

**41 Garfella Drive - Zoning By-law Amendment
Application - Preliminary Report**

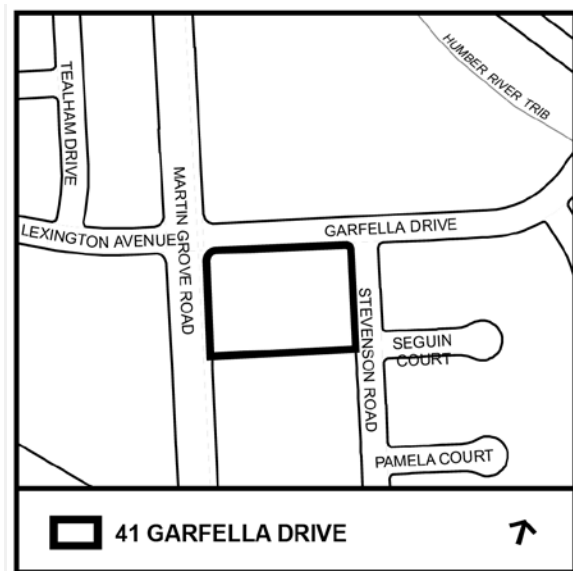
Date:	December 12, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 1 – Etobicoke North
Reference Number:	17 233542 WET 01 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code to permit the development of 13 freehold townhouses and an 11-storey, 80 unit rental apartment building at 41 Garfella Drive. The existing 12-storey, rental apartment building in the centre of the site would remain. The total residential gross floor area on the site would be 17,308m² with a floor space index of 1.65.

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 community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application would be targeted for the third quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However, it is anticipated that the statutory public meeting under the *Planning Act* will be held when Etobicoke York Community Council reconvenes after the election break.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 41 Garfella Drive 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

In January, 2011, a rezoning application was submitted under File No. 11 102923 WET 01 OZ. The application proposed the development of 29 townhouses, consisting of 14 freehold townhouses and 15 condominium townhouses. On April 21, 2011, a Preliminary Report dated March 20, 2011 was considered by Etobicoke York Community Council. No further activity occurred on the application until a community consultation meeting was held on June 4, 2014 where approximately 20 members of the public attended. This application was subsequently closed in February, 2015 due to inactivity by the applicant with no decision made.

Pre-Application Consultation

A pre-application consultation meeting was held on November 29, 2016 with the applicant to discuss complete application submission requirements. Issues discussed included the Infill Townhouse Guidelines, access and site circulation, parking, landscaping and amenity space and maintaining the existing rental units on site. A pre-application community consultation meeting was held by the applicant on April 11, 2017. City staff did not attend the meeting.

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of Etobicoke Zoning Code to infill an existing rental apartment site by adding 13 townhouse units and an 11-storey residential building to the site (see Attachment 1: Site Plan). The 13 freehold townhouses would be constructed along the east side of the site adjacent to Stevenson Road. Each unit would have individual access to Stevenson Road and provide two parking spaces. The proposed 11-storey rental apartment building would be located on the southwest corner of the site adjacent to Martin Grove Road and contain 80 dwelling units. The building would have access from an internal driveway shared with the existing rental apartment building.

The site currently contains 105 parking spaces for the existing apartment building. Under this proposal, the parking supply for the apartment buildings would be increased by 43 parking spaces for a total of 148 parking spaces for the two apartment buildings. Of the 148 parking spaces, 55 parking spaces would be above grade and the remaining 93 parking spaces would be below-grade. Two parking spaces are proposed for each of the townhouse units, for a total of 26 parking spaces. A total of 174 residential parking spaces would be provided on site (148 apartment spaces and 26 townhouse spaces). The existing access from Garfella Drive would remain but the internal driveway configuration would be altered to accommodate additional parking and the new apartment building.

Site and Surrounding Area

The site is located at the southeast corner of Martin Grove Road and Garfella Drive. It is approximately 1.05 hectares in area and generally rectangular. It has 87 metres of frontage on Martin Grove Road and 121 metres on Garfella Drive.

The site is currently occupied by an 11 storey rental apartment building having a total of 95 dwelling units with 68 underground parking spaces and 37 surface parking spaces. Vehicular access to the site is provided from Garfella Drive.

Surrounding uses are as follows:

North: Across Garfella Drive are apartment buildings.

South: Apartment building with townhouses fronting Stevenson Road.

East: Across Stevenson Road are single detached homes.

West: Across Martin Grove Road are townhouses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 property is designated *Apartment Neighbourhoods* in the Official Plan (Map 13). This designation recognizes that there may be opportunities for intensification on existing underutilized built sites.

Apartment Neighbourhoods are comprised 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. This designation does not anticipate significant growth within these areas, however, compatible infill development can be accommodated.

Section 4.2 of the Official Plan states that in these established *Apartment Neighbourhoods*, improving amenities and accommodating sensitive infill, where it can improve the quality of life, and promoting environmental sustainability are key considerations. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* as a greater scale of building is provided for and different criteria are required to guide development.

