

45 to 47 Hendon Avenue – Official Plan Amendment, Zoning Amendment Applications – Preliminary Report

Date: March 2, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Willowdale (18)

Planning Application Number: 20 223759 NNY 18 OZ

Notice of Complete Application Issued: February 2, 2021

Current Use(s) on Site: The site is currently developed with two single-storey detached houses.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 45 to 47 Hendon Avenue.

The applications propose to amend the North York Centre Secondary Plan and amend the former North York Zoning By-law 7625 to permit a development containing 19 residential units, with a gross floor area of 1,393.20 square metres, which is a floor space index of 1.5 times the lot area. The proposed development will have a height of 3 storeys (11.0 metres). Parking is proposed to be located at the rear of the property at-grade, totaling 11 parking spaces, and vehicular access is provided via a driveway entrance from 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 45 to 47 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

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

ISSUE BACKGROUND

Application Description

This application proposes to amend Official Plan and Zoning By-law (Application No. 20 223759 NNY 18 OZ) for the property at 45-47 Hendon Avenue to permit an apartment building containing 19 residential units, with a gross floor area of 1,393.20 square metres which is a floor space index of 1.5 times the lot area. The proposed development will include a number of setbacks and rise to a total height of 11.0 metres not including the mechanical penthouse. Parking is proposed to be located at the rear of the property at-grade, totaling 11 parking spaces, and vehicular access is provided via a driveway entrance from Hendon Avenue.

The base of the building is split into two sections separated by the driveway leading to parking at the rear. The 19 residential units are located on the second and third floors with 10 on the second and 9 on the third.

The application proposes a main building pedestrian entrance from Hendon Avenue in the eastern portion of the building's base, with a lobby, lounge area and elevator. Vehicular access to the proposed development is from Hendon Avenue via a driveway between the two base sections, providing access to 11 parking spaces in the rear comprised of 10 resident parking spaces and one visitor parking space. A garage door for the driveway and parking area is proposed. The western portion of the base will include bulk storage and 4 long term bicycle parking spaces.

Short-term bicycle parking is proposed adjacent to the main building entrance, with long-term bicycle parking proposed on the ground floor and in the basement and accessible by elevator. A waste storage room is proposed on the ground floor, with access to Hendon Avenue for curbside collection. As the Proposed Development includes less than 30 units, no loading space is required or proposed.

North: Detached houses on the north side of Hendon Avenue with Hendon Park beyond.

East: Detached houses on the west side of Greenview Avenue, with 3-storey townhouses and a 26-storey residential condominium building on the east side of Greenview Avenue.

South: Four blocks of 3-storey stacked back-to-back townhouses between Eldora Avenue and Greenview Avenue.

West: One block of 3-storey stacked townhouses fronting on Hendon Avenue and Eldora Avenue, with detached houses on the west side of Eldora Avenue.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=xBh1PqVYCIcMcT2qzJiPXvA%3D%3D>

See Attachment 1A and 1B of this report, for a three dimensional representation of the project in context. See Attachment 2 of this report for a location map showing the site location. See Attachment 3 of this report for a site plan.

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).

The Growth Plan (2020) as amended 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 (2020) 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 are planned for the prescribed 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. 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 Centres on Map 2 of the Official Plan and *Mixed Use Areas* (see Attachment 4: Official Plan Map).

The application is also located within the North York Centre Secondary Plan area and is designated Mixed Use Area H (see Attachment 4: North York Centre Secondary Plan Map 8-4) 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. The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8NorthYork-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

Reasons for the Application

The application to amend the North York Centre Secondary Plan is required to permit reduced parking standards for the proposed development. The application to amend the Zoning By-law is required to permit the proposed apartment 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:

Conformity with the North York Centre Secondary Plan

North York Centre Motor Vehicle Parking Policy provides parking standards for motor vehicle parking 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 including 0.1 spaces per dwelling unit for visitors which results in a minimum requirement of 19 spaces including 1 visitor space. The application proposes 10 resident spaces and 1 visitor spaces. Transportation Services staff are reviewing and assessing the appropriateness of the proposed parking supply.

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.

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 plans show that the development proposes the removal of six privately-owned trees. An Application to Injure or Remove Tree and an application fee for six private tree is required.

