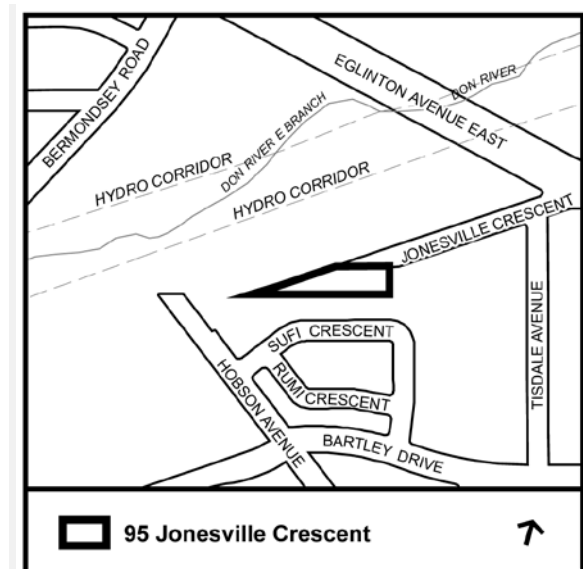
<b>Date:</b>	May 24, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 34 – Don Valley East
<b>Reference Number:</b>	17 142260 NNY 34 OZ

**SUMMARY**

This application by YWCA Toronto ("YWCA") proposes to amend the Zoning By-law for the lands at 95 Jonesville Crescent to permit a new four-storey combined alternative housing and child care facility. This amendment would facilitate the relocation of YWCA's Beatrice House from the former Hughes Public School on Caledonia Road, which closed in August 2015. The existing three-storey private school building would be demolished.

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.

A final report and public meeting under the *Planning Act* will be scheduled following community consultation and the resolution of outstanding issues, provided the applicant provides all required information in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 95 Jonesville Crescent 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

### Pre-Application Consultation

City staff held a pre-application consultation meeting with the applicant on February 11, 2016, to discuss the planning policy framework that would apply to the proposal and the complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

This application proposes to amend the Zoning By-Law to permit residential uses. The amendment would permit a four-storey alternative housing facility for women with children who are homeless, or at-risk of being homeless, as well as a child care facility for children of the alternative housing and local community. This proposal would facilitate the relocation of YWCA's Beatrice House, a transitional housing program for women. This facility, located at 177 Caledonia Road, north of St. Clair Avenue West, was closed in 2015. The existing three-storey private school (Signet Christian School) at 95 Jonesville Crescent would be demolished.

The proposed four-storey building would have a maximum height of 15.2 metres (excluding mechanical penthouse) and a gross floor area of 3,589 square metres. The childcare facility is proposed to be located on the ground floor. Common areas and programming space for the alternative housing facility would be located on the second floor, with a total of 27 residential units without in-unit kitchen facilities (i.e. bed-sitting rooms) to be located on the third and fourth floors. The front yard would include a drive aisle, main entrance to the residential component of the building, and an entrance to the childcare facility.

Indoor amenity space for the alternative housing facility is proposed to be provided on the second level of the proposed building and include: programming space, a dining hall, kitchen, resource room and offices for staff. Proposed outdoor amenity space includes 95 square metres for the alternative housing facility and two outdoor play areas for children (360 square metres and 246 square metres) associated with the child care use.

Vehicular access to the proposed building is provided via Jonesville Crescent. A total of 23 parking spaces are proposed: 12 parking spaces on-site for the child care facility and 11 spaces for the residential component. The residential spaces are proposed to be located on the Jonesville Crescent right-of-way owned by the City, between the existing cul-de-sac and the front property line. This area is currently being used as parking for the existing three-storey private school on the site.

### Key Project Criteria

<b>Criteria</b>	<b>Proposed Building</b>	<b>Total</b>
Height (metres from established grade)	4-storeys (15.2 m, excluding mechanical penthouse)	
Gross Floor Area (square metres)	Alternative Housing: 2,663 m <sup>2</sup> Child Care: 926 m <sup>2</sup>	3,589 m <sup>2</sup>
Density (FSI)	1.15	
Lot Coverage (%)	30%	
Setbacks	Front Yard: 2.89 m Rear Yard: 6.25 m East Side Yard: between 4.75 and 7.7 m West Side Yard: 8.9 m	
Bed-sitting Rooms (residential units without in-unit kitchen facilities)	Single rooms: 13 One bedroom: 4 Two bedrooms: 10	27
Child Care Spaces	62	62

The proposed site plan, renderings, elevations and project statistics can be found in Attachments 1, 2, 3 and 6.

