

## 40, 42, 44, 46 and 48 Hendon Avenue – Official Plan Amendment Application – Preliminary Report

Date: February 14, 2020

To: North York Community Council

From: Giulio Cescato, Acting Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

**Planning Application Number:** 19 264461 NNY 18 OZ

**Related Applications:** 19 109332 NNY 18 OZ

**Notice of Complete Application Issued:** January 23, 2020

**Current Use(s) on Site:** Five detached dwellings

### SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the application for the lands located at 40, 42, 44, 46, and 48 Hendon Avenue. 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

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 40, 42, 44, 46, and 48 Hendon Avenue 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

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The recommendations in this report have no financial impact.

## DECISION HISTORY

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On January 28, 2019, the applicant submitted an application to amend Zoning By-law 7625 (Application No. 19 109332 NNY 18 OZ) to permit two three-storey back-to-back townhouse blocks consisting of a total of 20 dwelling units on the subject site. This application was deemed complete on February 26, 2019. A Preliminary Report on the application was adopted by North York Community Council (Item NY5.7) on April 24, 2019 authorizing staff to conduct a community consultation meeting. A community consultation meeting was held on May 27, 2019 where the applicant and Planning staff presented members of the public with the details of the application. The Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY5.7>

## ISSUE BACKGROUND

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### Application Description

This application to amend the Official Plan and the revised application to amend the Zoning By-law (Application No. 19 109332 NNY 18 OZ ) propose a 4-storey multi-unit residential building. The applications propose 68 units or 5,295 square metres of residential gross floor area (GFA) which equates to a floor space index (FSI) of 2.29 times the lot area. The following table summarizes the key statistics for the Zoning By-law Amendment application submitted in January of 2019 and for the revised Zoning By-law Amendment and the Official Plan Amendment applications submitted in December of 2019.

	<b>Zoning By-law Amendment Application- January 28, 2019</b>	<b>Revised Zoning By-law Amendment Application &amp; Official Plan Amendment Application- December 23, 2019</b>
<b>Proposed Units</b>	20 dwelling units	68 dwelling units
<b>Proposed Residential GFA</b>	3,968 square metres	5,295 square metres
<b>Density (FSI)</b>	1.71 times the lot area	2.29 times the lot area
<b>Building Height</b>	3-storeys or 11 metres	4-storeys or 12.86 metres
<b>Building Setbacks</b>	North: 3.8 metres- 5.9 metres South: 0.8 metres (Block B) to 3.05 metres (Block A) East: 1.55 metres- 3.7 metres West: 1.0- 4.05 metres	North: 8.03 metres- 16.0 metres South: 3.0 metres- 3.06 metres East: 1.38 metres- 14.76 metres West: 1.97 metres- 4.78 metres
<b>Proposed Parking Supply</b>	20 resident spaces, 1 visitor space	39 resident spaces, 5 visitor spaces
<b>Proposed Indoor Amenity Space</b>	N/A	156.5 square metres

<b>Proposed Outdoor Amenity Space</b>	18.2 square metre- 30.2 square metre rooftop patio per unit	270 square metres
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Of the 68 proposed units, 9 units which front Hendon Avenue are two-storey townhouse units with direct pedestrian access to Hendon Avenue, these units can also be accessed from an internal corridor from inside the proposed residential building. The main entrance for the remainder of the units is located towards the southeastern limit of the site with direct pedestrian access to Hendon Avenue.

Vehicular access is proposed at the eastern limit of the site via a 7.2 metre wide driveway that leads to one level of underground parking with a total of 44 vehicular parking spaces and 60 long-term bicycle parking spaces. The application proposes one Type 'G' loading space outside of the building massing, located towards the northeastern limit of the site, abutting Hendon Park.

The application proposes 156.5 square metres of indoor amenity space, which according to the floor plans, consists of a gym, lobby, lounge, co-working studio, and library. The application also proposes 270 square metres of outdoor amenity space in the form of a rooftop patio. In addition to the rooftop patio, each unit on the ground floor has a small outdoor space at-grade in the form of patios and the units on the second, third, and fourth floors each have a small balcony.

The subject site is comprised of five single detached dwellings which front Hendon Avenue and is bounded by Eldora Avenue to the west and Greenview Avenue to the east. The subject site has approximately 69 metres of frontage along Hendon Avenue and a lot depth of approximately 33 metres. The site has a total lot area of 2,319 square metres.

