

41 Chatsworth Drive - Official Plan Amendment and Zoning By-law Amendment Applications - Preliminary Report

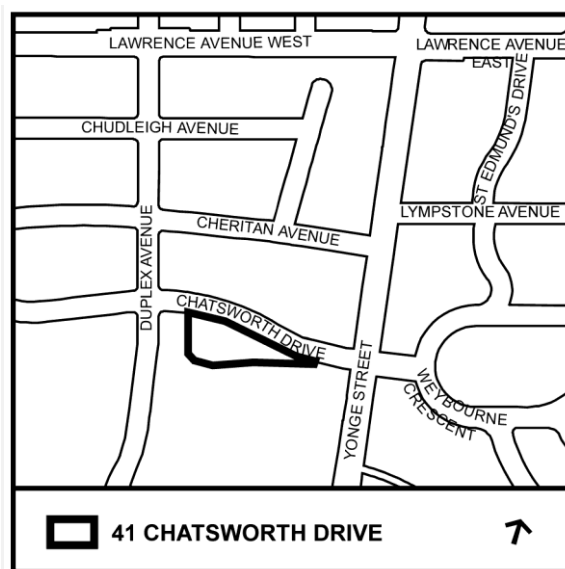
Date:	February 1, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	17 277580 NNY 16 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law for a 4/5 storey, 51-unit, residential condominium apartment building facing Chatsworth Drive with 70 parking spaces on 2 levels of a below-grade structure at 41 Chatsworth Drive. The 7,600 square metre building would have a height of 17.2 metres (exclusive of the mechanical penthouse) along Chatsworth Drive and a density of 1.94 times the lot area.

This report provides preliminary information on the above-noted applications and seeks Community Council's direction on further processing of the applications and on the community consultation process.

A Final Report will be prepared and a statutory meeting will be scheduled once the applicant provides all required information in a timely manner and all outstanding issues have been satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

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

A previous application (13 281456 NNY 16 OZ) submitted on December 27, 2013 proposed amendments to the Official Plan and Zoning By-law for a 6/7 storey, 114-unit, residential condominium building with 120 car parking spaces on 3 levels of a below-grade structure on the site. The proposed building would have a height of 22.0 metres along Chatsworth Drive (exclusive of the mechanical component) and a density of 2.5 times the lot area.

On May 13, 2014 North York Community Council adopted a Preliminary Report on the Official Plan and Zoning By-law Amendment applications. The Preliminary Report identified a number of concerns with the proposal and suggested the applicant consider revising the proposal to create a development which addressed the issues identified in the report. Community Council directed that City Planning staff schedule a community consultation meeting with the representative local Councillor with an expanded notification area and that notice for the public meeting be given according to regulations under the Planning Act.

The Preliminary Report is available at:

<https://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-68784.pdf>

A Community Consultation Meeting was held on June 24, 2014.

The applicant appealed the Official Plan Amendment and Zoning By-law Amendment applications to the Ontario Municipal Board (OMB) citing City Council's lack of decision on the applications within the time frame specified by the Planning Act. The applicant also appealed the associated Site Plan Control Application to the OMB.

A May 28, 2015 Request for Directions Report recommended that staff oppose the applications at the Ontario Municipal Board hearing and City Council concurred at its meeting of July 7, 2015. The report can be found here:

<https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80968.pdf>

Preliminary Hearings before the OMB were held on April 22, 2015 and August 5, 2015 and a Hearing commenced on February 8, 2016.

A decision refusing the applications was issued by the Ontario Municipal Board on April 14, 2016. The reasons provided by the Ontario Municipal Board included the recognition that "the site and building type (at its planned height and density) fails to respond positively to the policies of the City's OP and if approved, would represent over-intensification within a physically stable neighbourhood".

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss the proposal and complete application submission requirements on April 28, 2017 and June 30, 2017.

Issues that were discussed at the pre-application meetings included, among others, the appropriateness of the built form, the height of the building, the character of the existing neighbourhood and designing the building to address this character, transition to the neighbourhood, the location of and configuration of private and common amenity areas, parkland dedication, and the need to update the delineation of the stable top of bank.

ISSUE BACKGROUND

Proposal

This application proposes a 4/5 storey residential condominium building containing 51 units and 7,6954.0 square metres of gross residential floor area resulting in an overall site density of 1.94 times the site area. The proposed building would be 4 and 5 storeys facing Chatsworth Drive and 5 storeys facing Duplex Parkette and the Chatsworth Ravine. The lowest floor which overlooks Duplex Parkette would contain 7 residential units and indoor amenity area overlooking private and public open space as well as lockers for use by the residents.

The applicant's submitted plans identify the proposed building as having a height of 17.2 metres along the Chatsworth Drive elevation from the applicant's determination of established grade and 21.17 metres facing Duplex Parkette and the Chatsworth Ravine at its lowest point, this proposed height being exclusive of the mechanical penthouse component (3.6 metres high). The Chatsworth Drive elevation has a proposed 3-storey base with stepbacks at the 5th floor at the west end of the building and stepbacks at the 4th and 5th floor at the east end of the building.

The proposed building setbacks and setbacks as shown on the Site Plan/Roof Plan (See Attachment 1) are as follows:

Building Setbacks	North (Chatsworth Drive): ranges from 3.31 m to 3.83 m at east end and 4.62 m to 6.71 m at west end of building. South (Chatsworth Ravine and Duplex Parkette): ranges from 12.76 m at west end and 9.42 m at east end of building. East: not applicable West: 2.09 m.
Building Setbacks	The lowest level and ground level floors are generally in line with each other. North (Chatsworth Drive): ranges from 1.0 m to 2.5 m at upper floors. South (Chatsworth Ravine and Duplex Parkette): ranges from 1.0 m to 1.5 m at upper floors. East: ranges from 1.8 m to 6.8 m. West: ranges from 6.68 m to 6.85 m.