The development criteria identified in the *Apartment Neighbourhoods* policies are supplemented by additional development criteria in the Official Plan's Built Form policies. These policies in Section 3.1.2 of the Plan provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Policies 3.1.2.1 - 3.1.2.3 in the Built Form policies of the Official Plan identify that among other things, new development will:

- Generally locate buildings parallel to the street with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages;
- Locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- Provide underground parking where appropriate;
- Limit surface parking between the front face of a building and the public street or sidewalk;
- Mass new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion; and
- Create appropriate transitions in scale to neighbouring existing and/or planned buildings.

Official Plan Amendment No. 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 and Housing 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.

Urban Design Guidelines for Infill Townhouses

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 seek to produce a high quality living environment for all residents, minimize shadow, blocked views and overlook onto existing residential buildings and open spaces and consolidate service areas (parking, loading and garbage) to reduce their impact on public streets and open spaces.

The Guidelines provide direction for development relative to streets and open spaces by encouraging existing public streets to be used for address, providing clear sight lines and easily accessible pedestrian links to public sidewalks, incorporating on-site common open space and designing buildings so sunlight can reach walkways and open space areas.

In terms of building location and organization, the Guidelines address the need for setbacks from the public sidewalk to accommodate an entry, front stoop and landscaping. They also seek building heights and setbacks that are consistent with neighbouring properties and the surrounding context.

The Guidelines can be viewed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/townhouseguideline.pdf

A comprehensive update to the Urban Design Guidelines for Infill Townhouses is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved 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://www.toronto.ca/lowriseguidelines>.

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. The Urban Design Guidelines for Infill Townhouses will be applied together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

Zoning

The Etobicoke Zoning Code currently zones the site R4 – Fourth Density Residential (see Attachment 4: Zoning). The site is also subject to Site Specific By-law No. 13584 which limits the use to only apartment houses, garden apartments and maisonettes. The By-law also restricts the maximum permitted density to 1 unit per 116m² (90 units). The lands are not subject to City of Toronto Zoning By-law No. 569-2013 because the site is subject to a site specific by-law.

Site Plan Control

The site is subject to Site Plan Control. A Site Plan Approval application has yet to be submitted.

Tree Preservation

There are several protected private trees located along the side property lines of the site. An Arborist Report and Landscape Plan have been submitted for review by Urban Forestry staff.

Reasons for the Application

The applicant is proposing to intensify the site with 13 townhouse units and an additional 80 apartment units. Townhouses are not permitted under the Etobicoke Zoning Code and Site Specific By-law No. 13584. The proposal also exceeds the maximum permitted density of the site.

COMMENTS

APPLICATION SUBMISSION

The following reports/studies were submitted with the application:

- Planning Rationale
- Housing Issues Report
- Noise Impact Study
- Public Consultation Strategy
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Loading Study
- Parking Study
- Contaminated Site Assessment
- Transportation Impact Study
- Servicing Report
- Geotechnical Study

- Arborist Report
- Hydrogeological Assessment
- Rental Housing Declaration Form
- Toronto Green Standard Checklist
- Draft Zoning By-law

A Notification of Complete Application was issued on October 24, 2017.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues/concerns have been identified:

- Conformity with the *Apartment Neighbourhoods* polices of the Official Plan and OPA 320.
- Conformity with the Infill Townhouse Guidelines.
- Conformity with Development Infrastructure Policies and Standards (DIPS).
- Conformity with the Built Form Policies of the Official Plan.
- Conformity with the Development Criteria Polices for infill development on sites containing existing apartment buildings, in particular amenity space and landscaping.
- Impacts of increased density on the site.
- Site circulation, parking, loading spaces, garbage storage and establishing appropriate fire routes.
- Ensuring the separation distance between the existing apartment building and the proposed apartment building conforms to current built form guidelines.
- Ensuring sufficient servicing infrastructure is available to support the development.
- Landscaping, amenity space and tree preservation.
- Preservation and maintenance of the existing rental apartment building on site.
- Review of any easements and/or Rights of Way for the purpose of pedestrian and vehicular access to proposed apartment building.
- Design of the new apartment building including orientation and building materials.
- Applicability of Section 37 of the *Planning Act*.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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E-mail: Ellen.Standret@toronto.ca