### **Site and Surrounding Area**

The site is located south of Eglinton Avenue East and west of Victoria Park Avenue at the westerly terminus of Jonesville Crescent, approximately 460 metres southwest of Eglinton Avenue East. The site is currently occupied by a vacant three-storey private school (Signet Christian School) which was constructed in the 1970's.

The site is triangular in shape, has a lot area of 3,133 square metres, a frontage of approximately 57 metres on Jonesville Crescent, and a depth of approximately 31 metres. There is a gentle slope from the northeast to the southeast.

There are three registered easements that affect the property. The western edge of the site is subject to an easement in favour of the Hydro-Electric Power Commission of Ontario.

The eastern edge of the site is subject to an easement in favour of The Borough of North York for the purpose of constructing and maintaining storm and sanitary sewers. The southern portion of the site is subject to an easement in favour of the Borough of North York for the purpose of constructing and maintaining storm sewers and other utilities.

The surrounding uses are as follows:

North: The Gattineau hydro corridor and a tributary of the Don River are located north of the site.

South: A residential neighbourhood consisting of two-storey townhouses fronting onto Sufi Crescent is located directly south of the site.

East: Jonesville Crescent runs parallel to the hydro corridor to the north and continues east of the site where it connects to Eglinton Avenue East. There are industrial/commercial uses located to the east of the site which front onto Jonesville Crescent. Further east is a recently approved 35-unit townhouse development at 78 Tisdale Avenue (File Nos. 10 320047 NNY 34 OZ and 11 120956 NNY 34 SB).

West: The Gattineau hydro corridor and a branch of the Don River are located west of the site. The City of Toronto's Academy Soccer Field is also located west of the site, within the hydro corridor.

### **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, by the *Planning Act*, 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, as the case may be, 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 Toronto Official Plan designates the subject site as *Neighbourhoods* on Map 20, Land Use Plan (see Attachment 4). *Neighbourhoods* are considered physically stable areas that contain a full range of residential uses within lower scale buildings, parks, schools, local institutions and small-scale stores and shops serving the needs of area residents.

Section 4.1 of the Official Plan provides that new development within *Neighbourhoods* will maintain the existing physical character and "must be sensitive, gradual and generally 'fit' the existing physical character of the neighbourhood". This includes, but is not limited to, building type, street patterns, size and configuration of lots, setbacks, height, massing and scale of buildings. Policy 4.1.5 of the Official Plan identifies that "no changes will be made through rezoning minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood".

The Healthy Neighbourhoods policies of section 2.3.1 of the Official Plan state that development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. Policy 2.3.1.2(b) of the Official Plan states that developments will provide a gradual transition of scale and density, as necessary to achieve the objectives of this plan.

Further, the built form policies of Section 3.1.2 of the Official Plan relate to ensuring that new development is located and organized to fit within the existing and/or planned context of the neighbourhood. This includes locating main building entrances so that they are clear and visible, the organizing of parking to minimize their impact on the property and surrounding properties, and the massing and exterior façade will be designed to fit harmoniously.

## **Site and Area Specific Policy No. 89**

The site is located within Site and Area Specific Policy No. 89 (SASP 89). The policies of SASP 89 state that "development will maintain a low scale character where the predominant building height is four-storeys or less". Also, live/work uses are permitted provided that residential remains the predominant use.

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

<http://www1.toronto.ca/planning/chapters1-5.pdf>

## **Official Plan Amendment 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a

result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

More information regarding OPA 320 can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=c860abe3a6589410VgnVCM10000071d60f89RCRD>

## **Zoning**

The site is subject to the former City of North York Zoning By-law 7625 and is zoned M1(7) Industrial and O1(17) Open Space (see Attachment 5a). The M1 designation applies to a majority of the site and allows for a range of industrial and commercial uses such as a commercial school, day nursery, service shop and warehouse. The site specific exception permits a maximum height of three-storeys, a minimum front yard setback of 5 metres, a minimum rear yard setback of 6 metres and a maximum gross floor area of 2,035 square metres.