Based on standard requirement, Urban Forestry requires a total of eighteen new large growing native shade trees to be planted on private property to replace the six private trees proposed for removal at a replacement ratio of 3:1.

Housing

The applicant has not confirmed if any existing rental units or dwelling rooms within the subject lands would be lost due to the development proposal, per Official Plan Policy 3.2.1.12. According to City records, there are existing rental units on the site. The applicant has been requested to provide additional information to determine the applicability of the Rental housing Policies on the application.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are 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 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 application will be subject to the requirements of TGS Version 3.

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

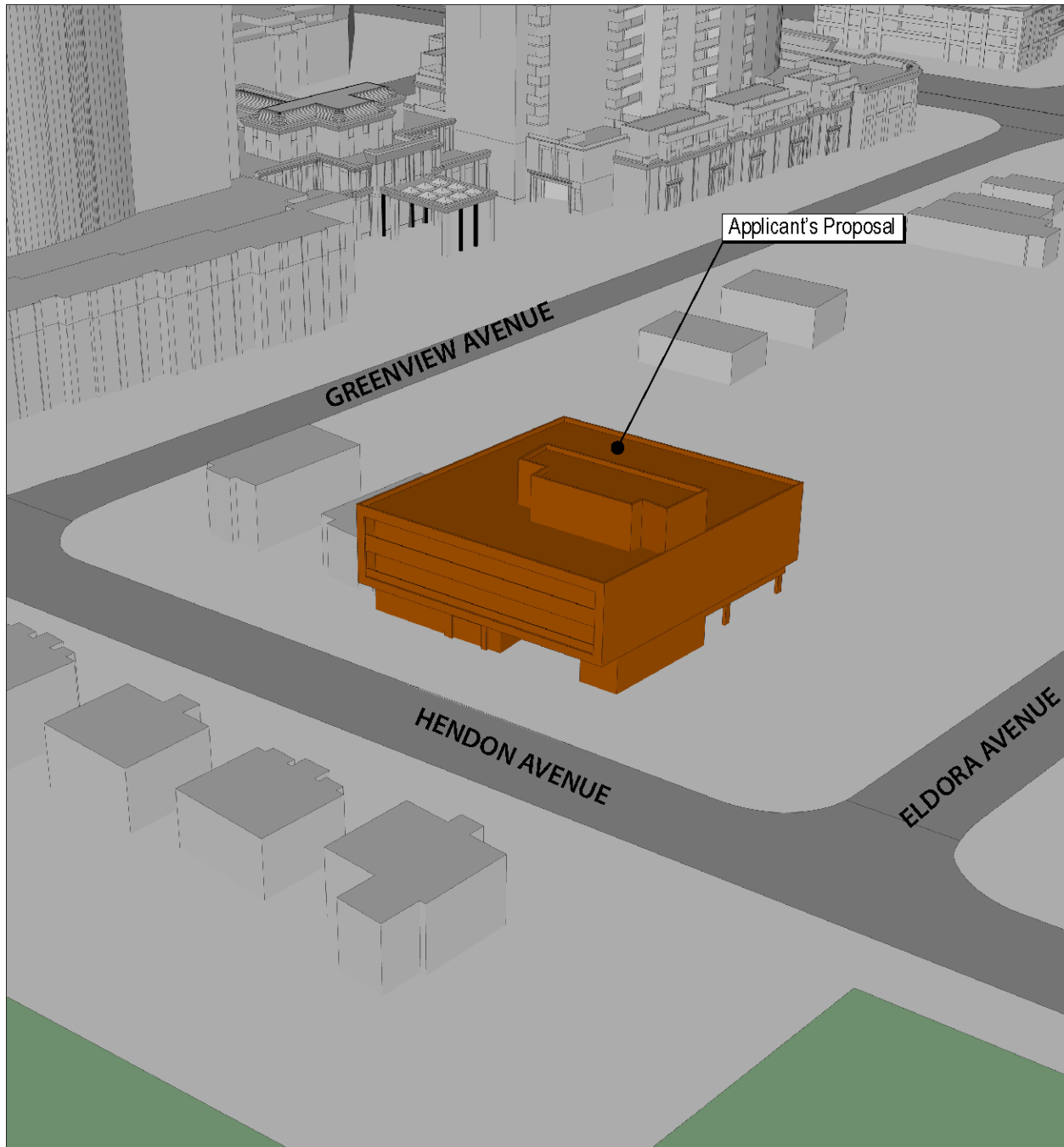
Giulio Cescato, MCIP RPP
Acting Director, Community Planning,
North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1A: 3D Model of Proposal in Context looking Southeast
Attachment 1B: 3D Model of Proposal in Context looking Northeast
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: North York Centre Secondary Plan Map 8-4