The following uses surround the subject property:

North: Hendon Park, a city-owned park;

South: Four single detached dwellings on the south side of Hendon Avenue. Abutting those dwellings further south is an infill townhouse development that consists of 113 dwellings units within five blocks;

East: City-owned, publicly accessible laneway that provides access to the Hendon Park parking lot; and

West: Pedestrian walkway that provides access to Hendon Park.

Detailed project information is available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 and 3 of this report, for a three dimensional representation of the project in context and 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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth 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.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next Municipal Comprehensive Review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

## **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. The City of Toronto's Official Plan can be found here:

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

The application is also located within the North York Centre Secondary Plan and is designated *Mixed Use Area H* which permits institutional uses that are not predominantly offices, residential, public parks and recreational uses. The Secondary Plan permits a floor space index of 1.5 times the lot area, however, density incentives of no more than 33 percent of the base density may be permitted subject to the provision of specific uses and facilities. Policy 8.4(a) of the Secondary Plan identifies that the City will use its available powers to require the conveyance of land in order to acquire lands identified as being required for the implementation of the North York Centre North Service Roads and associated buffer areas as shown on Map 8-11. The North York Centre Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-NorthYork-Centre.pdf>

## **Zoning By-laws**

The subject site is zoned One-Family Detached Dwelling Sixth Density Zone (R6) in the former City of North York Zoning By-law No. 7625. This zone only permits single

detached residential dwellings and accessory uses. The City of Toronto Zoning By-law No. 569-2013 does not apply to the subject site.

## **Design Guidelines**

In March 2018, City Council adopted the Townhouse and Low-Rise Apartment Guidelines which can be found on the City's website at:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **COMMENTS**

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### **Reasons for the Application**

The Official Plan Amendment proposes to amend the density and height permissions of the North York Centre Secondary Plan. The application proposes a height of 4-storeys and 12.86 metres and a density of 2.29 times the lot area, whereas, the Secondary Plan permits a maximum height of 3-storeys and 11 metres for the properties at 42, 44, 46, and 48 Hendon Avenue and a maximum height of 70% the horizontal distance from the relevant residential property line (RRPL) is permitted for the property at 40 Hendon Avenue and a maximum density of 1.5 times the lot area. The Secondary Plan contains policies which permit additional density through the form of density incentives of no more than 33 percent of the maximum permitted density subject to the provision of specific uses and facilities or a monetary contribution towards the cost of constructing and furnishing the same facilities at another location serving the North York Centre. Further, the Official Plan amendment also proposes to amend Map 8-11 North York Centre North Service Road, which shows Hendon Avenue terminating in a cul-de-sac at Greenview Avenue. The proposed amendment to Map 8-11 would maintain Hendon Avenue's existing condition as a through street that connects to Yonge Street.

The revised application to amend the Zoning By-law is required to permit the multi-unit residential building and to develop appropriate development standards for the proposal.

### **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:

#### **North York Centre Secondary Plan**

Map 8-7 North York Centre North Density Limits of the Secondary Plan permits a maximum density of 1.5 times for the subject site. The Secondary Plan does provide some flexibility on the permitted density by allowing applicants to increase the density

beyond that shown on Map 8-7 of the Plan. Section 3.3 provides for density incentives above the maximum permitted densities, however, Section 3.2 sets a maximum increase above those limits to 33 percent. Section 3.2(b)(i) of the Secondary Plan states that in no event will the City approve a development proposal that exceeds this limit. The application proposes a density of 2.29 times the lot area whereas the maximum permitted density, inclusive of density incentives, is 1.99 times the lot area.

Map 8-8a Maximum Height Limits of the North York Centre Secondary Plan permits a maximum height of 3-storeys and 11 metres for the properties at 42, 44, 46, and 48 Hendon Avenue and a maximum height of 70% the horizontal distance from the RRPL for the property at 40 Hendon Avenue. The application to amend the Official Plan proposes a building height of 4-storeys and 12.86 metres. Section 5.1 of the Secondary Plan states that building heights provide appropriate scale and massing of buildings in relation to the specific context and edge condition of each development or redevelopment. Staff will assess the appropriateness of the proposed height including its shadow impacts on Hendon Park and to ensure the building height appropriately transitions to the stable residential areas adjacent to the North York Centre, to the west of the subject site

The application to amend the Official Plan also proposes an amendment to Map 8-11 North York Centre North Service Road, which shows Hendon Avenue terminating in a cul-de-sac at Greenview Avenue. The build-out of the cul-de-sac, as shown on Map 8-11, would require land from the subject site to be conveyed to the City. The amendment to Map 8-11 proposes to maintain Hendon Avenue in its existing condition as a through street connecting eastwards to Yonge Street. Planning and Transportation Services staff are assessing the appropriateness of the proposed amendment in co-ordination with the ongoing work related to the extension of Beecroft Road north of Finch Avenue West.