The building is proposed to contain a variety of condominium residential units as follows:

Unit Type	Number	Percentage
1 bedroom	14 units	27%.
2 bedroom	31 units	61%
3 bedroom	6 units	12%
Total	51 units	100%

The applicant proposes 390 square metres of indoor amenity area on the lower ground floor at the east end of the building. Common outdoor amenity spaces would be provided on the lower level and on the 4th and 5th floors. A total of 150 square metres of outdoor amenity would be provided, of which 40 square metres would be provided on the lowest level with direct access to the indoor amenity space, while 57 square metres would be provided on the 4th floor and 53 square metres would be provided on the 5th floor. Private amenity space would be provided for individual units by terraces, balconies and sunken patios.

All parking would be provided below-grade in a 2-level structure. A total of 70 parking spaces are proposed including 12 visitor spaces. One visitor handicap space and 1 resident handicap space are proposed in the total parking space count. The westbound movement driveway is proposed at the eastern end of the site from Chatsworth Drive to accommodate access to the below-grade parking and the loading area/garbage room. One type 'G' loading space would be provided in the P1 level. Chatsworth Drive is currently a one-way street from its signalized intersection with Yonge Street to westward to Duplex Avenue and the applicant is not proposing that this be changed. A lay-by on the south

side of Chatsworth Drive is proposed to accommodate resident/visitor drop-off and pick-up.

A total of 52 bicycle parking spaces would be provided in a stacked format on the P1 level of the underground parking level for both visitors and residents (46 spaces for residents and 6 spaces for visitors).

The site statistics are presented on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The 0.44 hectare site is located on the south side of Chatsworth Drive approximately 35 metres west of Yonge Street. The triangular-shaped piece of land has a frontage of approximately 150 metres on Chatsworth Drive. The site gently slopes upwardly from the southeast to the northwest. A number of trees on the site and abutting lands are described and detailed in the submitted Arborist Report.

The property is the former site of the Fifth Church of Christ Scientist, which was demolished several years ago.

The site is separated from a Yonge Street fronting-property to the east by a small 6.4 metre wide City-owned pedestrian access into the adjacent Duplex Parkette, which park abuts the subject site to the east and south. A gas station is located at the southwest corner of Chatsworth Drive and Yonge Street (2908 Yonge Street).

Chatsworth Drive functions as a collector road and currently operates as a one-way street travelling westward from its signalized intersection with Yonge Street to Duplex Avenue.

Land uses surrounding the site are as follows:

- North: Detached dwellings on the north side of Chatsworth Drive and a 4-storey apartment building (14 Chatsworth Drive). At the northwest corner of Chatsworth Drive and Yonge Street are located a complex of apartment buildings known as Chatsworth Manor (2926, 2928 and 2932 Yonge Street). These buildings are in the 5 or 6 storey range.
- South: Duplex Parkette and the Chatsworth Ravine and detached dwellings beyond.
- East: walkway access to Duplex Parkette and a gas station beyond fronting Yonge Street (2908 Yonge Street). The gas station site is subject to an application to amend the Zoning By-law to permit a 13-storey mixed-use building containing 421 square metres of retail space, 85 residential units and 87 underground parking spaces (file number 17 277147 NNY 16 OZ). The application was received by the City on December 19, 2017.
- West: detached dwellings and Duplex Avenue beyond.

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;
- The conservation of significant built heritage resources and significant cultural heritage landscapes;
- 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;
- Conservation of cultural heritage resources in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- 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 site is designated *Neighbourhoods* on Map 17, Land Use Plan of the City of Toronto Official Plan. The Official Plan identifies *Neighbourhoods* as being physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Chapter 2 of the Official Plan entitled *Shaping the City* contains principles for steering growth and change to some parts of the city, while protecting our neighbourhoods and green spaces from development pressures. *Neighbourhoods* are seen as being stable but not static. It is recognized that *Neighbourhoods* will undergo some physical change over time as enhancements, additions and infill housing occurs. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. Policy 2.3.1.1 states that "*Neighbourhoods* and *Apartment Neighbourhoods*" are considered to be physically stable areas.

Policy 4.1 of the Official Plan contains specific development criteria related to lands designated *Neighbourhoods*. Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical patterns and character of the *Neighbourhoods*, with particular regard to, among other things:

- Heights, massing, scale and type of dwelling unit of nearby residential properties;
- Size and configuration of lot;
- Prevailing building type;
- Setback of buildings from the street; and
- Prevailing patterns of rear and side yard setback and landscaped open space.

Policy 5 further states that no changes will be made through rezoning, minor variance, consent or other public action that is out of keeping with the physical character of the *Neighbourhoods*.

Policy 4.1.9 further recognizes that there are some properties in *Neighbourhoods* that vary from the local pattern in terms of lot size, configuration and/or orientation. Typically, these lots are sites of former non-residential uses as is the case for the subject lands. In such instances, the policy allows for infill development that has heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians. Built form policies in the Official Plan (Section 3.1.2) provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. More specifically, Section 3.1.2 provides guidance pertaining to the massing of new buildings to frame adjacent streets in a way that respects the existing and /or planned street proportion, 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, creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Official Plan, providing for adequate light and privacy, and adequately limiting any resulting shadowing of neighbouring streets and properties.