Attachment 1A: 3D Model of Proposal in Context looking Southeast

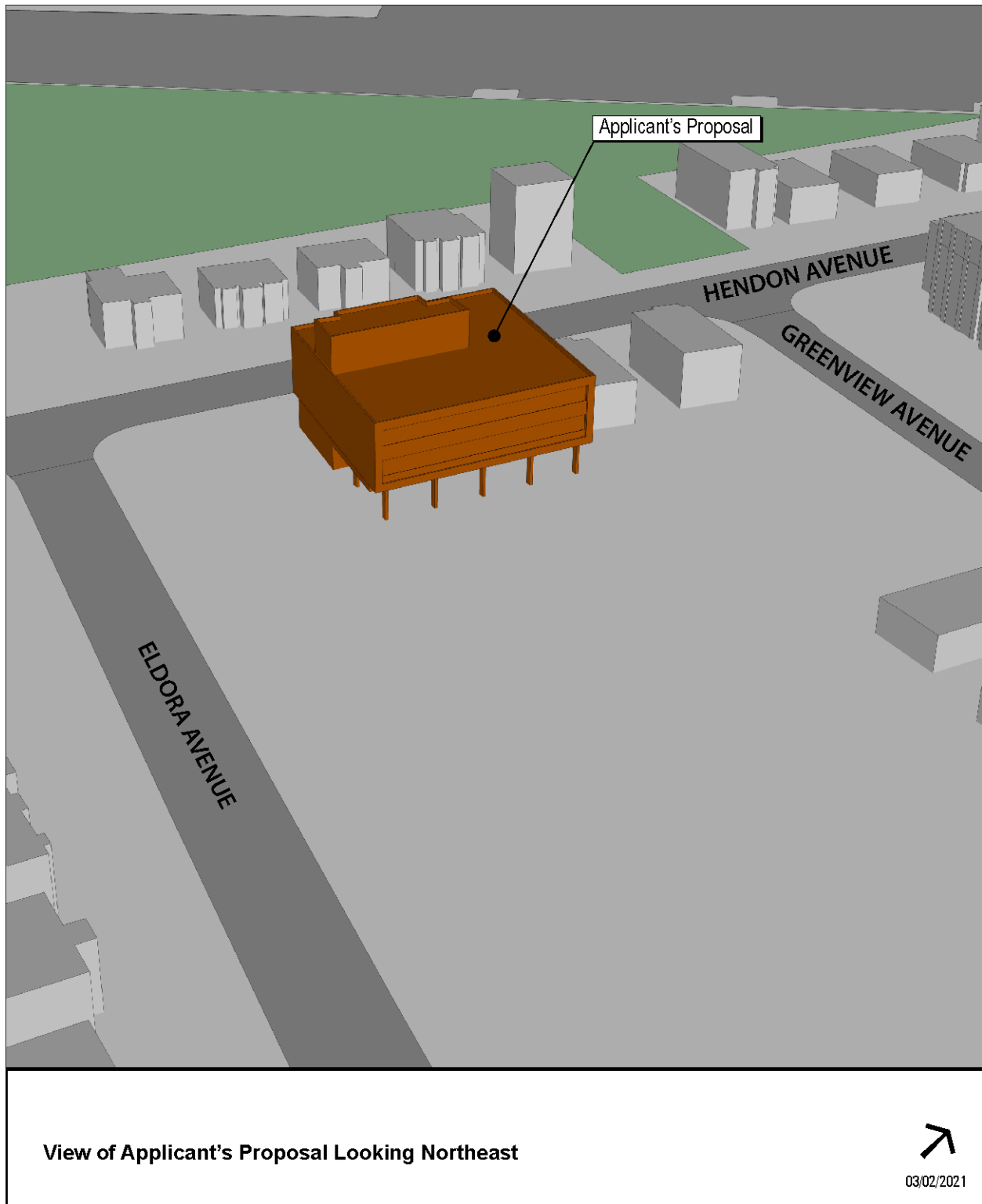


