

2 Harrison Road – Zoning Amendment – Refusal Report

Date:	December 16, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	16 127406 NNY 25 OZ

SUMMARY

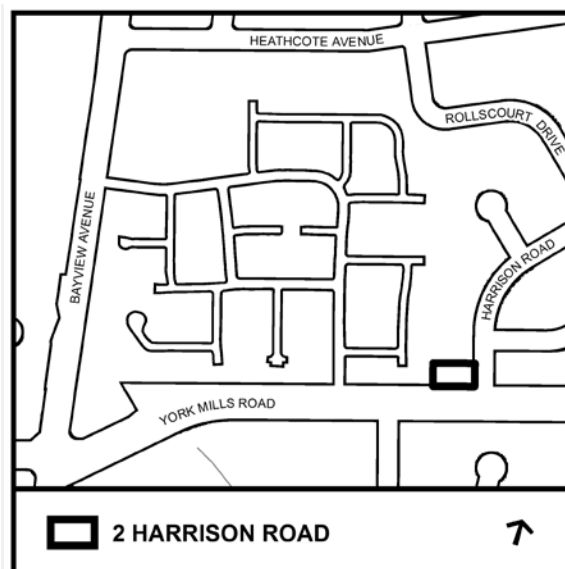
This application proposes to amend the Zoning By-laws applicable to the lands at 2 Harrison Road to permit the construction of a six-unit townhouse block. The proposed townhouse block would be three-storeys in height, with a gross floor area of 1,820 square metres, and floor space index of 1.57 times the area of the lot. Vehicular access would be provided from Harrison Road. The existing two-storey detached dwelling would be demolished.

The proposed building type, built form and zoning provisions are not in keeping with the character of the neighbourhood, or the policies of the Official Plan. The proposal would undermine the stable character of the neighbourhood, and would create a precedent for similar flanking properties along York Mills Road. Staff are recommending that the application be refused.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application to amend the Zoning By-laws applicable to 2 Harrison Road for the following reasons:



- a) The proposal is not in keeping with the building type and built form character of the neighbourhood, and does not conform to the policies of the Toronto Official Plan; and
 - b) The approval of the proposal would set a negative precedent, and undermine the stable neighbourhood character.
2. Should the application be appealed to the Ontario Municipal Board, the City Solicitor and appropriate City staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal of the Official Plan and Zoning By-law Amendments.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On August 13, 2014, applications for Zoning By-law Amendment (14 206084 NNY 25 OZ) and Site Plan Control (14 206091 NNY 25 SA) were received by the City Planning Division for 16 Kirtling Place, also located on the north side of York Mills Road, approximately 200 metres east of the subject property. These applications proposed six townhouse units fronting York Mills Road, and one detached dwelling fronting Kirtling Place. On August 27, 2015, an application to amend the Official Plan (15 213903 NNY 25 OZ) was received by the City Planning Division, in support of the same development. At its meeting of February 3, 2016, City Council refused these applications. This decision can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY11.34>. This decision has been appealed to the Ontario Municipal Board. The hearing date has been set for February 27, 2017.

ISSUE BACKGROUND

Pre-Application Consultation

A pre-application consultation meeting was held with City Planning on November 19, 2014 to discuss the proposal and complete application submission requirements. Staff expressed concerns with the proposed building type, however it was noted that, should the owner choose to move forward, applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control would be required.

ISSUE BACKGROUND

Proposal

This application proposes to develop the lands at 2 Harrison Road with six townhouse units, organized into one block, which would front onto York Mills Road. Vehicular access would be provided from the flanking street, Harrison Road, by way of a six metre wide shared driveway.

The end units are proposed to have widths of 6.2 metres, while the four interior units would have widths of 6.0 metres. All units are proposed to be three-storeys and 12.4 metres in height. Each unit would have one outdoor amenity space in the form of a balcony located at the rear of the unit on the first-storey. Two vehicular parking spaces would be provided in an integral garage for each unit, accessed from the shared driveway at the rear of the block, running beneath the proposed terraces. No visitor parking spaces are proposed.

The proposed coverage of the townhouse block is 63%, including the rear terraces, while the proposed gross floor area is 1,820 square metres, which results in a floor space index of 1.57 times the area of the lot. The front yard setback would be 2.4 metres to the building face, 0.78 metres to the front porches, and 0 metres to the steps to the front porches, while the west side yard setback from the neighbouring property would be 1.3 metres, and the east side yard setback from Harrison Road would be 7.8 metres. The proposed rear yard setback is 5.8 metres to the rear wall of the block, and 2.8 metres to the terraces. The proposed rear yard setback from the shared driveway is 3.4 metres.

