

337-349 Queen's Drive – Zoning By-law Amendment Application– Preliminary Report

Date: February 3, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 05 - York South-Weston

Planning Application Number: 20 212119 WET 05 OZ

Notice of Incomplete Application Issued: November 26, 2020

Current Uses on Site: The subject site is currently vacant. The site was previously occupied by four detached dwellings

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application submitted for 337-349 Queen's Drive. This application seeks to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 to permit a residential development comprised of 20 townhouse and 8 semi-detached dwelling units. The proposed townhouse and semi-detached dwelling units would each contain an integral garage and be situated within three blocks. Vehicular access to the development would be provided via a private road off of Queen's 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 337-349 Queen's 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

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 8, 2019 to discuss complete application submission requirements and preliminary comments related to the proposal. The initial concept discussed with staff is similar to the current proposal.

Application Description

The application proposes to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 to permit a residential development comprised of 20 townhouse and 8 semi-detached dwelling units with integral garages. The proposed townhouse and semi-detached dwelling units would be situated within three main blocks and would be 3-storeys in height (approximately 12 m as measured to the top of the roofs). The total gross floor area of the residential development would be 6,969 m². The proposal would have a density of approximately 1.02 times the area of the lot.

The townhouse units are proposed in two main blocks perpendicular to Queen's Drive containing 8 units each (identified as Block A1, A2, B1 and B2 on Attachment 4: Site Plan) and one row of townhouses with 4 units at the end of the proposed private road (identified as Block D). On either side of this row of townhouses, there are 4 semi-detached dwelling units, which comprise the third main block. Each townhouse unit would have a gross floor area of approximately 255 m² and each semi-detached dwelling unit would have a gross floor area of approximately 234 m², including the garage areas. The townhouse units would each be 5 m wide and each semi-detached dwelling unit would be 5.6 m wide.

The end townhouse units adjacent to Queen's Drive would have a proposed setback of approximately 4 m to the property line and a main entrance facing Queen's Drive. The front yard setbacks of the townhouse and semi-detached dwelling units would range from 5.8 m to 10.6 m. All units would have a rear yard setback of 7.5 m.

Vehicular access to the site would be provided by a private road off of Queen's Drive with an inverted "T" configuration. A pedestrian sidewalk is proposed along both sides of the north-south private road connecting to Queen's Drive and on the south side of the east-west extension of the private road. A total of 38 parking spaces would be provided

for the development, including 10 visitor parking spaces located along the interior north side of the private road and 28 residential parking spaces (1 for each dwelling unit) located within each of the integral garages of the proposed dwelling units. Private driveways would be provided and lead to each of the integral garages.

There are two recycling/refuse buildings proposed at each end of the "T" road configuration, adjacent to the proposed visitor parking spaces.

Detailed project information can be 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 of this report for three dimensional representations of the project in context and Attachment 4 for the site plan of the proposal.

Site and Surrounding Area

The subject site is located on the south side of Queen's Drive, between Jane Street to the west and Black Creek Drive to the east (see Attachment 3: Location Map). The site is approximately 6,800 m² in area (0.68 hectares) and is rectangular in shape, with a lot frontage of 75 m and a lot depth of 91 m.

The site is currently vacant. The site was previously occupied by four detached dwellings which were demolished in 2019. Surrounding land uses include:

- North: Directly across on the north side of Queen's Drive are two-storey townhouse dwelling units and Upwood Park Co-Operative Homes, which is comprised of two 10-storey apartment buildings.
- East: Immediately east are one and two-storey detached dwellings and two-storey semi-detached dwellings.
- South: Immediately south are one and two-storey semi-detached dwellings. Further south is the Upwood Greenbelt and the Black Creek ravine system. There is a pedestrian connection from Upwood Avenue to the Black Creek ravine.
- West: To the west of the site is a 3-storey detached dwelling and a 5-storey retirement home (Weston Retirement Residence). Further west is Upwood Greenbelt and the Black Creek ravine system, as well as apartment buildings along Jane Street which range in heights.

Provincial Policy Statement and Provincial Plans

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 (2020). 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 (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2020) 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 (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

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 current application is located on lands designated *Neighbourhoods* on Land Use Plan Map 14 of the Official Plan (see Attachment 5: Official Plan Land Use Map). *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable.

