

298 Newton Drive – Zoning Amendment Application – Preliminary Report

Date: November 8, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 19 238309 NNY 18 OZ

Related Applications: 19 238314 NNY 18 SA

Current Use(s) on Site: A 2-storey single detached dwelling.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 298 Newton Drive. 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 298 Newton Drive 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 to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 for the property at 298 Newton Drive to permit six 3-storey townhouses, arranged in a single block, facing Bayview Avenue with a common driveway accessed from Newton Drive.

The proposed height of the townhouses ranges from 10.1 metres to 13.6 metres, measured from the centre line of the road (Zoning By-law 7625) or 7.85 metres to 11.7 metres, measured from average grade (Zoning By-law 569-2013). The proposal consists of three 3-bedroom units and three 4-bedroom units, ranging in size from 160 square metres (1,723 square feet) to 193 square metres (2,077 square feet). The proposed total gross floor area is approximately 1,397 square metres, resulting in a floor space index of 1.74 times the area of the lot under former City of North York Zoning By-law 7625. Under City of Toronto Zoning By-law 569-2013, the proposed total gross floor area is 1,095 square metres, resulting in a floor space index of 1.37 times the area of the lot.

The townhouses would be set back 1.5 metres to 2.0 metres from Bayview Avenue. The setback to Newton Drive would be 2.5 metres and the north side setback would be 1.2 metres. The westerly (rear) setback would be 7.5 metres and it would include a landscape strip and common vehicular driveway.

Each unit would have private outdoor amenity space (terraces) ranging in area from 14 square metres to 47 square metres. Vehicular access for the proposed development is by way of a private driveway off of Newton Drive. A 1.5-metre wide landscape strip would run the entire length of the rear property line. The driveway would provide access to rear single-car garages, for a total of 6 parking spaces. Each garage would also provide space for the storage of garbage bins.

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 Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 3 for the proposed 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: A Place to Grow (2019) Plan 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

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 current application is located on lands shown as *Neighbourhoods* on Map 16 of the Official Plan. *Neighbourhoods* are considered physically stable areas made of broad 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.

Zoning By-laws

The site is subject to both former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013. Under Zoning By-law 7625, as amended, the site is zoned One-Family Detached Dwelling Third Density Zone (R3). Under Zoning By-law 569-2013, as amended, the site is zoned Residential Detached - RD (f15.0; a600)(x5).

Both of these by-laws permit only single detached residential dwellings on lots with 15.0 metres of frontage and 600 square metres of lot area, among other standards.

Townhouses are not currently permitted.

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 following design guideline(s) will be used in the evaluation of this application:

Townhouse and Low-Rise Apartment Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted.

COMMENTS

Reasons for the Application

A Zoning By-law Amendment is required as the application proposes townhouses, which are not currently a permitted use by the existing Zoning By-laws as amended, and to establish new development standards to accommodate the proposed development.

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.

Provincial Policies and Plans Consistency/Conformity

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2014) and conformity with A Place to Grow (2019) Plan.

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and A Place to Grow will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the *Neighbourhoods* policies.

City Planning staff are reviewing the application against the policy framework of the Official Plan, particularly the Built Form policies outlined in Chapter 3 and the *Neighbourhoods* policies outlined in Chapter 4.

Built Form, Planned and Built Context

The suitability of the proposed built form will be evaluated based on the planning framework for the area including Provincial policies and plans, the City's Official Plan policies; and Design Guidelines, including the City's Townhouse and Low-Rise Apartment Guidelines. City Planning staff have identified some concerns with the development, including: a reduced front yard setback in relation to recent approvals along Bayview Avenue; the proposed height in relation to recent approvals along Bayview Avenue; issues of privacy and overlook associated with terraces; and the coordination of proposed new trees across all plans.

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. There are ten private trees on or adjacent to the site, proposed to be removed. Two existing City trees would be protected. Eleven new private trees and two new City-owned trees are being proposed. Urban Forestry staff are reviewing the application and Arborist Report.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report and Engineering and Construction Services staff are reviewing the application and report to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

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 in zoning by-laws, site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. New applications received on or after May 1, 2018 must comply with TGS Version 3.0.

