

1 Tudor Gate – Zoning Amendment Application – Preliminary Report

Date: April 30, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 19 130425 NNY 15 OZ

Related Application: 19 130429 NNY 15 SA

Notice of Complete Application Date: March 25, 2019

Current Use on Site: detached dwelling being used for a business office.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1 Tudor Gate. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1 Tudor Gate together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes the development of seven (7), three-storey townhouse units fronting onto Bayview Avenue. The proposed development would have a total gross floor area of approximately 1,754 square metres, a resulting floor space index of 1.28 times the area of the lands and a building coverage of 40%.

The proposed height of the townhouses would be 11 metres to the mid-point of the pitched roof and 12.4 metres to the top of the roof. The townhouse units are arranged in a single block that are oriented parallel to Bayview Avenue. The width of the townhouse units vary between 4.8 to 6.3 metres, each having direct pedestrian access to the public sidewalk on Bayview Avenue. The proposed setbacks are: 6.0 metres from Bayview Avenue, 7.5 metres to Tudor Gate, 10 metres from the townhouses to the abutting property to the east, and 2 metres to the property to the south. A common parking structure is located partially below grade behind the townhouse units. The parking structure will be visible and varies in height at approximately 1 metre above grade. The top of the parking structure will be located 2.5 metres from the easterly property line and will be used for private amenity areas for the townhouse units. The common parking structure is approximately 0.5 metres from the southern property line. Private terraces are also proposed at the rear of the second and third floors for each of the units.

Vehicular access is proposed off of Tudor Gate at the northerly portion of the site. A total of 14 vehicular parking spaces are proposed for the development, including 12 resident parking spaces and two visitor parking spaces. Each unit will have direct pedestrian access to the parking area from the basement level. Garbage storage is located in the basement garage area.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1A and 1B of this report, for a three dimensional representation of the project in context and Attachment 3 for the site plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship, may be applicable to any application. Toronto Official Plan policies may be found here:

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

The application is located on lands designated Neighbourhoods on Map 16 of the Official Plan (see Attachment 5: Official Plan). Neighbourhoods are considered physically stable areas comprised of residential uses in lower scale buildings, including townhouses. Parks, schools, local institutions and small-scale stores and shops serving the needs of area residents are also permitted in Neighbourhoods.

Zoning By-laws

The existing lot is subject to two Zoning By-laws. Under former City of North York Zoning By-law 7625, the property is zoned R1 Residential "One-Family Detached Dwelling First Density Zone". The R1 designation allows for one single family detached dwelling per lot as well as limited home occupations, recreational, and institutional uses such as schools, public libraries, and day nurseries.

Under the City-wide Zoning By-law 569-2013, the property is zoned RD Residential Detached (f30.0;a1100) (x69). The RD designation allows for one single family detached dwelling per lot as well as limited home occupations, recreational, and institutional uses such as schools, public libraries, and day nurseries.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The standards contained in the Bayview Townhouse Design Guidelines will be used in the evaluation of this application:

The Bayview Townhouse Design Guidelines may be found here:

Part 1: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85353.pdf>

Part 2: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85354.pdf>

Part 3: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85355.pdf>

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan control was submitted with the rezoning application and is being reviewed concurrently (File No. 19 130429 NNY 15 SA).

COMMENTS

Reasons for the Application

Amendments to the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 are required as the current zoning does not permit townhouses. A zoning by-law amendment is also required to permit the proposed development standards such as density, number of storeys, height, location and size of rear decks, and lot coverage.

Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Built Form, Planned and Built Context

Staff are reviewing the application against the policy framework previously noted, including the Official Plan, particularly the Built Form policies outlined in Chapter 3 and the Neighbourhoods policies outlined in Chapter 4, and the Bayview Townhouse Design Guidelines.

