

2 Valleyanna Drive- Zoning Amendment Application- Preliminary Report

Date: August 19, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 20 151274 NNY 15 OZ

Notice of Complete Application Issued: June 30, 2020

Listed Heritage Building(s) on Site: Yes

Current Use on Site: Two-storey residential heritage building (Annandale Gatehouse)

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2 Valleyanna Drive for a three-storey residential addition containing 4 units, and incorporating and converting the existing heritage building into a three-bedroom dwelling into the proposed development. 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 2 Valleyanna 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future budget years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law for the property at 2 Valleyanna Drive to permit a three-storey residential addition with a flat roof (9.6 metres). Four new three bedroom units are proposed and the existing heritage building would be retained and converted into a three bedroom dwelling, and partially incorporated into the proposed building as the 5th unit via a single-storey connection. The proposed units would be three storeys (plus a basement level), and the converted heritage building would comprise two storeys (without a basement level). The proposed gross floor area is 2,096.7m², which equates to a density of 1.11 FSI.

The footprint of each of the proposed units on the different floor levels would overlap above each other as all units have a unique layout, in part due to the stepping down of the building height from three storeys to one storey at the north end of the site. Each unit would have a private terrace/balcony located on the step-back portions of the proposed building on the second and third floors.

The existing single-storey octagonal addition at the rear of the existing heritage building would be demolished to facilitate the proposed development and a single-storey connection to the proposed building would be constructed in its place. This connection would serve as a corridor between the existing heritage building and the proposed addition and provide access to the proposed garage and basement level for the dwelling unit in the heritage building.

The proposed front yard setback from Valleyanna Drive is 9.63 metres and the proposed rear yard setback to the apex of the side lot lines is 15 metres. The proposal is set back 1.45-1.83 metres from the side (west) property line on Bayview Avenue, and between 3.85-6.43 metres from the side (east) property line.

The proposed building would be set back from Bayview Avenue behind the existing estate wall that runs along the street frontage to the heritage building. A small section of the existing stone wall would be demolished to facilitate a new pedestrian access to a path that would run parallel to Bayview Avenue. This path would provide access to the individual units via a small number of stairs.

Between the existing and proposed building, a courtyard is proposed, adjacent to a walkway that extends from the covered walkway through the gatehouse; proposed to be restored as part of the development. At the end of the walkway adjacent to the driveway

and visitor parking spaces would be a seating wall and soft landscaping within the front yard.

A total of 10 resident parking spaces are proposed within integral 2-car garages for each unit and 2 visitor parking spaces would be located beneath the second floor terrace to the south of the private garages. Vehicular access is proposed via the existing driveway off Valleyanna Drive.

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 1 and 2 for three dimensional representations of the project in context, Attachment 3 for the location map, Attachment 4 for the proposed site plan, and Attachment 6 for the Application Data Sheet.

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 (2020) (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) 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.

Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work; and
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

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*. 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 designated as *Neighbourhoods* on Map 20 of the Official Plan.

Neighbourhoods are physically stable areas with a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small scale shops and stores. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as walk-up apartments that are four storeys or less.

See Attachment 5 for the subject site's Official Plan designation.

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 Third Density Zone (R3). This zoning permits detached dwellings and accessory buildings on

lots have a minimum frontage of 21 metres and a minimum lot area of 1375 square metres. The maximum permitted height for a flat roof building in this zone is 8 metres and 2 storeys. The minimum required front yard setback is 7.5 metres and the minimum rear yard setback is 9.5 metres. The minimum lot coverage is 30%.

The site is zoned RD (f21.0; a1375) by City of Toronto By-law 569-2013. The RD zone permits residential dwelling units in a detached house and a number of community uses. The minimum frontage for a lot in this zone is 21 metres with a minimum lot area of 1375 square metres. The lot coverage overlay map sets a maximum lot coverage of 35%. The maximum permitted height is 10 metres or 2 storeys. The minimum required front yard setback is 14 metres and the minimum rear yard setback is the greater of 7.5 metres or 25% of the lot depth. For a building length exceeding 17 metres, the minimum side (north) setback is 7.5 metres. The minimum side (east) yard setback is 1.8 metres and the minimum side (west) yard setback is 3 metres.