Further, Section 3.1.2 requires new development to be massed to define the edges of streets at good proportion and provide amenity for adjacent streets to make these areas attractive, interesting, and comfortable and function for pedestrians. This can be achieved by the provision of adequate amenity and landscaped open space, coordinated landscape improvements in setbacks to create attractive transitions from the private to public realms and landscaped open space within the development itself, among others. The intention is to enable new developments to 'fit' within the context of the immediate neighbourhood, while also improving the character of the surrounding area.

The lands to the south of the subject site are designated *Parks and Open Space Areas - Natural Areas* by Map 17, Land Use Plan of the Official Plan. Duplex Parkette and the Chatsworth Ravine are identified as Green Space Systems on the Urban Structure Map 2 of the Official Plan. The Plan seeks to improve, preserve and enhance the Green Space System. Land designated *Natural Areas* is to be maintained primarily in a natural state while also allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features.

Policy 3.2.3 Parks and Open Space states that the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks will be minimized as necessary to preserve their utility.

Section 3.4 of the Official Plan includes policies on protection of the natural environment. The lands which are located below the top of bank as determined by the Toronto and Region Conservation are identified in the Official Plan as being part of the Natural Heritage System. The Plan's objective is to protect, restore and enhance natural features and to reduce impacts of development on the natural environment. Development is generally not permitted in the natural heritage system and is to be set back at least 10 metres from the top-of-bank of valleys. This setback applies in a situation where an existing building location does not meet the required setback from the staked top-of-bank – regardless of an existing situation, any new development must respect the 10 metre setback from the top of bank as per Policy 3.4.8. Land below the top of bank or other hazard land may not be used to calculate density in the zoning by-law or used to satisfy parkland dedication as per Policy 3.4.9. The Plan's policies also require that a study be provided to assess the proposed development's impact on the natural environment.

Section 5.1.1 of the Official Plan provides for the use of Section 37 of the Planning Act to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the applicant to enter into an agreement to secure these matters.

The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized Apartment Neighbourhood sites and to implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, which decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link:

www.toronto.ca/OPreview/neighbourhoods.

There is an appeal of OPA 320 for this property.

Townhouse and Low-rise Apartment Guidelines (2017)

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 2006 Guidelines to reflect 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:

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>

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

The updated Guidelines continue to assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured. Relevant concerns are providing private outdoor amenity spaces that are sunlit, comfortable, afford a level of privacy and stress the need for private outdoor amenity areas for families with children and accommodating pets. Also relevant is providing sufficient setback distances between primary living spaces (living rooms and dining rooms) and sides of adjacent buildings to ensure adequate sunlight and sky views, and to reduce overlook between buildings and neighbouring properties.

Growing Up Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

Zoning

Former City of Toronto Zoning By-law 438-86

The west portion of the site is zoned R1 Z0.35 by the former City of Toronto Zoning By-law Number 438-86. The R1 zone is a residential zone permitting detached houses, a public park, a public playground, and a parking area accessory to a main permitted use. The maximum permitted height is 10.0 metres and the minimum required frontage for a detached dwelling is 12.2 metres.

The east portion of the site is zoned G by the former City of Toronto Zoning By-law Number 438-86. The G zone is a Parks District zoning and no residential uses are

permitted. Permitted non-residential uses in the G zone include a public park, public playground, conservation lands, a golf course, and a bathing station.

City of Toronto Zoning By-law 569-2013

Under City of Toronto Zoning By-law 569-2013, the west portion of the site where the former place of worship building was located is zoned RD(f12.0;d0.35)(x1411). Permitted uses include detached dwellings and parks. There are a number of additional uses permitted so long as they comply with specific conditions outlined in the zoning by-law. These uses include a day nursery, fire hall, group home, library and public utility among others. The minimum lot frontage in the RD zone is 12.0 metres and the maximum lot coverage is 0.35 as a percentage of the lot area. The maximum permitted building height is 10.0 metres. The exception pertains to rear yard or front yard platforms with a floor higher than the first floor of the building above established grade not encroaching into the required yard setbacks.

The eastern portion of the site is zoned ON under City of Toronto Zoning By-law 569-2013. This is the Open Space – Natural Zone and permitted uses include an ambulance depot, agricultural use, fire hall, park, police station, public utility and transportation use. There are a number of additional uses that are permitted subject to specific conditions being met.

Site Plan Control

A development proposal on this site is subject to the Site Plan Control By-law and an application for Site Plan Control Approval has not been filed.

Ravine Control

The site lands which are located below the top-of-bank line as determined by the Toronto and Region Conservation are within the limits of the Ravine and Natural Feature Protection By-law and within the Toronto and Region Conservation Authority (TRCA) Regulation Area. Development within this area requires a permit from the TRCA. Under the Ravine By-law, a permit is required to injure or destroy a tree, place or dump fill, or to alter the grade of the land.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property. The applicant has submitted an Arborist Report which is currently under review by Urban Forestry staff.

Toronto and Region Conservation Authority

The site is regulated by the Toronto and Region Conservation Authority (TRCA). Under the *Conservation Authorities Act*, the TRCA has the power to regulate development in certain designated areas. A permit would be required from the TRCA prior to any development taking place. As per TRCA Policy, new development is not permitted within the Natural System identified as being a 10-metre buffer from the greater of the

long term stable top of slope/bank, stable toe of slope, regulatory floodplain, meander belt and any contiguous natural features or areas (dripline).

