



STAFF REPORT ACTION REQUIRED

12, 14 and 16 Dervock Crescent – Zoning Amendment Application – Final Report

Date:	June 5, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	15 230582 NNY 24 OZ

SUMMARY

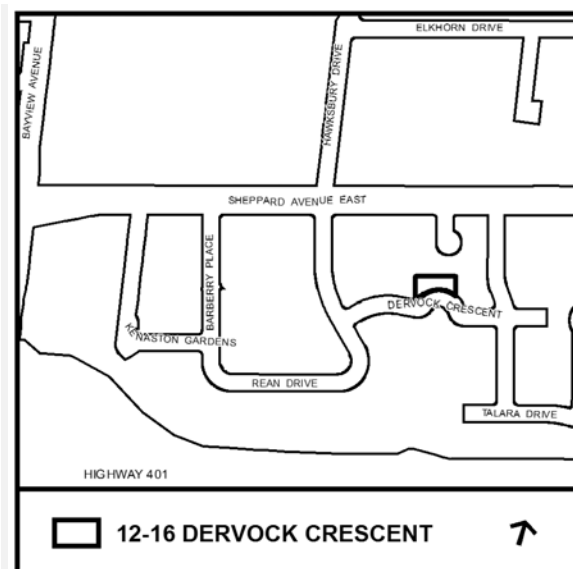
An application has been submitted to amend the zoning by-law for the lands at 12, 14 and 16 Dervock Crescent to permit a four-storey stacked-townhouse development containing 24 units within a single building with an underground parking garage. A total residential gross floor area of 2,462 square metres and an overall floor space index of 1.9 times the area of the lot is proposed. A total of 25 parking spaces are proposed on site, three of which would be visitor parking spaces. 19 bicycle parking spaces, two of which would be visitor spaces, are also proposed.

This proposal represents an appropriate level of intensification near the Bessarion node of the Sheppard East Subway Corridor Secondary Plan. The built form is compatible with the surrounding context. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 for the lands at 12, 14 and 16 Dervock Crescent substantially in accordance with the draft Zoning By-



law Amendment attached as Attachment No. 9 to report dated June 5, 2017.

2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 12, 14 and 16 Dervock Crescent substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to report dated June 5, 2017.
3. Before introducing the necessary Bills to City Council for enactment, the Owner shall:
 - a. submit a Functional Servicing and Storm Water Management Report and Geotechnical/Hydrogeological Report to the satisfaction of the Executive Director, Engineering and Construction Services; and
 - b. the owner shall enter into a financially secured agreement to pay for and construct any necessary improvements to municipal infrastructure, in connection with the Functional Servicing and Storm Water Management Report as accepted by the Executive Director, Engineering and Construction Services and the General Manager of Toronto Water.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the applicant to obtain Notice of Approval Conditions for their Site Plan Control Application No. 15 230603 NNY 24 SA.
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

This application proposes to amend the zoning by-law to permit the construction of a four-storey multiple family dwelling project containing 24 units in the form of stacked townhouses, at a height of 11.4 metres to the rooftop terrace and 13.9 metres to the top of the rooftop terrace access. A total of 24 units are proposed to be contained within a single building with an underground parking garage. The total residential gross floor area of the proposal is 2,462 square metres with an overall floor space index of 1.9 times the area of the lot.

Each of the units would be comprised of two levels. The lower units would have separate grade level entrances and outdoor patios. The upper units would be accessed by shared internal corridors and would have private outdoor rooftop amenity space. The unit mix would include 23 two-bedroom units, and one two-bedroom unit with a den. The units would range in size from 79 to 137 square metres.

A total of 25 parking spaces would be provided on site, all of which would be located in an underground parking garage, of which three would be visitor parking spaces. Access to the underground parking garage would be provided on the west end of the site off of Dervock Crescent.

A total of 19 bicycle parking spaces would be provided on site. There would be 17 residential bicycle parking spaces provided in the underground parking garage, and two visitor bicycle parking spaces provided at grade.

The proposal provides for a six metre rear yard setback to the eight storey condominium to the north, and a 1.2 metre side yard setback to the apartments to the west and a 2.4 metre setback to the single family dwelling to the east. In addition to landscaping within the front yards, three new deciduous trees will be planted on the public boulevard, and three trees will be preserved on the public boulevard. (See Attachment 1 – Site Plan, Attachment 2 – Applicant’s Perspective Rendering, Attachments 3a to 3d – Elevations and Attachment 8 – Application Data Sheet).

Site and Surrounding Area

The development site is a land assembly of three residential properties located on the north side of Dervock Crescent. Together, the site has a frontage of approximately 51.9 metres and a total area of 1,295.4 square metres. The property is currently the site of 3 two-storey single detached dwellings which would be demolished.

Abutting uses include:

North: Currently under construction an eight storey residential condominium apartment building with commercial space on the ground floor (Application No. 11 317628 NNY 24 OZ).

South: A four-storey apartment building. Southwest of the property is a three-storey condominium townhouse development accessible from a private driveway off of Dervock Crescent. Southeast of the property are two sites subject to applications to rezone the lands at 14-20 Greenbriar Road (Application No. 15 223730 NNY 24 OZ) and 15-21 Greenbriar Road (Application No. 15 223760 NNY 24 OZ) to permit two separate townhouse developments.

East: One single family dwelling at 18 Dervock Crescent, then lands subject to Official Plan Amendment and Rezoning application for 625-627 Sheppard Avenue East and 6-12 Greenbriar Road to permit a mixed use building containing 184 dwelling units with a 3 storey, 4 unit townhouse block and mixed-use building which steps from 6 to 11 storeys, including retail fronting on Sheppard Avenue. This file has been appealed to the Ontario Municipal Board.

West: Four apartment buildings, ranging in height from three to ten storeys.

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; efficient use of existing and planned infrastructure; and protecting public health and safety. The PPS states that a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation. New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. 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. The Growth Plan directs a significant portion of new growth to built-up areas of the community through intensification. It also provides for reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated *Apartment Neighbourhoods* on Land Use Map 19 of the Official Plan (See Attachment 8). *Apartment Neighbourhoods* are considered to be physically stable areas of the City where significant growth is generally not anticipated. The Official Plan does, however, set out criteria to evaluate situations where there are opportunities for additional townhouses or apartment buildings on underutilized sites.

In addition to all land uses provided for in the *Neighbourhoods* designation, including townhouses, *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of building is permitted and different scale-related criteria are needed to guide development.

Policy 4.2.2 of the Official Plan requires development in *Apartment Neighbourhoods* to contribute to quality of life by locating and massing new buildings to provide for transition, to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, and to frame the edge of streets and parks with good proportion. New development is also to include sufficient off-street vehicle and bicycle parking for both residents and visitors, locate and screen service areas, ramps and garbage storage, provide indoor and outdoor recreation space for residents, provide ground floor uses to enhance adjacent streets and open spaces, and provide buildings that conform to the principles of universal design and wherever possible to contain units that are accessible or adaptable for persons with physical disabilities.

The Built Form policies in section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. This includes the following:

- locating and organizing new development to frame and support adjacent streets, parks and open spaces
- locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties
- massing new development and its exterior façade to fit into the existing and/or planned context
- massing new development to define the edges of streets, parks and open spaces at good proportion

- providing for amenity for adjacent streets and open spaces; and
- providing indoor and outdoor amenity space for the residents of new development.

Sheppard Avenue East is designated as a Higher Order Transit Corridor on Map 4 of the Official Plan. The Official Plan stipulates that future urban growth within the City should be channelled towards areas that are well served by public transit, the existing road network, and which have a number of properties with redevelopment potential. Growth areas are locations where good transit access can be provided along bus and streetcar routes and at rapid transit stations.

A goal of the Official Plan is to create a better urban environment, competitive local economy and a more socially cohesive and equitable city. This can be achieved through the integration and coordination of transportation planning and land use planning by attracting more people to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure. The Plan aims to increase accessibility throughout the City by taking advantage of the combined travel benefits afforded by improved mobility and increased proximity to transit.

The Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Sheppard East Subway Corridor Secondary Plan

The subject lands are located within the Sheppard East Subway Corridor Secondary Plan as set out in Chapter 6, Section 9 of the Official Plan. The site is located in the Bessarion Node of the Secondary Plan (Attachment 4). Although the lands are designated as Key Development Areas within the Bessarion Node, most of the key development areas are designated as Mixed Use Areas and are focussed within walking distance of subway stations. The objective of the Sheppard East Subway Corridor Secondary Plan is to promote and encourage "appropriate, high quality development in the Sheppard East Subway Corridor in support of, and to take advantage of, the large public investment in rapid transit".

Development within the Sheppard East Subway Corridor is to be supportive of the existing goals and objectives of the Official Plan, including the urban structure and *Neighbourhoods* and *Apartment Neighbourhoods* policies, which limit intensification in residential areas to protect and enhance stable residential communities. New development will be of high quality urban design, and will create compatible transitions in height and scale between higher density mixed use areas and those existing designated stable residential areas which are to be protected and retained.