City Planning staff have identified concerns with the following aspects of the development in relation to the Official Plan policies and Bayview Townhouse Design Guidelines:

- The proposed front, rear, and sideyard building setbacks are not consistent with those outlined in the Bayview Townhouse Design Guidelines to provide adequate landscaping and separation from the adjacent buildings;
- The proposed width for five of the seven townhouse units are less than the 6.0 metres described in the Bayview Townhouse Design Guidelines to provide more habitable space at grade, and larger front yards and landscape space;
- There is insufficient landscaping screening between the proposed development and abutting properties;
- Portions of the proposed development penetrate the rear 35 degree angular plane as required in the Bayview Townhouse Design Guidelines;
- As previously mentioned the common parking structure in the rear of the townhouse units is partially below grade with private amenity spaces located above. The parking structure and the associated private amenity spaces project approximately 1 metre above grade and are setback 2.5 metres from the side yard of 3 Tudor Gate and 0.5 metres from the south property line;

- The appropriateness of the terraces on levels one to three for each of the townhouse units will be reviewed to minimize overlook and privacy impact on abutting properties.
- The proposed height of the development is 12.4 metres whereas the existing Zoning permits a maximum height of 10 metres; and
- The development contemplates solid waste storage for each of the townhouse units in the common garage area, and then pick-up on the Tudor Gate frontage. Staff will evaluate the appropriateness of the solid waste removal plan.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

Staff are reviewing a Servicing Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed development.

Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant has submitted an Arborist Report and Tree Preservation Plan, which is currently under review by City staff. There are 21 regulated trees being impacted as a result of the proposal, two of which are located on neighbouring properties and 19 are located on the site. The applicant is proposing to remove 17 trees and preserve the remaining four trees. The proposed landscape plan shows five new trees on City property and six trees on the subject site. An appropriate tree replacement and/or tree compensation plan will be required.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings, Zoning By-law Amendments, and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1A: 3D Model of Proposal in Context

Attachment 1B: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4A: West Elevation

