

2 Valleyanna Drive- Zoning By-law Amendment Application– Request for Direction Report

Date: May 31, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 20 151274 NNY 15 OZ

SUMMARY

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 applicant appealed the Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT) on March 30, 2021. The appeal was made citing Council's failure to make a decision on the application within the timeframe prescribed by the *Planning Act*. A Case Management Conference has yet to be scheduled.

The proposed development in its current form is not consistent with the Provincial Policy Statement (2020) and does not conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the City's Official Plan and the Townhouse and Low-Rise Apartment Guidelines.

This report recommends that the City Solicitor, together with City Planning staff, and other appropriate City staff, attend the LPAT hearing in opposition to the current proposal. It is also recommended that staff continue to work with the applicant in an attempt to resolve the outstanding issues with the application as outlined in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff to attend the Local Planning Appeal Tribunal hearing to oppose the

Zoning By-law Amendment Application in its current form, for the reasons set out in the Report dated May 31, 2021.

2. City Council direct City Planning Staff to continue to work with the applicant to resolve the issues detailed in this report.

3. In the event that the Local Planning Appeal Tribunal approves the application in whole or in part, City Council authorize the City Solicitor to request the Local Planning Appeal Tribunal withhold its Order approving any Zoning By-law Amendment applicable to the subject lands until such time as the City Solicitor confirms that:

a. The final form and content of the draft Zoning By-law Amendment is satisfactory to the City Solicitor, and the Chief Planner and Executive Director, City Planning Division, in consultation with the Chief Engineer and Executive Director, Engineering and Construction Services.

b. The Local Planning Appeal Tribunal has received confirmation from the City Solicitor that:

i. The Owner has submitted revised architectural plans and landscaping plans reflecting the proposal, to the satisfaction of the Chief Planner and Executive Director, City Planning;

ii. The Owner has addressed the comments in the Engineering and Construction Services memo dated July 27, 2020, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

iii. The Owner has at his sole expense provided a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Assessment Review, including the Foundation Drainage Report, all to be satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services, and the General Manager, Toronto Water;

iv. The Owner at its sole expense designed and provided financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report and Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Functional Servicing Report and Stormwater Management Report, Foundation Drainage Report, and Hydrogeological Review, accepted by the Chief Engineer and Executive Director,

Engineering and Construction Services and the General Manager, Toronto Water;

v. Should it be deemed necessary by the Chief Engineer and Executive Director, Engineering and Construction Services, the by-laws require the owner, at no cost to the City, prior to the issuance of any above grade permit for all or any part of the site, including any conditional above-grade building permit, to design, financially secure, construct, and make operational, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report and Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Toronto Water, and the City Solicitor;

vi. The Owner has demonstrated within the revised Servicing drawings that space is provided within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681.10.

vii. The Owner has provided a revised Arborist Report which accurately details the tree preservation plan, to the satisfaction of General Manager, Parks, Forestry and Recreation;

viii. The Owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template;

ix. All other required plans and reports have been submitted and accepted by relevant City Divisions and external agencies to enable the City to complete the review of the Zoning By-law Amendment application.

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.

DECISION HISTORY

A Preliminary Report on the application was adopted by North York Community Council on September 10, 2020 authorizing staff to conduct a community consultation meeting. The Preliminary Report is available via the following link:

<https://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-155976.pdf>

Local Planning Appeal Tribunal

On March 30, 2021 the applicant appealed the Rezoning Application to the Local Planning Appeal Tribunal (LPAT) due to Council's lack of decision within the timelines prescribed by the *Planning Act*. A Case Management Conference has yet to be scheduled.

PROPOSAL

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 configuration 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 provides access to the individual units via a small number of stairs.

A courtyard is proposed between the existing (heritage gatehouse) and proposed building, and will include a new walkway that will extend from the archway of the gatehouse, which is proposed to be restored and reopened 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/>

There have been no revisions to the proposal since the time of the Preliminary Report that was before North York Community Council on September 10, 2020.

See Attachment 1 for the Application Data Sheet and Attachments 5, 6a, 6b, 6c, and 6d for the Site Plan and Elevations.

Site and Surrounding Area

The site is located on the northeast corner of Bayview Avenue and Valleyanna Drive (see Attachment 2: Location Map). The site has an area of approximately 1,894 square metres with 87 metres of frontage on Bayview Avenue and 42 metres of frontage on Valleyanna Drive. The site currently comprises a two-storey heritage building known as the Annandale Gatehouse, which is listed on the City's Heritage Register.

Surrounding land uses include:

North: The York University Glendon Campus is located on the east side of Bayview, north and south of Lawrence Avenue East. North of Lawrence Avenue East on the east side of Bayview are two apartment buildings. On the western side of Bayview Avenue, north of Lawrence Avenue East is the Toronto French School campus.

East: Large residential properties are located on the north and south sides of Valleyanna Drive with large single detached dwellings centred on the lots, and substantial landscaped front yards. Valleyanna Drive is a cul-de-sac which terminates in a large estate of 9.39 acres, at 28 Valleyanna Drive. All of these lands are designated *Neighbourhoods*.

South: Sunnybrook Hospital campus is located south of Valleyanna Drive and consists of hospital buildings and various associated parking lots and service buildings. These medical buildings/uses extend south beyond Blythwood Road to Glenvale Boulevard.

On the west side of Bayview Avenue, south of the Green P parking lot is a development of townhouse blocks accessed via Hargrave Lane which is centrally located.

West: On the opposite side of Bayview Avenue, there is a Green P surface parking lot on the south side of Dawlish Avenue. On the north side of Dawlish Avenue is the two-storey Lawrence Park Community Church. Further to the west are single detached dwellings within the Lawrence Park neighbourhood. These properties feature smaller frontages, lot area and dwellings in comparison to Valleyanna Drive.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: 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 amends and 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).

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Toronto Official Plan

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 Toronto Official Plan policies may be found here:

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

Official Plan Amendments 479 (Public Realm) and 480 (Built Form)

Official Plan Amendments 479 (Public Realm) and 480 (Built Form) were adopted as part of the Five-Year Official Plan Review pursuant to section 26 and subsection 17(34) of the *Planning Act*. On September 11, 2020, the Minister of Municipal Affairs and Housing approved OPA 479 and OPA 480. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types.

The policies reflect the continuous evolution of the application of urban design principles to achieve critical city building objectives, defining the roles and relationships of the public realm and new development to ensure that buildings and their surrounding public spaces work together to achieve a high standard of design.

Chapter 2- Shaping the City

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that Neighbourhoods are low rise and low density residential areas that are considered to be physically stable. Development in Neighbourhoods will be consistent with this objective and will respect and reinforce the exiting physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3: Building a Successful City

Section 3.1.1: The Public Realm

The Section 3 policies regarding the public realm speak to sidewalks and boulevards that will be designed to provide safe, attractive, interesting and comfortable spaces for pedestrians by:

- providing well designed and co-ordinated tree planting and landscaping, pedestrian-scale lighting, and quality street furnishings and decorative paving as part of street improvement; and
- locating and designing utilities within streets, within buildings or underground, in a manner that will minimize negative impacts on the natural pedestrian and visual environment and enable the planting and growth of trees to maturity. Providing for amenity for adjacent streets and open spaces.

Section 3.1.2: Built Form

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development. This includes:

- Generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback;
- Locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Massing new development and its exterior façade to fit harmoniously into its existing and/or planned context;
- Massing new development to define the edges of streets, parks and open spaces at good proportion; and
- Providing for amenity for adjacent streets and open spaces.

Policy 3.1.2.1(d) further states that new development should be located and organized to fit within its existing and/or planned context by preserving existing mature trees wherever possible and incorporating them into landscaping designs.