Site and Surrounding Area

The subject lands are located on the north side of York Mills Road, east of Bayview Avenue at the northwest corner of York Mills Road and Harrison Road. The site has an area of 1,157 square metres, with frontages of 25.3 metres on Harrison Road, and 47.5 metres on York Mills Road. The site currently accommodates a two-storey detached dwelling, which is proposed to be demolished. The subject site is designated *Neighbourhoods* in the Toronto Official Plan. York Mills Road, between Bayview Avenue and Leslie Street, has predominately residential uses, with the majority of dwellings backing onto York Mills Road, and fronting onto local roads. Including the subject property, there are ten corner lots along this stretch which accommodate detached dwellings, and which have flanking frontage on York Mills Road. The majority of these properties have fencing or vegetation along this frontage, and none have vehicular or pedestrian access from York Mills Road.

Land uses surrounding the site are as follows:

North: North of the subject site is a low-density residential neighbourhood, characterized by detached dwellings. This area is designated *Neighbourhoods* in the Toronto Official Plan.

South: South of the subject site is York Mills Road; south of York Mills Road is a low-density residential neighbourhood, characterized by detached dwellings. This area is designated *Neighbourhoods* in the Toronto Official Plan.

East: East of the subject site, on both the north and south side of York Mills Road, are low-density residential neighbourhoods, characterized by detached dwellings. Further east, on the north side of York Mills Road, is York Mills Collegiate Institute, a public high school, and École Secondaire Étienne-Brûlé, a French language public high school. These areas are designated

Neighbourhoods in the Toronto Official Plan.

West: West of the subject site, on the north side of York Mills Road, is a condominium development, characterized by townhouse dwellings fronting onto a series of internal private roads. Vehicular access to this development is provided from both York Mills Road and Bayview Avenue. South of York Mills Road is Irving Paisley Park, through which runs Wilket Creek. Further west, across Bayview Avenue and on both the north and south sides of York Mills Road, are retail plazas. In the Official Plan, the townhouse development is designated *Neighbourhoods*, the park is designated *Parks*, the area around the creek is designated *Natural Areas*, and the plazas are designated *Mixed Use Areas*.

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 have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Chapter 2 of the Official Plan speaks to growth, and building a livable city. Section 2.3 notes that the majority of the City's land area, comprised of neighbourhoods, parks, ravines, watercourses, and valleys, are stable areas that will see little physical change, while more intense forms of growth will be focused in the *Downtown*, the *Centres*, the *Avenues*, and *Employment Districts*. It is expected, however, that neighbourhoods will see some physical change over time, as enhancements, additions, and infill housing occurs on individual sites.

Policy 2.3.1.1 states that *Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas, and that development within these areas is to be consistent with this objective, and will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns.

Section 3.1.2 of the Official Plan speaks to built form, stating that new development will be located and organized to fit with its existing and/or planned context. Policy 3.1.2 includes the following:

3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:
 - a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
 - b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
 - c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
 - d) providing for adequate light and privacy;
 - e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
 - f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

Chapter 4 of the Toronto Official Plan identifies the subject property as being designated *Neighbourhoods*. *Neighbourhoods* are considered to be stable areas, where new development will maintain the existing physical character. The designation contemplates a full range of residential uses in lower scale buildings, such as detached dwellings, semi-detached dwellings, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are four-storeys or less. Parks, schools, and local institutions are also found in *Neighbourhoods*. The Plan directs that physical changes to our established *Neighbourhoods* must be sensitive, gradual, and generally "fit" the existing physical character of the neighbourhood. Policy 4.1.5 outlines the development criteria for *Neighbourhoods*, stating, development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

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

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 prevailing building type will be the predominant form of development in the neighbourhood. Some

Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

The Toronto Official Plan can be found here: <http://www1.toronto.ca/planning/chapters1-5.pdf>.

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>.

Infill Townhouse Guidelines

The City-wide Infill Townhouse Design Guidelines, which were approved by City Council in 2003, articulate and clarify the City's interest in addressing impacts from townhouse developments, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. The Guidelines consider matters such as open space, building location, built form, street proportion, relationships between grade and building height, pedestrian connections, light, privacy, location of parking, and servicing and utilities. The document notes that townhouse developments should fit within the existing context, so as to minimize impacts on the surrounding neighbourhood. They also consider the interaction between the proposed infill development and existing housing patterns.

Guideline 3.1 speaks to street proportions, stating that developments should provide adequate sunlight and sky views from streets and open spaces. This section goes on to state that buildings should be positioned to face one another, or have a back-to-back relationship with one another. Further, buildings should be designed to step down (or back) to provide a suitable transition to neighbouring buildings that are lower in height and/or have a greater setback.

Guideline 3.2 speaks to building height, stating that the overall building height should reflect the prevailing context of the neighbourhood, and the applicable zoning by-laws. On sites that are adjacent to lower height buildings, either on the block or across the street, the massing of new townhouses should step down or provide lower scaled building elements that respond to the building height and mass of neighbouring buildings.

Guideline 3.3 speaks to light, views and privacy, stating that a 7.5 metre rear yard setback should be provided, a 45 degree angular plane gradient from the rear property line should be adhered to, and when integrating a townhouse development into an existing neighbourhood, the proposed side yard setbacks should mimic the existing conditions.