A small portion of the western most area of the site is located within the O1(17) Open Space zone. The O1 zoning permits recreational uses, schools and day nurseries, and accessory uses thereto. A site specific exception to the O1 zone permits a parking lot.

The site is not subject to the City-wide Zoning By-law 569-2013, with the exception of a small portion of the western-most area of the site that is zoned OR(x13) Open Space (see Attachment 5b).

## **Site Plan Control**

The proposed development is subject to Site Plan Approval. An application for site plan control has not been submitted.

## **Ravine Control and TRCA Regulation**

The westerly portion of the site is located within the Ravine and Natural Feature Protection regulated area. The site is also located within a TRCA regulated area. The application and the Natural Heritage Report and Arborist reports have been circulated to the TRCA and Urban Forestry, Ravine Protection for comments.

## **Tree Preservation**

An Arborist Report was submitted with the application and has been circulated to Urban Forestry staff for review.

## **Reasons for the Application**

An application for Zoning By-law Amendment is required to permit the proposed residential uses (alternative housing), increase the maximum gross floor area and height provisions, and establish other appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale;
- Draft Zoning By-Law Amendment;
- Urban Transportation Report;
- Functional Servicing and Stormwater Management Report;
- Focused Environmental Subsurface Investigation Summary;
- Natural Heritage Impact Assessment;
- Arborist Report; and
- Toronto Green Standard Checklist.

The application was deemed complete on April 10, 2017.

### **Issues to be Resolved**

The following issues are to be considered through the review of this application:

- conformity with Official Plan policies and SASP 89;
- land use compatibility, in particular with adjacent employment uses;
- transition (height and setbacks) from existing two-storey townhouses adjacent to the proposed building;
- adequacy of proposed landscaping and fencing;
- adequacy of amenity areas, including location and configuration of amenity area for child care centre;
- adequacy of parking, loading and servicing facilities;
- site servicing and stormwater management;
- traffic impacts;
- location and use of city owned property for parking; and
- maintenance of existing easements.

The Toronto Green Standards Checklist has been submitted by the applicant and is currently under review 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**

Josh Reis, Senior Planner  
Tel. No. 416-395-7059  
Fax No. 416-395-7155  
E-mail: Josh.Reis@toronto.ca

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Rendering – Northeast Corner  
Attachment 3a: North and South Elevations  
Attachment 3b: East and West Elevations  
Attachment 4: Official Plan  
Attachment 5a: Zoning By-Law No. 7625  
Attachment 5b: Zoning By-Law No. 569-2013  
Attachment 6: Application Data Sheet