Reasons for the Application

The Official Plan sets out that new development in *Neighbourhoods* will be low-scale limited to buildings of 4 storeys or less. The applicant has requested an amendment to the *Neighbourhoods* designation to permit a 4/5 storey residential building facing Chatsworth Drive. Apartment buildings are not a prevailing building type in this particular neighbourhood.

The zoning by-law permits single detached dwellings as the main permitted residential use. Apartment buildings are not a permitted use. An amendment to the Zoning By-law is required to permit the apartment use, increase the permitted building height and density of development on the site and to establish appropriate performance standards for the proposed condominium building.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans
- Physical or Computer Generated Building Mass Model;
- Landscaping Plan
- Shadows Studies
- Planning & Urban Design Rationale Report
- Environmental Impact Study
- Toronto Green Standard Checklist
- Functional Servicing and Stormwater Management Report
- Transportation Impact Study
- Soil Investigation Report
- Tree Inventory and Preservation Plan Report
- Hydrogeological Assessment Report.

A Notification of Complete Application was issued on January 24, 2018.

Issues to be Resolved

In the evaluation of the Official Plan Amendment and Zoning By-law Amendment, planning staff will consider amongst other matters, the following:

- Adherence to the Official Plan policies including those for new development in *Neighbourhoods*;
- The appropriateness of 5-storey building components facing Chatsworth Drive;

- An assessment of the building transition to the surrounding neighbourhood;
- The adequacy/appropriateness of the proposed building setbacks from lots lines;
- The proposed landscape treatment within the building setbacks from the various lot lines including the streetscape treatment along Chatsworth Drive and the boundary of Duplex Parkette;
- A determination that Established Grade has been identified correctly where grade is calculated on a long frontage with significant topography to meet Official Plan policies;
- A determination of what is considered a floor under the zoning by-law;
- The appropriateness of using considerable lengths of concrete retaining walls along the south side of the building abutting the ravine lands;
- A review of the vehicular site access and circulation, and configuration of the drop-off/pick-up area;
- The adequacy of the landscaped open space for the building residents;
- The appropriateness of the location, configuration and size of the indoor and outdoor amenity spaces;
- The appropriateness of the building massing design and unit mix to ensure that the building is family and pet friendly;
- Consideration for emerging Council direction as provided by the Townhouse and Low Rise Apartment Guidelines and OPA 320;
- Confirmation with TRCA that the 10 metre setback from the established top of bank is being provided.
- The adequacy of site servicing and stormwater management; and
- A determination of how parkland dedication will be made to the City of Toronto.

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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 Fax No. (416) 395-7155
 E-mail: Cathie.Ferguson@toronto.ca

SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Context Plan

Attachment 3a: North Elevation (Chatsworth Drive)

Attachment 3b: South Elevation (Chatsworth Ravine and Duplex Parkette)

Attachment 3c: East and West Elevations

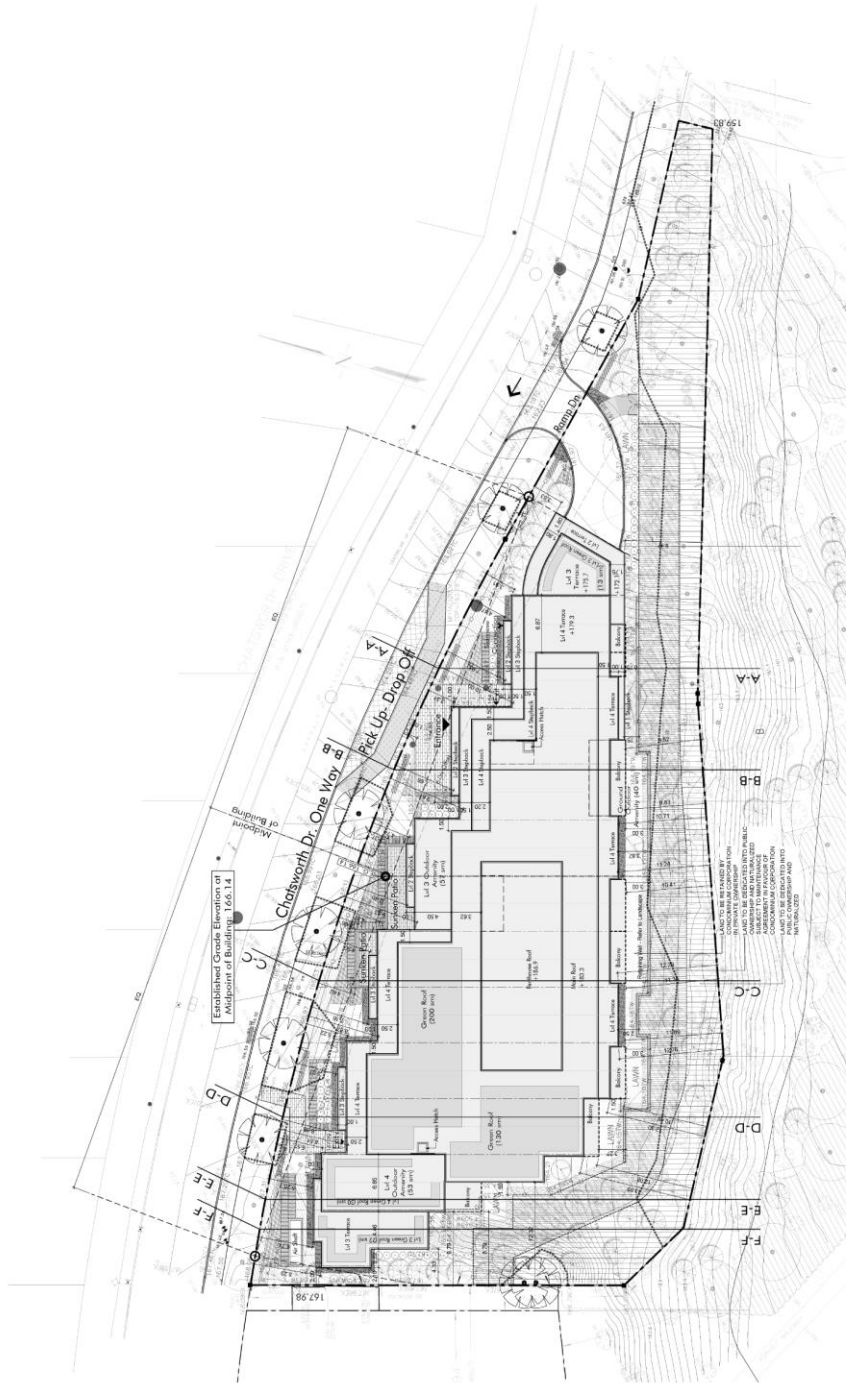
Attachment 4a: Former City of Toronto Zoning By-law 438-86