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 guidelines will be used in the evaluation of this application:

- Townhouse and Low-rise Apartment Guidelines
- Bird Friendly Guidelines
- Pet Friendly Design Guidelines and Best Practises for New Multi-Unit Buildings.

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 not been submitted.

COMMENTS

Reasons for the Application

A Zoning By-law amendment is required to permit the proposed apartment building, and associated performance standards to accommodate the proposed development, such as building height (no. of storeys), density, and setbacks.

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 evaluate the application to determine its consistency with the PPS 2020 and conformity with the Growth Plan (2019).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and the Growth Plan will be informed by conformity with the Official Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the Healthy Neighbourhoods policies in Chapter 2, the Built Form and Heritage Conservation policies in Chapter 3 and the *Neighbourhoods* policies in Chapter 4.

Built Form, Planned and Built Context

The suitability of the proposed built form and site organization 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 Townhouse and Low-Rise Apartment Guidelines.

City Planning staff continue to evaluate whether the application is contextually appropriate and whether it fits within the surrounding planned or built context. Staff have identified initial concerns with the development in relation to the Official Plan policies and the Townhouse and Low-Rise Apartment Guidelines, which help to implement Official Plan policies as follows:

- Appropriateness of the proposed scale of infill development on the site;
- Appropriateness of the built form in relation to the area's existing built form character and scale, including building type and impacts on the dwellings on Valleyanna Drive;
- Suitability of the proposed site organization, building placement and setbacks, height and massing, including the siting of the proposed three-storey building and its relationship to the heritage resource on-site; and
- Appropriateness of the proposed front, rear and side yard setbacks to Bayview Avenue and Valleyanna Drive, as they relate to the character of the neighbourhood.

Heritage Impact & Conservation

The site currently comprises a two-storey building known as the Annandale Gatehouse, which is listed on the City's Heritage Register. Staff will be seeking its conservation through the development proposal.

A Heritage Impact Assessment (HIA) Report has been submitted with the application and is currently under review.

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/Tree Preservation plan which is currently under review by staff. Of the 71 trees inventoried for the proposed development, 50 trees are located on the municipal road allowance and 21 trees are on private land. The application proposes the removal of 51 trees in total: 39 trees within the municipal road allowance, 11 private trees on the subject site and 1 private tree on the adjacent property at 4 Valleyanna Drive.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures, in particular the removal of municipal and private trees fronting Bayview Avenue and adjacent to the existing heritage building.

Infrastructure/Servicing Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (water, sewage) to accommodate the proposed development.

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Report; and Geotechnical Study.

Staff are reviewing these reports to evaluate the effects of the proposed 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 adequate servicing to the proposed development.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff.

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, on site plan drawings 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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Tel. No. 416-395-7176
E-mail: Kathryn.Moore@toronto.ca