Zoning By-laws

The site is zoned One-Family Detached Dwelling Fourth Density Zone Residential (R4) under the former City of North York Zoning By-law No. 7625. This zoning permits single detached dwellings, and accessory buildings and structures. The minimum lot frontage in the R4 zone is 15 m and the minimum lot area is 550 m². Other zoning provisions include, but are not limited to, maximum building height of 2-storeys and 8.8 m (as measured to the mid-point of the roof), minimum front yard setback of 7.5 m, minimum rear yard setback of 9.5 m, maximum dwelling length of 16.8 m and maximum lot coverage of 30% of the lot area.

Under City-wide Zoning By-law No. 569-2013, the site is zoned Residential Detached [RD (f15.0; a550)(x5)]. The RD zone permits detached dwellings, and accessory buildings and structures. The minimum lot frontage in this zone is 15 metres and the minimum lot area is 550 m². Other zoning provisions include, but are not limited to, maximum building height of 2-storeys and 10.0 m (as measured to the top of the roof), minimum rear yard setback of 7.5 m or 25% of the lot depth, whichever is the greater, maximum building length of 17.0 m and maximum lot coverage of 30% of the lot area. The site is subject to a site specific exception under Zoning By-law No. 569-2013. Exception No. 5 requires a minimum side yard setback of 1.8 m.

See Attachment 6 of the report for the existing zoning by-law map. The City's Zoning By-law No. 569-2013 can 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;
- Complete Streets Guidelines; and
- Toronto Green Standard.

The application may be subject to further Design Guidelines as the review of the application progresses.

The City's Design Guidelines can 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 (File No. 20 212165 WET 05 SA) and is currently under review.

COMMENTS

Reasons for the Application

Amendments to the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 are required to permit the proposed building types. Semi-detached and townhouse dwellings are not permitted residential building types in the RD zone. Site specific amendments are also required to provide applicable performance standards such as building height, density, building setbacks, lot coverage and landscaping area.

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

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2019), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, the provision of additional housing options and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest include: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (2020) contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated

taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long term economic prosperity. Policy 4.6 indicates that the Official Plan is the most important vehicle for implementing the PPS and that planning authorities shall keep their Official Plan up-to-date with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2019) provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

The application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan, especially with regard to the promotion of well-designed built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

The Official Plan states that *Neighbourhoods* are considered 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.

Policy 4.1.5 of the Official Plan outlines the development criteria in *Neighbourhoods*. Development in established *Neighbourhoods* is to respect and reinforce the physical character of each geographic neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) prevailing location, design and elevations relative to the grade of driveways and garages;
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space; and
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood.

Further, Policy 4.1.5 states that "the physical character of the geographic neighbourhood includes both the physical characteristics of the entire geographic area in proximity to the proposed development (the broader context) and the physical characteristics of the properties that face the same street as the proposed development in the same block and the block opposite of the proposed development (the immediate context). Proposed development within a *Neighbourhood* will be materially consistent with the prevailing physical character of properties in both the broader and immediate contexts. In instances of significant difference between these two contexts, the immediate context will be considered to be of greater relevance".

The development criteria policies for *Neighbourhoods* in Section 4.1 are also supplemented by the development criteria outlined in the Built Form policies contained in Sections 3.1.2 of the Official Plan, as recently updated through Official Plan Amendment 480.

Section 3.1.1 of the Official Plan, as recently updated through Official Plan Amendment 479, contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible. Further, these policies guide the development of new streets requiring the implementation of the Complete Streets approach to develop a street network that balances the needs and priorities of the various users and uses within the right-of-way. The Official Plan directs that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets.

The proposal will be reviewed for its conformity with the policies of the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed building types, heights, massing, siting and other built form issues will be assessed based on the City's Official Plan policies, the Townhouse and Low-Rise Apartment Guidelines and other relevant urban design guidelines. An evaluation will be made to confirm whether the proposal fits within its planned and built context. In particular, staff will also be evaluating the appropriateness of the proposed site access, circulation, collection and storage of waste materials, landscaped open space and streetscaping.

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).