Appendix 1- North York Centre Motor Vehicle Parking Policy lists the parking standards of motor vehicle parking provisions within the North York Centre. The parking policy includes a minimum parking rate for residential uses and residential visitors. The Secondary Plan requires a minimum of 1.0 space per dwelling unit and 0.1 spaces per dwelling unit for visitors which results in a minimum requirement of 68 resident spaces and 7 visitor spaces. The application proposes 39 resident spaces and 5 visitor spaces. In order to conform to the parking policies of the Secondary Plan, the application will either have to be revised or a further amendment to the Secondary Plan would be required. Transportation Services staff are reviewing and assessing the appropriateness of the proposed parking supply.

### **Access and Servicing**

The application proposes vehicular access via a 7.2 metre wide driveway along the eastern limit of the site. The driveway as currently proposed does not provide direct access to a public street, rather, the driveway is accessed from the vehicular access into Hendon Park which is owned by the City. At the present time, Greenview Avenue terminates at the south side of Hendon Avenue, however, the proposed alignment of the Beecroft Road extension north of Finch Avenue West contemplates extending Greenview Avenue north of Hendon Avenue to Moore Park Avenue. Despite plans to

extend Greenview Avenue north, the access as currently proposed is from the City's driveway and not from a public street. The Beecroft Road extension is currently at the thirty percent design stage, with construction planned for 2026-2027. Therefore, Planning and Parks, Forestry, and Recreation staff have raised concerns about the feasibility of the proposed access and Transportation Services staff have raised concerns related to the driveway's proximity to the future Greenview Avenue and Hendon Avenue intersection.

The proposed vehicular access leads to both an underground parking garage and a loading space with a staging area. While the ramp to the underground garage is integrated within the building's massing, the proposed loading space is located outside of the building and abuts the northern property line of the subject site. Policy 3.1.2.2 of the Official Plan requires new development to "locate and organize vehicle parking, vehicular access, service areas, and utilities to minimize their impact on the property and surrounding properties and to improve the safety and attractiveness of adjacent street, parks, and open spaces by integrating services and utility functions within buildings where possible." The proposed loading space and staging area where garbage would be placed on pick-up day has virtually no setback or buffer to Hendon Park which abuts the northern property line or to three of the proposed patios along the northern elevation. In order to minimize the impact of the loading space on Hendon Park and the proposed abutting units, the loading space should be integrated into the building's massing. The revised loading space configuration should be designed to allow trucks to maneuver and exit the site in a forward direction.

### **On-Site Parkland Dedication and Setback to Hendon Park**

Map 8-9a of the North York Centre Secondary Plan, found as Attachment 5 of this report, illustrates the conceptual parks and open space systems within the North York Centre and identifies the entire subject property as a park and/or privately owned, publicly accessible, open space. Section 6.3(b) of the Secondary Plan identifies that Map 8-9a is conceptual in nature and that the final determination of parks, open space, and recreational needs will be made as development proceeds. The North York Centre Secondary Plan indicates that Map 8-9a will in part be implemented through the development approval process including parkland dedication. Parks, Forestry, and Recreation staff have identified that the applicant is required to satisfy the parkland dedication requirement through an on-site dedication per Section 42(1) of the *Planning Act* and Chapter 415 of the Toronto Municipal Code. The on-site parkland is to be 231.65 square metres in size and located along the western portion of the site, with an approximate depth of 33.5 metres and an approximate frontage of 6.9 metres along Hendon Avenue. This location is contiguous to the existing Hendon Park and would enhance the visibility, safety, and, prominence of the existing park. In addition, a minimum separation distance of 5.0 metres is required between the park property line and any building face to accommodate fire separation, maintenance clearances, and to provide an appropriate buffer between the development and the park. The application is to be revised to address Park's request for an on-site parkland dedication.

## **Built Form, Planned and Built Context**

Staff are reviewing the application against the Townhouse and Low-Rise Apartment Guidelines and assessing the appropriateness of the proposed building height, on-site circulation for both pedestrians and vehicles, setbacks to all property lines, and the interface between the subject site and adjacent uses, particularly Hendon Park. Revisions to the built form are required to accommodate the on-site parkland dedication and to address Transportation's concerns related to the location of the proposed driveway. Additional built form comments may arise with revisions to the site configuration and further review of the application.