**Attachment 2: Rendering – Northeast Corner**



**Rendering - view at northeast corner**

Applicant's Submitted Drawing

Not to Scale  
05/19/2017



**95 Jonesville Crescent**

File # 17 142260 NNY 34 0Z

### Attachment 3a: North and South Elevations



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#### North Elevation

Applicant's Submitted Drawing

Not to Scale  
04/24/2017

95 Jonesville Crescent

File # 17 142260 NNY 34 02



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#### South Elevation

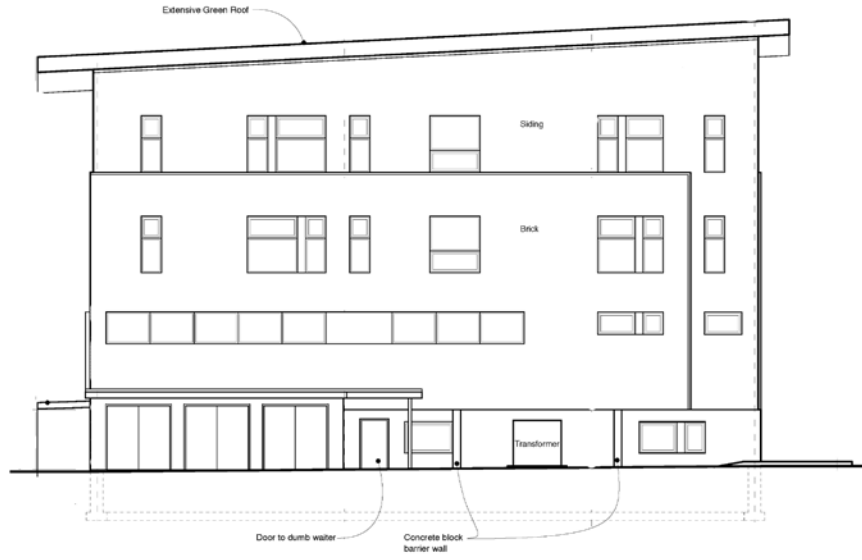
Applicant's Submitted Drawing

Not to Scale  
04/24/2017

95 Jonesville Crescent

File # 17 142260 NNY 34 02

### Attachment 3b: East and West Elevations



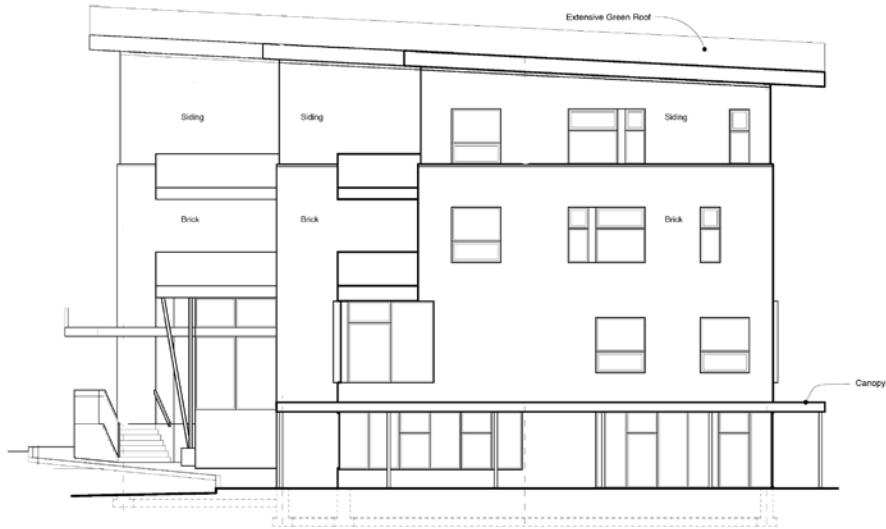
#### East Elevation

Applicant's Submitted Drawing

Not to Scale  
04/24/2017

95 Jonesville Crescent

File # 17 142260 NNY 34 02



#### West Elevation

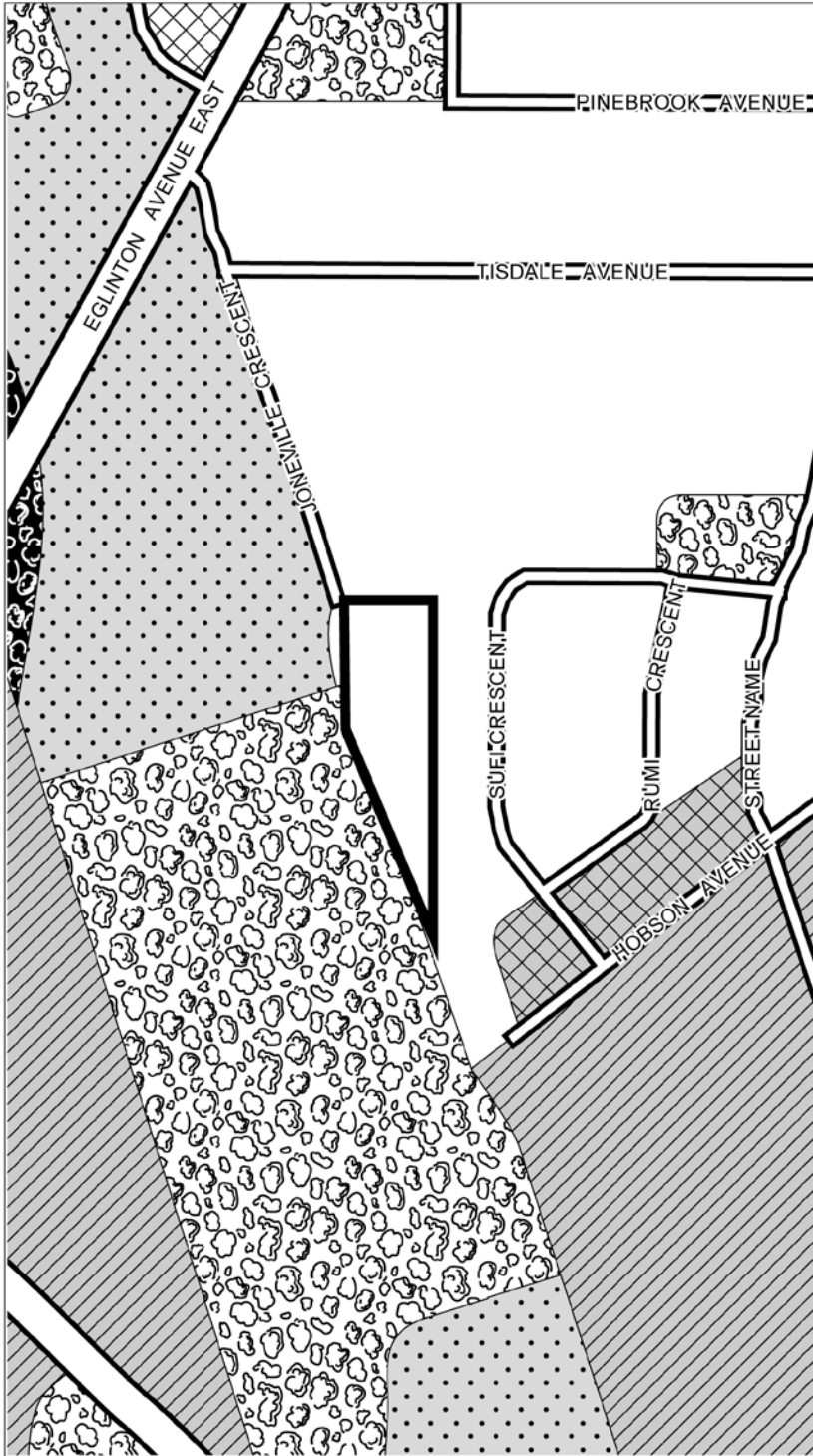
Applicant's Submitted Drawing

Not to Scale  
04/24/2017

95 Jonesville Crescent

File # 17 142260 NNY 34 02

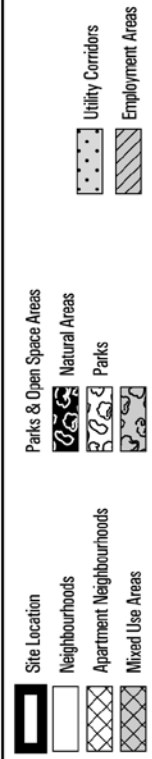