Attachment 4b: City of Toronto Zoning By-law 569-2013

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



41 Chatsworth Drive

Site Plan
Applicant's Submitted Drawing

Not to Scale
01/16/2018

File # 17 277580 NNY 02

Attachment 2: Context Plan



41 Chatsworth Drive

Context Plan

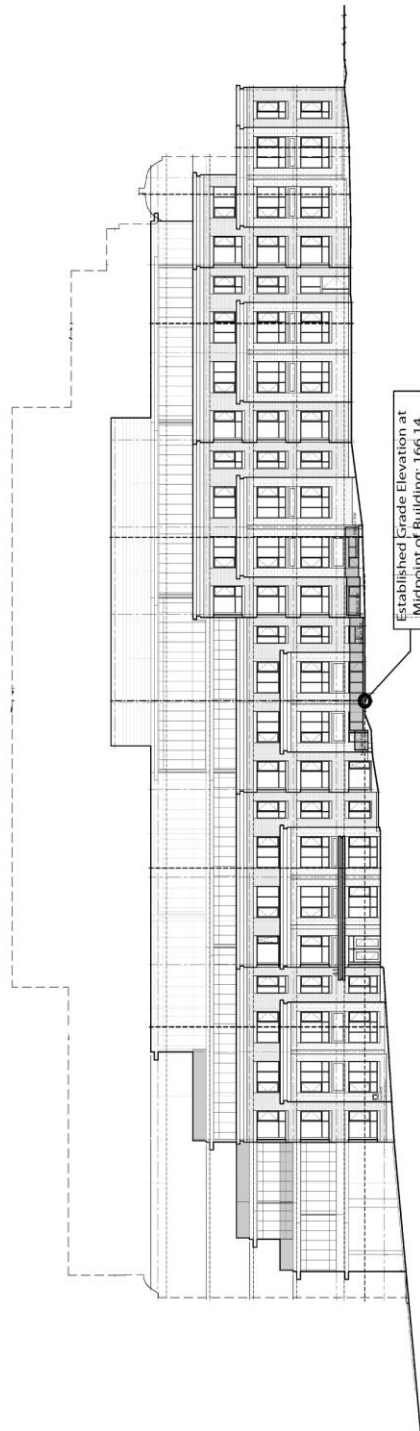


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Date: 01/16/2018

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Attachment 3a: North Elevation (Chatsworth Drive)



North Elevation

Elevations

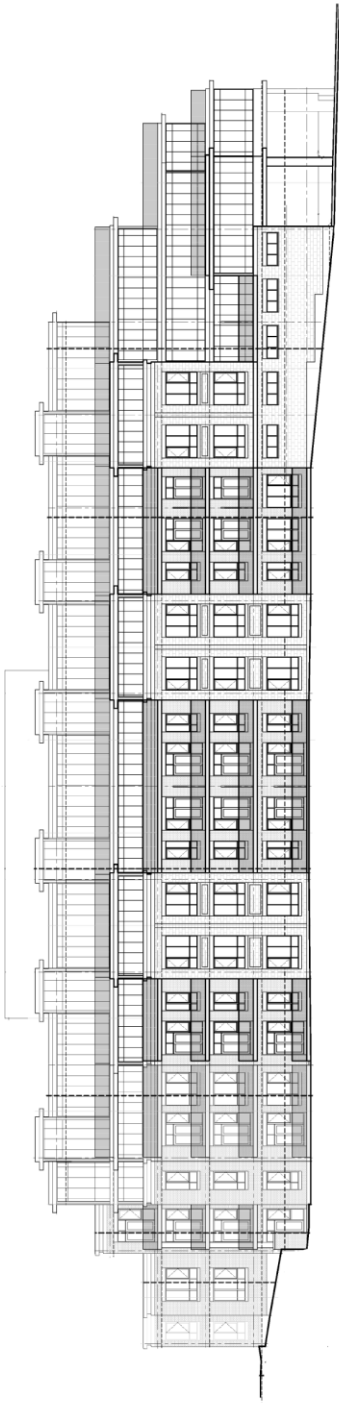
Applicant's Submitted Drawing

Not to Scale
01/16/2018

41 Chatsworth Drive

File # 17 277580 NNY OZ

Attachment 3b: South Elevation (Chatsworth Ravine and Duplex Parkette)