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

## **CONTACT**

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## **SIGNATURE**

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Giulio Cescato, Acting Director  
Community Planning, North York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

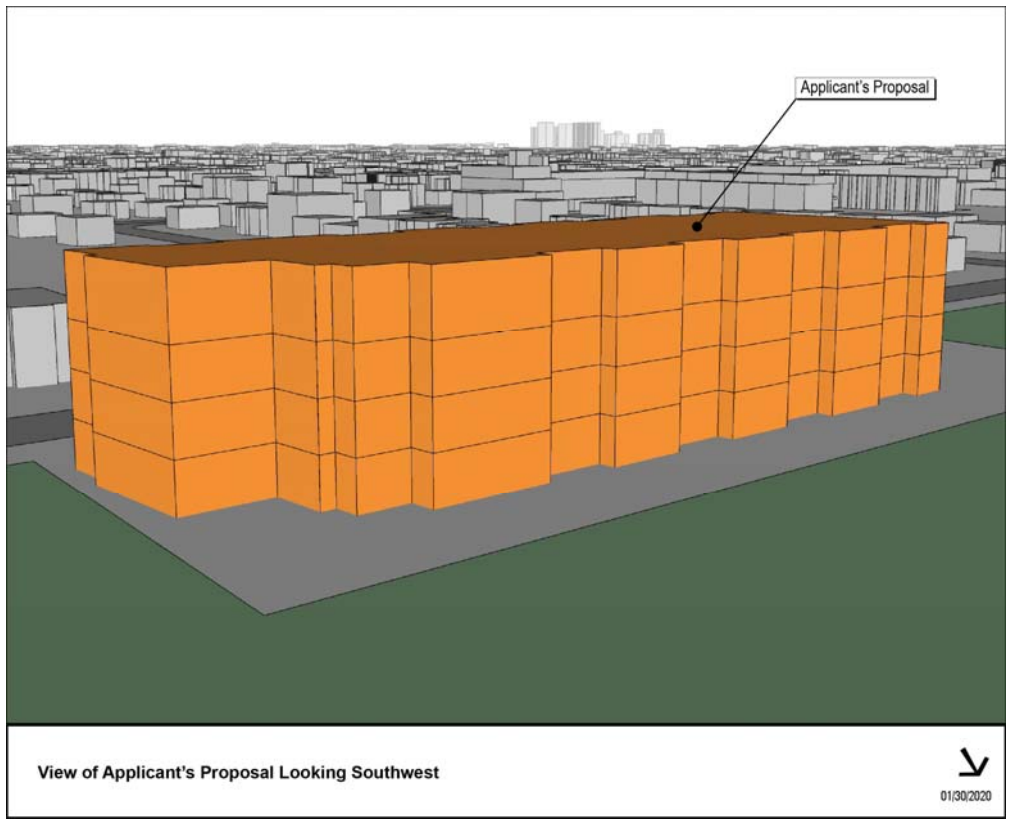
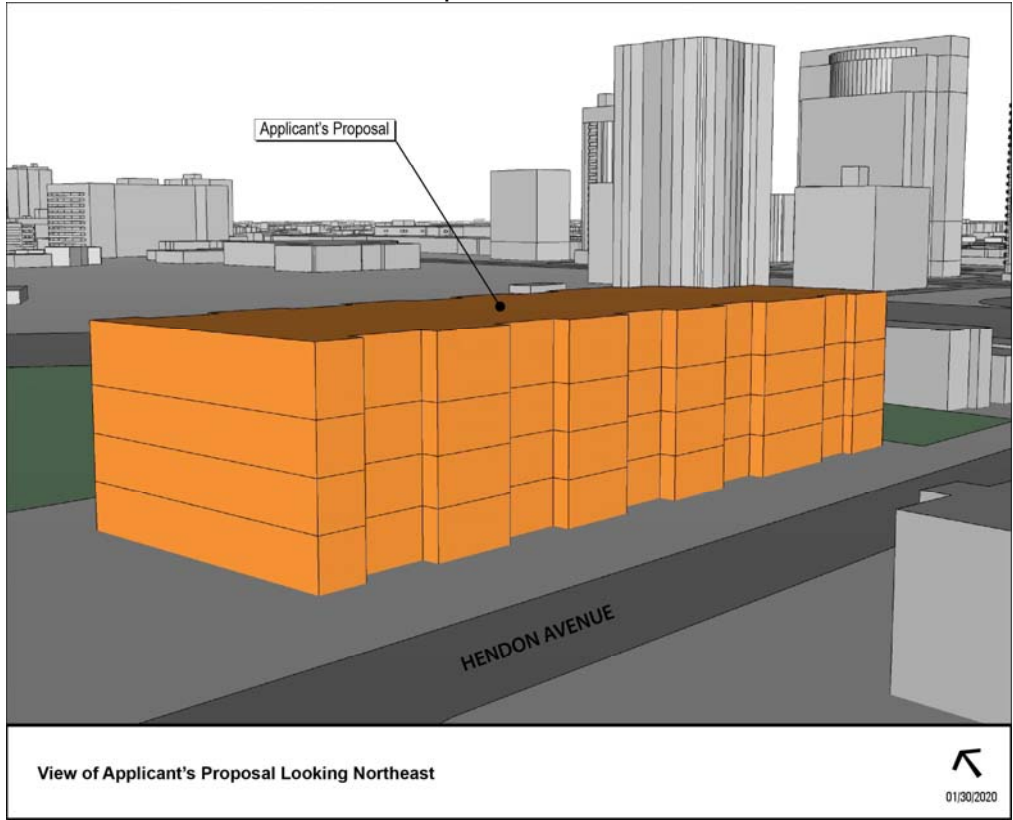
Attachment 4: Official Plan Map