SIGNATURE

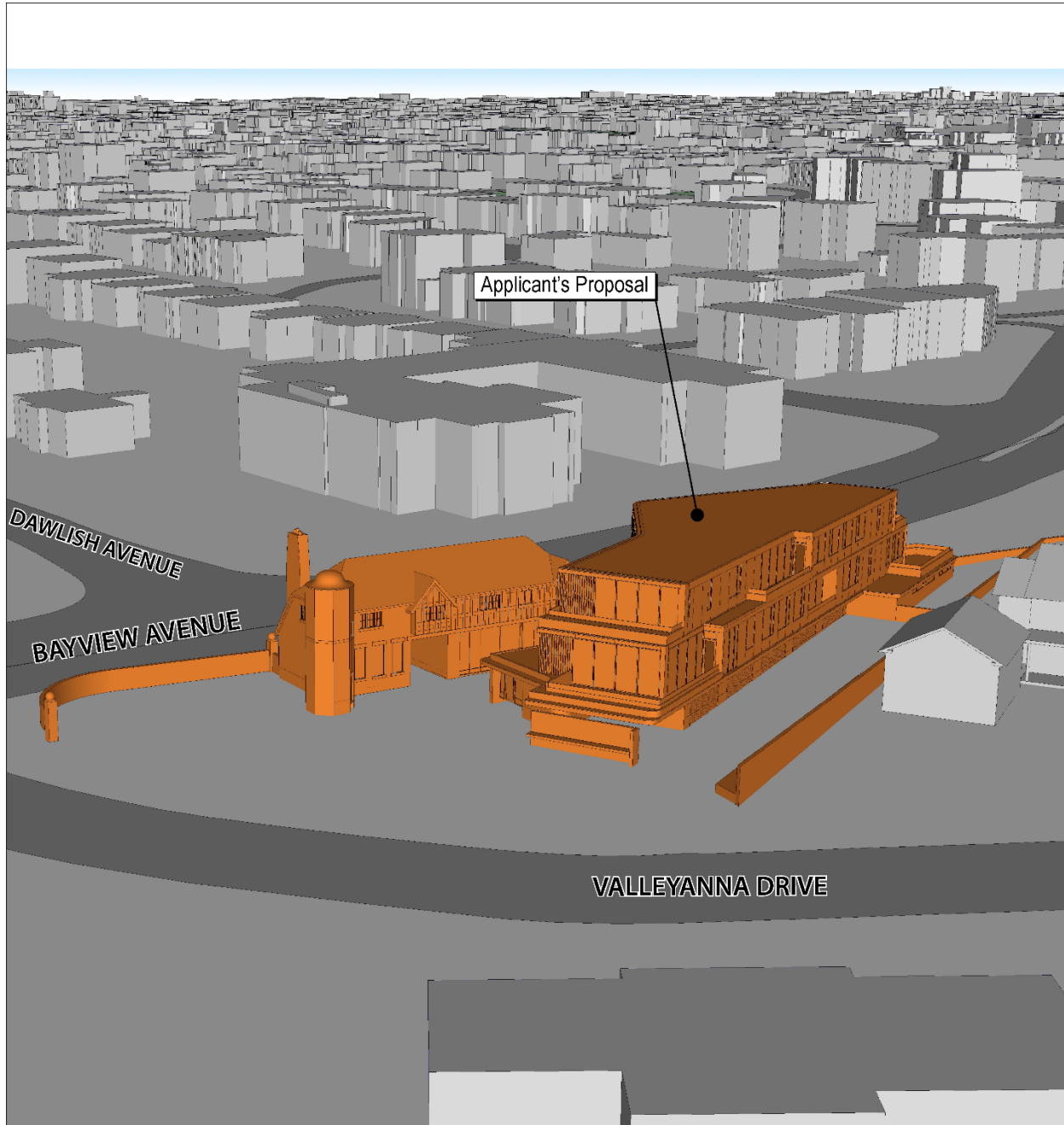
Al Rezoski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context- Looking northwest
- Attachment 2: 3D Model of Proposal in Context- Looking southeast
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context - Looking northwest