Section 3.1.5: Heritage Conservation

Section 3.1.5 speaks to heritage conservation and states that proposed alterations, development and/or public works on or adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained prior to work commencing on the property and to the satisfaction of the City.

Policy 3.1.5.26 states that new development on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. As per

policies 3.1.5.22 and 3.1.5.23, a Heritage Impact Assessment (HIA) shall be considered when determining how a heritage property is to be conserved. The HIA will evaluate the impact of a proposed alteration or demolition to a heritage property.

Section 3.4.1: The Natural Environment

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, in part:

- d. preserving and enhancing the urban forest by providing suitable growing environments for trees; increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and regulating the injury and destruction of trees.

Chapter 4: Land Use Designations

The Toronto Official Plan (Map 20) designates the site as *Neighbourhoods* (see Attachment 3). *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. New development within this designation will maintain the existing physical character. Parks, low scale institutions, home occupations, cultural and recreational facilities, and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan states that physical changes to established *Neighbourhoods* must be sensitive, gradual and "fit" the existing physical character. A key objective is that new development respect and reinforce the general physical patterns in a *Neighbourhood*.

Neighbourhoods Official Plan policies in Chapter 4.1 provide that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, and identify a set of development criteria in order to assess this in Policy 4.1.5.

The geographic neighbourhood is delineated by considering the context within the *Neighbourhood* in proximity to a proposed development, including: zoning; prevailing dwelling type and scale; lot size and configuration; street pattern; pedestrian connectivity; and natural and human-made dividing features.

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 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 determination of material consistency for the purposes of this policy will be limited to consideration of the physical characteristics listed in this policy.

In determining whether a proposed development in a *Neighbourhood* is materially consistent with the physical character of nearby properties, only the physical character of properties within the geographic neighbourhood in which the proposed development is to be located will be considered. Any impacts (such as overview, shadowing, traffic generation, etc.) of adjacent, more intensive development in another land use designation, but not merely its presence or physical characteristics, may also be considered when assessing the appropriateness of the proposed development.

The prevailing building type and physical character of a geographic neighbourhood will be determined by the most frequently occurring form of development in that neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type or physical character. The prevailing building type or physical character in one geographic neighbourhood will not be considered when determining the prevailing building type or physical character in another geographic neighbourhood.

While prevailing will mean most frequently occurring, the Official Plan recognizes that some geographic neighbourhoods contain a mix of physical characters. In such cases, the direction to respect and reinforce the prevailing physical character will not preclude development whose physical characteristics are not the most frequently occurring but do exist in substantial numbers within the geographic neighbourhood, provided that the physical characteristics of the proposed development are materially consistent with the physical character of the geographic neighbourhood and already have a significant presence on properties located in the immediate context or abutting the same street in the immediately adjacent blocks within the geographic neighbourhood.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the entire *Neighbourhood*.

Policy 4.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Townhouse and Low-Rise Apartment Design Guidelines (2018)

In March 2018, City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios.

Townhouse and low-rise apartment buildings provide desirable, grade related housing in a form that is more intensive than detached and semi-detached houses. They assist in providing a mix of housing options, defining and supporting streets, parks, and open spaces, at a lower scale - generally no taller than 4-storeys in height - and can be designed to be compatible with, and provide transition to, existing streetscapes of lower-scaled areas.

The updated Guidelines assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured. Relevant concerns are the provision of private outdoor amenity spaces that are sunlit, comfortable, afford a level of privacy and stress the need for private outdoor amenity areas for families with children and accommodating pets. Also relevant is providing sufficient setback distances between primary living spaces (living rooms and dining rooms) and sides of adjacent buildings to ensure adequate sunlight and sky views, and to reduce overlook between buildings and neighbouring properties.

The link to the Guidelines is here:

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

Zoning

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 maximum 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.

An apartment building is not permitted under either Zoning By-law.

Site Plan Control

The proposed development is subject to Site Plan Control. An application has not been submitted.

Tree Preservation

City of Toronto Tree By-laws, which protect and preserve trees on City and private property, were established in part to retain as much crown or tree canopy cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties and, whenever possible, buildings and driveways are to be diverted around trees. The City of Toronto Tree By-laws protect all City-owned trees, and all privately owned trees having a Diameter at Breast Height (DBH) of thirty centimetres or greater. The provisions of the Private Tree By-law require that removed trees be replaced at a ratio of 3:1, with specified size requirements.

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 (number of storeys), density, and setbacks.

Agency Circulation

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

Community Consultation

A virtual Community Consultation Meeting was held on November 17, 2020. Approximately 21 members of the public were in attendance at the Community Consultation Meeting. The following issues were raised by those in attendance:

- Concerns were raised regarding the impact on the heritage building.
- Appropriateness of the height in relation to the existing dwellings on Valleyanna Drive.
- The loss of the large number of mature trees within and around the perimeter of the site, including on Bayview Avenue.
- Concern over increased noise as the current trees provide a sound barrier from Bayview Avenue to residents on Valleyanna Drive.
- Concerns over the history of flooding in the area and the impact of this development, and the potential to exacerbate the problem.
- Further information including renderings was requested from the applicant by residents, to better understand the relationship to 4 Valleyanna Drive.
- Close proximity to 4 Valleyanna Drive and the minimal building setbacks. Residents wanted these setbacks increased. Related concerns over privacy and the direction the windows are facing towards 4 Valleyanna Drive.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the Growth Plan). Both the PPS and the Growth Plan are high-level and broad in their approach, identifying planning authorities as being responsible for identifying appropriate locations for growth and identifying official plans as the key tool for implementing the policy goals of these documents. Policy 4.6 of the PPS, indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment.

While the PPS encourages intensification and efficient development, it recognizes the existing local context is important and that well-designed built form contributes to overall long-term economic prosperity.

Part I of the PPS states that its policies may be complemented by locally-generated policies, such as official plans. Section 1.1.3 speaks to settlement areas, stating that the vitality of these areas is critical to the long-term economic prosperity of communities, and that it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, and promote green spaces, among other matters. Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form.

The PPS is to be read in conjunction with provincial plans, such as the Growth Plan. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Growth Plan 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. One of the guiding principles of the Growth Plan is that the types and scale of built form be contextually appropriate and that development support the achievement of complete communities, where a range and mix 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.

Policy 5.2.5.6 states that in planning to achieve the minimum intensification targets of the Growth Plan, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form.

Policy 5.2.5.8 states that the identification of delineated built-up areas are not a land use designation, and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary

of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes.

In following the direction of the PPS and the Growth Plan, Toronto's Official Plan identifies areas where growth and intensification are to be directed, and provides policies to ensure developments are well design in terms of built form, site design and public realm, among other matters. These directions are provided in the form of policies within the Official Plan, as well as applicable urban design guidelines.

Through the Official Plan, the City has identified appropriate locations and opportunities for intensification that take the existing building stock into account and where infrastructure and services exist and will be provided. The site is located in a *Neighbourhoods* designation and growth opportunities must be considered within the local context of this designation. Development may be permitted subject to ensuring that development is contextually appropriate. While some change is generally anticipated over time in stable *Neighbourhoods*, the key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood.

The appropriate intensification for the site must reflect the existing and planned context as established by Official Plan policies and applicable zoning by-laws. The zoning by-laws governing the site only permit detached dwellings as the main residential building type. The area is characterized by detached dwellings on large lots in a *Neighbourhoods* designation. The proposed development is not considered appropriate and in its current form, represents an inappropriate scale of intensification at a location established for low-scale height, massing and density. These issues are discussed in greater detail below.