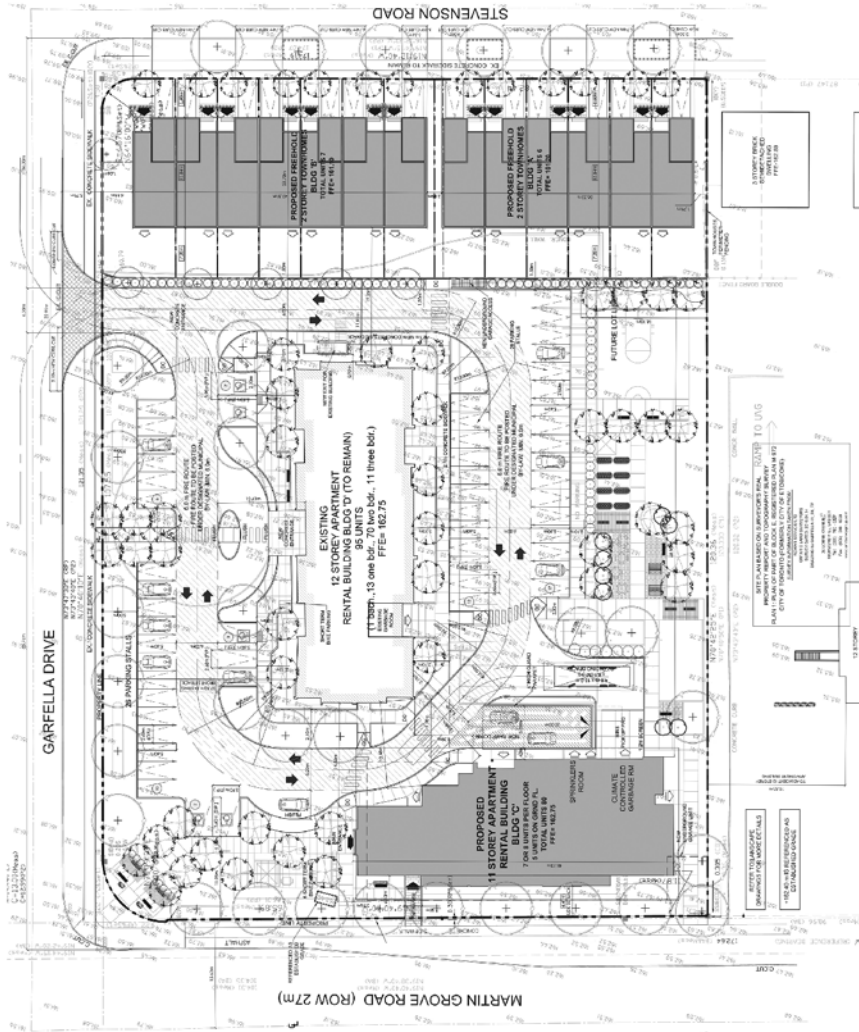
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2 a,b,c: Apartment Elevations
Attachment 3 a,b,c : Townhouse Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



41 Garfella Drive

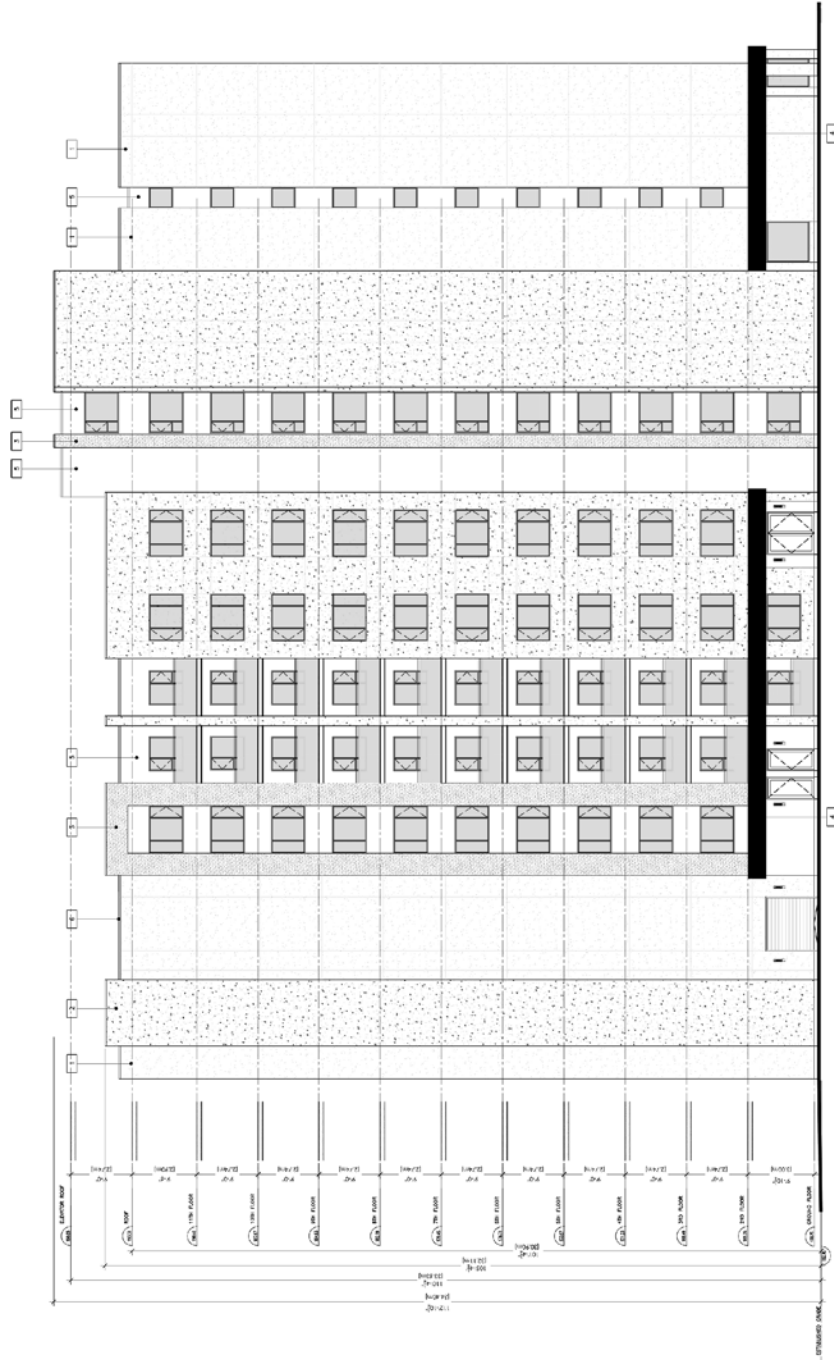
File # 17 233542 WET 01 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale
10/23/2017