The guidelines can be found at: http://www1.toronto.ca/wps/portal/contentonly?vnextoid=67e70621f3161410VgnVCM_10000071d60f89RCRD.

Urban Design Guidelines for Townhouses and Low-Rise Apartments

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>. Prior to presenting a finalized version of these Guidelines for City 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.

The Urban Design Guidelines for Infill Townhouses have been considered together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

Zoning

The site is currently zoned R2 under North York Zoning By-law No. 7625. With respect to residential permissions, this zone allows for detached dwellings, and associated accessory buildings. The minimum required lot frontage is 21 metres, and the minimum required lot area is 975 square metres. The maximum permitted building height is 9.5 metres, and three-storeys. Lot coverage is restricted to a maximum of 30% of the lot area. Minimum setback requirements also apply.

The lands are also subject to Toronto Zoning By-law No. 569-2013, under which they are zoned RD (f21.0; a975) (x70). In terms of residential permissions, this zone also allows for detached dwellings only. Additional zoning provisions are generally the same as noted

above. Townhouses are not permitted uses under either zoning by-law.

Tree Preservation

The City of Toronto Tree by-law, which seeks to protect and preserve trees on City and private property, was established to help the City retain as much tree cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties, and whenever possible, buildings and driveways are to be diverted around trees.

City Council has adopted the Official Plan with the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. The planting of large growing shade trees on both public and private lands should be an important objective for all development projects and must be considered integral to the design, planning and construction of projects. An arborist report was received as part of the application, and has been reviewed by Urban Forestry staff.

Site Plan Control

This proposal is subject to Site Plan Control, however an application has not been submitted.

Reasons for the Application

An application for Zoning By-law Amendment has been submitted seeking permission for the proposed townhouse building type, and to create performance standards to facilitate the proposed townhouses.

Community Consultation

On September 20, 2016, staff held a community consultation meeting (CCM) together with the Ward Councillor. Approximately 60 people attended the meeting. Issues raised included:

- Concerns with the proposed gross floor area, building height, and rear yard setback from the neighbouring 4 Harrison Road;
- The departure from the detached character of the neighbourhood;
- The introduction of dwellings fronting York Mills Road, and resulting precedent for similar flanking properties along York Mills Road;
- Loss of green space along York Mills Road;
- Loss of trees;
- The location of the access to the site, in relation to the Harrison Road and York Mills Road intersection;
- Increased traffic on Harrison Road caused by back-ups from the signalized intersection at York Mills Road; and
- Safety concerns for pedestrians resulting from traffic congestion.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

Both of these documents are high-level and broad in their approach. The City is a development area and infill is encouraged under these policies. However, a key intent of both the PPS and the Growth Plan is that planning authorities are responsible for identifying appropriate locations for growth. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs. The City of Toronto Official Plan includes policies which support the objectives of these provincial documents.

The City of Toronto Official Plan and associated Secondary Plans are based on projected needs and identify a land use structure of areas where intensification is appropriate. The Official Plan directs redevelopment to areas that take the existing building stock into account and where infrastructure and services exist and will be provided.

In this case, the City's Official Plan designates the subject lands as *Neighbourhoods*. While some change is generally anticipated over time, the key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. It is not appropriate to permit uses that would represent a departure from the existing character of the neighbourhood. This neighbourhood, bound roughly by York Mills to the south and an enclave condominium development to the west, is characterized by single detached dwellings to the north and east, in a *Neighbourhoods* designation.

Therefore, the proposal is inconsistent with the Provincial Policy Statement 2014 and does not conform to the Growth Plan for the Greater Golden Horseshoe.

Building Type and Orientation

The subject property is designated *Neighbourhoods* in the Toronto Official Plan. These areas are considered to be physically stable, and any development is required to be consistent with this objective by respecting and reinforcing the existing physical character of buildings, streetscapes and open space patterns. While it is expected that these areas will change over time, they are not intended to accommodate the city's growth.

The *Neighbourhoods* policies also state that development in these areas should respect and reinforce the existing physical character of the neighbourhood. The physical character of neighbourhoods vary across the city; it is determined by attributes such as prevailing building types, existing setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks, and existing heights, massing, scale and dwelling types, as per the criteria of Policy 4.1.5 of the Official Plan. The policies state that no changes will be made

through amendments to the zoning by-law that are out of keeping with this existing physical character.

This neighbourhood, which includes Harrison Road and the series of streets to which it connects, is characterized by large residential lots accommodating two-storey, detached dwellings with generous setbacks. No townhouses exist in this neighbourhood. York Mills Road, between Bayview Avenue and Leslie Street, is predominately residential, with all dwellings having rear-facing or side-facing relationships with York Mills Road. No residential buildings front onto York Mills Road. The Plan states that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular, configuration of lots and prevailing building type. This application seeks to permit townhouses, which are not characteristic of the neighbourhood referenced above. Further, it is proposed that the townhouses would front onto York Mills Road. Lots accommodating front-facing residential buildings are not characteristic of York Mills Road.