Attachment 5: North York Centre Secondary Plan Map 8-9a

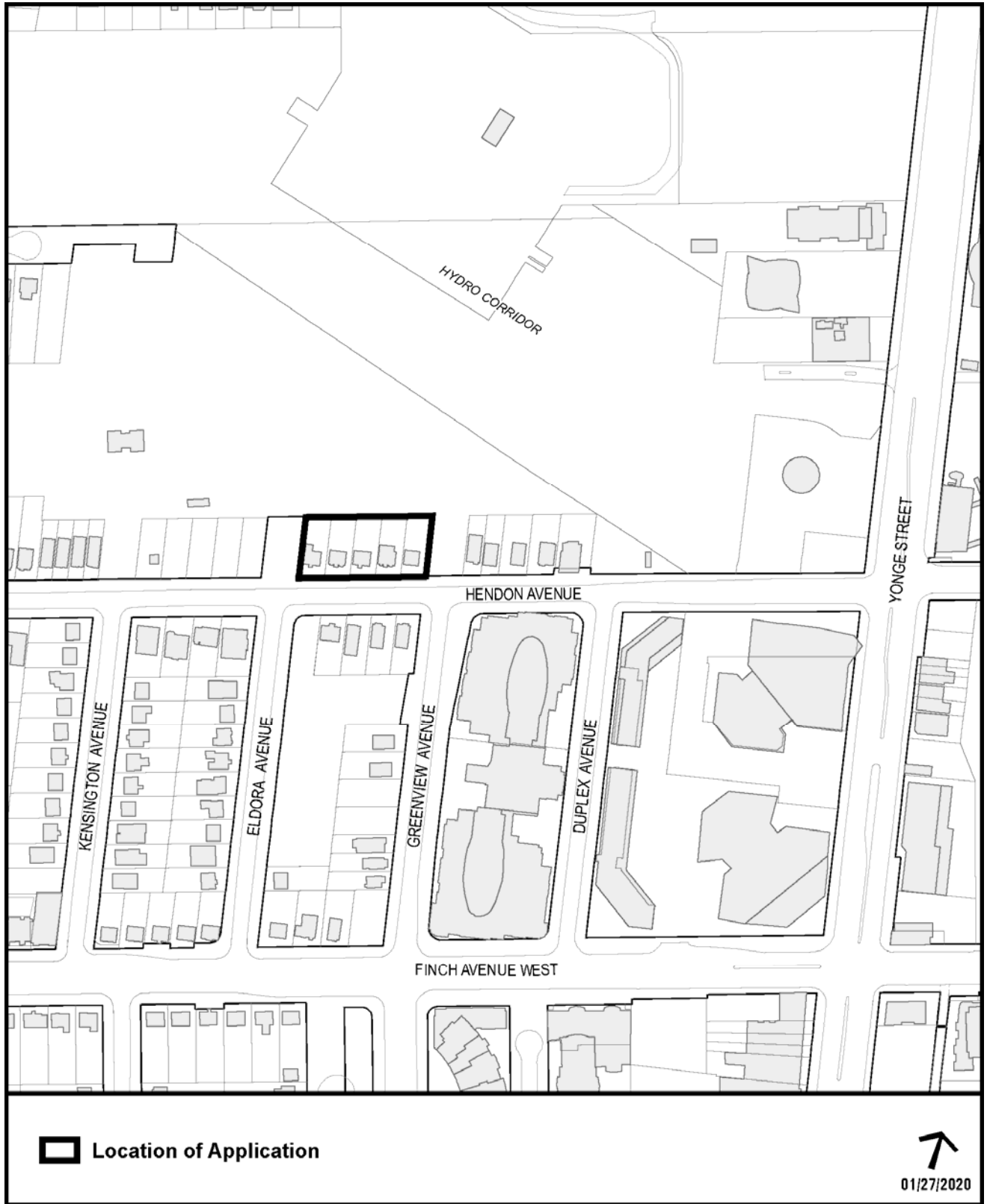
Attachment 6: North York Centre Secondary Plan Map 8-11