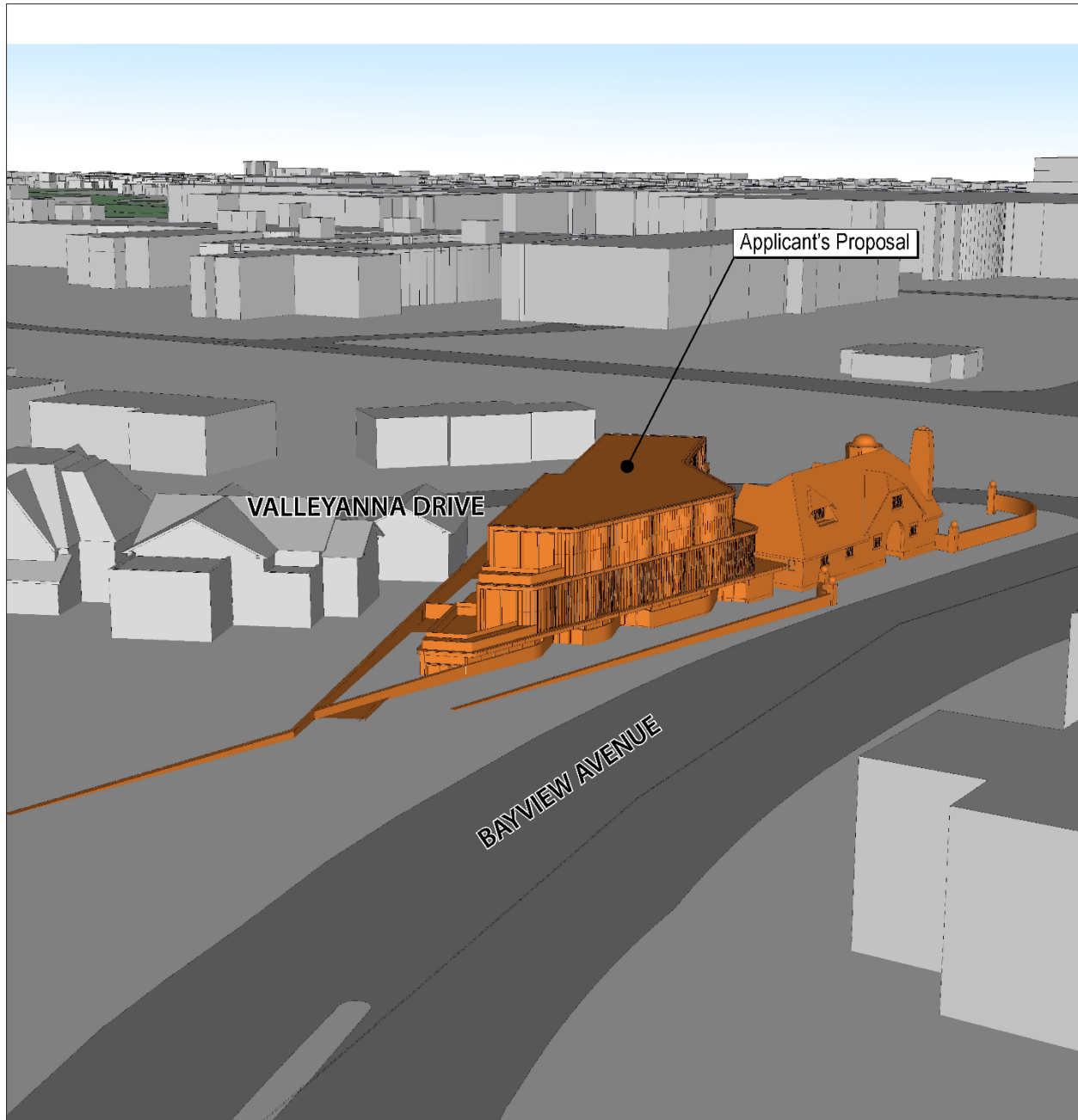


View of Applicant's Proposal Looking Northwest



06/24/2020

Attachment 2: 3D Model of Proposal in Context- Looking southeast

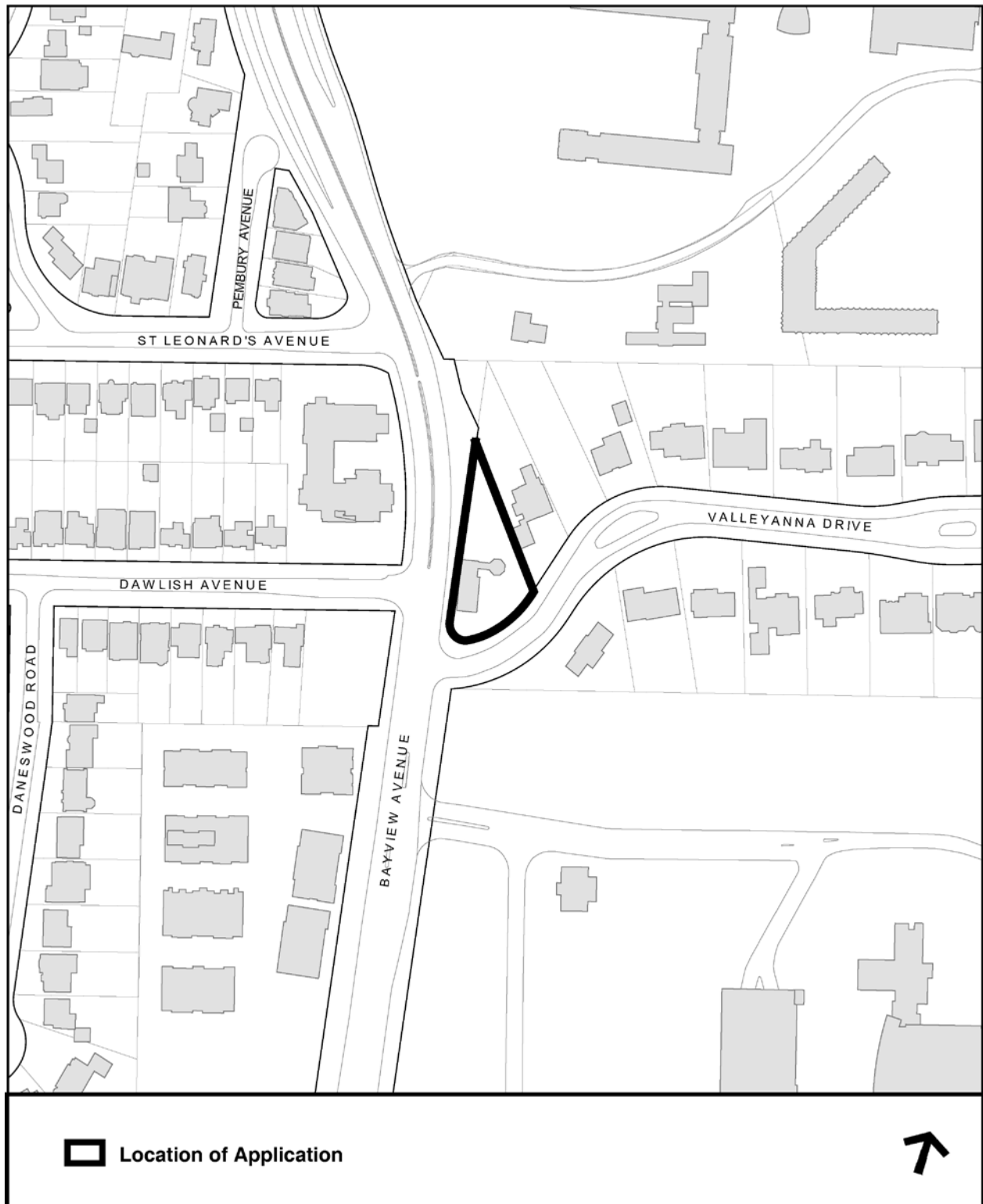


View of Applicant's Proposal Looking Southeast

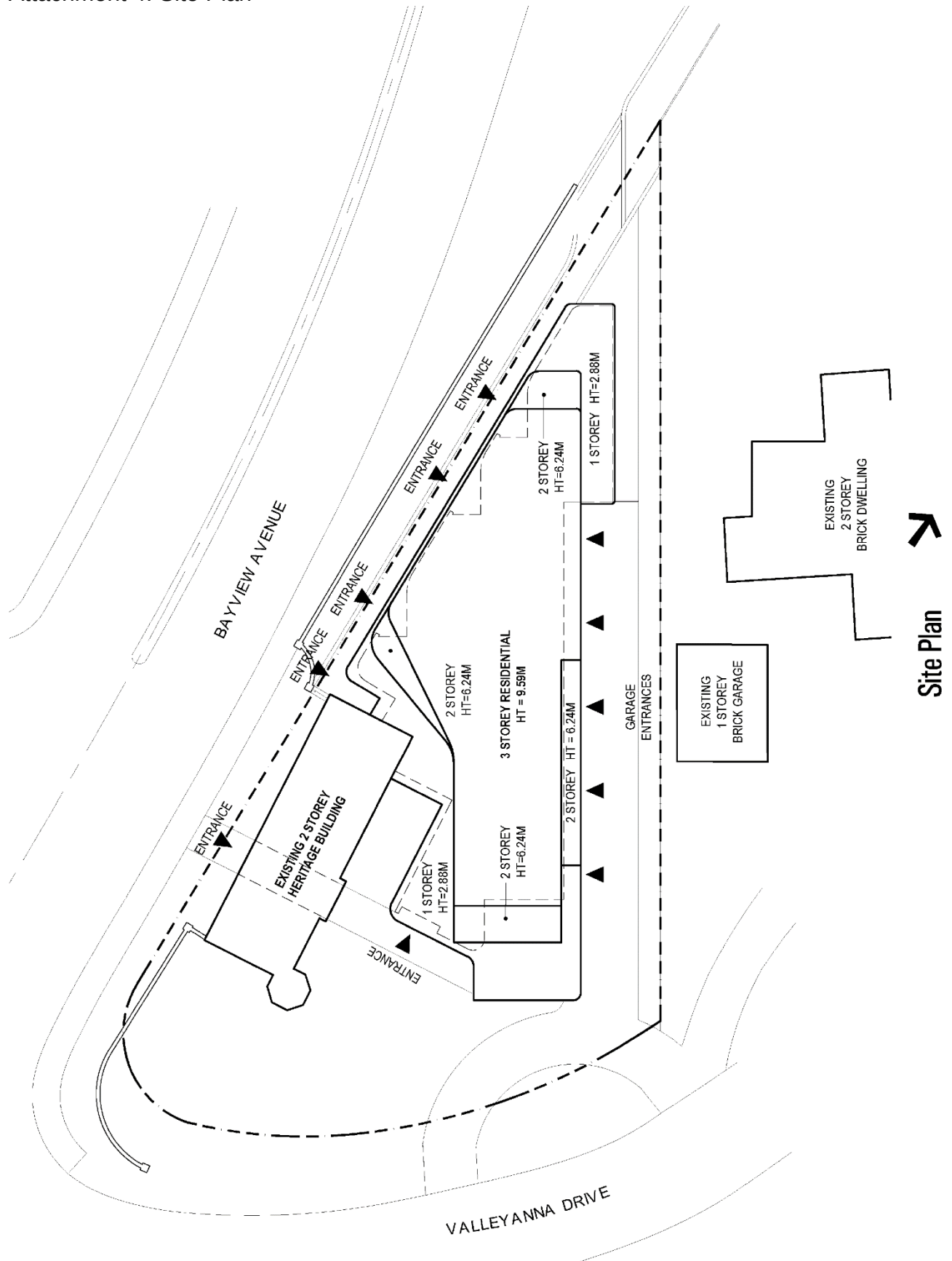


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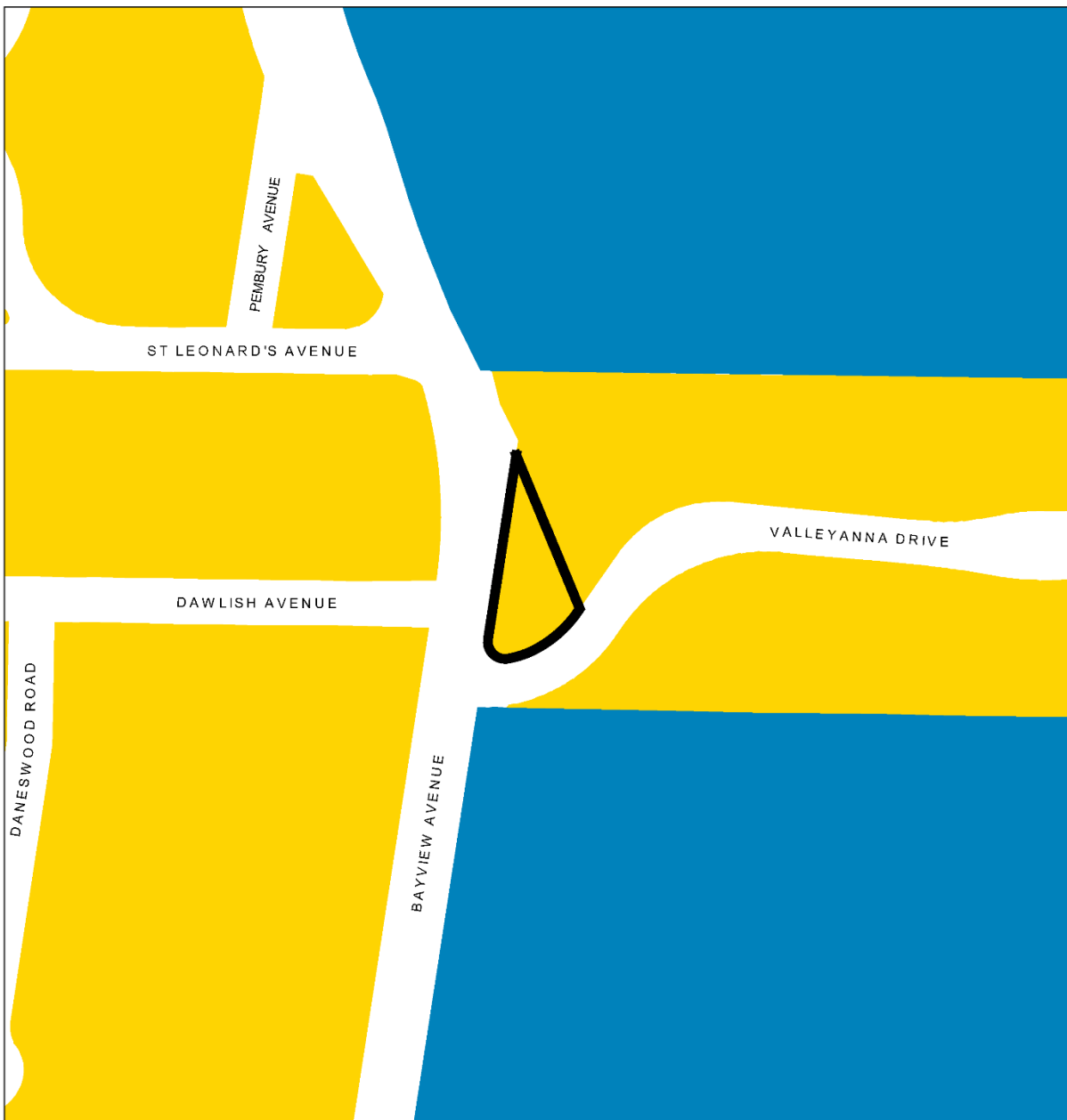
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #17

2 Valleyanna Drive

File # 20 151274 NNY 15 0Z



Not to Scale
Extracted: 06/24/2020