A townhouse development exists west of the subject property; however it functions as a separate neighbourhood. The development accommodates townhouse units which front onto a network of privately-owned streets, creating a private enclave. Vehicular access to this neighbourhood is provided from York Mills Road and Bayview Avenue only. This private street network does not connect with the public street network of the adjacent residential neighbourhood, of which the subject property is a part. The Plan notes that some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type of one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood. As such, the prevailing building type of the neighbourhood west of the subject property should not be considered when determining the prevailing building type of this neighbourhood.

Built Form

The property at 2 Harrison road is within a neighbourhood characterized by large residential lots accommodating two-storey, detached dwellings with generous setbacks. The neighbourhood is currently zoned R2 under North York Zoning By-law 7625 and RD (f21.0; a975) (x70) under Toronto Zoning By-law No. 569-2013. The zoning provisions for the current zoning of the site, as well as the zoning provisions proposed by this application are as follows:

Provision	Permitted/Required	Proposed
Lot Frontage	21.0 m	13.9 m (Unit 1) 6.0 m (Units 2-5) 7.5 m (Unit 6)
Lot Area	975 m ²	351.6 m ² (Unit 1) 152.8 m ² (Units 2-5) 189.7 m ² (Unit 6)
Front Yard Setback	9.0 m	2.4 m (to the building) 0.78 m (to the porches) 0 m (to the porch steps)

Side Yard Setback	2.4 m	1.3 m (west side) 7.8 m (east side)
Rear Yard Setback	9.5 m	5.8 m (to the building) 2.8 m (to the terraces)
Lot Coverage	30%	63%
Building Height	9.5 m mid-point and 3 storeys (7625) 11.5 m to peak and 3 storeys (569-2013)	Not provided (7625) 12.4 m and 3-storeys (569-2013)
Parking	6 (resident) 1 (visitor)	12 (resident) 0 (visitor)

The neighbourhood is characterized by large lots, accommodating detached dwellings. The lots tend to be consistent with, or greater than, the requirements of the zoning by-law, with frontages between 20 metres and 30 metres, and areas around 1,000 square metres. Four of the proposed lots would have frontages of 6 metres, and areas of 153 square metres. Two of the lots would have larger frontages and areas, however still fall well below those of the lots existing in the area.

Few approvals for variances to the zoning by-law have been granted in this neighbourhood, suggesting the dwellings generally meet the provisions outlined above. The highest approved lot coverage in the portion of the neighbourhood south of Heathcote Avenue, in the R2 and RD Zones, is 34%. The highest approved building height, under by-law 7625, in the same area is 10 metres. The proposed performance standards would permit a building with a massing and height which would be out of character with the dwellings in the neighbourhood. Likewise, they would permit a building with setbacks that are out of character with the neighbourhood, particularly as it relates to rear yard and front yard conditions. As such, this proposal is not consistent with the Built Form policies, the *Neighbourhoods* policies, or the Healthy Neighbourhoods policies of the Official Plan.

Among other concerns, the reduced setbacks would not allow for adequate landscaping in the front or rear yards. The rear yard setback of only 2.7 metres to the elevated terrace, and 5.8 metres to the three-storey dwelling units would create overlook and privacy issues for the rear yard of 4 Harrison Road, directly north of the subject property, and the open spaces of the dwellings west of the subject property. This proposal is inconsistent with the Built Form policies, which, in part, state that new development will be massed, and its exterior façade will be designed to fit harmoniously into its existing and/or planned context. It is also inconsistent with Infill Townhouse Design Guidelines, which seek to limit impacts on neighbouring streets, parks, open spaces and properties by providing for adequate light and privacy.

Even if the townhouse building type was considered appropriate for this site, the Infill Townhouse Design Guidelines recommend a 7.5 metre rear yard setback, and a 45 degree angular plane measured from the rear property line. The intent of these guidelines is to ensure that new development does not negatively impact light, views, and privacy of adjacent properties. This proposal provides a 5.8 metre rear yard setback to the building,

and a 2.7 metre rear yard setback to the elevated terraces. An angular plane has not been noted on the submitted elevations, however it appears to be approximately 65 degrees, whereas the Guidelines recommend an angular plane of no more than 45 degrees.

The proposed development does not reflect the prevailing character of the neighbourhood in terms of lot size, lot coverage, setbacks, and height, and therefore is not in conformity with the *Neighbourhoods* policies of the Official Plan. Including the subject property, there are ten corner lots along this stretch which accommodate detached dwellings, and which have flanking frontage on York Mills Road. The approval of this application could set a negative precedent for the ways in which these lots might develop in the future.

Tree Preservation

There are twenty-two trees on or near the subject property. Eleven trees are on the subject property, four trees are on City-owned lands, and seven trees are privately owned, and on properties adjacent to the site.