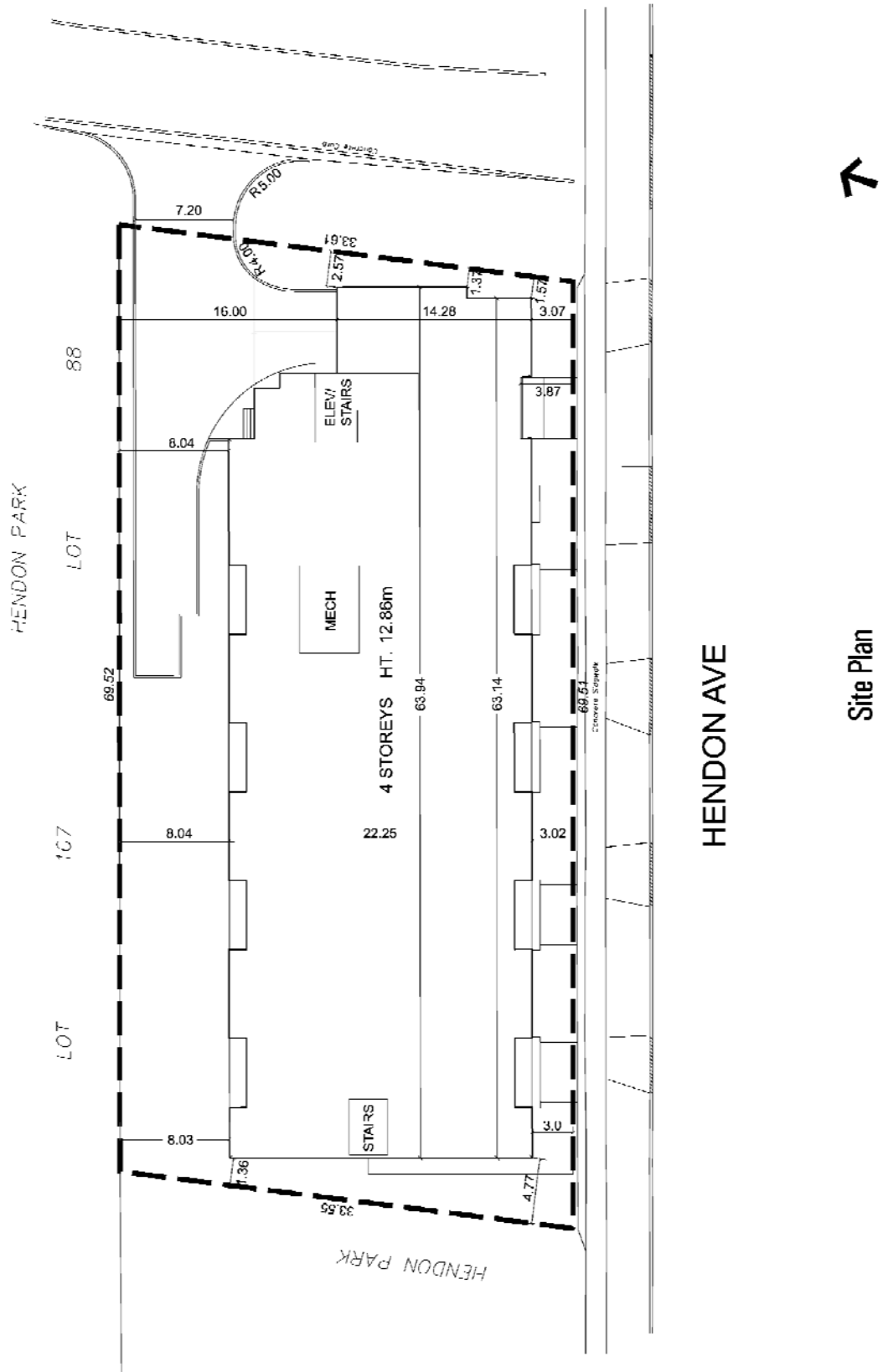
Attachment 1: 3D Model of Proposal in Context