View of Applicant's Proposal Looking Southeast

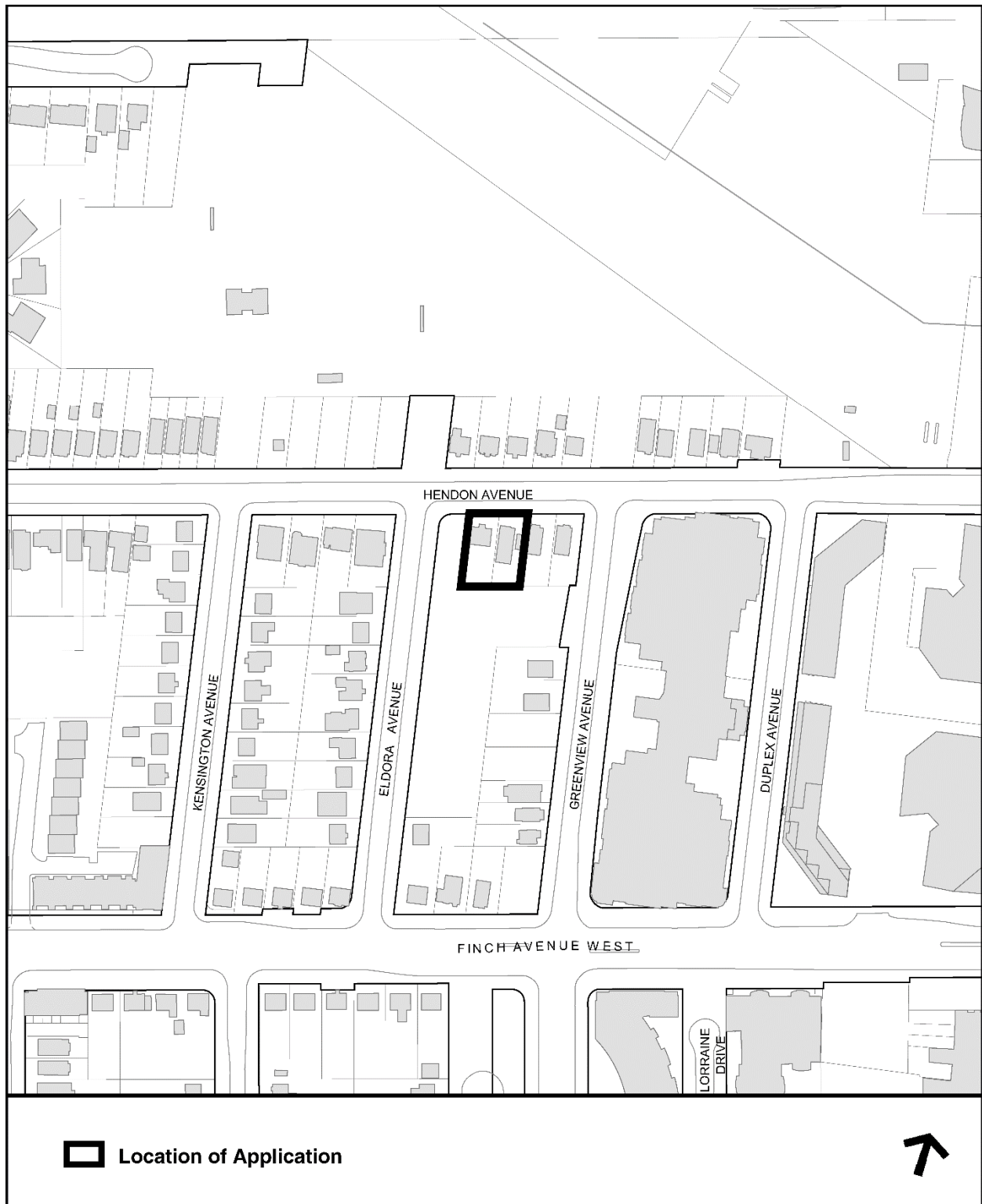


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