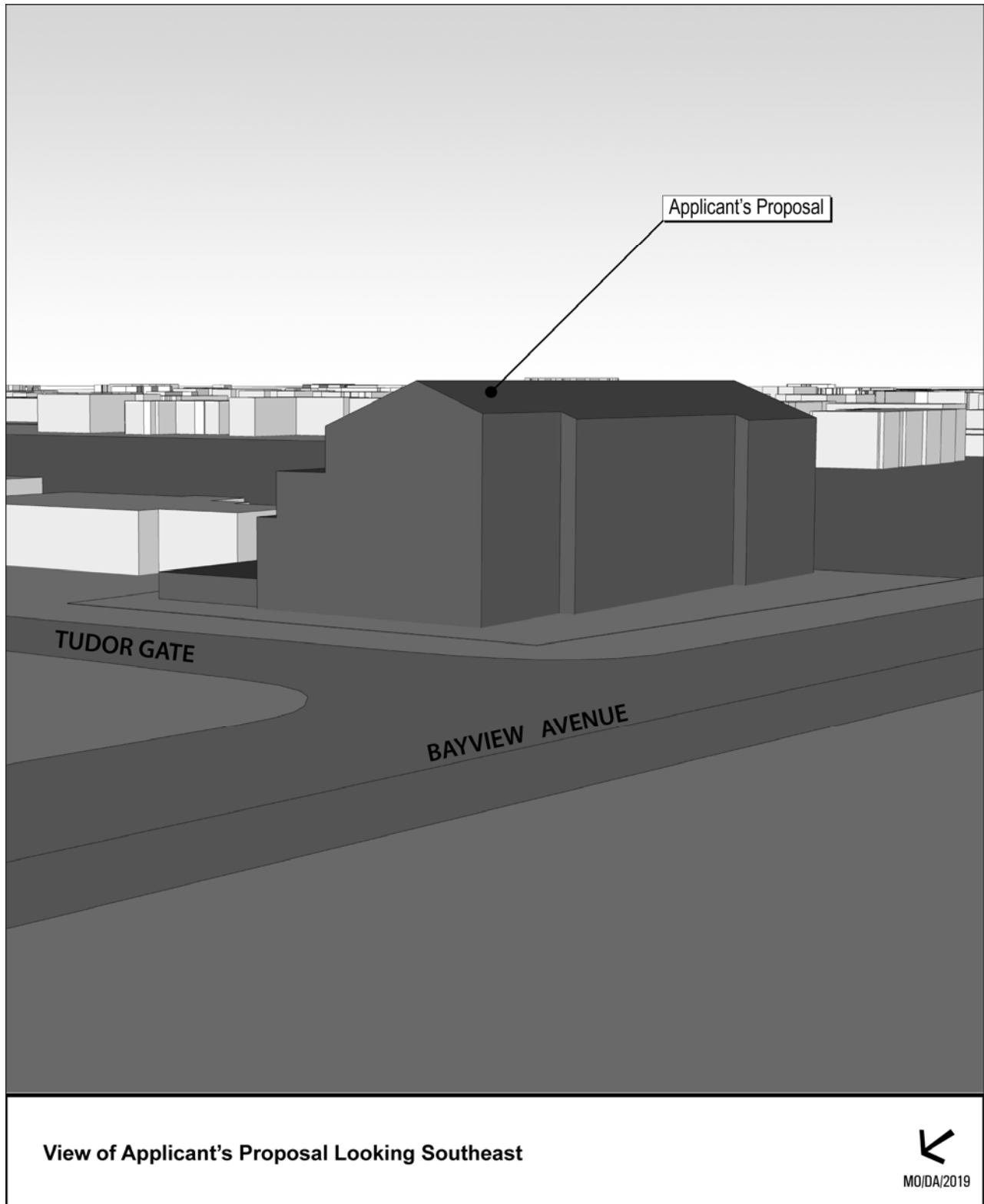
Attachment 4B: East Elevation

Attachment 4C: North Elevation

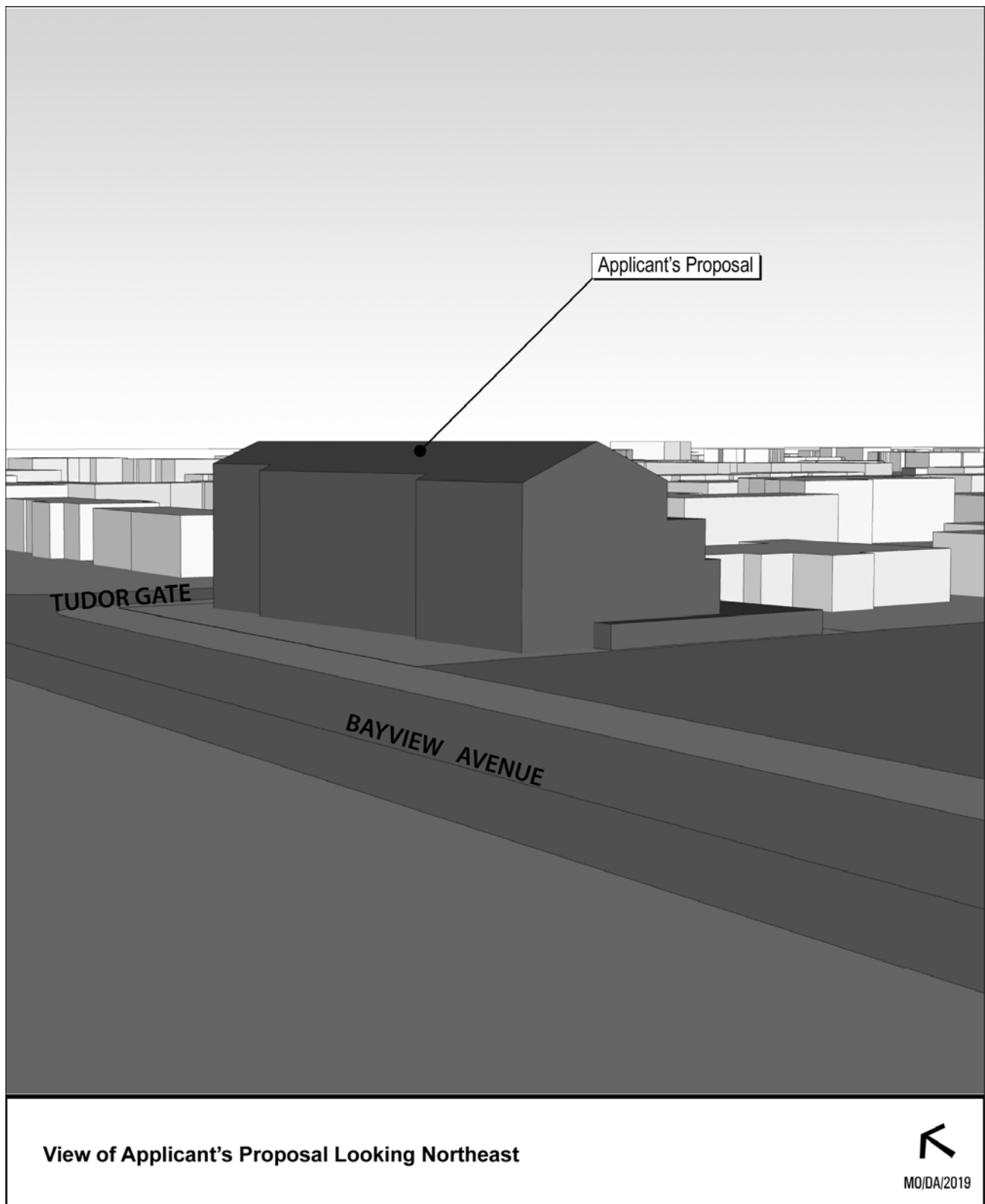