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

Doug Stiles, Planner
Tel. No. 416-395-7145
E-mail: doug.stiles@toronto.ca

SIGNATURE

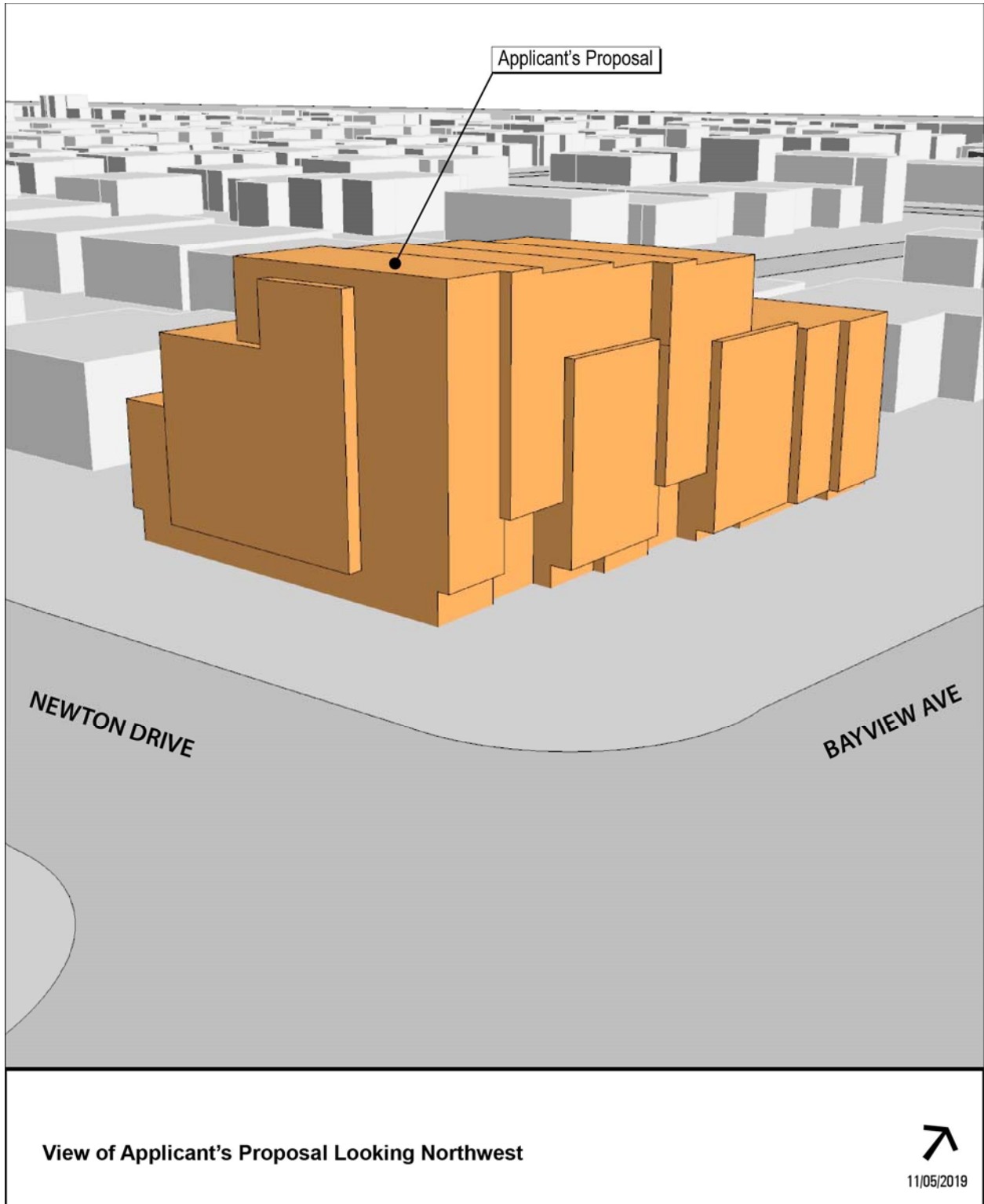
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context Looking Northwest
Attachment 1b: 3D Model of Proposal in Context Looking Southeast
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map