The Plan says development should be focussed primarily south of Sheppard Avenue East on lands designated *Mixed Use Areas*, east of Bessarion Road, and on the lands along the south side of Sheppard Avenue, west of Bessarion Road, which are designated as Mixed Use Areas. The four properties known as 12, 14, 16 and 18 Dervock Crescent are encouraged to develop comprehensively with the *Mixed Use Areas* fronting on Cusack Court/Sheppard Avenue.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at:
www1.toronto.ca/static_files/CityPlanning/PDF/9_sheppard_subway_dec2010.pdf

Design Guidelines

The Urban Design Guidelines for Infill Townhouses (2003) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2003 Guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD.

Prior to presenting a finalized version of these Guidelines for Council consideration and adoption, City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

Zoning

The subject lands are currently zoned RM4 (Multiple-Family Dwellings Fourth Density Zone) under former City of North York Zoning By-law No. 7625 (see Attachment 6). The RM4 zone permits a variety of residential building types, including: apartment house dwelling and multiple attached dwellings (townhouses), limited home occupations, and a range of recreational and institutional uses. Multiple family dwellings (which include stacked townhouses) are not a permitted building type.

In the RM4 zone, a maximum height of 11.5 metres is permitted. The maximum permitted lot coverage is 35 percent and the maximum permitted Gross Floor Area is 0.85. Separation distances and setbacks also apply.

The subject lands are also zoned RM (f21.0; a925; d0.85) (Residential Multiple Dwelling Zone) under City of Toronto Zoning By-law No. 569-2013 (see Attachment 5). The RM zone permits a variety of residential building types including: detached houses, semi-detached houses, duplexes, triplexes, fourplexes and apartment buildings (stacked townhouses), in addition to a range of home occupations, recreational and institutional uses. Apartment buildings (stacked townhouses) are a permitted building type.

In the RM zone, a maximum height of 10 metres is permitted for a detached house or semi-detached house and a maximum height of 12 metres is permitted for any other building or structure. The maximum permitted lot coverage is 35 percent and the maximum permitted Floor Space Index is 0.85. Separation distances and setbacks also apply.

Site Plan Control

This proposal is subject to Site Plan Control under Section 114 of the *City of Toronto Act* and Section 41 of the *Planning Act*. A Site Plan Control application (Application No. 15 230603 NNY 24 SA) has been submitted and is being reviewed concurrently with this application.

Reasons for the Application

The proposed development will require an amendment to former City of North York Zoning By-law 7625 to permit the proposed building type, in addition to other proposed development standards, including the proposed setbacks, lot coverage, and density.

An amendment to City of Toronto Zoning By-law 569-2013 will be required to permit the proposed development standards, including the proposed setbacks, lot coverage, and density of the development.

Community Consultation

A community consultation meeting was held on March 29, 2016 attended by approximately 25 people. The following comments/concerns were raised:

- Questions about the type of townhouse use proposed, including tenure and stacked form;
- Number of parking spaces proposed and location, visitor parking, and legality of on street parking;
- Height and number of stories; and
- Appropriate setbacks

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Growth Plan

Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The proposed townhouse development promotes intensification through a compact urban form. The proposal will make efficient use of land and resources, infrastructure and public service facilities. The proposal is in close proximity to higher order transit along Sheppard Avenue, and is within a ten minute walk to both the Bessarion and Sheppard subway stations. The proposal is consistent with the Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

This application proposes residential intensification in a built up, serviced area, that is well served by public transit. The proposed stacked townhouses are a permitted housing form under the *Apartment Neighbourhoods* designation of the Official Plan, and are an appropriate use for the site. A townhouse development is proposed to the southeast at 15-21 and 14-20 Greenbriar Road.

Built Form/Massing

The Official Plan's built form policies indicate that new development should be designed to fit with its existing and/or planned context; frame and support adjacent streets, parks and opens spaces; and limit its impact on neighbouring streets, parks and properties. Both the east and west townhouse blocks are proposed at a height of three-storeys, measuring approximately 11.4 metres to the top of the roof and 14 metres to the top of the rooftop terrace access. The lands are

in the Bessarion Node of the Sheppard East Subway Corridor Secondary Plan, where intensification is encouraged. The lands are designated as *Apartment Neighbourhoods* in the Official Plan where some intensification is anticipated. The proposal for three storey townhouses at a density of 1.9 times the area of the lot is appropriate. The four storey townhouses provide for an appropriate building height that is in context with surrounding properties.

Policy 4.2.2 of the Official Plan requires development in *Apartment Neighbourhoods* to contribute to the quality of life by locating and massing new buildings to provide for transition, and to frame the edge of streets and parks with good proportion. This development frames and supports Dervock Crescent, and the four storey massing is in context with the surrounding community, including the eight storey condominium under construction to the north, and the apartment buildings to the west ranging in size from three to ten storeys

The proposal provides for a six metre rear yard setback to the eight storey condominium to the north, and a 1.2 metre side yard setback to the apartments to the west and a 2.4 metre setback to the single family dwellings to the east. A covered stairwell providing access to the underground parking is proposed to be 1.5 metres from the eastern property line. Privacy screening for rooftop terraces are provided. This provides for appropriate transition to the adjacent properties, providing adequate light, view and privacy.

The proposed four storey height and massing along Dervock Crescent is in keeping with the emerging character along Dervock Crescent and Greenbriar Road in the *Apartment Neighbourhoods* designation, while respecting the lower scale character of the detached dwellings to the east. Through the site plan approval process, staff will work with the applicant on the articulation, glazing and materiality of the buildings to ensure that they appropriately frame the street.

Site Layout

The original proposal included 28 townhouse units in back-to-back form. The City's Infill Townhouse Guidelines call for the location of the main entrances to be parallel to the street and set in line with adjacent buildings. This is achieved with the revised proposal as all units will have access from Dervock Crescent, thus removing rear yard entrance condition.

The originally submitted plans proposed access to underground parking from Dervock Crescent on the east side of the proposal, adjacent to 18 Dervock Crescent. Through discussions with City Planning staff and to mitigate the impact on the single family dwellings to the east, the driveway was moved to the western portion of the site adjacent to the apartment building to the west.

New development is to include sufficient off street vehicle and bicycle parking for both residents and visitors, and is required to locate and screen service areas, ramps and garbage storage. This development frames and supports Dervock Crescent and locates the vehicle parking, vehicular access, and service areas underground in order to minimize their impact on the property and surrounding properties. Garbage collection is proposed to be picked up curbside by the City of Toronto. Bins would be stored in the front yards, and be rolled to curbside on collection day only by individual unit owners, and returned to the front yards after collection. City Planning has expressed concern that with the front yard setback and the curvature of Dervock Crescent at this location, that garbage bins would be a prominent feature of the

streetscape. Opportunities for garbage storage in the underground parking will be explored through the site plan control process.

Additional landscaping opportunities will be reviewed in further detail at the site plan control stage, and secured through the site plan agreement.

Streetscape

The design of the proposal would result in an attractive, pedestrian-oriented edge with townhouses lining Dervock Crescent with front entrances onto the street. The Townhouse Guidelines (2003) suggest the provision of a minimum of 2-3 metres setback from the front property line for services and privacy when parking is at the back. This provides space for an entry, front stoop and landscaping between the public sidewalk and the townhouses. The townhouses have varied setbacks, but meet the intent of the guidelines, and include landscaping and trees along the street frontages. Engineering and Construction Services, as per the Toronto Green Standard, requires a sidewalk of at least 2.1 metres in width, to be provided along the site frontage of Dervock Crescent. The sidewalk will connect with the sidewalk fronting adjacent sites and will be secured through the site plan control process.

Tree Preservation

A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on City or private property. An arborist report has been received and reviewed. The development proposes the removal of four city owned trees having diameters of 30 cm or more situated on the subject property. However, three new city trees are proposed to be planted along the Dervock Crescent frontage. The spacing of the proposed City trees meets City standards. Urban Forestry requires a Tree Planting Deposit in the amount of \$2,332.00 (583.00 per tree) to ensure the planting and survival of the four new City trees.

The development proposes the removal of one privately owned tree having diameters of 30 cm or greater. Based on standard requirements, Urban Forestry requires a total of three new trees to replace the one privately-owned tree proposed for removal at a replacement ratio of 3:1. Where tree planting to replace trees to be removed is not physically possible on site, the General Manager of Parks, Forestry & Recreation will accept cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. For this development, the Landscape Plan shows one large growing canopy tree proposed for planting on private property. The applicant is advised that a payment of \$1,166.00 (at \$583.00 per tree) in lieu of planting the balance of the two replacement trees on private property, is required.

The requirements of Urban Forestry will be secured through the Site Plan process.

Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The area has a provision of 0.43 to 0.79 hectares of parkland per 1000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application proposes 24 residential units on a site of 1295 m². At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the

parkland dedication requirement would be 373 square metres or 29 percent of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 129.5 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash in lieu payment. This is appropriate as the parkland dedication of 129.5 square metres would not create a substantial park and the site is located in close proximity to existing city parkland. The site is 50 m away from Rean Park, a 10.5 ha park with walking trails, landscaped areas and a playground.

Outdoor Amenity Area

All 24 units have outdoor amenity area provided. Each of the lower units will have rear yard outdoor patios at grade and each of the upper units have private rooftop terraces.

Access, Parking, Bike Parking

A Parking Assessment Report, dated September, 2015, prepared by Paradigm Transportation Solutions has been reviewed by Transportation Services staff and Transportation Planning staff. A Traffic Study was not required. The proposed development is in an area well served by public transit. The subject site is less than a 10 minute walk to Bayview and Bessarion stations on the Sheppard Subway line, as well as a two minute walk to the Route 85 Sheppard East bus stops. Traffic impact from the proposed development on the adjacent road network will be minimal.

The location of the driveway is appropriate as it locates the ramp and parking area underground so as to minimize noise, odour and visual impact on the surrounding community.

Staff expressed concern that the original proposal provided visitor parking at grade. All parking including resident and visitor has now been provided in the one level of underground parking. A total of 25 parking spaces (22 resident and three visitor parking spaces) are now proposed to be provided in one level of underground parking. A “No Parking At Any Time” restriction exists on both sides of Dervock Crescent at this location.

Transportation Services staff are recommending a minimum parking rate of 0.9 spaces per unit plus 0.15 spaces per unit for visitors as set out in Zoning By-law No. 569-2013.

A total of 19 bicycle parking spaces (17 resident spaces in the underground parking and two visitor spaces above ground) are proposed to be provided. The number meets the by-law requirements of Zoning By-law No. 569-2013. The applicant has agreed to provide a separate storage room for bicycles in the underground parking, and this will be secured through site plan approval.

Servicing

The applicant submitted a Functional Servicing and Storm Water Management Report in support of the application to amend the Zoning By-law. Engineering and Construction Services staff have advised that further information is necessary regarding sanitary sewer, storm water management, and Geotechnical/Hydrogeological matters. Planning staff recommend that prior to introducing the bills to City Council for enactment, the applicant be required to submit a revised Functional Servicing, Storm Water Management, and Geotechnical/Hydrogeological report to

the satisfaction of the Executive Director, Engineering and Construction Services, and the General Manager of Toronto Water. Should there be any improvements required to the municipal infrastructure in connection with the report, the owner will be required to enter into a financially secured agreement to pay for the necessary improvements.

Schools

The Toronto District School Board has advised that there is currently sufficient space at the local schools to accommodate students anticipated from the proposed development. The schools anticipated to serve the development are Crestview Public School, Woodbine Junior High School, and Georges Vanier Secondary School. The Toronto Catholic District School Board did not respond to a request for comments.

Condominium

The proposed development includes a number of common elements including a parking garage underneath the entire site for visitor and resident parking and walkways through the site. The proposal will require the submission of a standard condominium application.

18 Dervock Crescent

The Sheppard East Subway Corridor Secondary Plan encourages 12, 14, 16 and 18 Dervock Crescent to develop comprehensively with the *Mixed Use Areas* fronting on Cusack Court/Sheppard Avenue, which are formerly known as 2-14 Cusack Court. The lands at 2-14 Cusack Court (now known as 621 Sheppard Avenue East) have been approved for a 6/8 storey, 163-unit mixed use building with 15,603 square metres of gross floor area. This project is now under construction, so there is no opportunity for the lands on Dervock Crescent to develop comprehensively with the lands on Cusack Court. However, there still may be an opportunity for 12-16 Dervock Crescent to develop comprehensively with 18 Dervock Crescent. Planning Staff encourage the owners of 12-16 Dervock Crescent to make reasonable efforts to purchase 18 Dervock Crescent in an attempt to utilize those lands for a comprehensive townhouse development comprising 12-16 Dervock Crescent and the adjacent lands at 18 Dervock Crescent. City Planning will encourage a knockout panel for the underground parking on the eastern portion of the site during the site plan approval process to allow for this potential.

Site Plan

A site plan control application has been submitted and is under review. Details are being reviewed on matters such as garbage storage and collection, building materials, landscaping including tree planting and fencing, open space amenities and streetscape details. Further site design improvements will be pursued during site plan review. Planning staff recommend that the owner obtain Notice of Approval Conditions before enactment of the Zoning bills to ensure improvements to the Site Plan are achieved.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

The Zoning By-law would secure performance measures for the following Tier 1 development features: securing weather protected bicycle parking spaces below grade. Other applicable TGS performance measures would be secured through the site plan approval process including: green roofing techniques to reduce the urban heat island effect; incorporating landscaped areas with water efficient plants and native species; the planting of large shade trees along the street frontage, the provision of watering programs, and the provision of storm water management/retention.

Conclusion

This proposal has been reviewed through the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS, as required by Section 3 of the *Planning Act*, and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Further, the proposal is in keeping with the intent of the Toronto Official Plan, the Infill Townhouse Guidelines, and the draft Townhouse and Low-Rise Apartment Guidelines. This proposal would provide moderate intensification in an area well served by public transit in a built form compatible with the surrounding context. Staff recommend City Council amend Zoning By-law 7625 and Zoning By-law 569-2013, for the lands at 12, 14 and 16 Dervock Crescent substantially in accordance with the draft Zoning By-law Amendments attached as Attachment No. 9 and 10 to this report. Staff are recommending that the bills be withheld until such time as a number of site plan matters outlined in this report are resolved, and a Notice of Approval Conditions is issued on the site plan application. Further, staff are recommending that the bills be withheld until such time as the servicing matters as outlined in this report are resolved to the satisfaction of the Director, Engineering and Construction Services.

CONTACT

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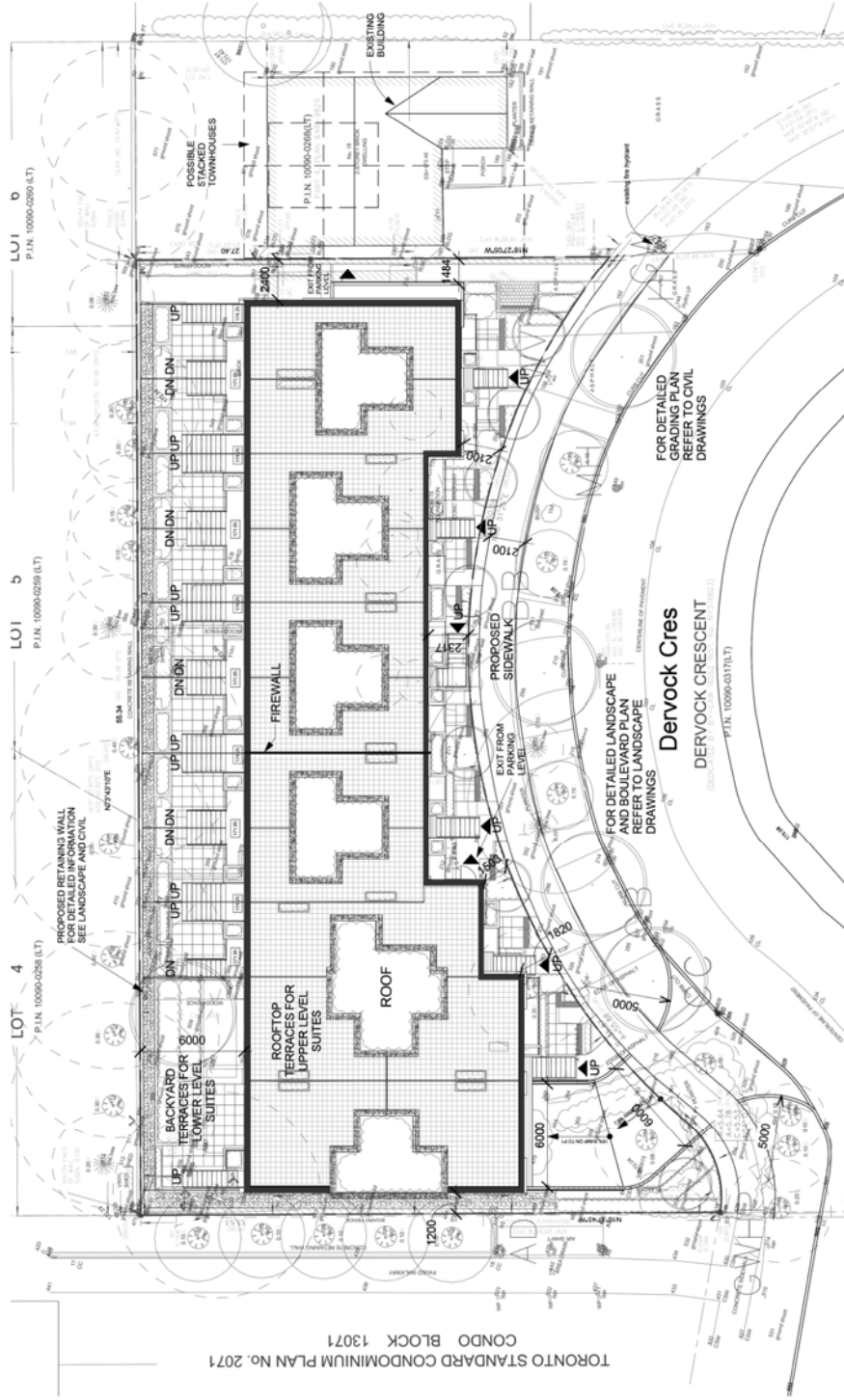
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Applicant's Perspective Rendering
Attachment 3a: South and West Elevations
Attachment 3b: North and East Elevations
Attachment 4: Official Plan