Attachment 2a: East Elevation

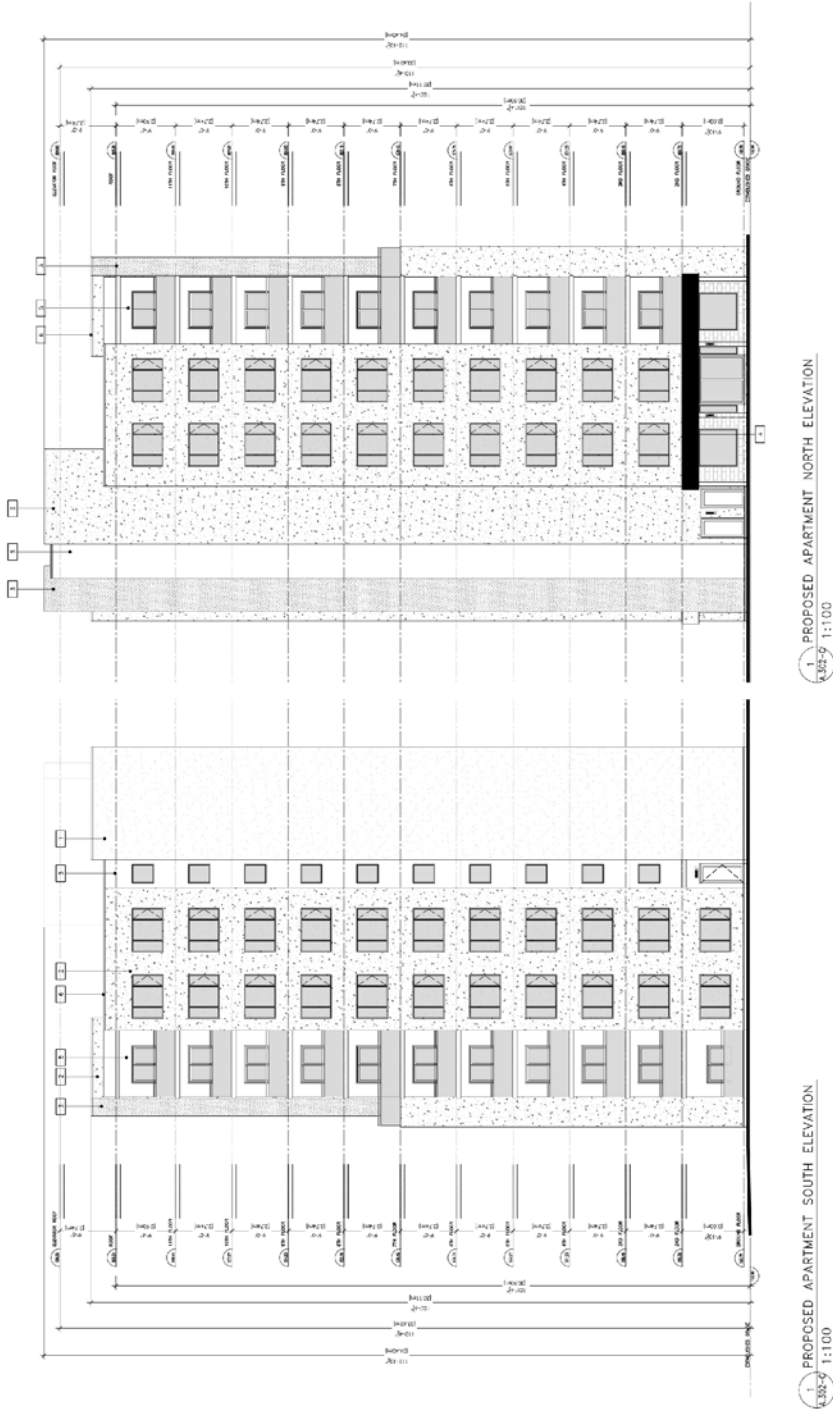


41 Garfella Drive

Elevation - East
 Applicant's Submitted Drawing
 Not to Scale
 10/23/2017

File # 17 233542 WET 01 02

Attachment 2b: North and South Elevations