Attachment 4D: South Elevation

Attachment 5: Official Plan Map

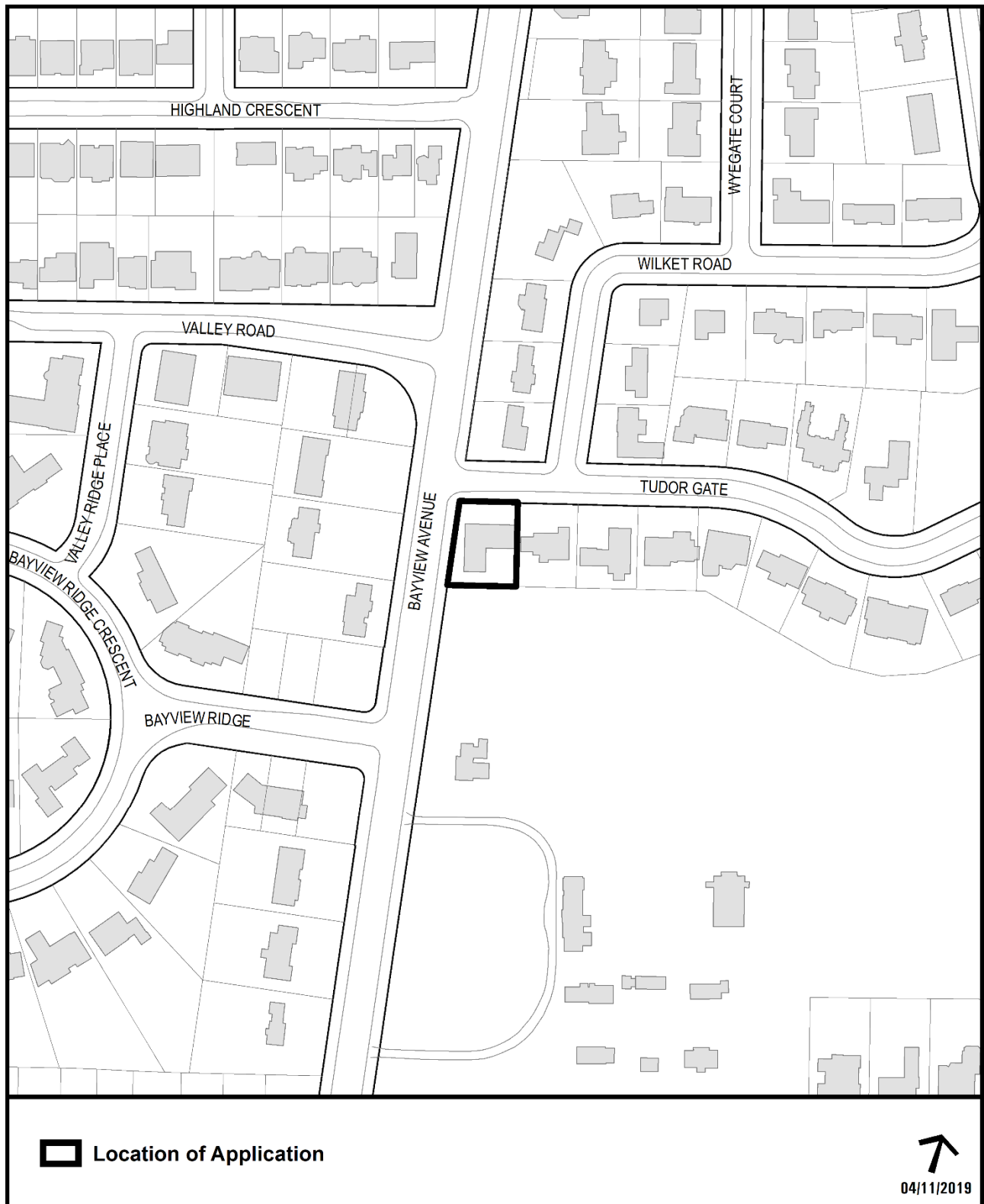
Attachment 1A: 3D Model of Proposal in Context