As described through the following sections, the current proposal does not align with the development policies of the Official Plan and therefore is not consistent with the PPS and does not conform to the Growth Plan.

Toronto Official Plan

Geographic Neighbourhood

This site is designated *Neighbourhoods* in the Toronto Official Plan. Chapter 2.3 of the Official Plan, *Stable But Not Static, Enhancing Our Neighbourhoods and Greenspaces* states, by focussing new residential development in the Downtown, the Centres, along the Avenues, and in other strategic locations, the shape and feel of neighbourhoods will be preserved. It goes on to acknowledge that some physical changes will occur over time, however a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

Chapter 4.1, the land use policies of the *Neighbourhoods* designation, introduces the geographic neighbourhood. Policy 4.1.5 states the geographic neighbourhood is to be delineated by considering the context within the lands designated *Neighbourhoods* in proximity to the development, including: zoning; prevailing dwelling type and scale; lot

size and configuration; street pattern; pedestrian connectivity; and natural and human made dividing features. This policy also states that development in established Neighbourhoods will respect and reinforce the existing physical character of the geographic neighbourhood, including, in part:

- 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);
- f. prevailing setbacks of buildings from the street or streets;
- g. prevailing patterns of rear and side yard setbacks and landscaped open space;
- h. continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- i. conservation of heritage buildings, structures and landscapes.

Valleyanna Drive is a cul-de-sac comprising of 20 lots, accessible to vehicles and pedestrians by Bayview Avenue only. The street terminates in a large lot that was formerly the Annandale Estate. The original gatehouse to the Estate is located on the subject site at 2 Valleyanna Drive, and fronts onto Bayview Avenue as intended in its historic role as providing an entrance to the Annandale Estate which was later subdivided to form the current lot pattern. Given the isolated nature of the street within the *Neighbourhood*, the character of Valleyanna Drive is an important consideration.

The character of the residential neighbourhood on the west side of Bayview Avenue has also been assessed. It has different characteristics from the existing character of Valleyanna Drive due to its tighter lot fabric and pattern, and smaller dwellings and setbacks, which is reflected in the different zoning for these properties west of Bayview Avenue.

The character in the immediate vicinity on Bayview Avenue is varied due to being a Major Street and comprising mostly institutional and non-residential uses. The closest townhouses are located 100 metres south of the application site, in a large development. Notwithstanding this, it is staff's opinion that the immediately adjacent Valleyanna Drive character is most important in relation to this site's context, due to its uniformity and historic function (as a previous estate and gatehouse) within this immediate context.

The subject site is a unique, triangular-shaped corner lot which is already developed with the existing two-storey gatehouse (currently utilized as a dwelling) that fronts onto Bayview Avenue due to its historic function. The existing gatehouse occupies the lot in a proportionate way to the adjacent lots on Valleyanna Drive, largely respecting the existing character and established development patterns, particularly in terms of coverage and front and side (eastern) yard setbacks to the adjacent lot at 4 Valleyanna Drive. The lot has one of the smallest lot areas on Valleyanna Drive, and therefore a building of the proposed size and scale being located on this site that is already developed with the gatehouse building, would appear out of character with the existing development patterns of the Valleyanna Drive properties.

The current form of the proposal does not respect and reinforce the existing physical character of the geographic neighbourhood, as detailed in this report.

Configuration of Lots and Building Orientation

Official Plan Policy 4.1.5.b states that development must respect and reinforce the existing physical character of the geographic neighbourhood, including in particular size and configuration of lots. Official Plan Policy 3.1.2.1.a states that new development will be located and organized to fit with its existing and/or planned context, framing and supporting adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback.

With the exception of the subject site, all of the other 19 dwellings on Valleyanna Drive front onto Valleyanna Drive, including 1 Valleyanna Drive which is located opposite the site and also has a corner lot configuration. However, while the site still maintains a Valleyanna Drive street address, due to the existing gatehouse (by way of its historic function) and its orientation fronting Bayview Avenue, this is the only lot where the existing building occupying the lot fronts onto Bayview Avenue.

The proposed residential building will appear as a larger, modern addition to the existing gatehouse and would have front doors facing Bayview Avenue, with a pedestrian path from Bayview Avenue to access the individual unit entrances. Therefore the siting of the building indicates that it has been designed to front Bayview Avenue. It is staff's opinion that that a new building fronting on Bayview Avenue is out of character for the Valleyanna Drive lots. Furthermore, the appropriate frontage location on Valleyanna Drive has not been sufficiently addressed to take into account the existing character of the surrounding context.

With regard to the size of the lots on Valleyanna Drive, the lots (except for the subject site and 28 Valleyanna Drive at the end of the street) range from 1,850 square metres to in excess of 2,130 square metres in area. The subject site has an area of 1,894 square metres and has one of the smallest lot areas in the geographic neighbourhood. Because the lot is one of the smaller lots with an awkward configuration, the proposal would result in a building that represents an overdevelopment of the lot due to its orientation and scale, contrary to OP Policy 4.1.5.

Accordingly, the proposal does not conform to Official Plan Policies 3.1.2.1.a, 3.1.2.1.d and 4.1.5.b and the proposal should be revised to orient the proposed residential building to address both the Bayview Avenue and Valleyanna Drive street frontages in order to respect and reinforce the existing physical character of Valleyanna Drive.

Building Type

The application proposes what appears as a 3-storey apartment building that is internally divided into four separate 3-storey dwelling units within one building envelope. There are separate unit entrances at grade and individual two-car garages within each unit, accessed from the driveway off Valleyanna Drive. Although the building may

appear as a townhouse addition, due to the fact that the units' floorplates overlap on the upper levels of the building, technically through the Zoning By-law definition, the proposed development is defined as an apartment building.

The low-rise apartment building type is permitted within the Official Plan's *Neighbourhoods* designation, provided it respects and reinforces the existing physical character of the area. Since there are no examples within the geographic neighbourhood of this building type and in its current form, the proposed residential building does not conform to the Development Criteria policies within Section 4.1.5 of the Toronto Official Plan. In particular, the proposed building does not respect and reinforce the existing physical character of Valleyanna Drive and does not address matters related to height, massing, scale, setbacks and landscaped open space, as detailed in the following sections of this report.

Height

Toronto Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 regulate building massing through maximum permissions for building height and lot coverage, together with minimum requirements for building setbacks.

The Zoning By-laws both permit detached dwellings with a maximum of two storeys and 10 metres in height for pitched roof dwellings (Zoning By-law 569-2013) and 8 metres and two storeys for flat roof dwellings (Zoning By-law 7625). The proposed building height is 3-storeys (9.6 metres) with a flat roof, and therefore exceeds the By-law requirement for the number of storeys and height. A taller flat roofed dwelling is not in keeping with the character of this area. While it is acknowledged that there have been recent minor variance approvals on Valleyanna Drive for 3-storey dwellings with pitched roofs, Heritage Planning has requested the height of the addition to be reduced to be more sympathetic to the adjacent heritage building, in line with its ridge line and eaves.

Massing and Lot Coverage

Buildings on Valleyanna Drive are generally massed in a low-rise detached dwelling form of 2-storeys. The neighbourhood generally has a consistent character and pattern of large lots with detached dwellings having similar setbacks and abundantly treed frontages and rear yards. The lot coverage of the surroundings dwellings is modest due to the large sized lots. The dwellings on Valleyanna Drive have generous front yard setbacks of approximately 11 metres to 32 metres and rear yard setbacks of approximately 18 metres to 51 metres, resulting in lot coverages generally below the permitted 35%. As a result of the scale and size of the building addition, a building with a length of 55.39 metres would be massed along the east property line, which would not respect or reinforce the character of Valleyanna Drive.