41 Garfella Drive

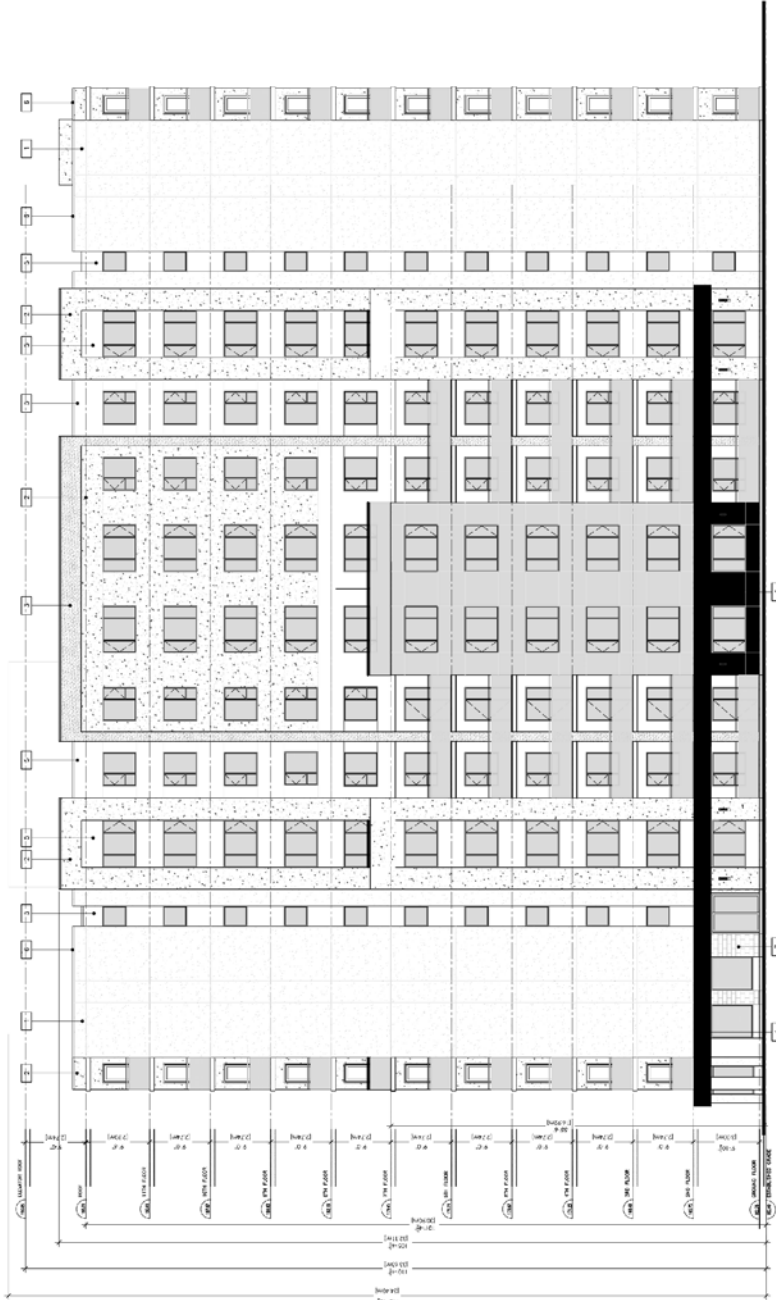
Elevations - North & South

Applicant's Submitted Drawing

Not to Scale
10/23/2017

File # 17 233542 WET 01 0Z

Attachment 2c: West Elevation (adjacent to Martin Grove Road)