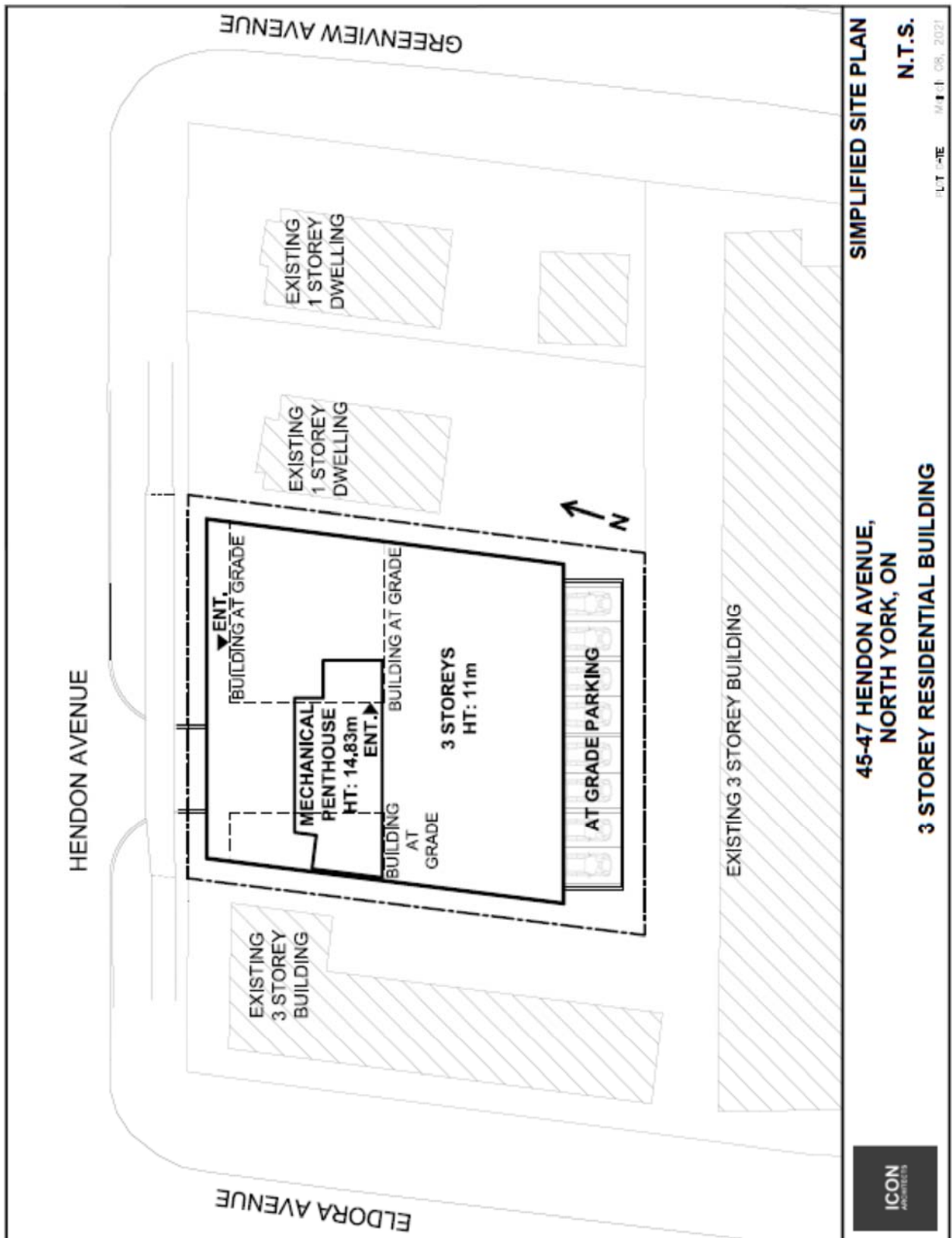
Attachment 1B: 3D Model of Proposal in Context looking Northeast