The proposed lot coverage is 41.3%, which creates a massing and scale of building that is out of character with nearby residential properties, and an insufficient pattern of landscaped open space that does not fit with the existing or planned context.

Setbacks and Landscaped Open Space

The proposed residential building would have a front yard setback of 9.63 metres from Valleyanna Drive, which is significantly less than the existing dwellings on Valleyanna Drive which feature substantial front yard setbacks of between approximately 11 metres and 23 metres (excluding 28 Valleyanna Drive). Furthermore, the front yard setback to the garage at the adjacent 4 Valleyanna Drive is approximately 14 metres. The proposed building has not been designed to address the frontage on Valleyanna Drive, from where it takes its street address, and the lack of front yard setback further reduces the landscaped open space which is prevalent and characteristic of this neighbourhood.

The dwellings on Valleyanna Drive are centred within the lots, with a prevailing pattern of side yard setbacks generally between 1.6 to 10 metres. The applicant has proposed a side yard setback of between 1.45 metres and 1.83 metres from the western lot line on Bayview Avenue. While this is technically the side yard setback due to the orientation of the proposed building, it is utilized and designed as a front yard condition with pedestrian entrances via a path from the sidewalk on Bayview Avenue and a break in the existing knee wall along the frontage to facilitate these entrances. This setback needs to increase to reflect the existing pattern of side yard setbacks and to preserve the existing trees and landscaping along the Bayview Avenue frontage which is characteristic of this neighbourhood, in accordance with Official Plan policy 3.1.2.1.d and the development criteria in policy 4.1.5.

Heritage Planning further supports this position and have requested an additional setback to Bayview Avenue to ensure that the heritage dwelling still retains a prominent street frontage and presence on Bayview Avenue.

The proposed building's transition to its neighbours, in particular the detached dwelling immediately to the east at 4 Valleyanna Drive, results in a poor relationship based upon a narrow setback. The proposed side yard setback (which functions as a rear yard due to the building orientation) of between 3.43 and 6.43 metres with only a 1.8 metre landscape buffer, is insufficient given the utilization of this setback as a driveway to serve the proposed 12 parking spaces. Additional landscaped open space is required adjacent to the eastern property line to allow adequate tree protection areas to support tree retention.

The proposed rear (northern) yard setback which functions as a side yard is awkwardly configured due to the triangular shaped lot, and would measure 15 metres at its longest point due to the apex formed by the two side lot lines. The dwellings on the Valleyanna Drive lots have substantial rear yard setbacks ranging from approximately 18 metres to 51 metres (excluding 28 Valleyanna) and the lots on the north and south sides of Valleyanna Drive feature heavily landscaped, mature tree-lined rear property lines that contribute to the mature tree canopy and landscaped character of the neighbourhood.

There are 5 trees proposed to be removed within the rear portion of the site that have been described in the Arborist Report as being in fair or good condition to accommodate the proposed building and/or driveway. These are all mature trees that should be retained by reducing the building mass and footprint and increasing the rear yard setback.

Accordingly, the proposed massing, setbacks and pattern of landscaped open space do not conform to Official Plan Policies 3.1.2.1.a or d and 4.1.5.c,f,g or i. This proposal should be revised to increase the front (Valleyanna Drive and Bayview Avenue frontages), rear and side (adjacent to 4 Valleyanna Drive) yard setbacks, increase the amount of landscaping, and reduce the lot coverage of the proposed residential building, in order to respect and reinforce the existing physical character of the geographic neighbourhood.

Traffic Impact, Parking and Access

Transportation Services have reviewed the submitted Traffic Operational Assessment dated March 19, 2020. The report estimates that the proposed development will generate approximately 4 trips in the morning and afternoon peak hours, and conclude that this will have a negligible impact on the local road network. Transportation Services agrees with these conclusions.

With regard to the parking requirements, the proposed development falls within a residential zone in the "All Other Areas in the City" policy zone, as defined by By-law 569-2013. This requires a total of 5 parking spaces and 1 visitor parking space for the proposed development. The application proposes 10 resident parking spaces and 2 visitor parking spaces, thereby exceeding the minimum Zoning By-law 569-2013 requirement. However, By-law 579-2017 requires one accessible parking space for every 25 parking spaces and therefore one accessible parking space is required.

Staff identified revisions to the plans including delineating a 0.4 metre wide strip of land along the Bayview Avenue frontage to be conveyed to the City, minimizing the curb radii and lane widths at the northeast corner of the Bayview Avenue/Valleyanna Drive intersection and consolidating the site driveway accesses to a single access from Valleyanna Drive. Additionally, a continuous sidewalk should be provided on the north side of 2 Valleyanna Drive, along the site's frontage between Bayview Avenue and the proposed walkway on site.

Should this application ultimately be approved by the LPAT, Engineering and Construction Services recommends that a condition requiring the owner to address the comments in the Engineering and Construction Services memo dated July 27, 2020, as applicable, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, be included.

Servicing

Engineering and Construction Services have reviewed the submitted Functional Servicing Report, Servicing and Grading Plans, Hydrogeological Assessment Report and the Geotechnical Engineering Report. Requested revisions include updates to the submitted Functional Servicing Report to provide detailed analysis of the sanitary sewer capacity, including a hydraulic grade line (HGL) to be included in the analyses to determine if the existing system can accommodate the design flows in the drainage system without causing flooding upstream or downstream, as surcharging conditions

would not be acceptable, especially given the history of basement flooding in the wider Lawrence Park area.

Furthermore, prior to any Zoning approval, the applicant is required to provide a strategy regarding groundwater pumping and private water discharge and a revised sanitary analysis and dewatering solutions where applicable.

It has yet to be confirmed by the applicant whether the existing infrastructure can support the proposed site without the need for external upgrades or retrofits. Revised Functional Servicing/Stormwater Management reports need to identify the storm water runoff, sanitary flow and water supply demand resulting from this development and confirm whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development. These comments have not been addressed by the applicant.

Should this application ultimately be approved by the LPAT, Engineering and Construction Services recommends that a condition requiring the owner to address the comments in the Engineering and Construction Services memo dated July 27, 2020, as applicable, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, be included.

Heritage Impact & Conservation Strategy

The site currently comprises a two-storey building known as the Annandale Gatehouse, which was listed on the City's Heritage Register in 2006. The Gatehouse fronts onto Bayview Avenue and its original purpose was as the entrance to the original 110 acre Annandale Estate. The Gatehouse was designed in 1920-1921 by renowned architect Eden Smith in the Arts & Crafts style with Tudor Revival detailing. In the 1950s, the estate was subdivided and the Gatehouse was converted to a single-detached residence.

A Heritage Impact Assessment (HIA) Report has been submitted with the application. The proposed conservation strategy is rehabilitation, with the restoration of key heritage attributes of the Gatehouse.

The application proposes to retain and restore the existing two-storey gatehouse, and to incorporate the building into the proposed development by connecting to the proposed building via a new corridor. An octagonal dining room addition off the northeast corner of the original gatehouse is proposed to be removed.

The proposal includes the conservation of historic interior features including the wood ceilings and adaptive reuse of the historic grease pit as a reflecting pool. Other elements of the property are also proposed to be restored through the re-instatement of the carriageway opening, retention of the stone estate wall, restoration of iron gates and re-planting of cedar-lined driveway.

Heritage Planning staff will continue to work with the applicant to ensure the conservation of the historic Annandale Gatehouse. Staff will be seeking its conservation through the development proposal. An Intention to Designate under Part IV, Section 29

of the Ontario Heritage Act report will be prepared for North York Community Council. Should the property be designated under the Ontario Heritage Act, an alteration permit will also be required in accordance with Section 33 of the Ontario Heritage Act to permit the applicant's proposal.