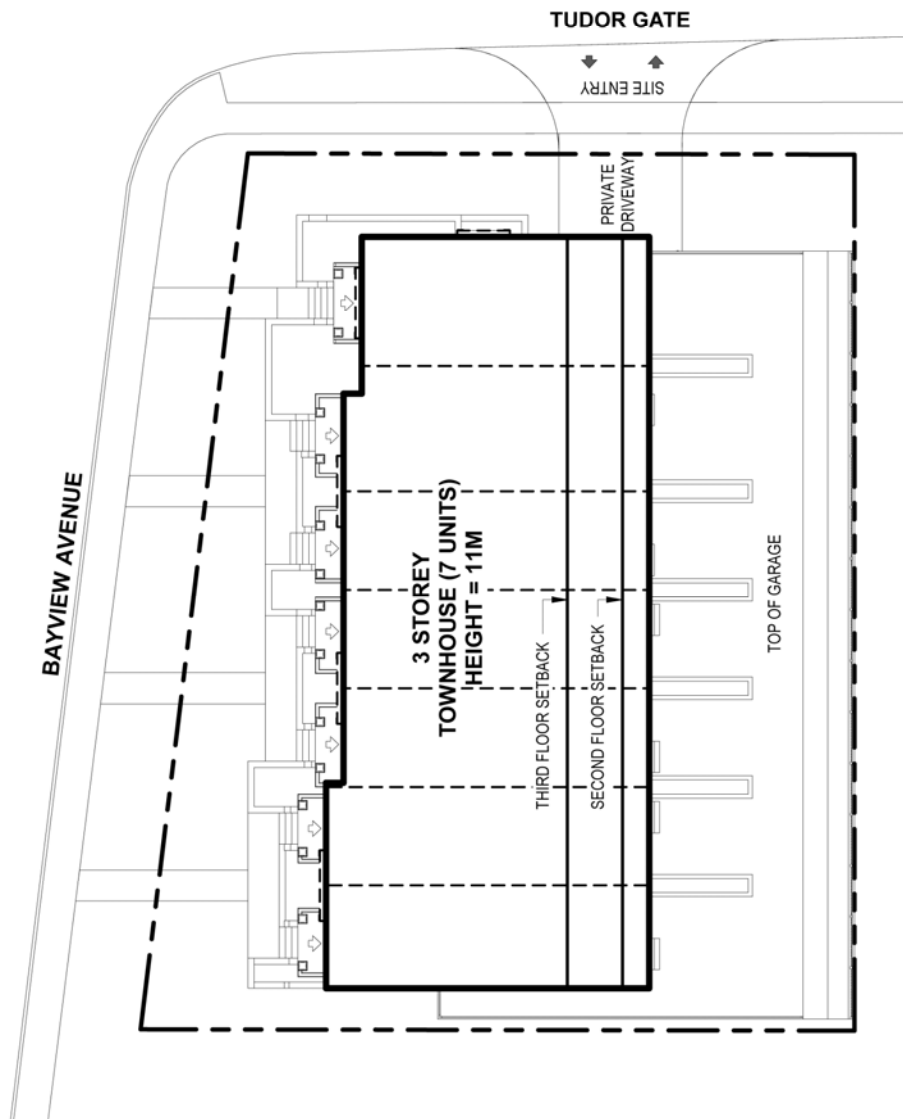
Attachment 1B: 3D Model of Proposal in Context