41 Garfella Drive

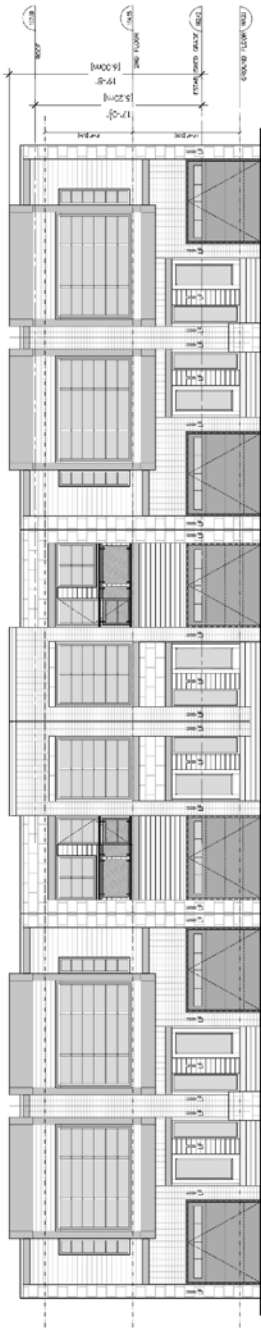
File # 17 233542 WET 01 0Z

Elevation - Front

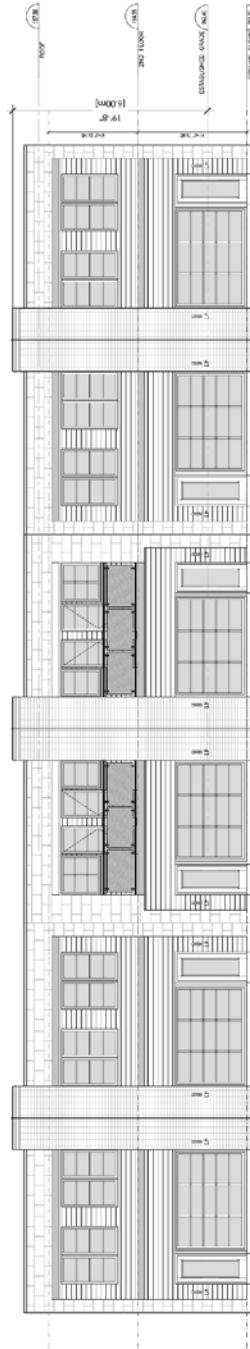
Applicant's Submitted Drawing

Not to Scale
10/23/2017

Attachment 3a: Townhouses Elevations



1. PROPOSED FRONT ELEVATION (BUILDING A)
1/3200 NTS



2. PROPOSED BACK ELEVATION (BUILDING A)
1/3200 NTS

Elevations - Building A

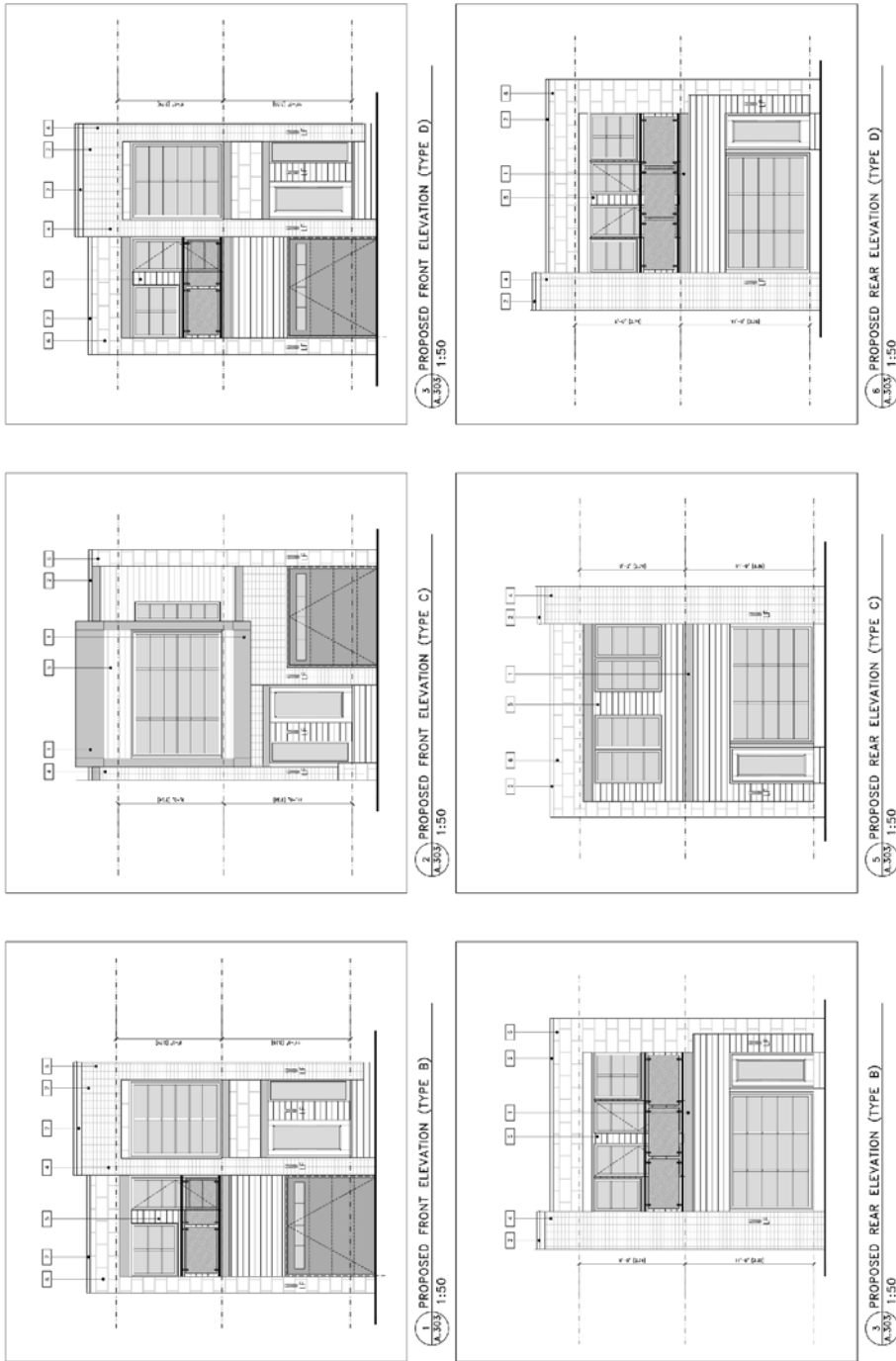