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 and Tree Preservation plan which have been reviewed by Urban Forestry. Of 71 by-law protected trees inventoried, 50 trees are City-owned street trees, and 21 are on private land. The application proposes the removal of 51 by-law protected trees in total: 39 street trees and 12 private trees (11 on the subject site and 1 at 4 Valleyanna Drive). The majority of the trees proposed to be removed are part of a tall row of Siberian elms located along the Bayview Avenue frontage and form part of the landscaped character of this section of Bayview Avenue.

With regard to the Official Plan policies relating to tree preservation, Policies 3.1.1.6 and 3.4.1.1(d) speak to preserving and enhancing the urban forest by 'increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees' and 'regulating the injury and destruction of trees'. Furthermore, Policy 3.1.2.1(d) states that new development should be located and organized to fit within its existing and/or planned context by preserving existing mature trees wherever possible and incorporating them into landscaping designs.

The existing mature trees at the site, and along Bayview Avenue in particular, contribute to the landscaped character of this section of Bayview Avenue and provide screening and noise attenuation properties to the surrounding buildings/properties. The trees form part of the existing character of the established neighbourhood in line with OP Policy 4.1.5(h), as a special and unique landscape characteristic.

The size and scale of the proposed development would result in a loss of the majority of the trees on or adjacent to the subject site, which is contrary to the objectives of Official Plan policies 3.1.2.1(d), 3.1.1.6, 3.4.1.1(d) and 4.1.5(h).

Urban Forestry has reviewed the submitted Arborist Report and Tree Preservation Plan and oppose the zoning by-law amendment due to the proposed tree removals, loss of tree canopy cover and failure to fully demonstrate compliance with Tier 1 of the TGS with respect to the Ecology section. In addition to revisions being required to retain the existing trees, a Soil Volume Plan is also required.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 3.00+ hectares of local parkland per 1,000 people. The site is in the highest quintile of current provision of parkland. The site is in a

parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication while the minimal payment is no less than 5%. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services.

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 secured through the zoning by-law process are automobile and cycling infrastructure. Other Tier 1 performance measures such as storage/collection of recycling and organic waste, construction activity and stormwater retention are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The applicant is required to submit an updated complete TGS Checklist and Statistics Template.

Schools

The application was circulated to both the Toronto Catholic District School Board and the Toronto District School Board. The Toronto District School Board has indicated that there is insufficient space at the local elementary and secondary schools to accommodate students anticipated from this development. The TDSB has requested that warning clauses be included in agreements and signs be posted on the site, to advise all potential purchasers and/or tenants.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is not consistent with the PPS (2020), does not conform to and conflicts with the Growth Plan (2020), and fails to conform to the City's Official Plan in particular as it relates to Section 3.1.1 (Public Realm), Section 3.1.2 (Built Form), Section 3.4 (Natural Environment) and Section 4.1 (Neighbourhoods).

The proposal in its current form does not conform to the Official Plan policies and does not respect or reinforce the existing physical character of the established neighbourhood. The current proposal does not address the following staff concerns: massing, lot coverage and lack of adequate setbacks from Bayview Avenue, Valleyanna Drive and the neighbouring property at 4 Valleyanna Drive, the need for an improved relationship with the existing heritage building and the loss of mature trees. Furthermore, the proposed development is not consistent with the local low scale, low

density context of the area, which has a prevailing built form of two storey detached houses on large landscaped lots.

In its current form, the scale of the building cannot be accommodated on site while retaining the existing trees and respecting the existing neighbourhood character and heritage building. The cumulative effect of the massing, height, reduced setbacks, lot coverage and loss of trees and landscaping would result in a development that does not represent good planning and is not in the public interest.

Planning recommends that City Council direct the City Solicitor and appropriate City staff to attend the LPAT to oppose the Zoning By-law Amendment application for 2 Valleyanna Drive in its current form, due to the reasons set out in this report. This report recommends that staff continue discussions with the applicant to address the issues outlined in this report and staff request the Tribunal to withhold any Order until the items outlined in the staff recommendations have been addressed.

CONTACT

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E-mail: Kathryn.Moore@toronto.ca

SIGNATURE

John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4a: Zoning By-law 7625
Attachment 4b: Zoning By-law 569-2013

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6a: North Elevation
Attachment 6b: East Elevation
Attachment 6c: South Elevation
Attachment 6d: West Elevation

Attachment 1: 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: Rezoning

Project Description: Zoning By-law Amendment Application to permit a three storey (9.6 metre) residential building containing five 3-bed 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 1111, 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	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					1
Proposed:					4
Total Units:					5