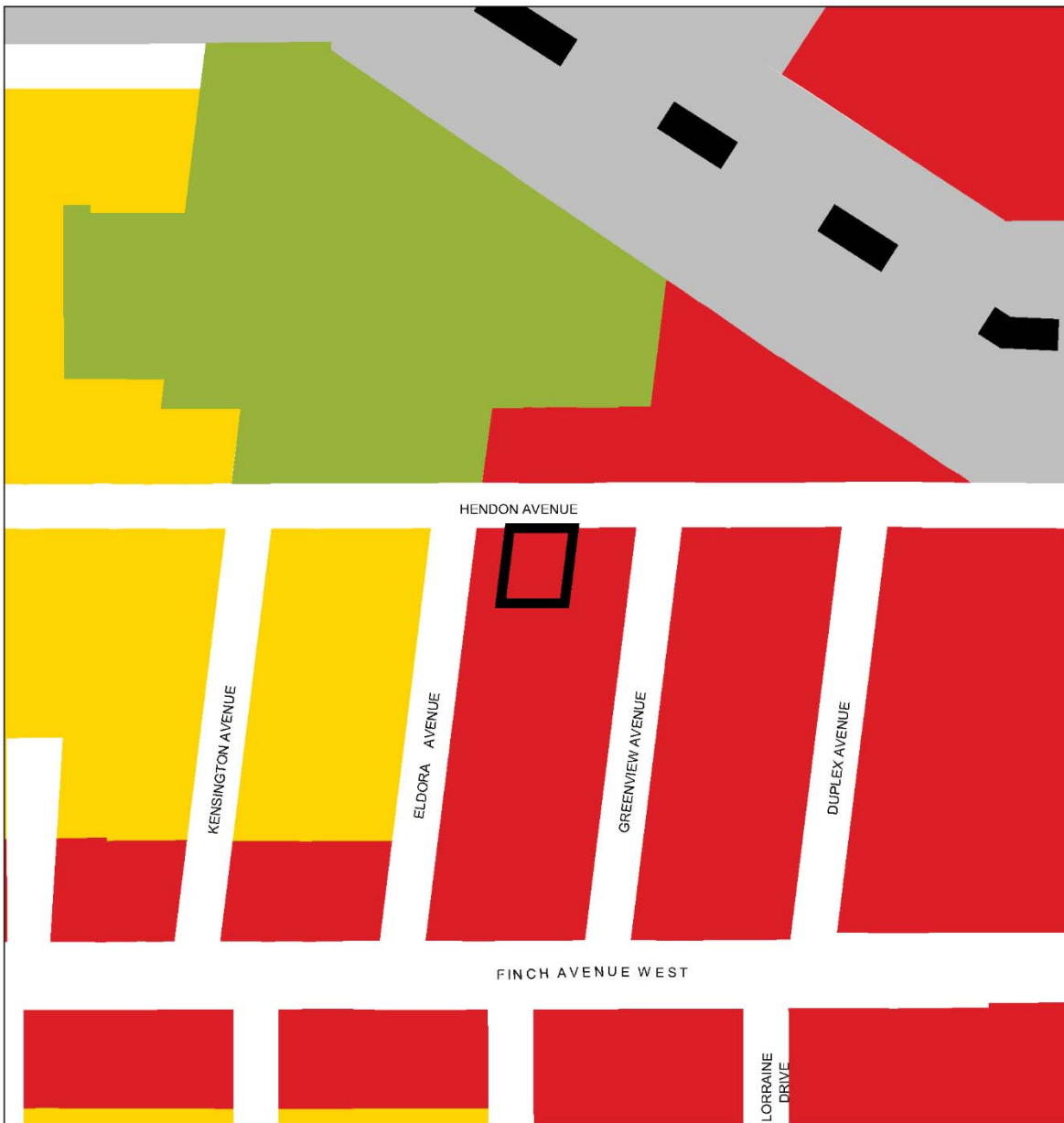
Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #16

45-47 Hendon Avenue

File # 20 223759 NNY 18 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Parks

Utility Corridors



Not to Scale
Extracted: 03/02/2021

Attachment 5: North York Centre Secondary Plan Map 8-4