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) of the Official Plan states that "to support strong communities, a competitive economy and a high quality of life,

public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report and a Landscape and Planting Plan, dated March 26, 2019, prepared by INSITE Landscape Architects Incorporated. Urban Forestry staff have advised that a revised Arborist Report is required as the Arborist Report submitted was prepared almost two years ago. It is noted that there are existing protected trees located on the City road allowance and private property. In accordance with the City's Official Plan, existing mature trees are to be preserved wherever possible and incorporated into landscaping plans. Revised Landscape and Soil Volume Plans are also required that demonstrate the tree planting requirements. Staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing Report, dated September 2020, prepared by John Towle Associates Limited, a Geotechnical Investigation, dated February 2020, prepared by V.A. Wood Associates Limited and a Hydrogeological Investigation, dated September 2020, prepared by Toronto Inspection Limited. The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. Staff are reviewing the submitted reports and plans.

The applicant submitted a Phase 1 Environmental Site Assessment, dated March 2019, prepared by PGL Environmental Consultants, in order to identify and assess areas of potential site contamination. Staff are reviewing the submitted report.

A Traffic Brief, dated June 2020, prepared by Asurza Engineers, was also submitted to reflect the projected traffic conditions and determine if the traffic generated by the proposed development can be accommodated by the adjacent street system. Staff are reviewing this analysis.

Toronto Green Standard

City 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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant submitted a TGS Checklist with this application and it is currently being reviewed by staff. Staff will be encouraging the applicant to meet Tier 2 or higher performance measures.

Other Matters

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

CONTACT

Olivia Antonel, Planner
Tel. No. (416) 394-6008
E-mail: Olivia.Antonel@toronto.ca

SIGNATURE

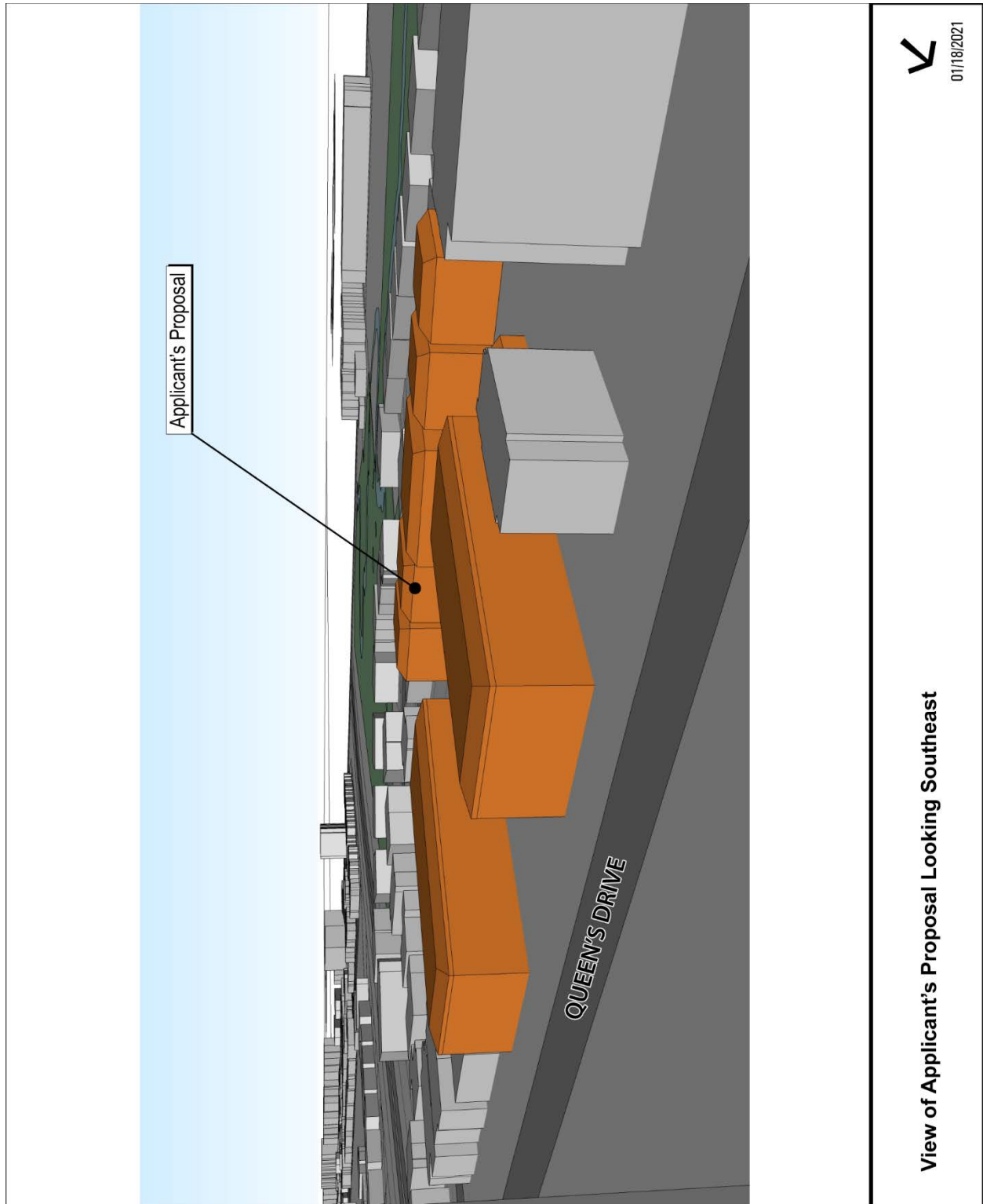
Sarah Henstock, MCIP, RPP
Acting Director of Community Planning
Etobicoke York District