Applicant's Submitted Drawing

Not to Scale
10/23/2017

41 Garfella Drive

File # 17 233542 WET 01 OZ

Attachment 3b: Townhouse Elevations



41 Garfella Drive

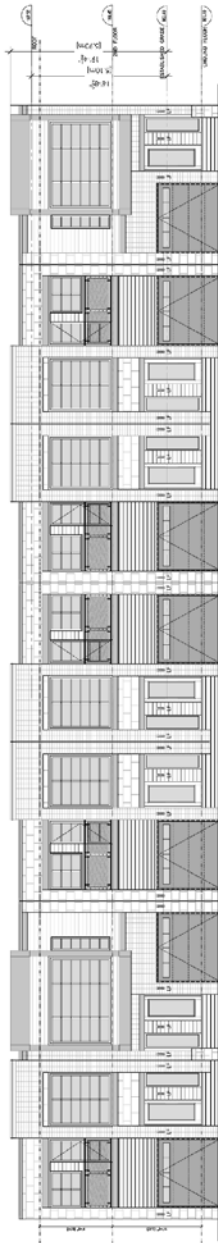
Elevations - Front & Rear (Types B, C, D)

Applicant's Submitted Drawing

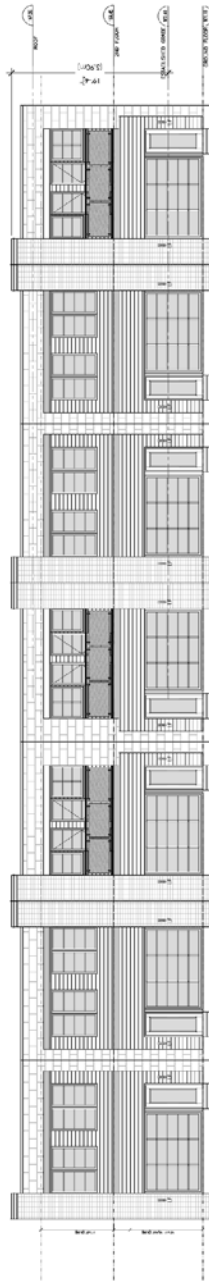
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File # 17 233542 WET 01 OZ