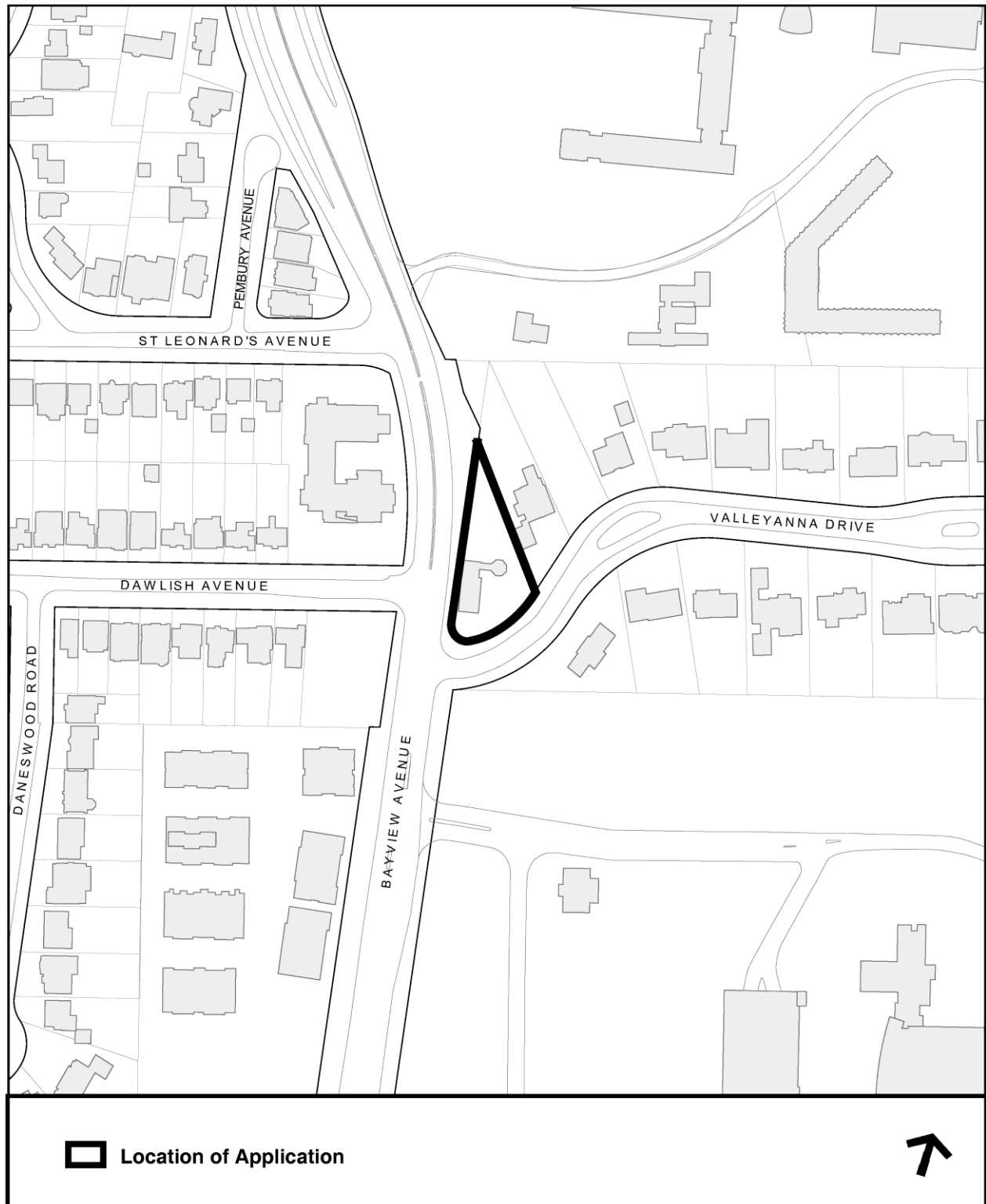
Parking and Loading

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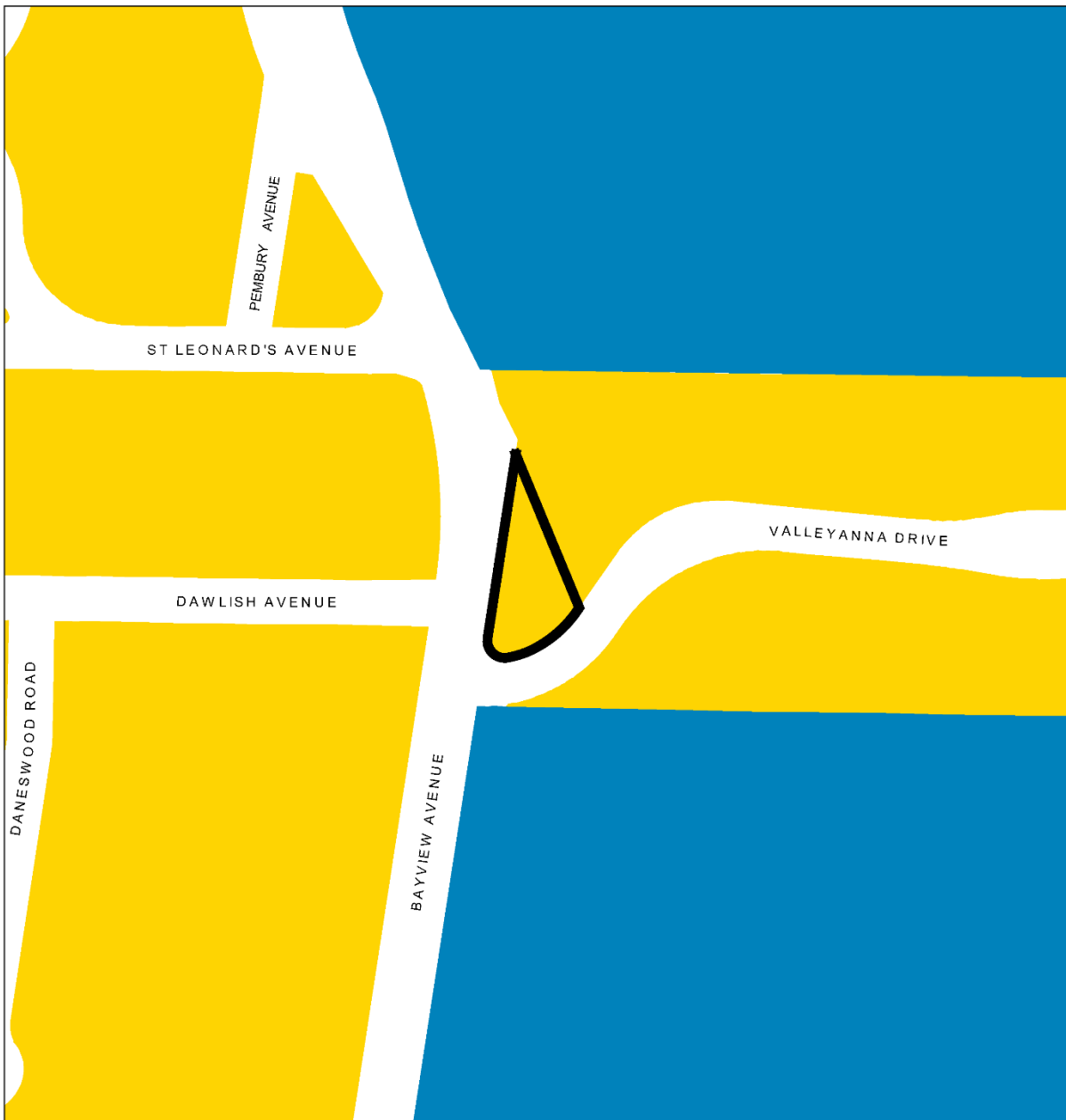
CONTACT:

Kathryn Moore, Senior Planner
 416-395-7176
 Kathryn.Moore@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