ATTACHMENTS

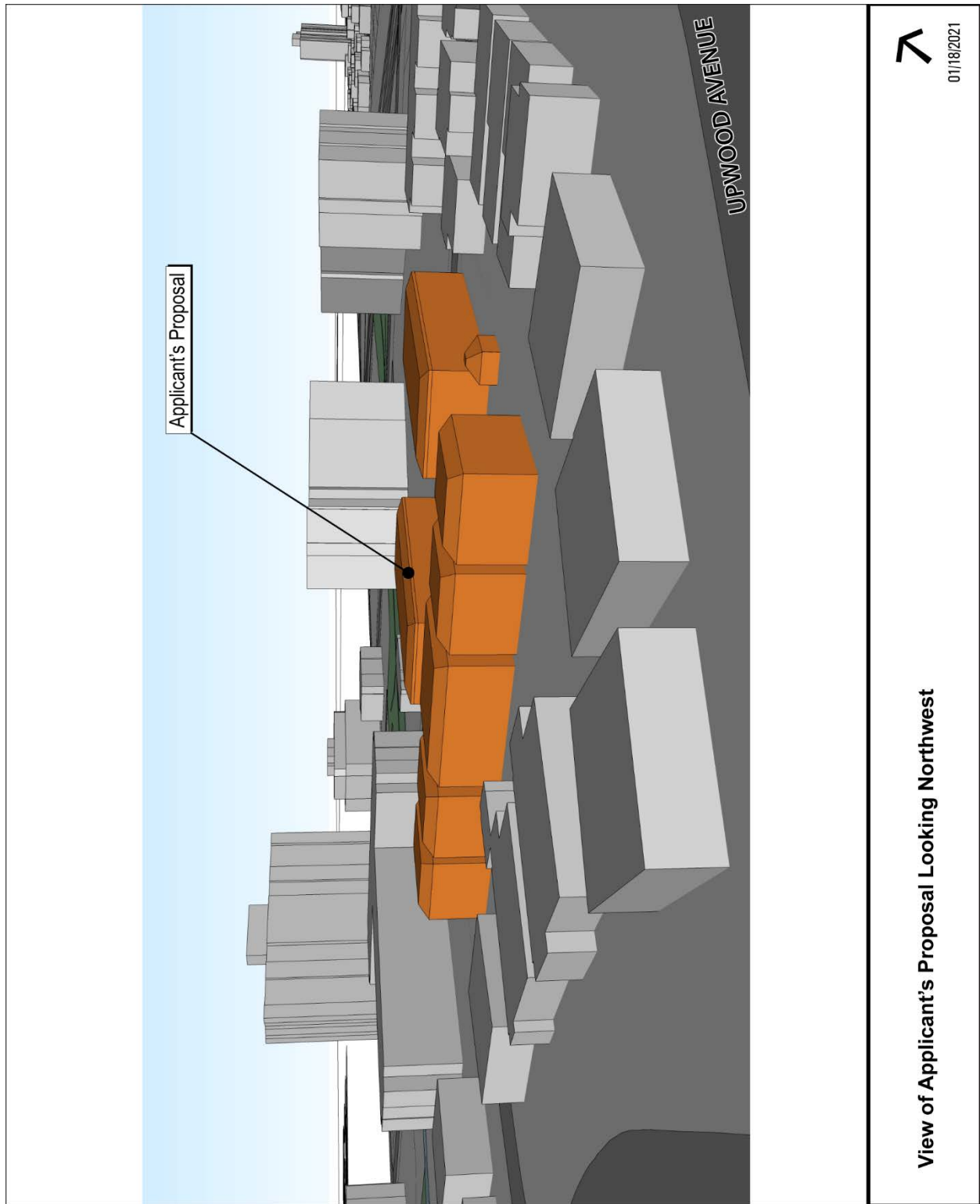
City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context, Looking Southeast
Attachment 2: 3D Model of Proposal in Context, Looking Northwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning Map