Attachment 4: Official Plan



95 Jonesville Crescent

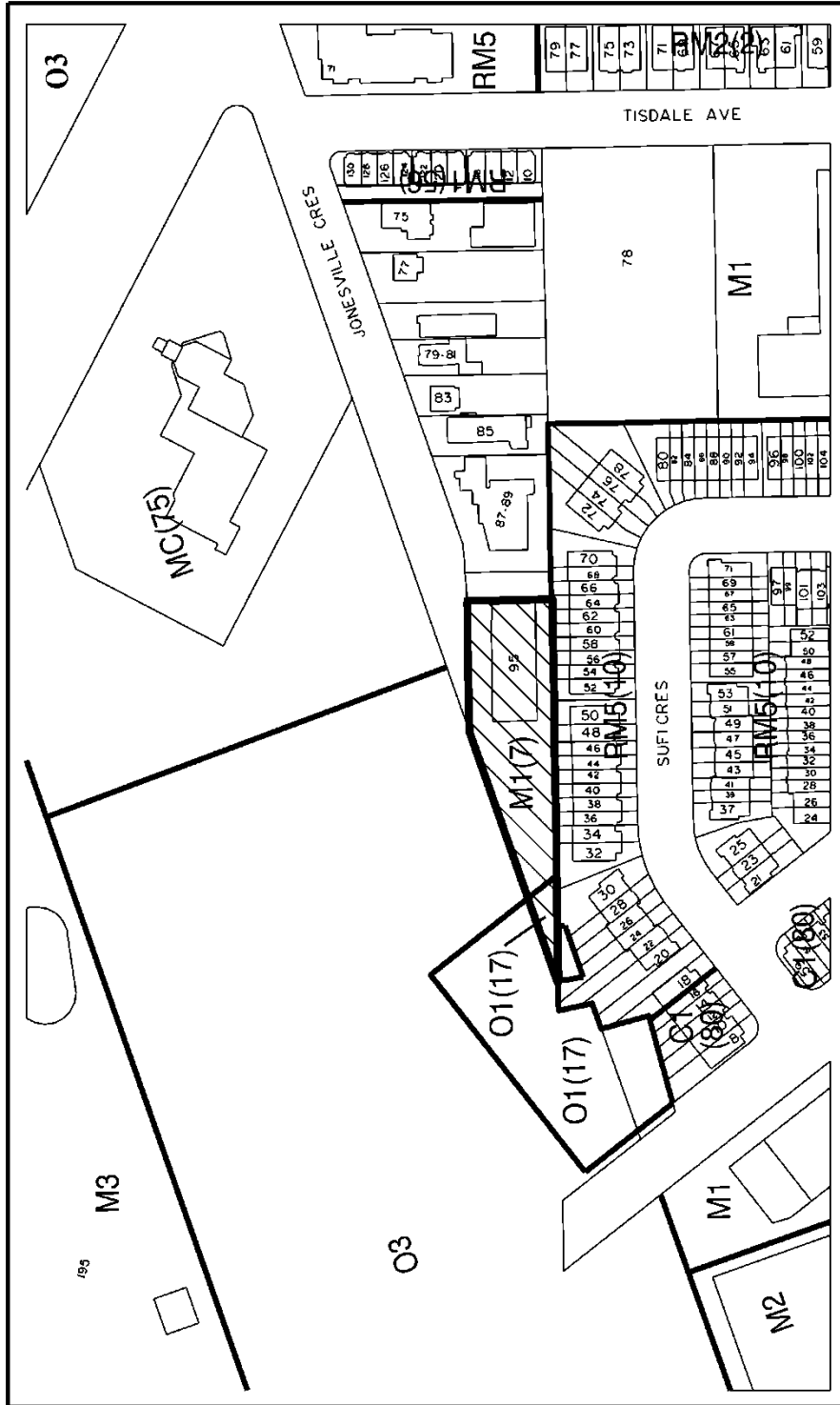
**TORONTO**  
Extract from Official Plan

File # 17 142260 NMY 34 0Z



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Not to Scale  
04/24/2017

Attachment 5a: Zoning By-Law No. 7625



**Toronto**  
 95 Jonesville Crescent  
 File # 17 142260 NINY 34 0Z

**Toronto**  
 Zoning By-Law No. 7625

- M2 Industrial Zone Two
- O1 Open Space Zone
- O3 Semi-Public Open Space Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- C1 General Commercial Zone
- MC Industrial-Commercial Zone
- M1 Industrial Zone One

Subject Property

↑  
 Not to Scale  
 Extracted 04/24/2017

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	17 142260 NNY 34 OZ
Details	Rezoning, Standard	Application Date:	April 10, 2017

Municipal Address: 95 JONESVILLE CRES

Location Description: PLAN 3662 PT LOT 21 PT LOT 22 RP 64R1655 PART 3 TO 5 PART 10 TO 12 \*\*GRID N3407