Attachment 5: Sheppard East Subway Corridor Secondary Plan
Attachment 6: Zoning By-law 7625
Attachment 7: Zoning By-law 569-2013
Attachment 8: Application Data Sheet
Attachment 9: Draft Zoning By-law Amendment No. 7625
Attachment 10 Draft Zoning By-law Amendment No. 569-2013

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
05/01/2017

12 - 16 Dervock Crescent

File # 15 230582 NNY 24 02

Attachment 2: Applicant's Perspective Rendering



Rendering

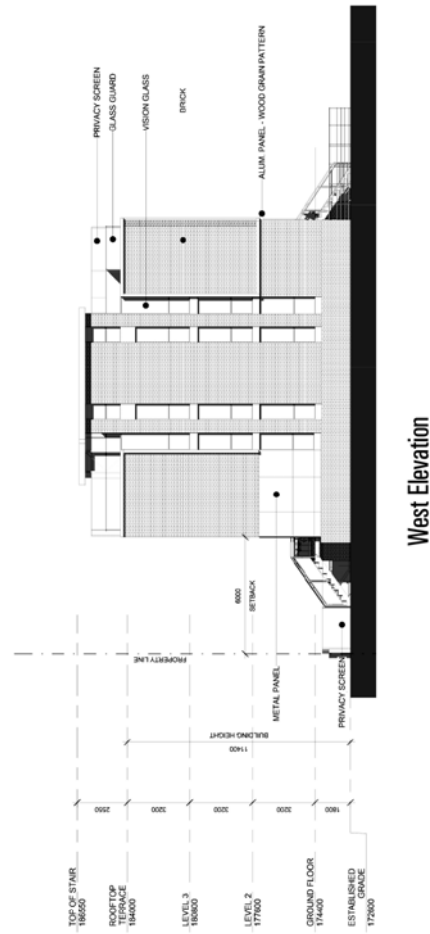
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12 - 16 Dervock Crescent

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Attachment 3b: North and East Elevations



Elevations

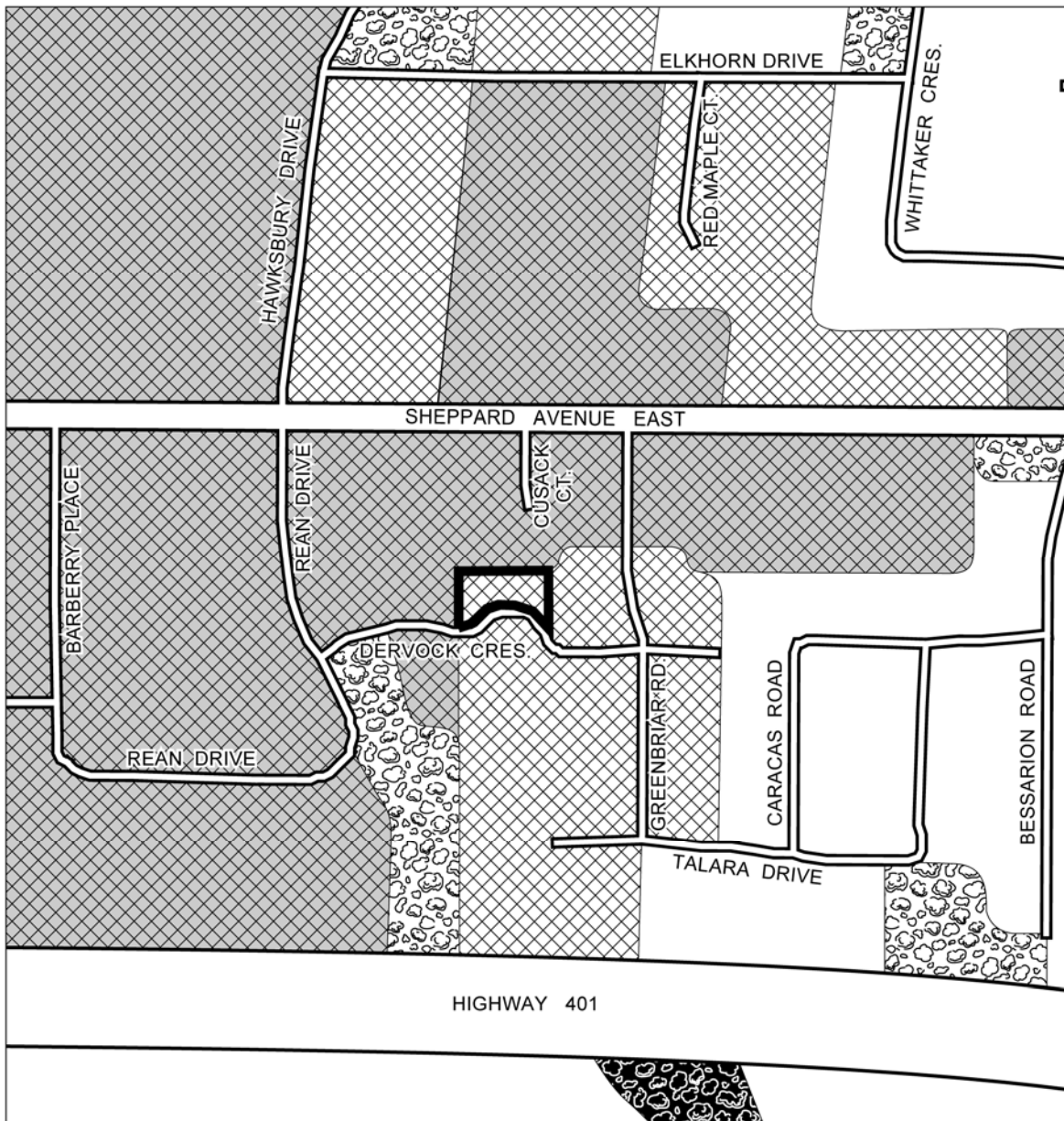
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05/01/2017