Attachment 1a: 3D Model of Proposal in Context Looking Northwest



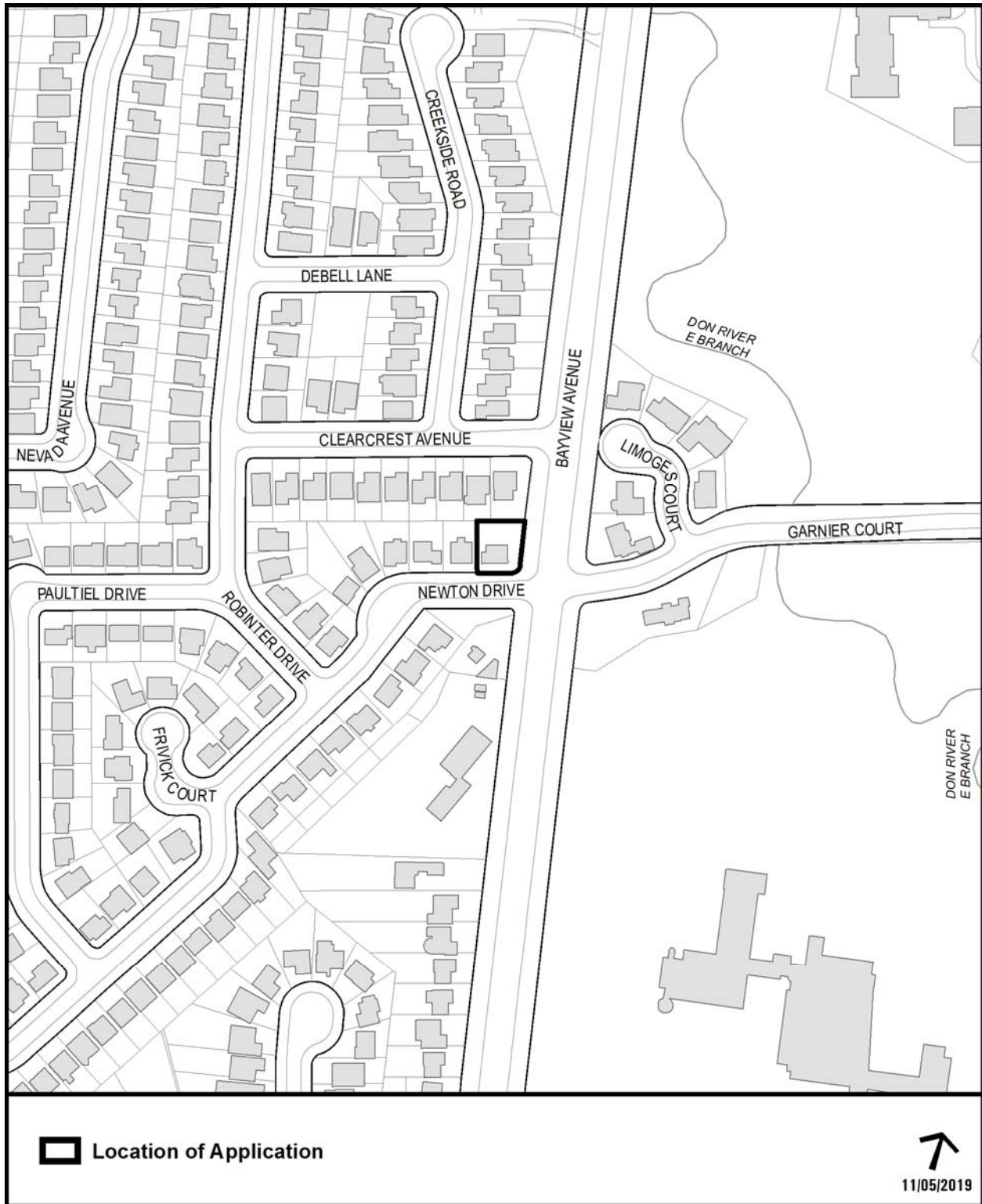
Attachment 1b: 3D Model of Proposal in Context Looking Southeast