Attachment 2: Location Map



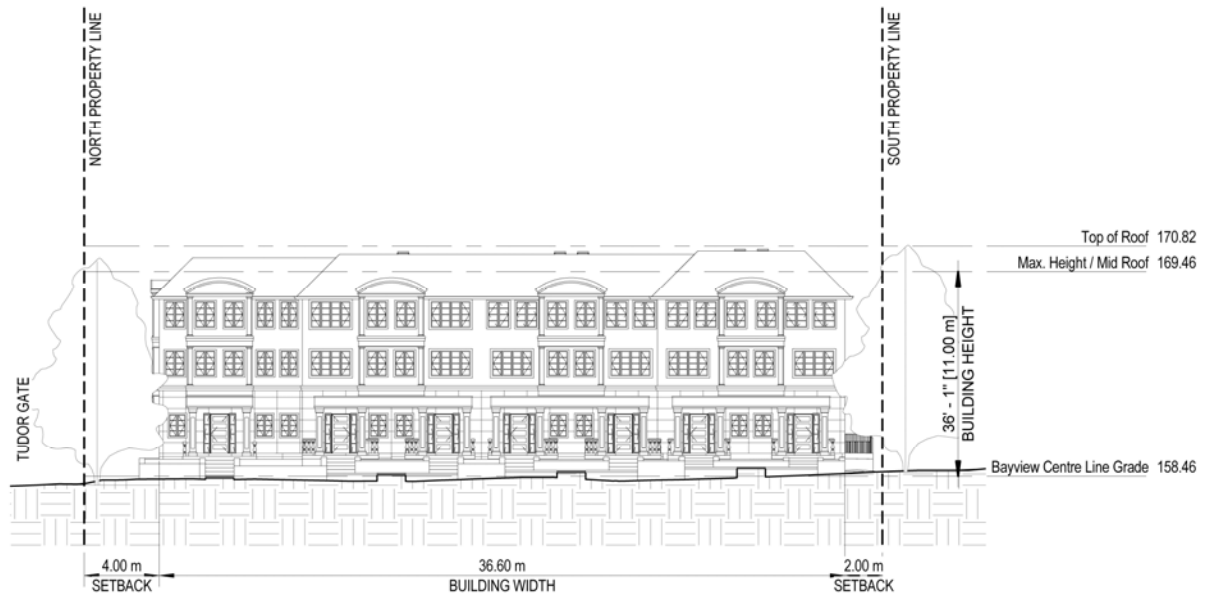
Attachment 3: Site Plan



Site Plan

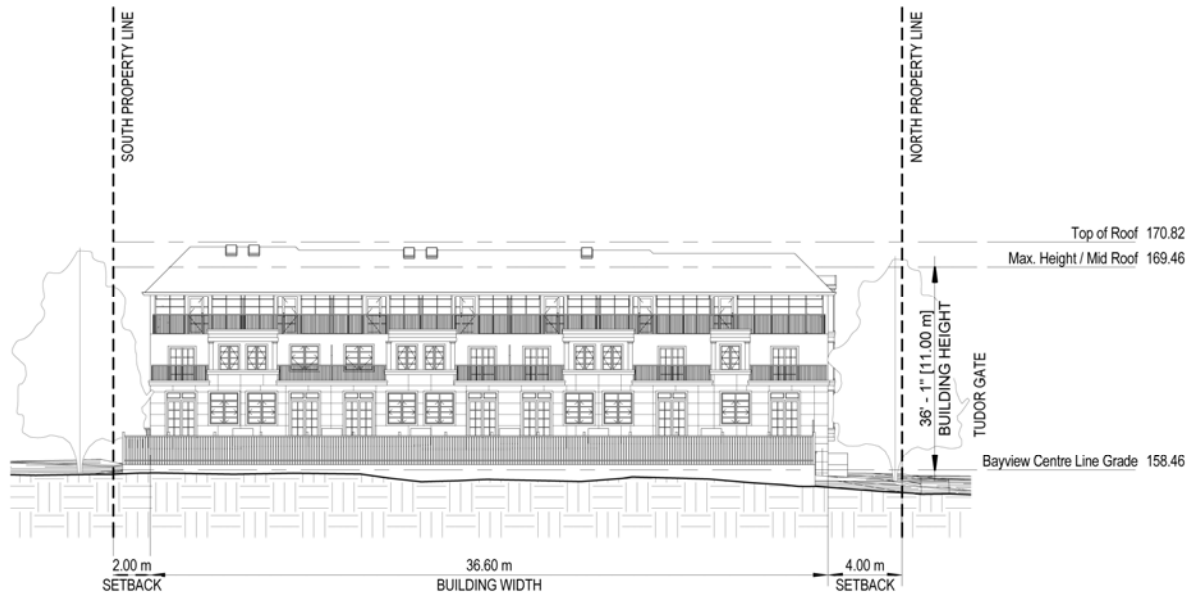


Attachment 4A: West Elevation



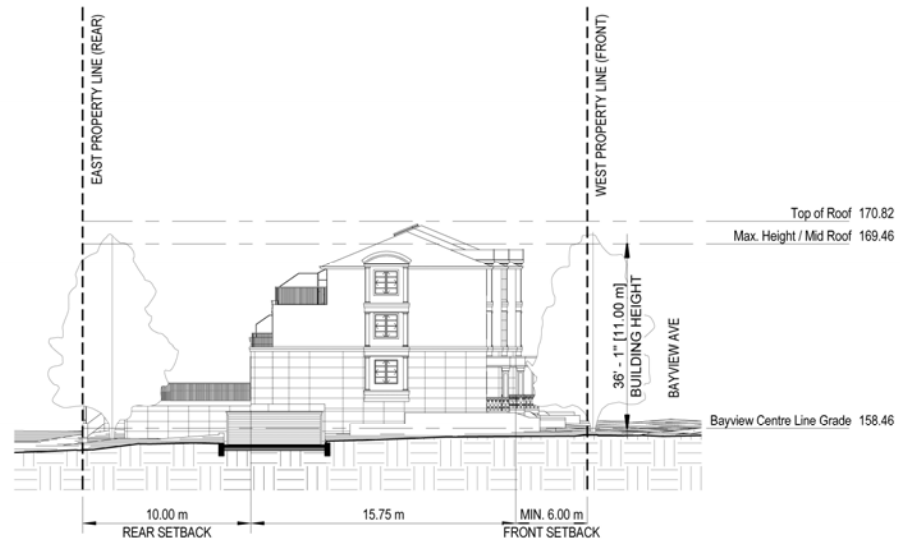
West Elevation

Attachment 4B: East Elevation