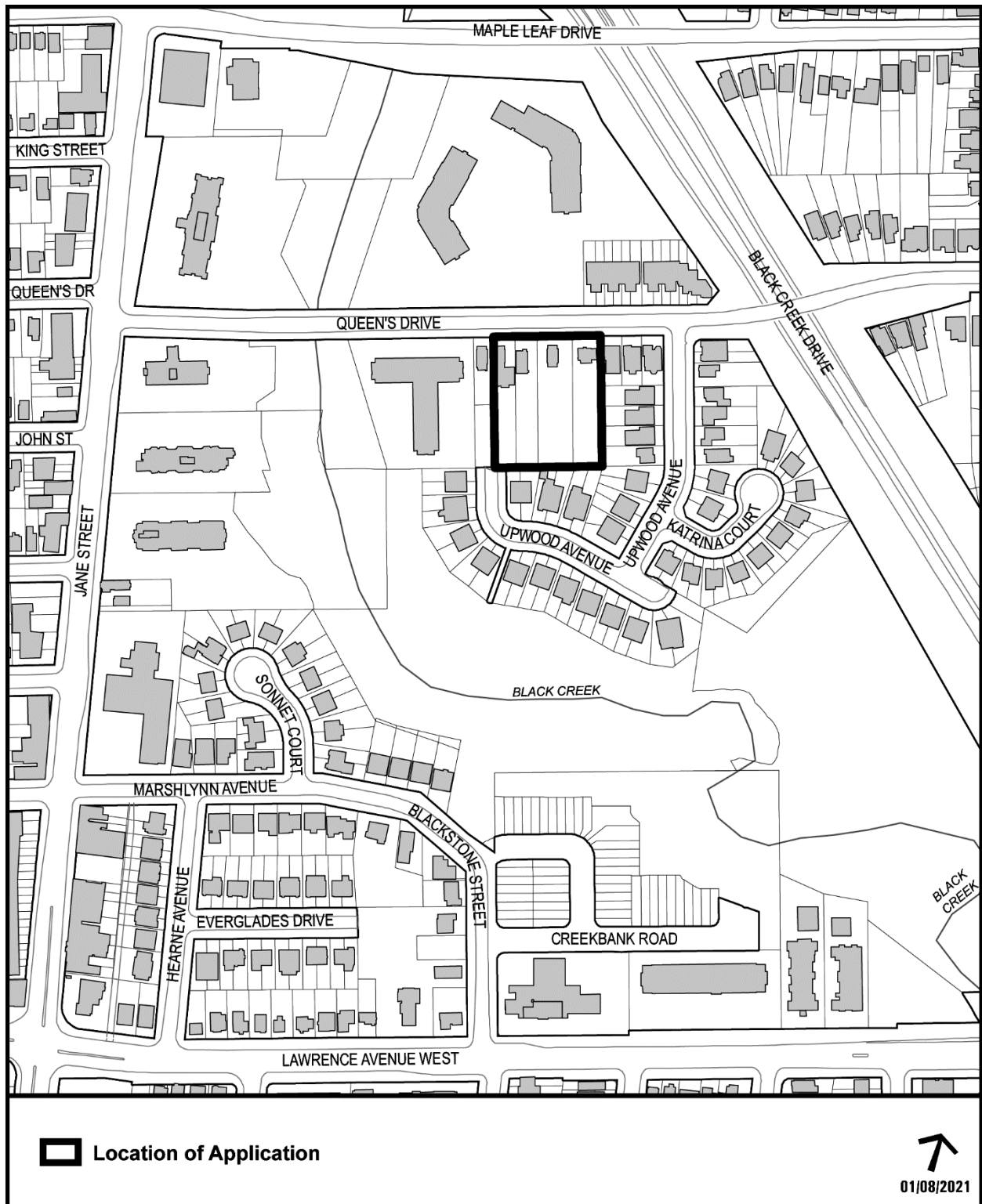
Attachment 1: 3D Model of Proposal in Context, Looking Southeast