Attachment 3c: Townhouse Elevations



1 PROPOSED FRONT ELEVATION (BUILDING B)
1/8" = 1'-0" NTS



1 PROPOSED BACK ELEVATION (BUILDING B)
1/8" = 1'-0" NTS

Elevations - Building B

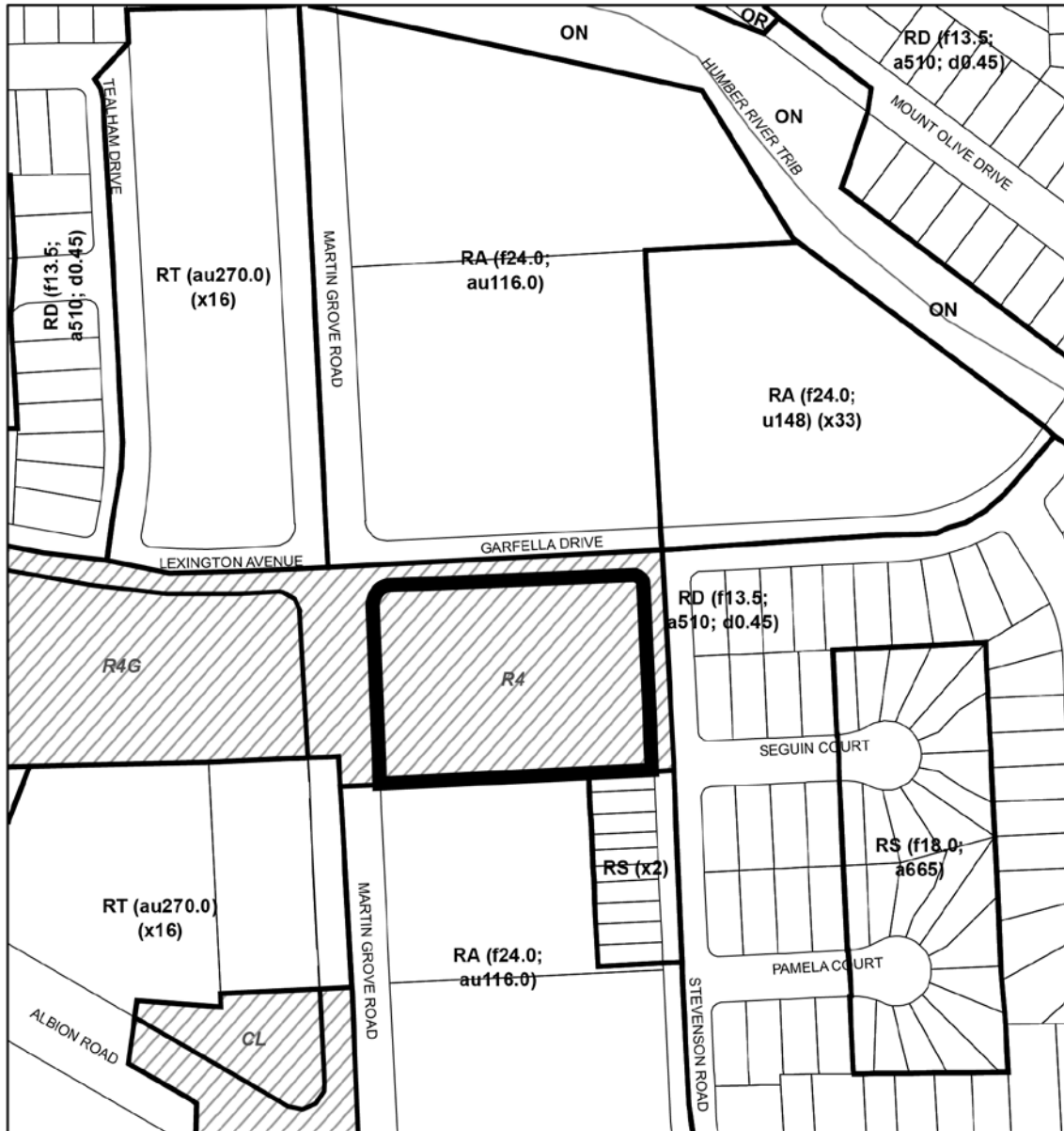
Applicant's Submitted Drawing

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10/23/2017

41 Garfella Drive

File # 17 233542 WET 01 0Z

Attachment 4: Zoning



Zoning By-Law No. 569-2013

41 Garfella Drive

File # 17 233542 WET 01 OZ

Location of Application

See Former City of Etobicoke By-Law No. 11,737

- | | |
|------------------------------|--------------------------|
| RD Residential Detached | RA Residential Apartment |
| RS Residential Semi-Detached | CL Commercial Local |
| RT Residential Townhouse | ON Open Space Natural |
| | OR Open Space Recreation |

- | | |
|-----|---------------------------------------|
| R4 | Fourth Density Residential Zone |
| R4G | Fourth Density Group Residential Zone |
| CL | Limited Commercial Zone |

Not to Scale
Extracted: 10/23/2017

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	17 233542 WET 01 OZ
Details	Rezoning, Standard	Application Date:	September 15, 2017

Municipal Address: 41 GARFELLA DRIVE
 Location Description: PLAN M972 PT BLK E RP R3506 PART 1 **GRID W0103
 Project Description: An application to construct 13 freehold townhomes and an 11-storey, 80 unit rental apartment building on the site. The existing 12-storey, 95 unit apartment building would remain. The total residential GFA on the site would be 17,308m² with a FSI of 1.65. A total of 174 parkings spaces would be provided on site.

Applicant:	Agent:	Architect:	Owner:
GAGNON WALKER DOMES LTD			1099264 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	By-law 13584
Zoning:	R4 (Etobicoke Zoning Code)	Historical Status:	n/a
Height Limit (m):	n/a	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	10482	Height:	Storeys:	11
Frontage (m):	87		Metres:	34.4
Depth (m):	120.36			
Total Ground Floor Area (sq. m):	2717			Total
Total Residential GFA (sq. m):	17308		Parking Spaces:	148 apt, 26 town
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	17308			
Lot Coverage Ratio (%):	26			
Floor Space Index:	1.65			

DWELLING UNITS (existing + proposed)

FLOOR AREA BREAKDOWN (upon project completion)

	Rental/ Freehold		Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	17308	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	40	Office GFA (sq. m):	0	0
2 Bedroom:	123	Industrial GFA (sq. m):	0	0
3 + Bedroom:	24	Institutional/Other GFA (sq. m):	0	0
Total Units:	188			

CONTACT: PLANNER NAME: Ellen Standret, Planner
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