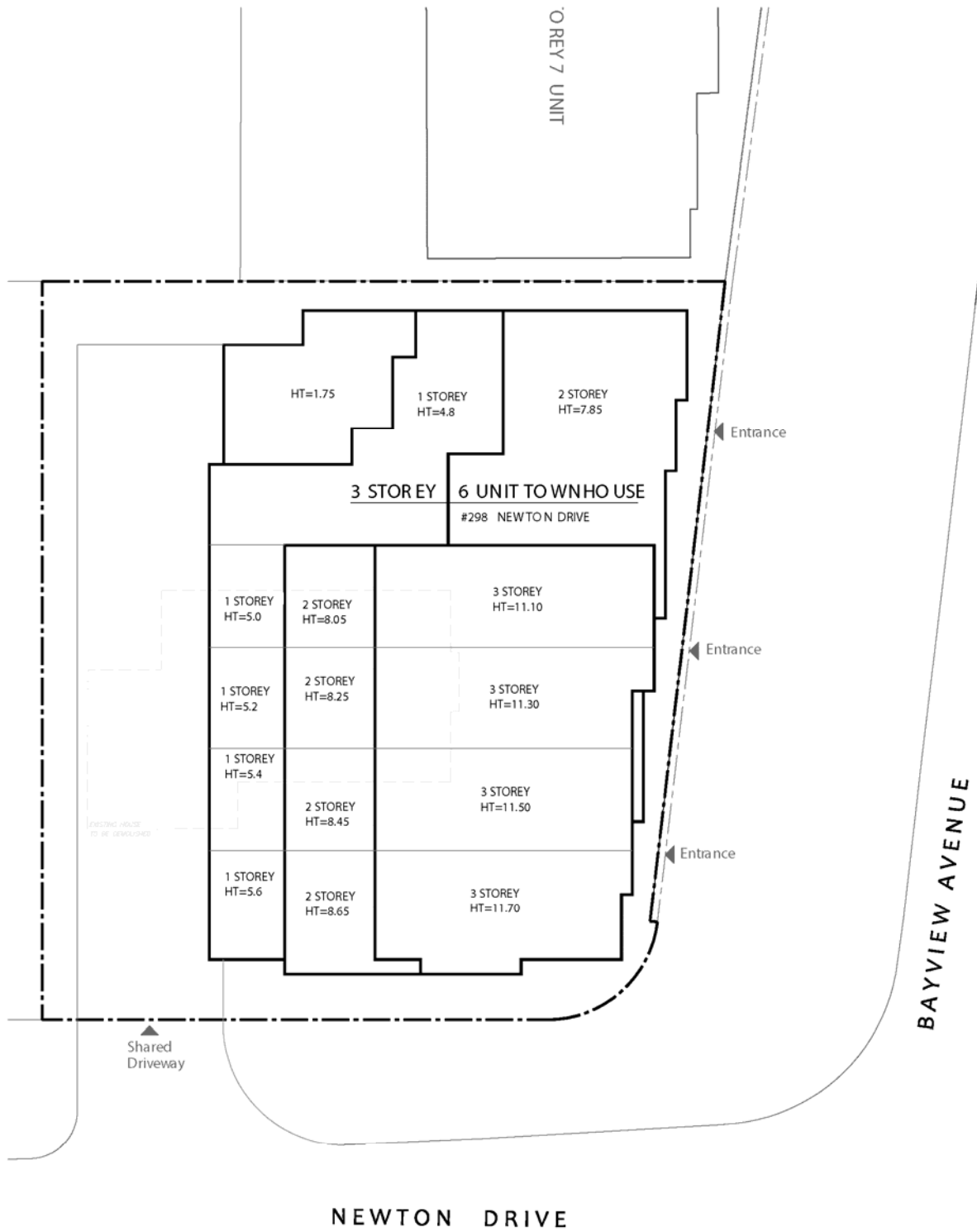
View of Applicant's Proposal Looking Southeast


11/05/2019

Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #16

298 Newton Drive

File # 19 238309 NNY 18 0Z

 Location of Application	 Natural Areas
 Neighbourhoods	 Parks
 Mixed Use Areas	 Other Open Space Areas

↑
Not to Scale
11/05/2019