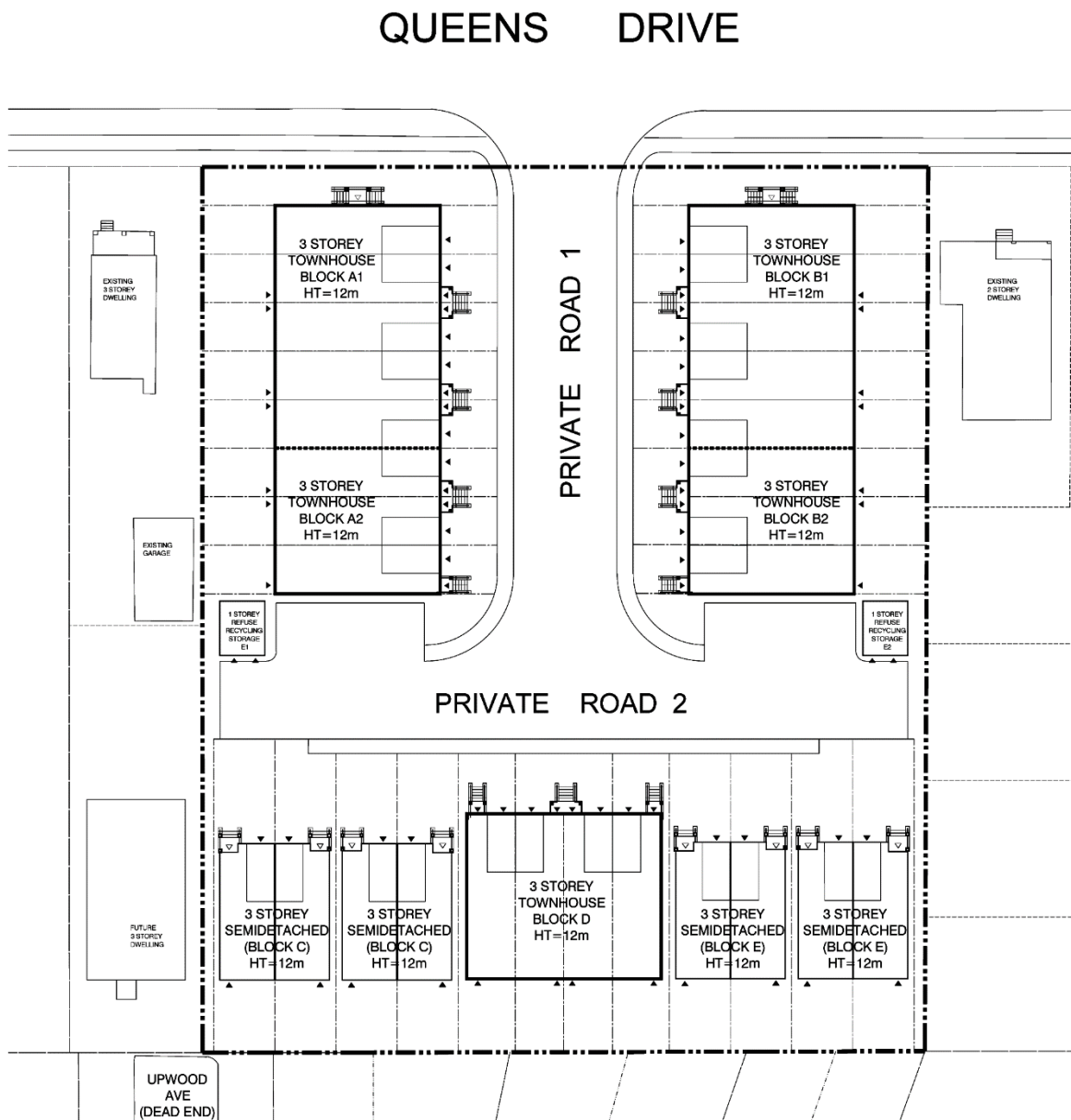
Attachment 2: 3D Model of Proposal in Context, Looking Northwest