The City of Toronto Tree By-law protects all City-owned trees, and all privately owned trees having a Diameter at Breast Height (DBH) of thirty centimetres or greater. The eleven trees on the subject property, and seven privately owned trees on adjacent properties have a DBH of 30 centimetres or greater. Ten of the eleven trees on the subject property are proposed to be removed to accommodate the proposed development. All privately owned trees on adjacent properties, and City-owned trees are proposed to be retained. This area is characterized by large lots, with generous landscaping. Due to the increased lot coverage proposed, most of the existing mature trees on the site would be removed. This would result in a landscape character that is out of keeping with the character of the neighbourhood.

Conclusions

The applicant is proposing six townhouse units fronting onto York Mills Road. York Mills Road, between Bayview Avenue and Leslie Street, is characterized by detached dwellings which have either a rear-facing or side-facing relationship. West of the subject site, on the north side of York Mills Road, is a condominium townhouse development with all units fronting onto a series of private roads, none of which connect to the public road network of the adjacent neighborhood, which the subject property falls within. Some of these units have either rear-facing or side-facing relationships with York Mills Road. None of the units have a front-facing relationship with York Mills Road.

The prevailing building type in this neighbourhood is detached dwellings on large lots. Introducing a townhouse development on this site would create a precedent for this stretch of York Mills Road. *Neighbourhoods* are intended to be physically stable and changes must be sensitive, gradual and generally fit with the existing character. The Official Plan requires development in *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood. The prevailing building types and prevailing patterns of rear and side yard setbacks, lot coverage, and building height are some of the elements that inform the physical character of the neighbourhood.

The proposal does not respect the character of the neighbourhood. The introduction of a new building type would destabilize this stretch of York Mills Road, Harrison Road, and the adjoining streets to the north and east, which comprise the neighbourhood.

CONTACT

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SIGNATURE

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Community Planning, North York District