12 - 16 Dervock Crescent

File # 15 230582 NNY 24 02

Attachment 4: Official Plan



Toronto City Planning
Extract from Official Plan

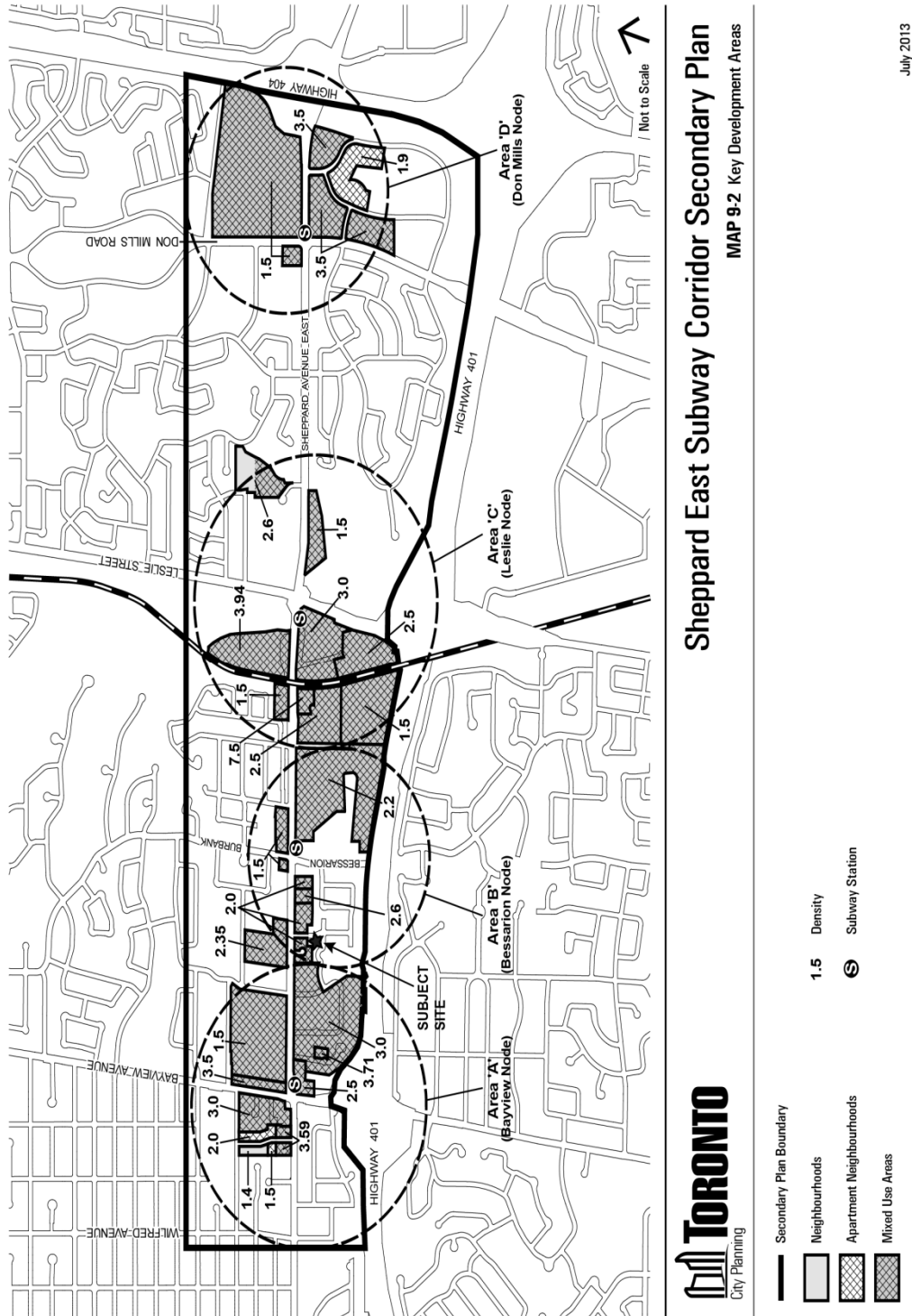
12-16 Dervock Crescent

File # 15 230582 NNY 24 02

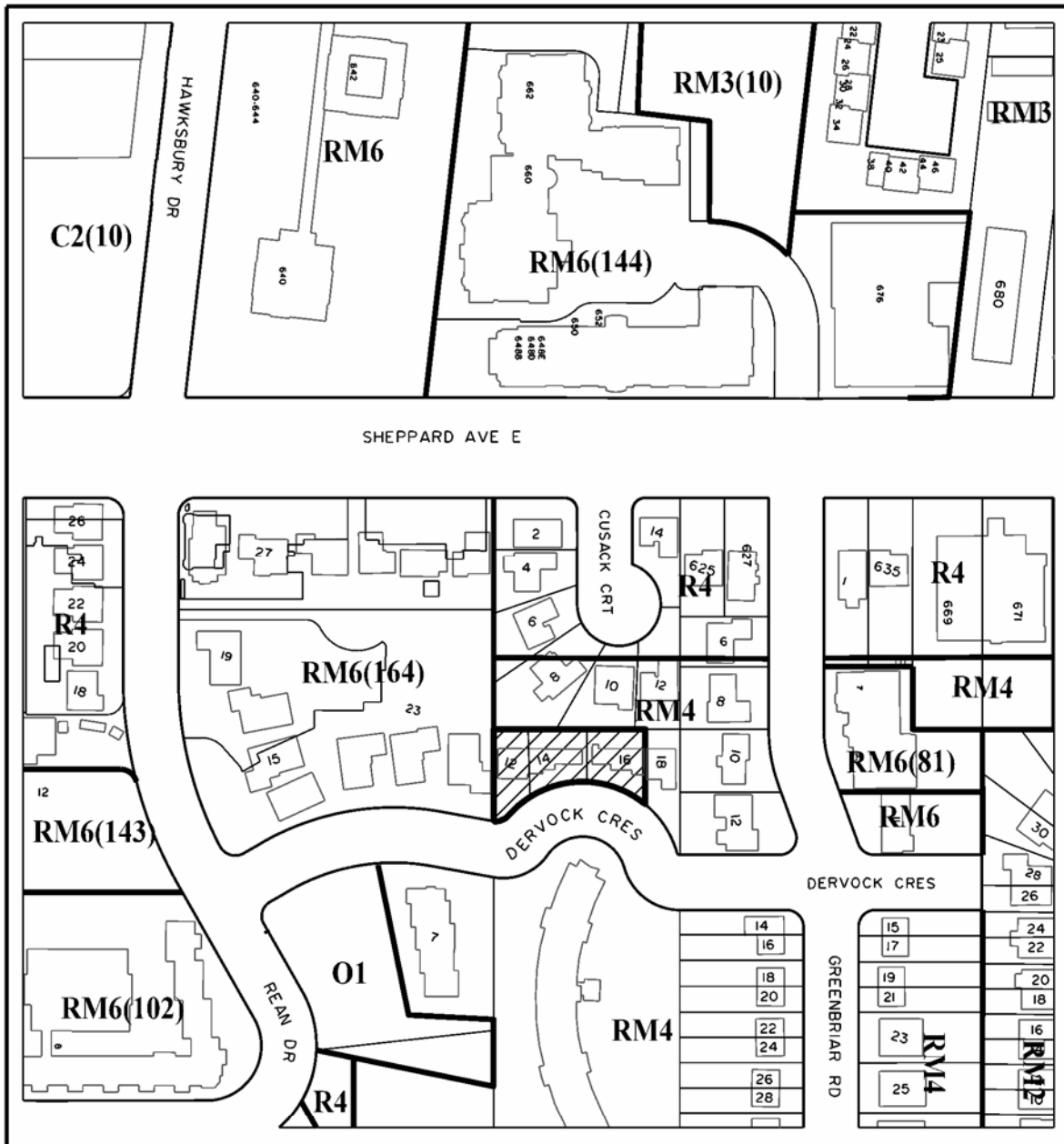
	Site Location		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Apartment Neighbourhoods		Parks
	Mixed Use Areas		

↑
Not to Scale
10/06/2015

Attachment 5: Sheppard East Subway Corridor Secondary Plan



Attachment 6: Zoning By Law 7625



TORONTO City Planning
Zoning By-Law 7625

12 - 16 Derdock Crescent

File # 15 250582 NNY 24 02



Site

R4 One-Family Detached Dwelling Fourth Density Zone

RM2 Multiple-Family Dwellings Second Density Zone

RM3 Multiple-Family Dwellings Third Density Zone

RM4 Multiple-Family Dwellings Fourth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