Attachment 3: Location Map



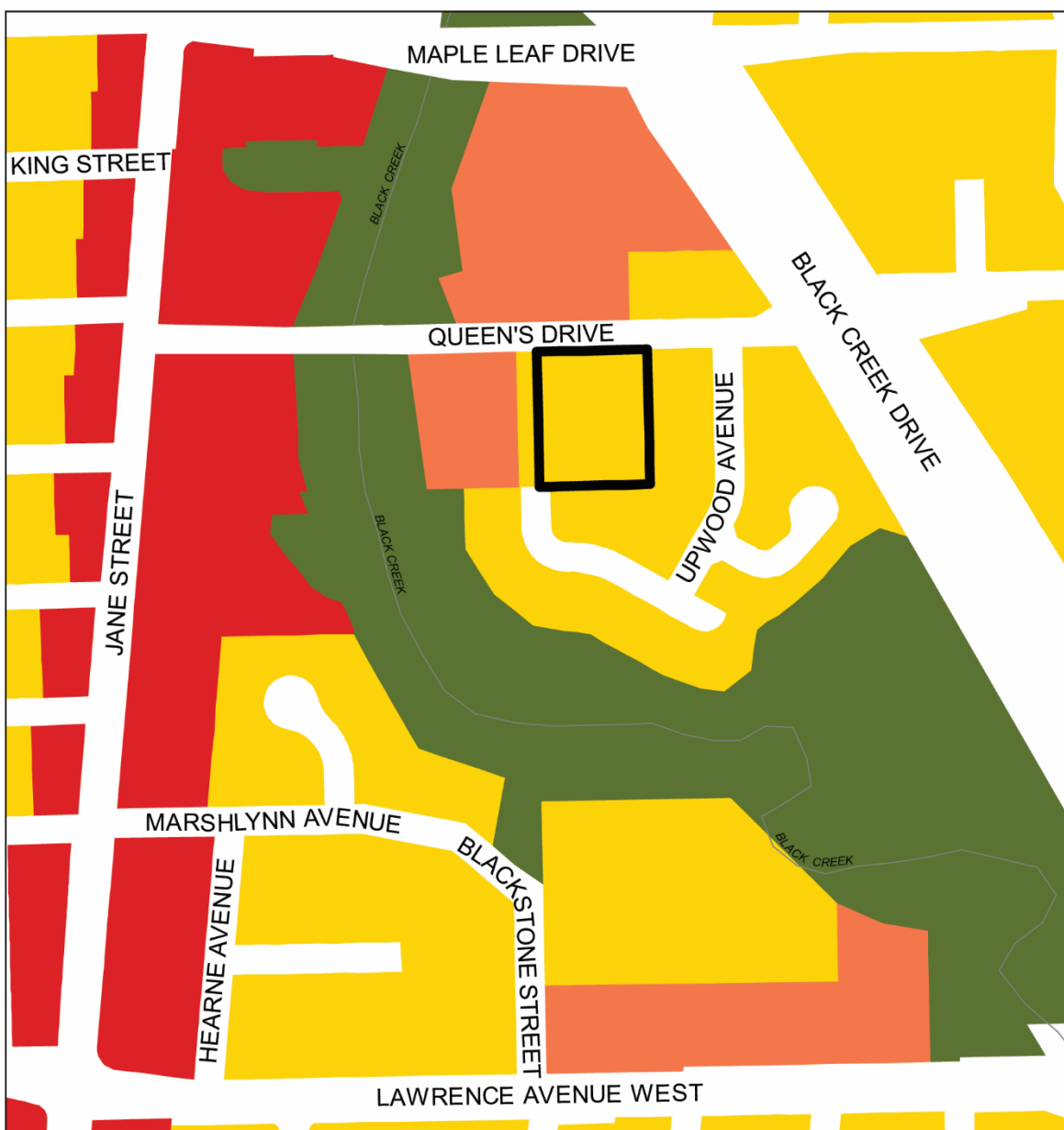
Attachment 4: Site Plan



Site Plan



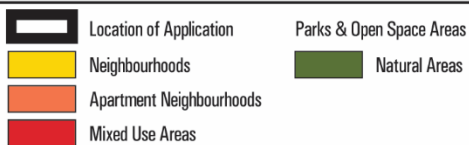
Attachment 5: Official Plan Land Use Map