ATTACHMENTS

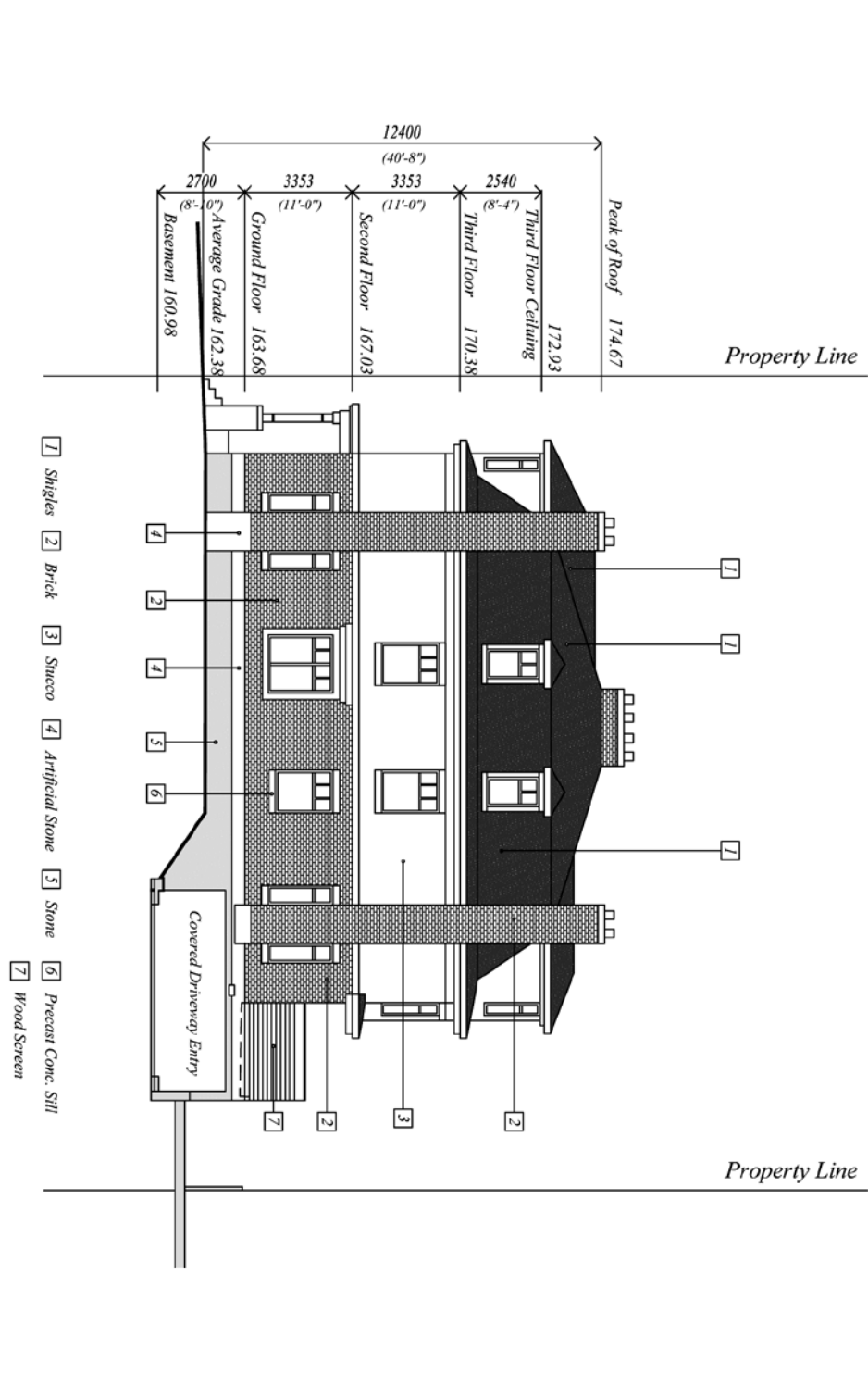
Attachment 1: Site Plan

Attachment 2: Elevations

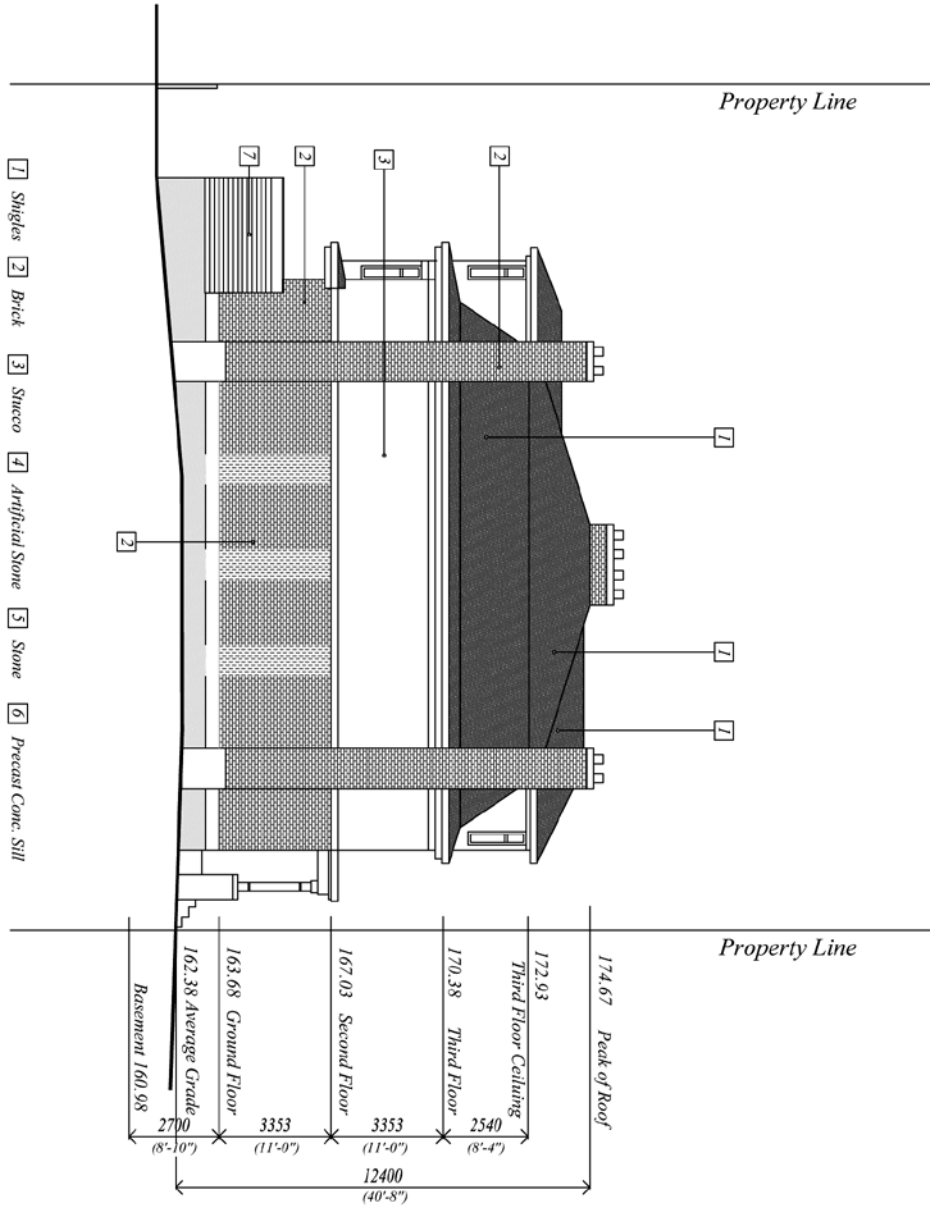
Attachment 3: Existing Zoning Maps

Attachment 4: Application Data Sheet

Attachment 2c: East (Side) Elevation



Attachment 2d: West (Side) Elevation



West Elevation

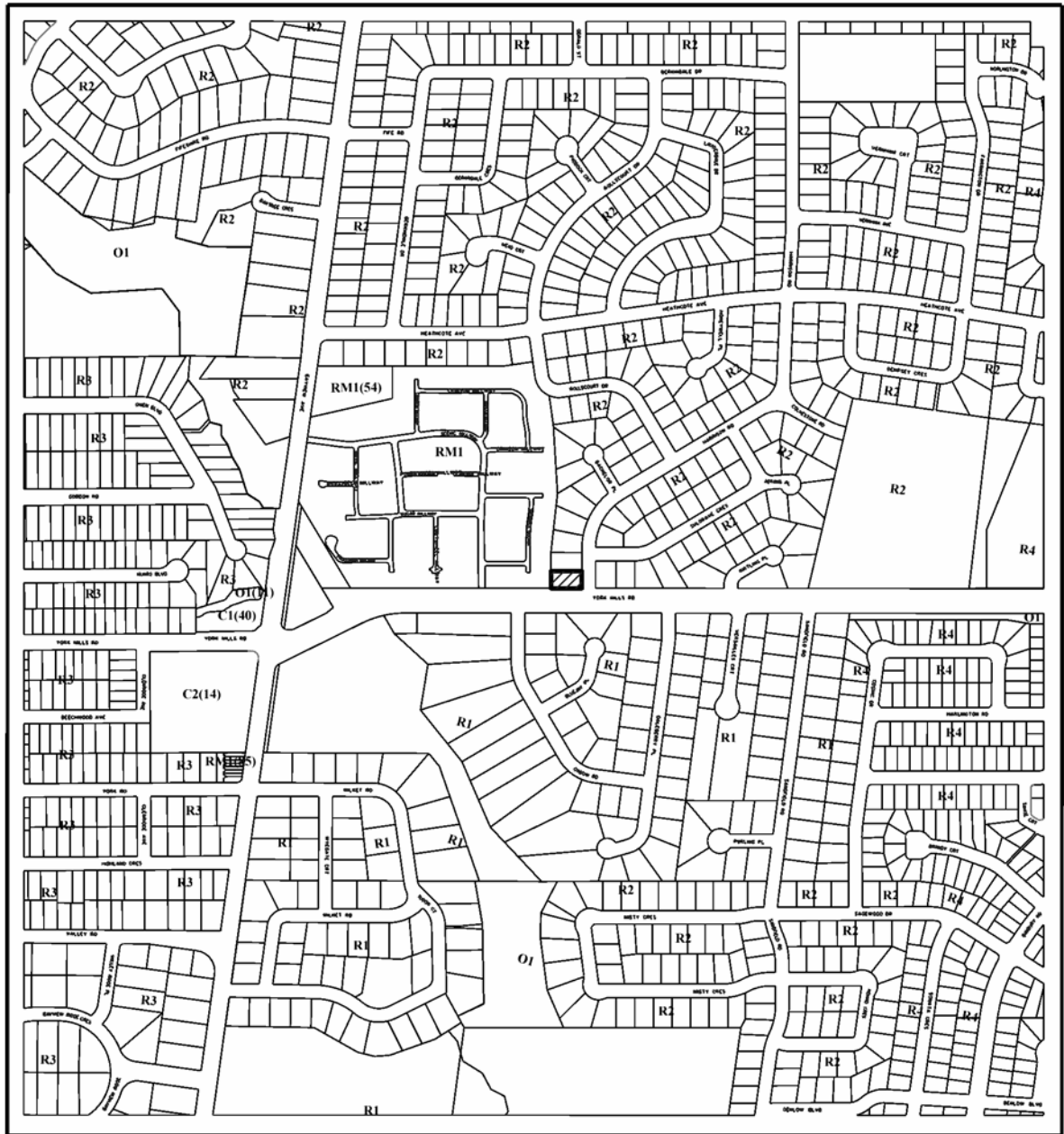
Applicant's Submitted Drawing

Not to Scale
04/22/2016

2 Harrison Road

File # 16 127406 NNV 25 02

Attachment 3a: Zoning By-law No. 7625 Map



Toronto City Planning
Zoning

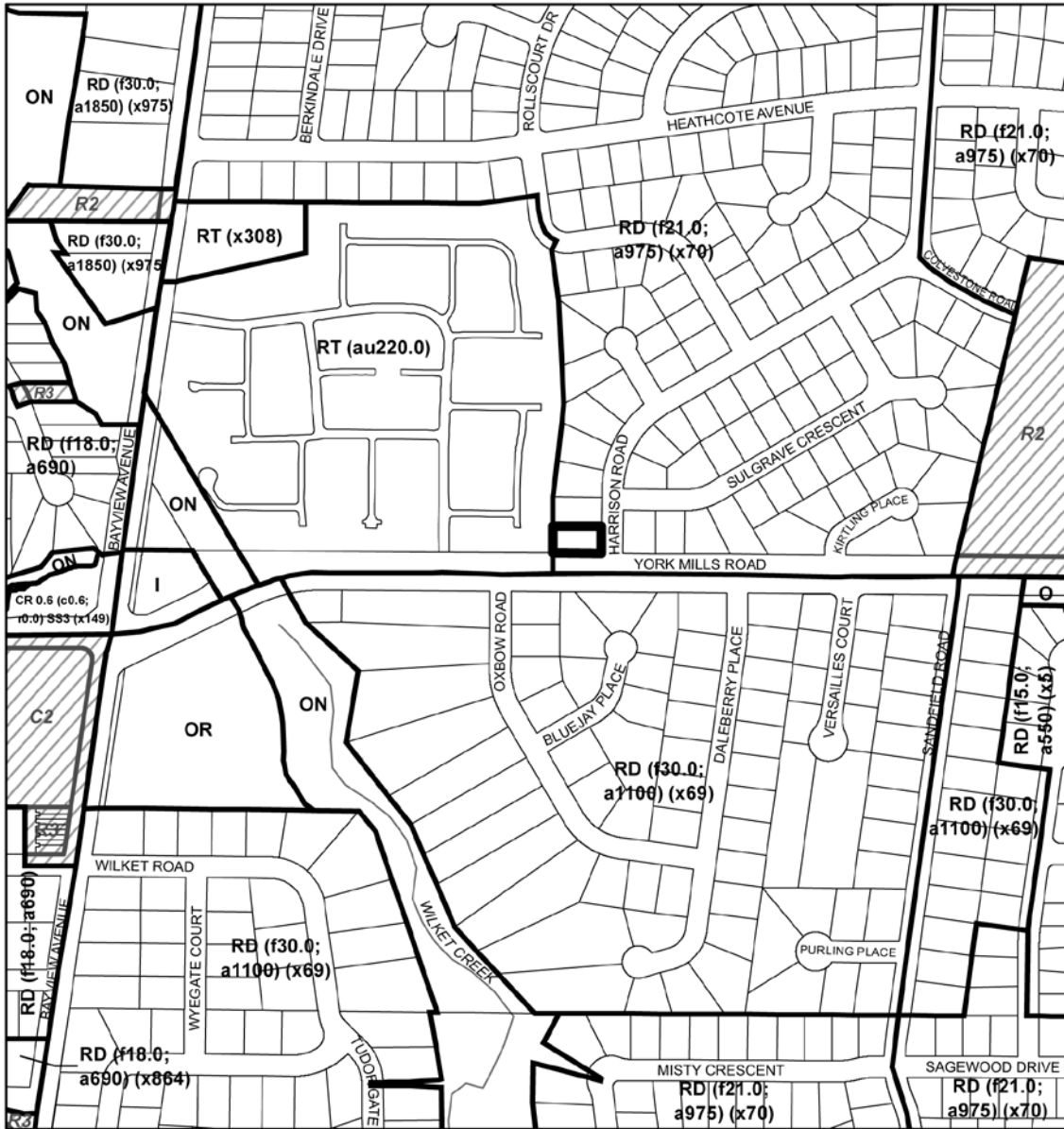
2 Harrison Road
File # 16 127406 NNY 25 0Z

- | | |
|---|--|
| R1 One-Family Detached Dwelling First Density Zone | RM1 Multiple-Family Dwellings First Density Zone |
| R2 One-Family Detached Dwelling Second Density Zone | C1 General Commercial Zone |
| R3 One-Family Detached Dwelling Third Density Zone | C2 Local Shopping Centre Zone |