Project Description: This application proposes the construction of a four-storey building having a GFA of 3,589 square metres. The proposed building would accommodate alternative housing facilities and a day nursery.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC 3 CHURCH STREET SUITE 200 TORONTO, ON M5E 1M2	EMMA WEST C/O BOUSFIELDS INC.	HILDITCH ARCHITECT 401 RICHMOND STREET WEST, SUITE 139 TORONTO, ON M5V 3A4	YOUNG WOMEN'S CHRISTIAN ASSOCIATION (YWCA) OF GREATER TORONTO 87 ELM STREET TORONTO, ON M5G 0A8

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	SASP 89
Zoning:	M1(7)	Historical Status:	N
Height Limit (storeys):	3	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3133	Height:	Storeys:	4
Frontage (m):	56.89		Metres:	15.2
Depth (m):	31.06			
Total Ground Floor Area (sq. m):	941			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	23
Total Non-Residential GFA (sq. m):	3589		Loading Docks	1
Total GFA (sq. m):	3589			
Lot Coverage Ratio (%):	30			
Floor Space Index:	1.15			

### DWELLING UNITS

Tenure Type:	Other
Rooms:	27
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	3589	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Josh Reis, Senior Planner</b>
	<b>PHONE/EMAIL:</b>	<b>416-395-7059      Josh.Reis@Toronto.ca</b>