337-349 Queen's Drive

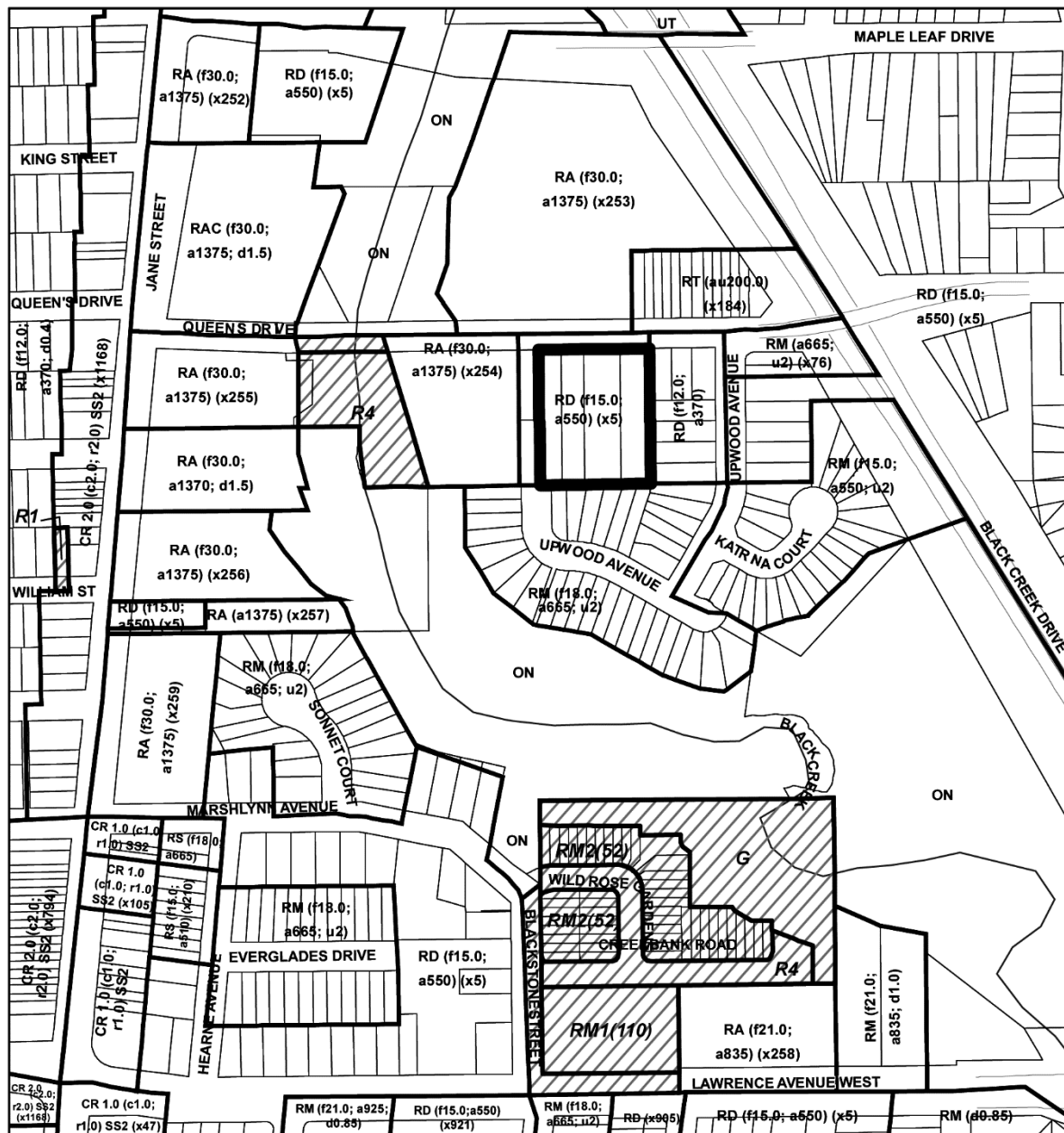
Official Plan Land Use Map #14

File # 20 212119 WET 05 02




 Not to Scale
 01/11/2021

Attachment 6: Zoning Map



Zoning By-law 569-2013

337-349 Queen's Drive

File # 20 212119 WET 05 02



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple

RA Residential Apartment
RAC Residential Apartment Commercial
CR Commercial Residential
ON Open Space Natural
UT Utility and Transportation



See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
G Greenbelt Zone
See Former City of York By-law No. 1-83
R1 Residential Zone



Not to Scale
Extracted: 01/08/2021