South Elevation

Elevations

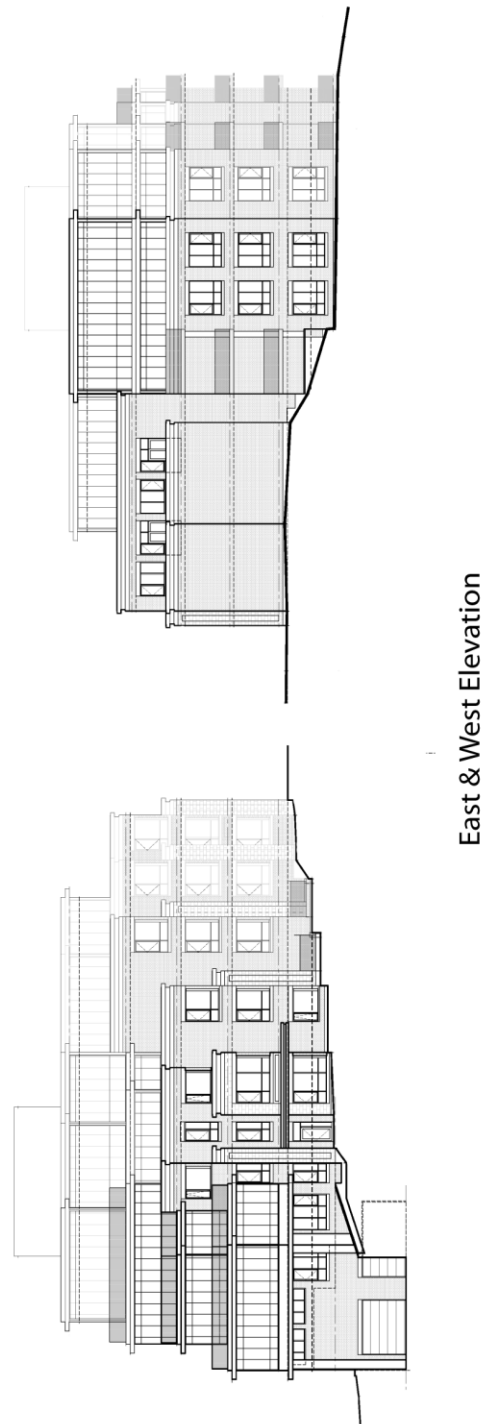
41 Chatsworth Drive

Applicant's Submitted Drawing

Not to Scale
01/16/2018

File # 17 277580 NNY 02

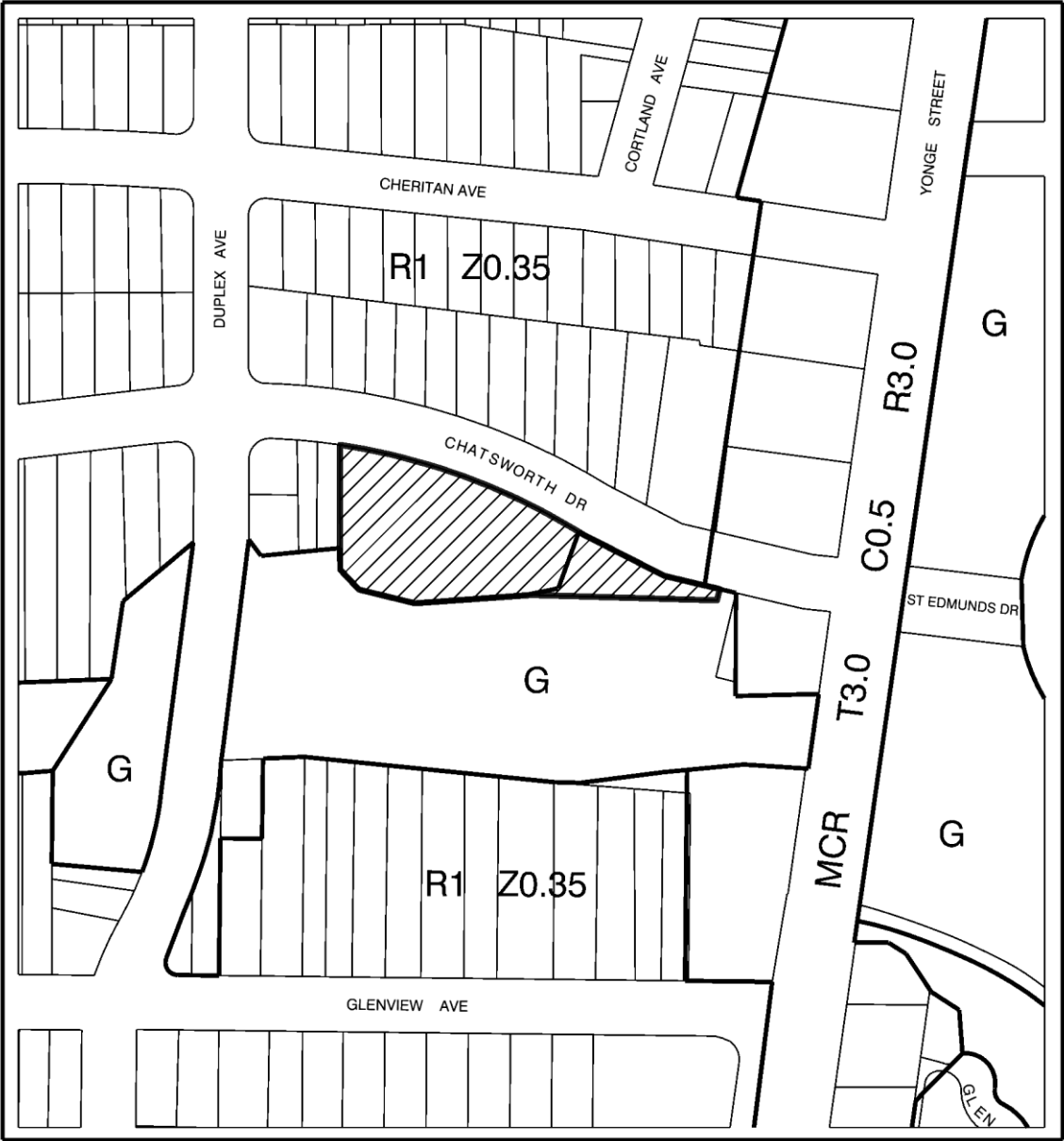
Attachment 3c: East and West Elevations



Elevations
Applicant's Submitted Drawing
Not to Scale
01/16/2018

41 Chatsworth Drive
File # 17 277580 NNY 02


Attachment 4a: Former City of Toronto Zoning By-law 438-86



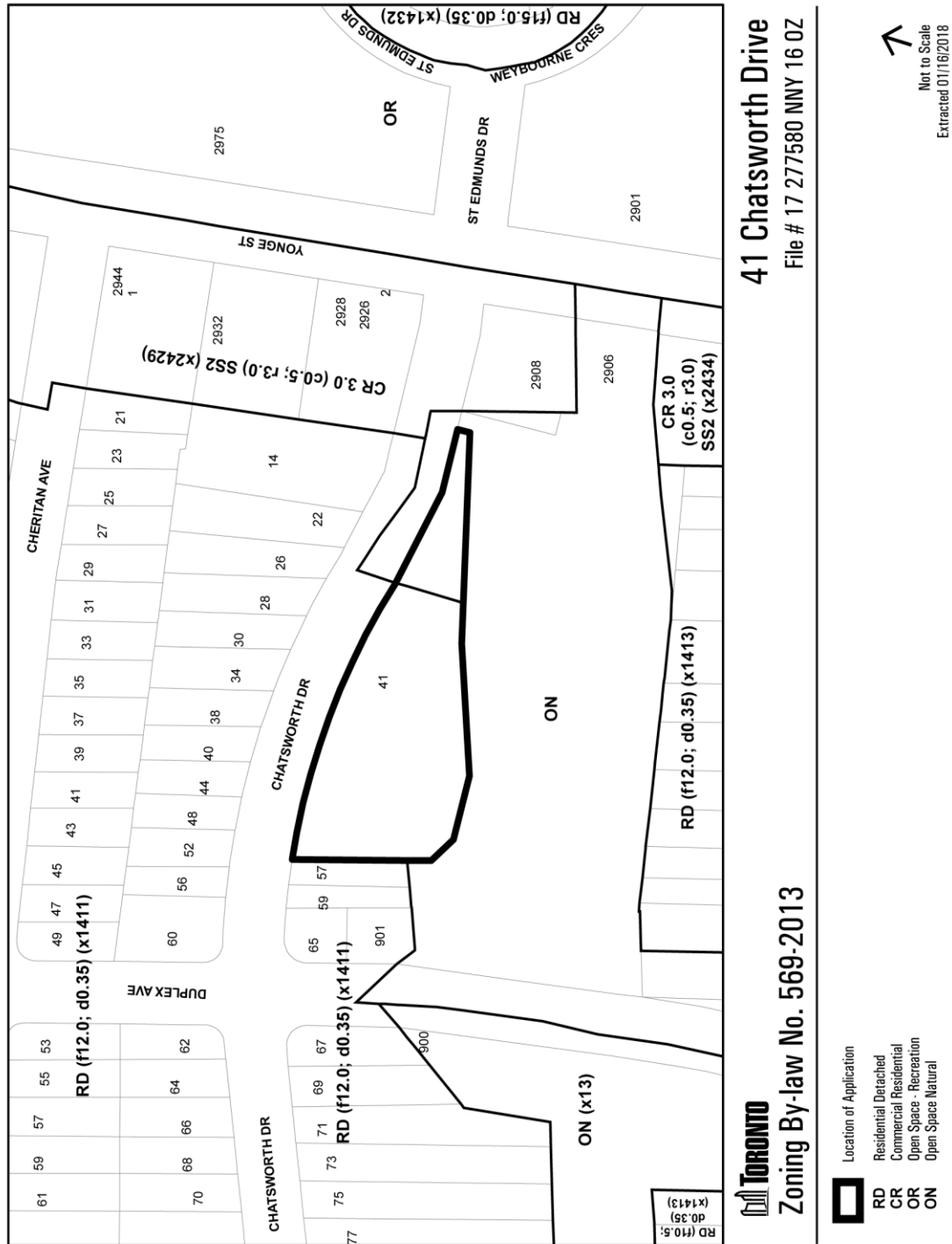
 **Toronto**
Zoning By-Law No. 438-86

41 Chatsworth Drive
File # 17 277580 NNY 16 02

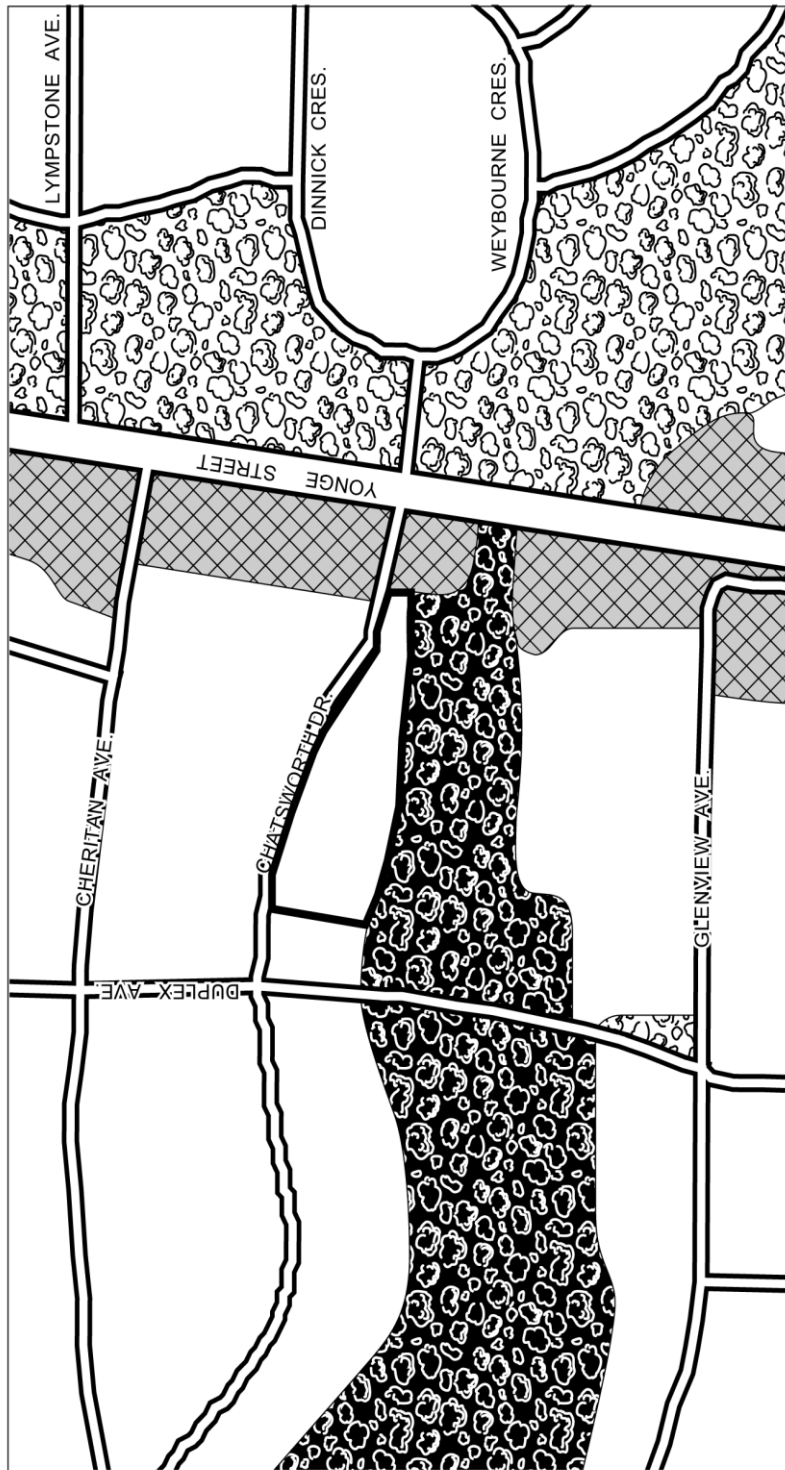
-  Location of Application
- R1 Residential District
MCR Mixed-Use District
G Parks District


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Extracted 01/16/2018

Attachment 4b: City of Toronto Zoning By-law 569-2013



Attachment 5: Official Plan