Attachment 2: Location Map



Attachment 3: Site Plan










Attachment 4: Official Plan Map



40 - 48 Hendon Avenue

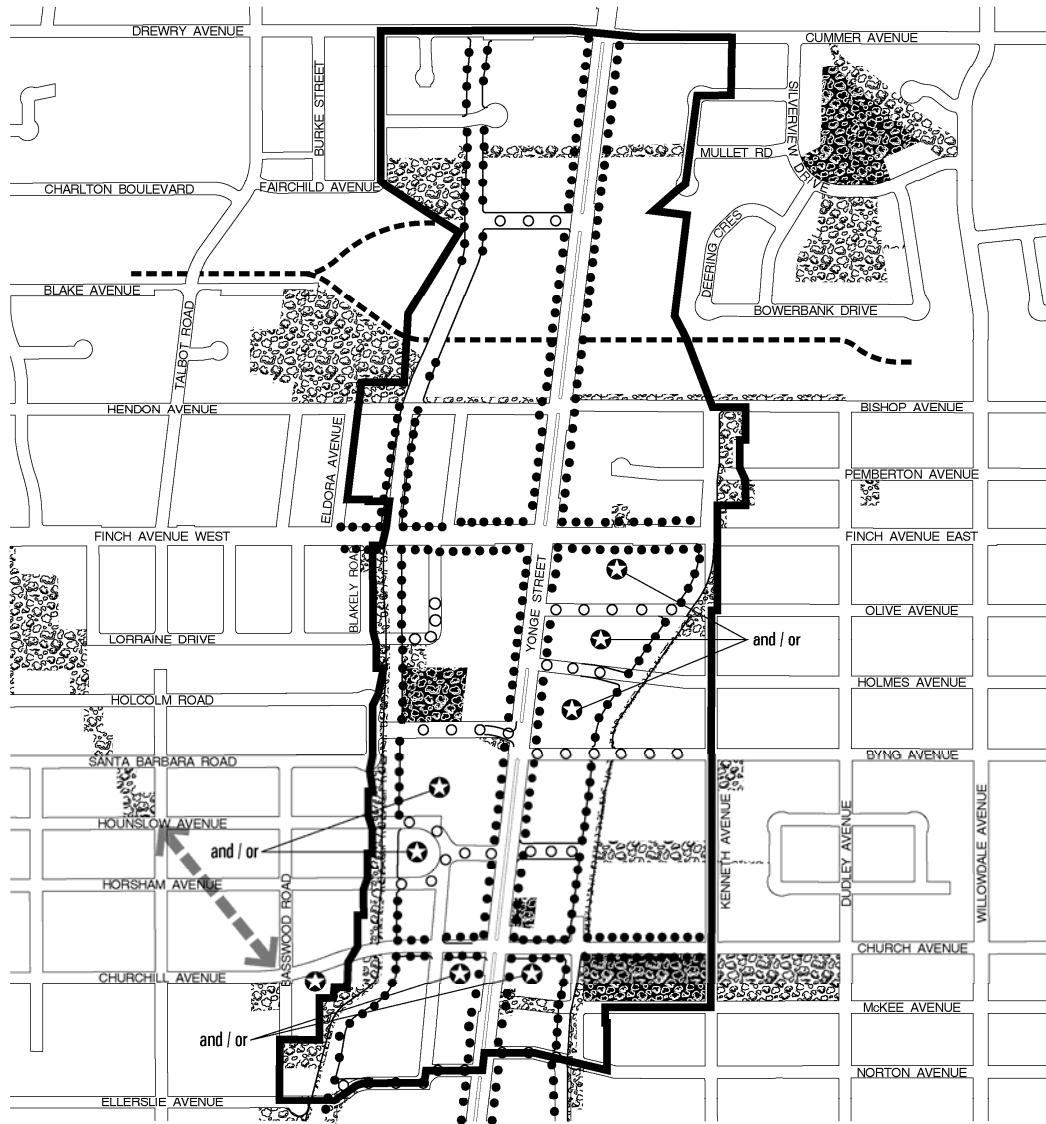
Official Plan Land Use Map #16

File # 19 264461 NNY 18 0Z

- |   |  |   |
|---|--|---|
|  Location of Application |  Parks & Open Space Areas |  Utility Corridors |
|  Neighbourhoods          |  Parks                    |   |
|  Mixed Use Areas         |  Other Open Space Areas   |   |