RM6 Multiple-Family Dwellings Sixth Density Zone

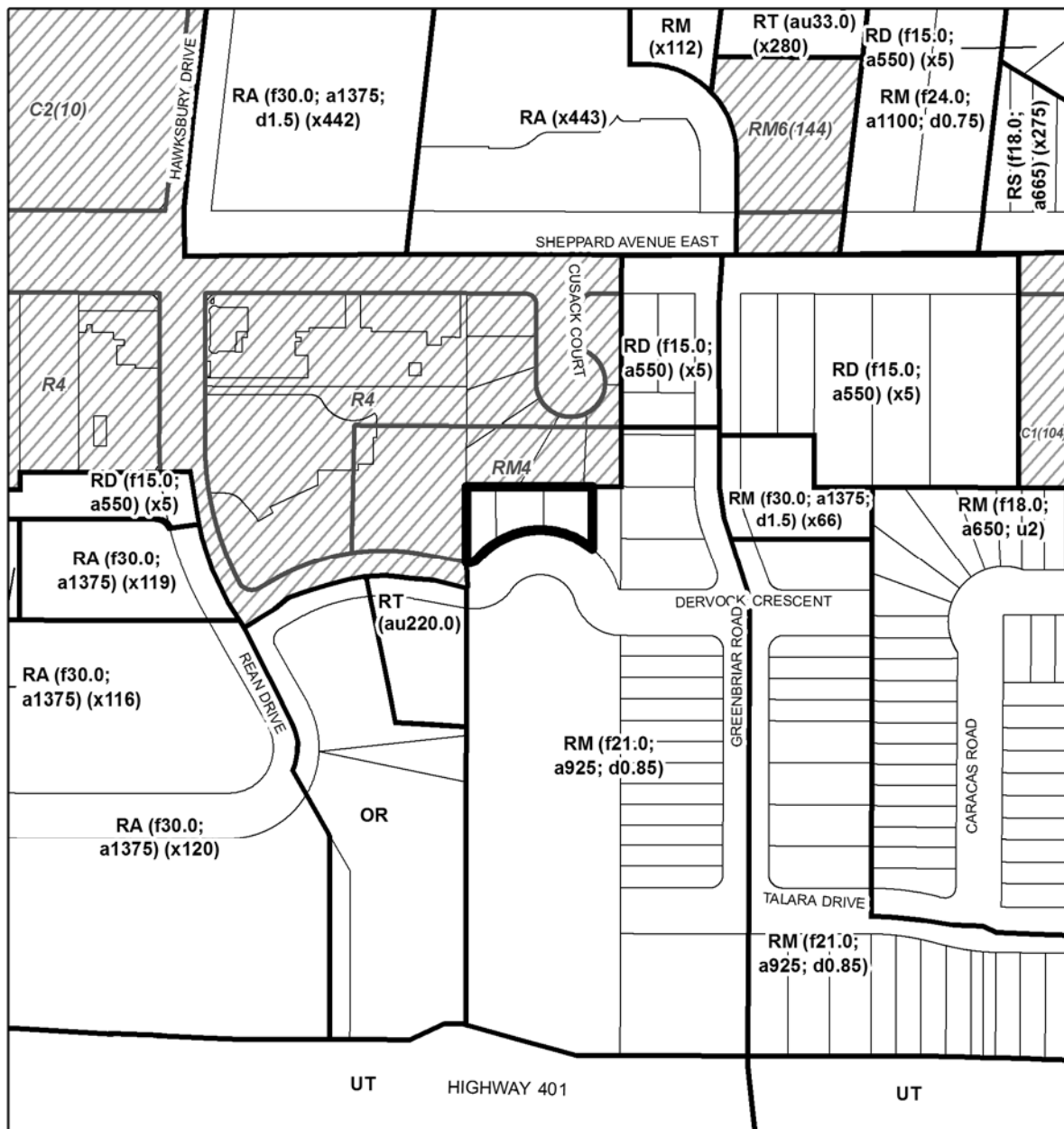
C2 Local Shopping Centre Zone

O1 Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 10/06/2015

Attachment 7: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

12-16 Dervock Crescent

File # 15 230582 NNY 24 02



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse

RM Residential Multiple
RA Residential Apartment
OR Open Space Recreation
UT Utility and Transportation



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
C2 Local Shopping Centre Zone



Not to Scale
Extracted: 10/06/2015

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 230582 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	September 30, 2015
Municipal Address:	12, 14 and 16 DERVOCK CRES		
Location Description:	CON 2 EY PT LOT 15 RP 64R9829 PART 1 **GRID N2406		
Project Description:	Construct a 24 unit, 4 storey townhouse proposal, comprised of 2462 square metres GFA and 1 storey below grade parking.		
Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP	Same	Onespace Unlimited Inc.	AGNES TAK-YUNG CHING

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RM4	Historical Status:	N
Height Limit (m):	12 (569-2013)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1295.4	Height:	Storeys:	4
Frontage (m):	51.85		Metres:	11.5
Depth (m):	19-33			
Total Ground Floor Area (sq. m):	662			Total
Total Residential GFA (sq. m):	2462		Parking Spaces:	25
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2462			
Lot Coverage Ratio (%):	51.1			
Floor Space Index:	1.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2462	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	24	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	24			

CONTACT:	PLANNER NAME:	John Lyon, Senior Planner
	TELEPHONE/Email:	(416) 395-7095/john.lyon@toronto.ca

Attachment 9: Draft Zoning By-law Amendment 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend ~ Zoning By-law No. 7625, as amended, With respect to the lands municipally known as 12, 14 and 16 Dervock Crescent

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.19 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

“64.19(29) RM4(29)

DEFINITIONS

For the purposes of this exception, “multiple attached **dwelling**s” shall mean a building containing more than four (4) dwelling units, each unit having access from both an internal corridor system and/or directly from the outside or any combination thereof.

PERMITTED USES

- a) For the lands shown on Schedule “1”, the only permitted uses shall be multiple attached **dwelling**s.

EXCEPTION REGULATIONS

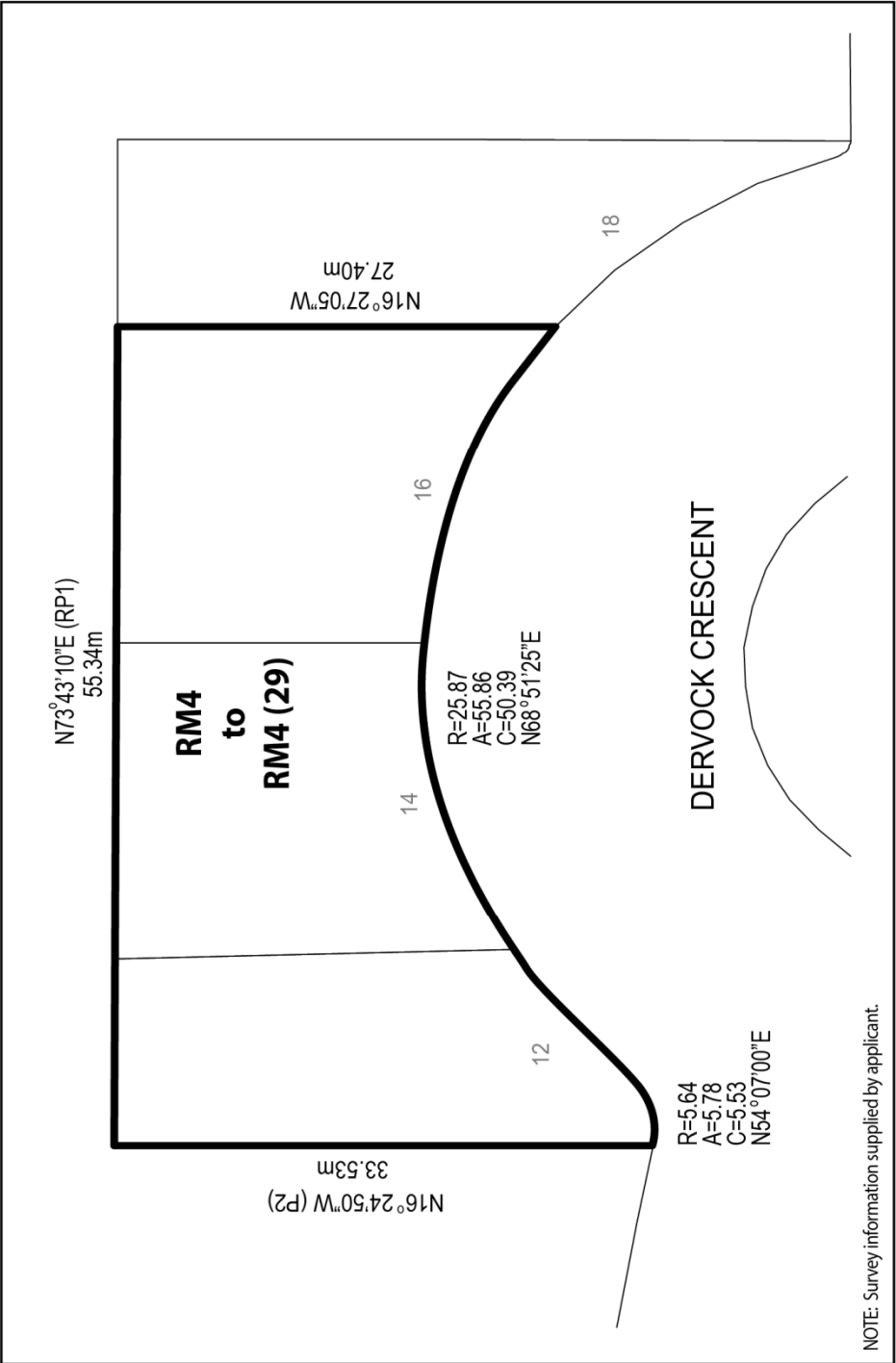
- (a) A maximum of 24 dwelling units in all **buildings** shall be permitted.
- (b) The maximum **gross floor area** of all **buildings** shall be 2,470 m².

- (c) The maximum **lot coverage** shall be 52%.
 - (d) The maximum **building** height is: 11.4 metres to the bottom of the rooftop terraces and 14 m to the top of the rooftop terraces, and 4 **storeys**.
 - (e) The minimum **yard** setbacks shall be as set out on Schedule 2.
 - (f) The provisions of Section 16 and 19 shall not apply.
 - (g) For a multiple attached **dwelling parking spaces** shall be provided at the following rates:
 - a. Minimum of 0.90 **parking spaces** per **dwelling** unit; and
 - b. Minimum 0.15 **parking spaces** per **dwelling** unit for visitors.
 - (h) Bicycle **parking spaces** must be provided at a rate of 0.75 for each **dwelling unit**;
 - (i) A minimum of 37% of the **lot** must be **landscaping**
 - (j) No portion of any **building** or structure erected and used above established grade shall be located otherwise than wholly within the **building** envelope identified on Schedule 2 except for canopies, lights, stairs and other architectural features which may project beyond the **building** envelope.
 - (k) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands.
 - (l) No person shall use any land or erect or use any **building** or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
3. Section 64.19 of By-law 7625 is amended by adding Schedule “1” and “2” attached to this By-law.