41 Chatsworth Drive

Toronto City Planning
Extract from Official Plan

File # 17 277580 NNY 16 0Z



Not to Scale
01/16/2018

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 277580 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 20, 2017
Municipal Address:	41 Chatsworth Drive		
Location Description:	PLAN 605E PT LOTS 190 TO 193 PT BLK A **GRID N1605		
Project Description:	Zoning Bylaw Amendment and Official Plan Amendment application to permit a 4/5 storey residential building, with 51 residential units and two levels of below grade parking.		
Applicant:	Agent:	Architect:	Owner:
Peter Smith, Bousfields Inc., 3 Church Street, Suite 200, Toronto, ON M5E 1M2	Peter Smith, Bousfields Inc., 3 Church Street, Suite 200, Toronto, ON M5E 1M2	Michael Spaziani Architect In., 6 Helene Street North, Mississauga, ON L5G 3B2,	41 Chatsworth GP Inc. 3985 Highway 7 East, Suite 202, Markham, ON L3R 2A2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	no
Zoning:	RD (f12.0; d0.35) (x1411)	Historical Status:	no
Height Limit (m):	10.0	Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	4420	Height:	Storeys:	4/5
Frontage (m):	150		Metres:	17.2
Depth (m):	45			
Total Ground Floor Area (sq. m):	1842			Total
Total Residential GFA (sq. m):	7600		Parking Spaces:	70
Total Non-Residential GFA (sq. m):	0		Loading Docks	1 Type 'G'
Total GFA (sq. m):	7600			
Lot Coverage Ratio (%):	41.7			
Floor Space Index:	1.94			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	14 (27%)
2 Bedroom:	31 (61%)
3 + Bedroom:	6 (12%)
Total Units:	51 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7600	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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