  
Not to Scale  
01/27/2020

# Attachment 5: North York Centre Secondary Plan Map 8-9a



## North York Centre Secondary Plan

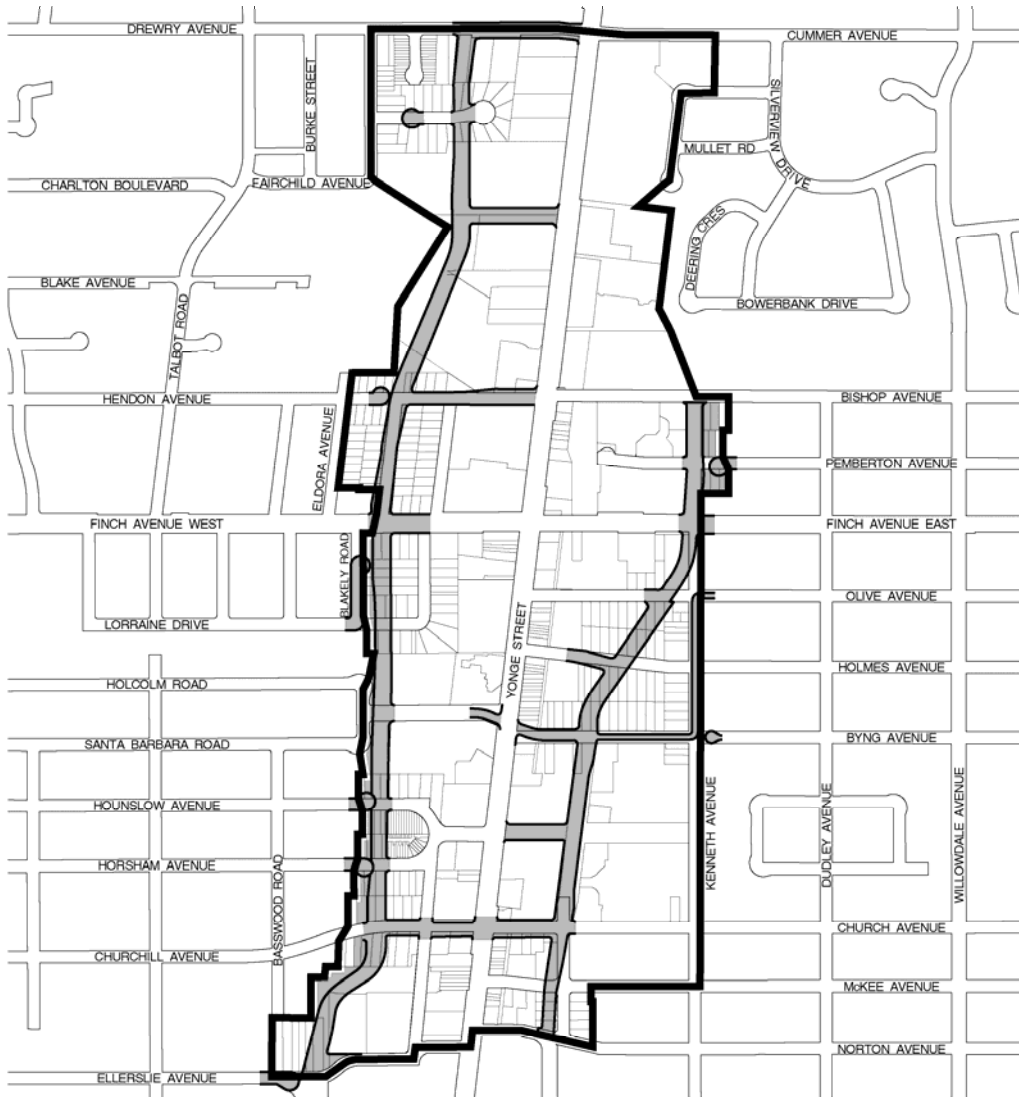
MAP 8-9a North York Centre North Conceptual Parks and Open Space Plan

-  Secondary Plan Boundary
-  Parks and/or Private Publicly Accessible Open Spaces
-  Places Under Consideration by City for Additional Parks
-  Yonge Street Promenade
-  Tree-lined Arterial and Collector Roads
-  Tree-lined Side Streets and Pedestrian Links
-  Trails



June 2006

Attachment 6: North York Centre Secondary Plan Map 8-11



North York Centre Secondary Plan

MAP 8-11 North York Centre North Service Road

-  Secondary Plan Boundary
-  Service Road and Associated Road Network and Buffer Areas



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