JOHN TORY,
Mayor

(Corporate Seal)

ULLI S. WATKISS,
City Clerk



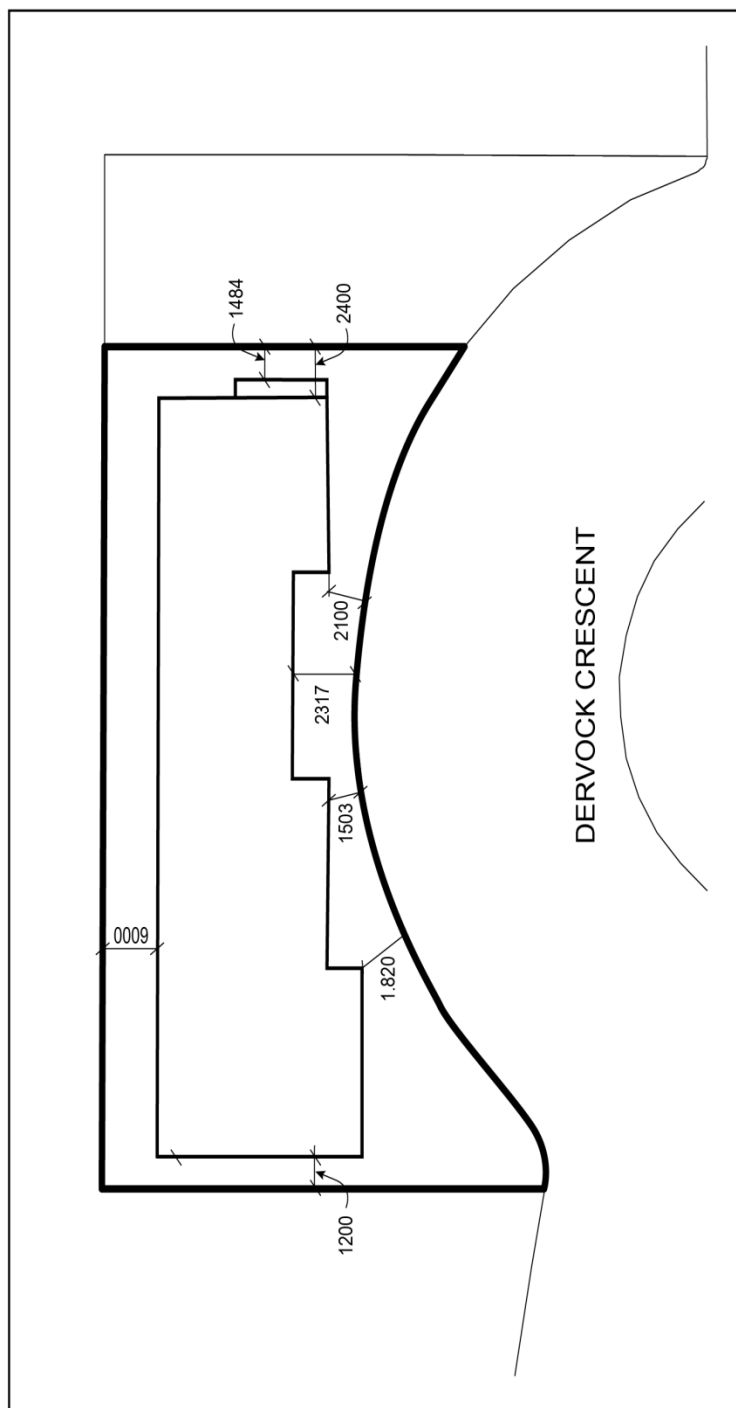
12 - 16 Dervock Crescent

File # 15 230582 NNY 24 02

Schedule 1



Not to Scale
05/04/2017



12 - 16 Dervock Crescent

File # 15 230582 NNY 24 02

Schedule 2



Not to Scale
05/23/2017

Attachment 10: Draft Zoning By-law Amendment 569-2013

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2017]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as, 12, 14 and 16 Dervock Crescent

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to **[RM (x###)]**, as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30. respecting the lot outlined in heavy black lines to 51% for the lands shown on Diagram 4 attached to this by-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 by adding Exception Number **[###]** so that it reads:

(##) Exception [RM] [####]

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- a) Despite the uses listed in Article 10.80.20, the only uses permitted are: **dwelling units** in a **building type** permitted in Clause 10.80.20.40.
- b) The maximum number of **dwelling units** permitted is 24.

- c) The maximum **building height** is: 11.4 metres to the bottom of the rooftop terrace and 13.9 m to the top of the rooftop terraces and 4 **storeys** .
- d) The permitted maximum **gross floor area** of all **buildings** is 2,470 m2.
- e) The permitted maximum **lot coverage** is 51% of the lot area.
- f) The minimum **building setbacks** are as shown on Diagram 3 of By-law xxx (Clerks to insert by-law No)
- g) **Parking spaces** must be provided at the following rates:
 - (a) A minimum of 0.90 **parking space** for each **dwelling unit**; and
 - (b) A minimum 0.15 **parking spaces** for **dwelling unit** for visitors.
- h) no portion of any building or structure to be erected or used above grade on the **lot** may extend beyond the lines delineated by the heavy lines on Diagram 2 attached to and forming part of this By-law, with the exception of the following:
 - a. cornices, eaves, vents, lighting fixtures, ornamental elements, window sills, , stairs, stair enclosures, wheelchair ramps, awnings and canopies
 - b. ornamental cladding on the roof may project beyond the **building** envelope to a maximum of 1.0 metres;
- i) Bicycle **parking spaces** must be provided a rate of 0.75 for each **dwelling unit**;
- j) A minimum of 37 % of the lot must be **landscaping**;
- k) A temporary sales presentation centre may be permitted on the **lot**, and none of the other provisions of this By-law apply to such use.
- l) Despite any existing or future severance, partition, or division of the **lot**, the provisions of this by-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

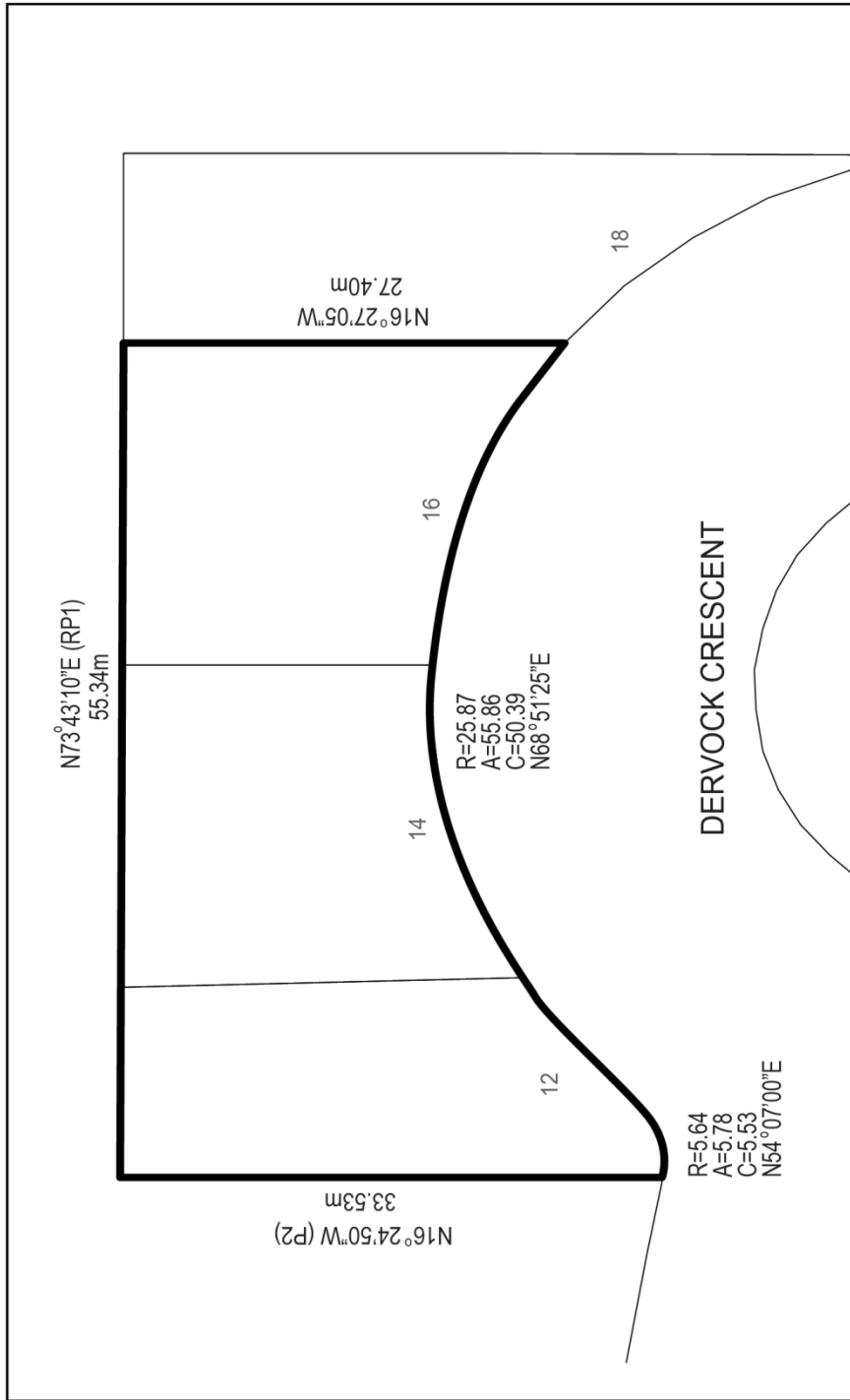
Enacted and passed on **month ##, 20##.**