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2 VALLEYANNA DRIVE Date Received: June 2, 2020

Application Number: 20 151274 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment Application to permit a three storey (9.6 metre) residential building containing five 3-bedroom units on the north and east portions of the property. The existing two-storey heritage building on the site would be retained in its entirety. The proposed development includes 10 resident and 2 visitor parking spaces, with vehicular access from Valleyanna Drive.

Applicant	Agent	Architect	Owner
LARENDALE HOMES INC 5255 Yonge St, Suite 1111, Toronto, ON, M2N 6P4	LARENDALE HOMES INC 5255 Yonge St, Suite 1111, Toronto ON, M2N 6P4	AMANTEA ARCHITECTS 1655 Dupont St, Suite 343 Toronto, ON M6P 3T1	YORK-KIRTLING INC. 5255 Yonge St, Suite 1050, Toronto, ON, M2N 6P4

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N

Zoning: RD (f21.0;
a1375) Heritage Designation: Y

Height Limit (m): 10 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,894 Frontage (m): 42 Depth (m): 73

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	264	205	577	782
Residential GFA (sq m):	527	410	1,687	2,097
Non-Residential GFA (sq m):				
Total GFA (sq m):	527	410	1,687	2,097
Height - Storeys:	2	2	3	3
Height - Metres:			10	10

Lot Coverage Ratio 41.28 Floor Space Index: 1.11
(%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
Residential GFA: 1,640 457

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1	1	4	5
Condominium:				
Other:				
Total Units:	1	1	4	5

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					1
Proposed:					4
Total Units:					5

Parking and Loading

Parking Spaces: 12 Bicycle Parking Spaces: 0 Loading Docks: N/A

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