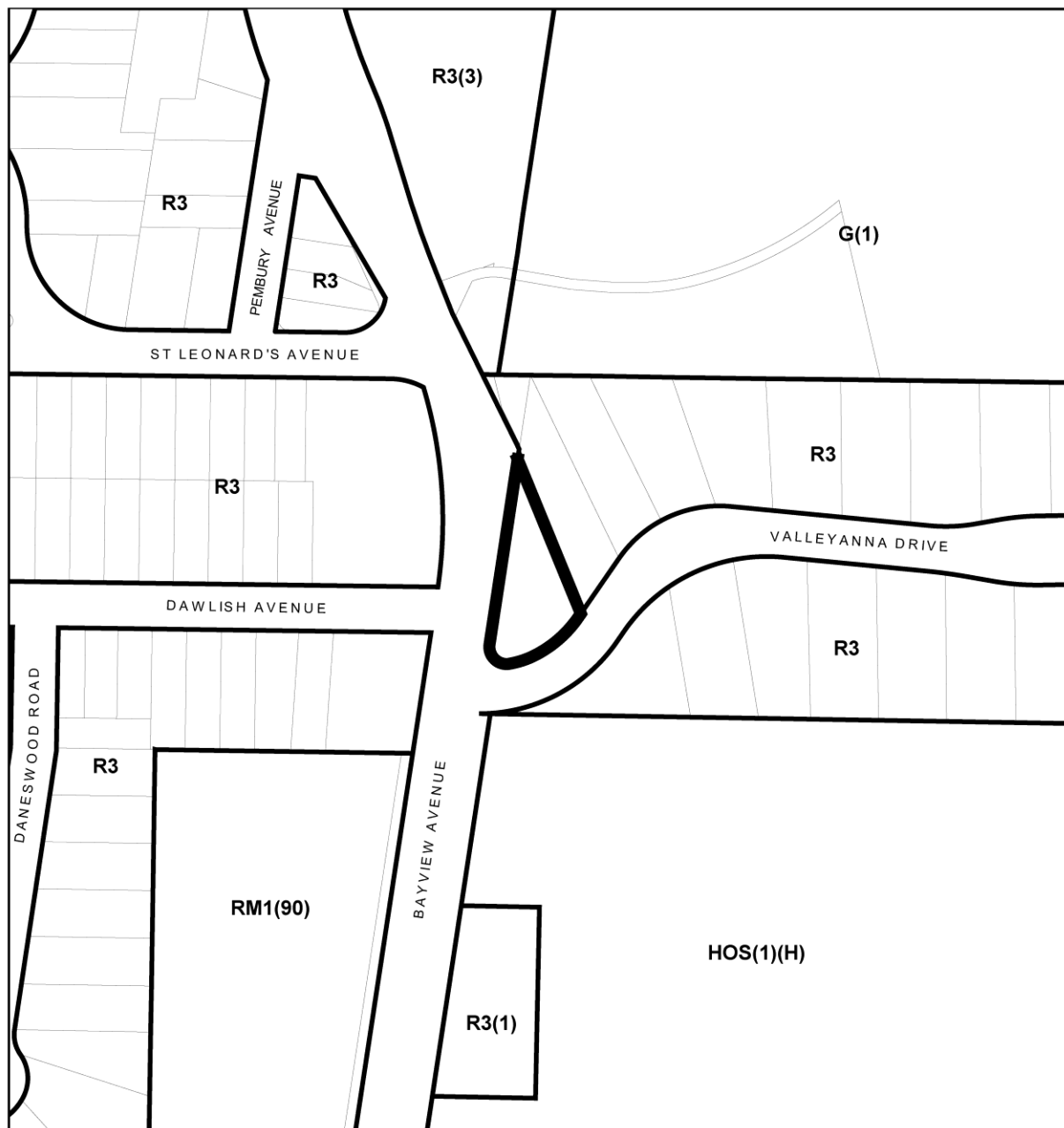
2 Valleyanna Drive

File # 20 151274 NNY 15 0Z



Not to Scale
Extracted: 06/24/2020

Attachment 4a: Zoning By-law 7625



Zoning By-law 7625

2 Valleyanna Drive

File # 20 151274 NNY 15 02



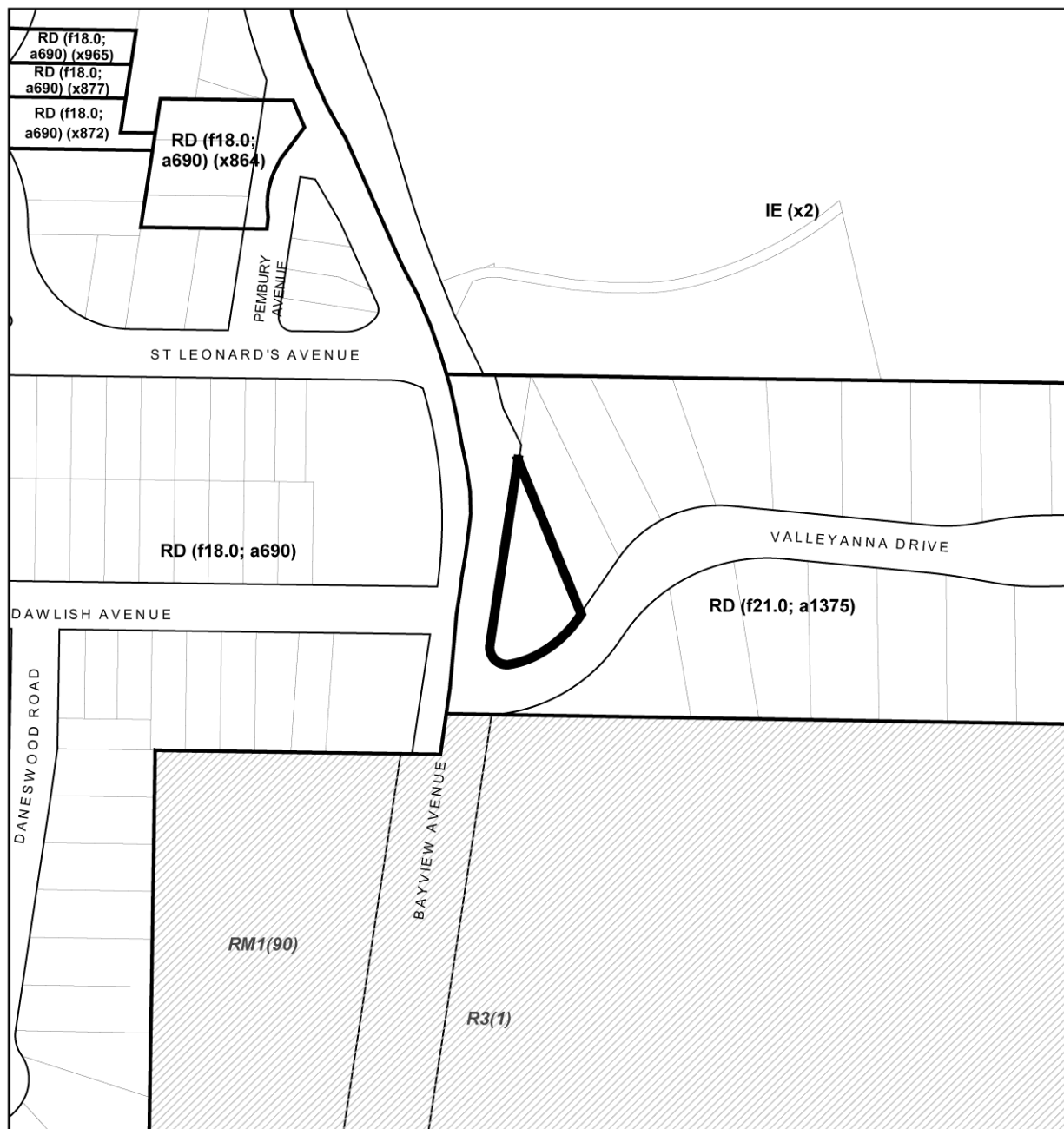
Location of Application

R3 One-Family Detached Dwelling Third Density Zone
 RM1 Multiple-Family Dwellings First Density Zone
 G Greenbelt Zone
 HOS Hospital Zone