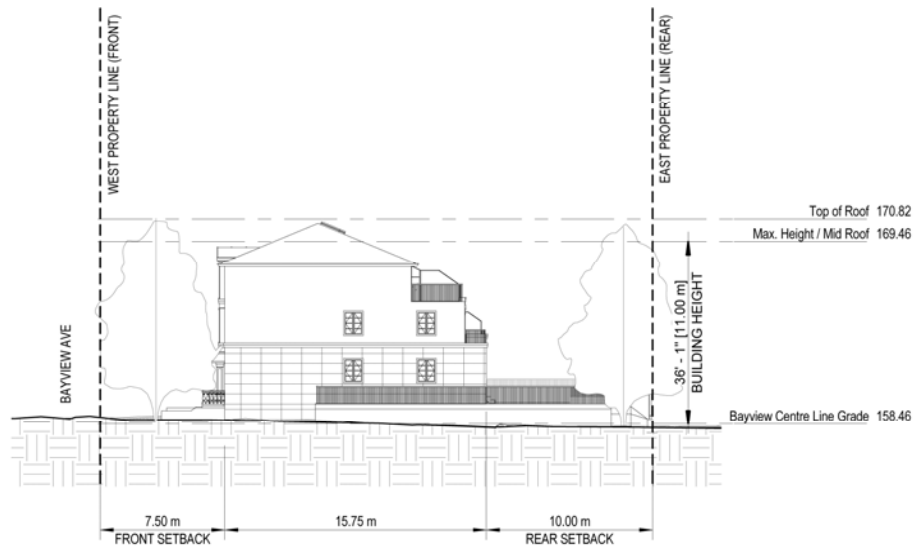
East Elevation

Attachment 4C: North Elevation



North Elevation

Attachment 4D: South Elevation



South Elevation

Attachment 5: Official Plan Map



Official Plan Land Use Map #16

1 Tudor Gate

File # 19 130425 NNY 15 02



Not to Scale
04/12/2019