| R4 One-Family Detached Dwelling Fourth Density Zone | O1 Open Space Zone |
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 04/29/2016

Attachment 3b: Zoning By-law No. 569-2013 Map



Zoning By-Law No. 569-2013

2 Harrison Road

File # 16 127406 NNY 25 0Z

Location of Application

- RD Residential Detached
- RT Residential Townhouse
- CR Commercial Residential
- I Institutional
- O Open Space
- ON Open Space Natural
- OR Open Space Recreation

See Former City of North York By-Law No. 7625

- R2 One-Family Detached Dwelling Second Density Zone
- R3 One-Family Detached Dwelling Third Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone



Not to Scale
Extracted: 04/22/2016

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	16 127406 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	March 14, 2016

Municipal Address: 2 HARRISON ROAD
 Location Description: PLAN M707 LOT 54 **GRID N2502
 Project Description: Six-unit townhouse block with a gross floor area of 1,830 square metres.

Applicant:	Agent:	Architect:	Owner:
2483497 ONTARIO LIMITED	ROBERT TRUMAN	Architects Mel Mekinda + Sang-Man Youn	HONG SHIC CHANG

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	R2 and RD (f21.0; a975)(x70)	Historical Status:	No
Height Limit (m):	9.5m & 11.5m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1157.1m ²	Height:	Storeys:	3
Frontage (m):	25.3m		Metres:	12.4
Depth (m):	45.7m			
Total Ground Floor Area (sq. m):	630m ²			Total
Total Residential GFA (sq. m):	1820m ²		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1820m ²			
Lot Coverage Ratio (%):	63%			
Floor Space Index:	1.57			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	1820	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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