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

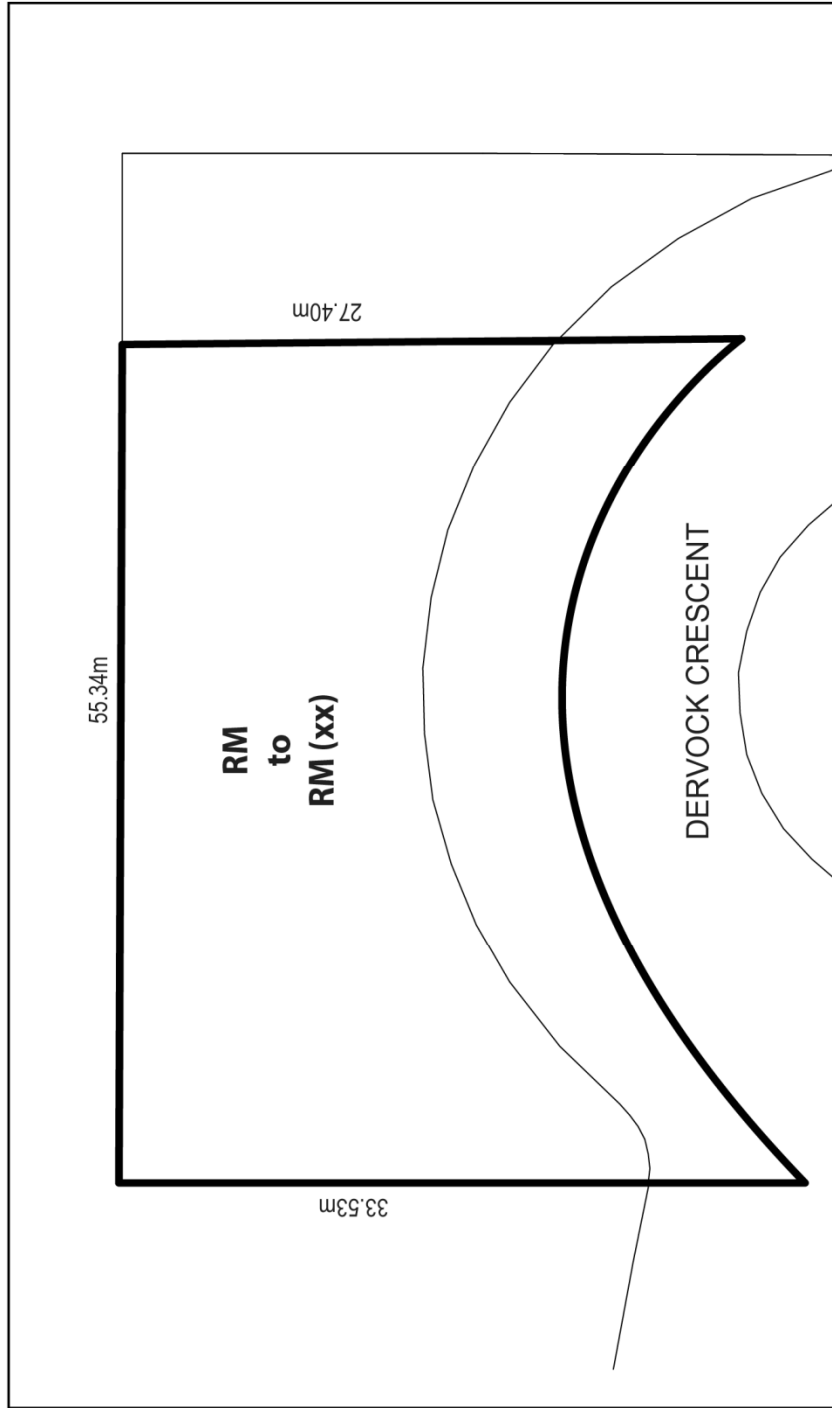


Toronto
Diagram 1

12 - 16 Derdock Crescent

File # 15 230582 NNY 24 02

City of Toronto By-Law 569-2013
Not to Scale
05/04/2017

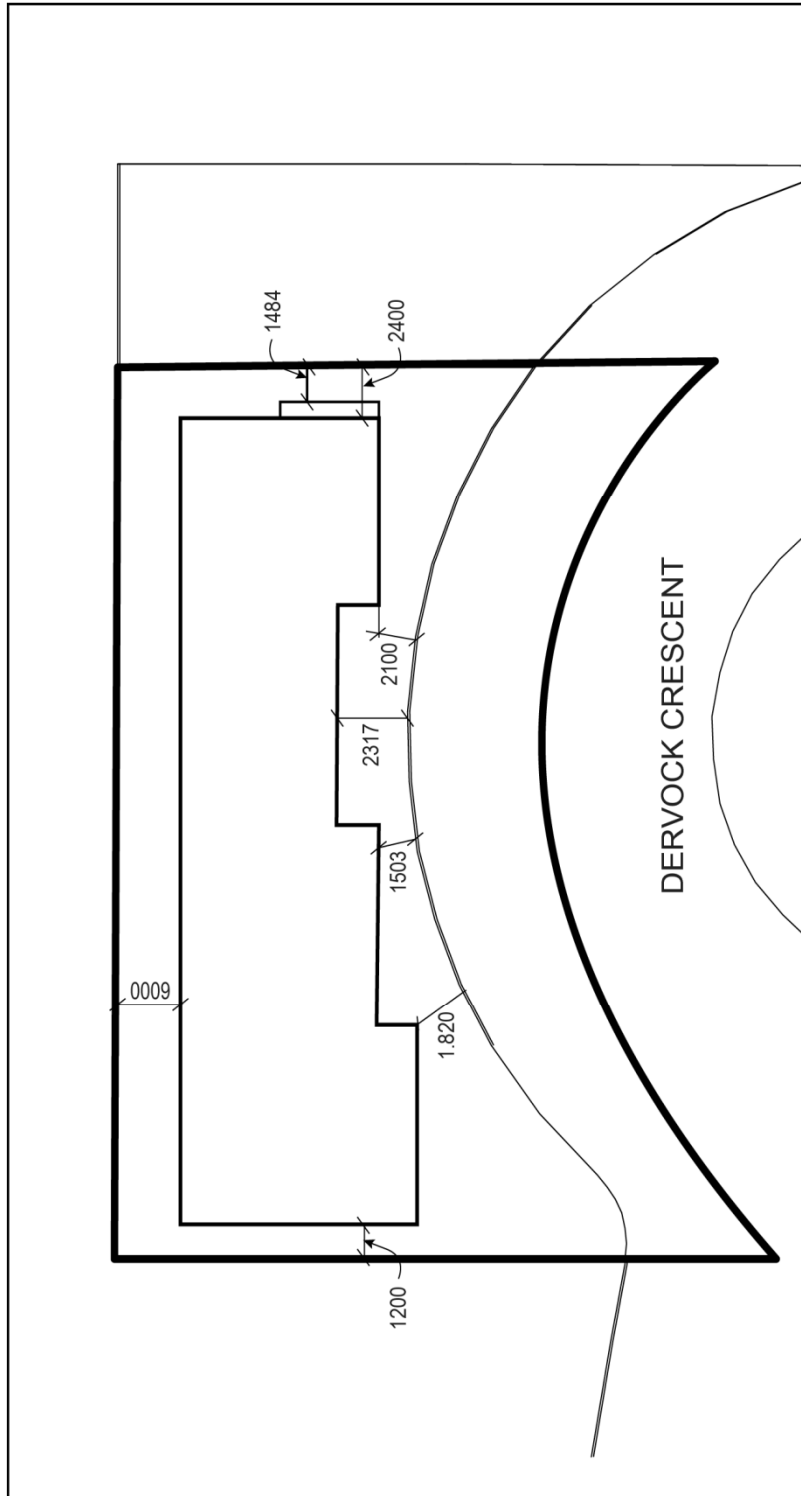


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Diagram 2

12 - 16 Dervock Crescent

File # 15 230582 NNY 24 0Z

City of Toronto By-Law 569-2013
Not to Scale
05/04/2017



Toronto
Diagram 3

12 - 16 Dervock Crescent

File # 15 230582 NNY 24 OZ



City of Toronto By-Law 569-2013
Not to Scale
05/23/2017



Toronto
Diagram 4

File # 15 230582 NNY 24 02



City of Toronto By-Law 569-2013
Not to Scale
05/23/2017