Not to Scale
 Extracted: 06/24/2020

Attachment 4b: Zoning By-law 569-2013



Zoning By-law 569-2013

2 Valleyanna Drive

File # 20 151274 NNY 15 02



Location of Application

RD
IE

Residential Detached
Institutional Education

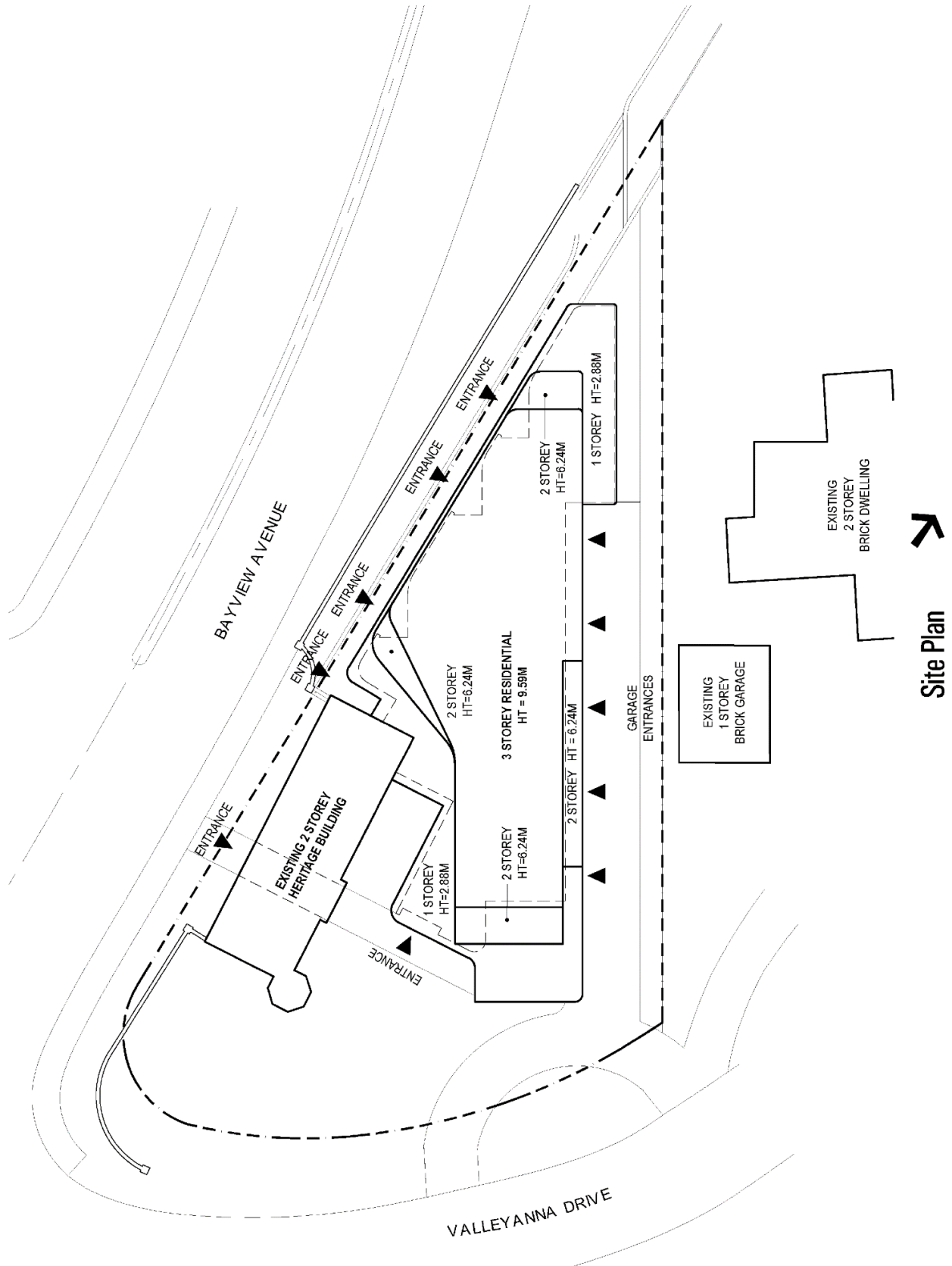


See Former City of North York By-law No. 7625
R3 One-Family Detached Dwelling Third Density Zone
RM1 Multiple-Family Dwellings First Density Zone

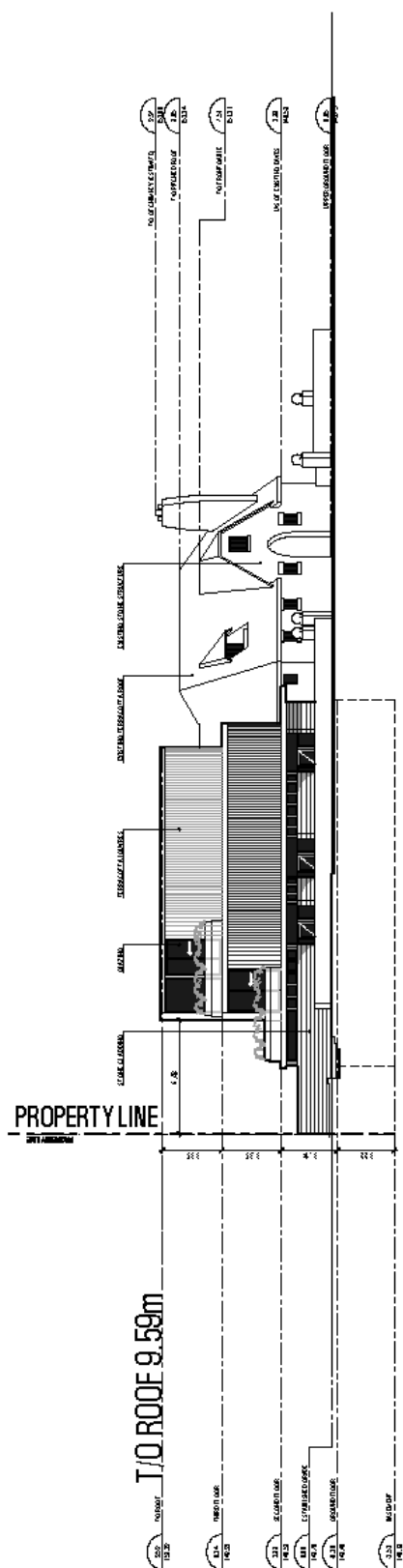


Not to Scale
Extracted: 06/24/2020

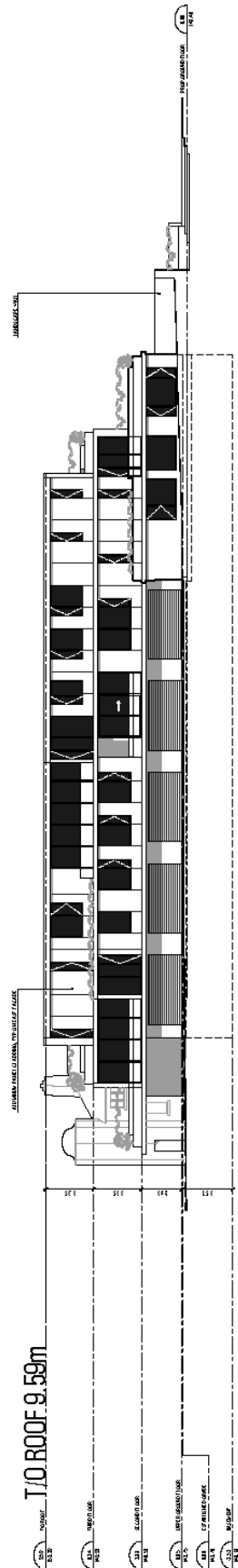
Attachment 5: Site Plan



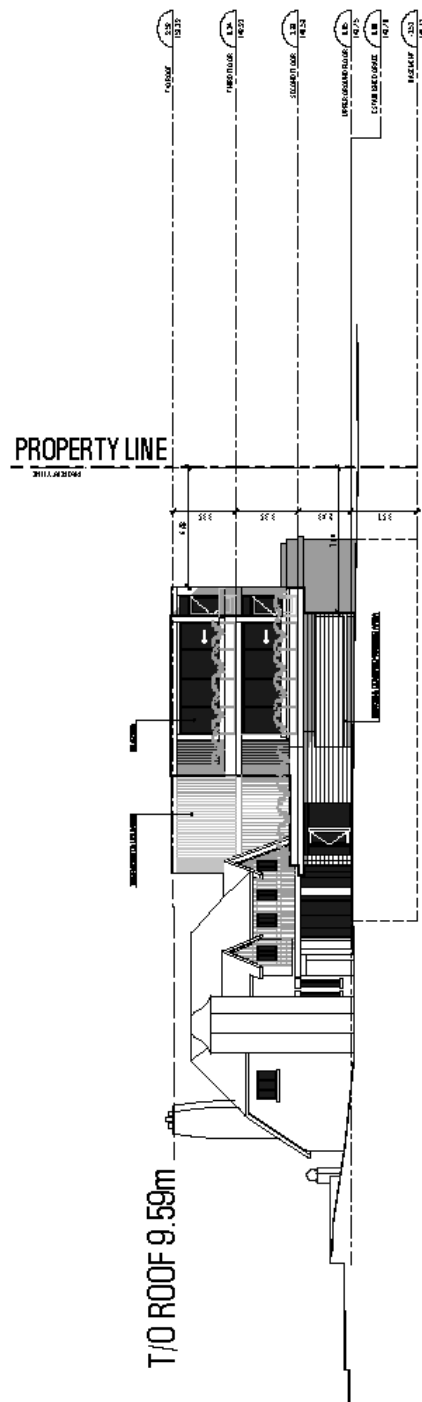
North Elevation



East Elevation



Attachment 6c: South Elevation



South Elevation

West Elevation

