

1053 Don Mills Road, 2, 4, 4R, and 6 The Donway East Zoning By-law Amendment, Plan of Subdivision, and Rental Housing Demolition Applications – Preliminary Report

Date: January 20, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

Planning Application Numbers: 21 223792 NNY 16 OZ, 21 223797 NNY 16 SB, and 21 223798 NNY 16 RH

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications located at 1053 Don Mills Road, 2, 4, 4R, and 6 The Donway East to permit four residential buildings ranging in height from 16 to 32 storeys, containing a total of 1,185 dwelling units.

The applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the applications with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the applications located at 1053 Don Mills Road, 2, 4, 4R, and 6 The Donway East, 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.

THE SITE

Description: The site is irregular in shape and has an approximate area of 19,959 square metres, with a frontage of approximately 87 metres along Don Mills Road and 260 metres along The Donway East. There is a 10.67 metre City-owned right of way bisecting the site in a general north-southeast direction as well as an approximately 3 metre wide easement on the north end of the subject property.

Existing Uses: Four, 4-storey residential apartment buildings.

Official Plan Designation: *Apartment Neighbourhoods*.

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Zoning: Residential Multiple Dwelling Zone (RM(f21.0; a835; d1.0)) under Toronto Zoning By-law 569-2013; Multiple-Family Dwellings Fifth Density Zone (RM5) under former City of North York Zoning By-law 7625 (Attachment 6a).

See Attachment 6b of this report for the existing Zoning By-law Map. The City's Zoning By-law 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/>

Secondary Plan: The site is located within the Central Don Mills Secondary Plan area.

The City of Toronto's Central Don Mills Secondary Plan policies may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/902f-cp-official-plan-SP-24-Central-Don-Mills.pdf>

THE APPLICATION

Complete Application Submission Date: The applications were deemed to be complete as of November 18, 2021.

Description: Four residential buildings that are proposed to be 32 storeys (Building A), 28 storeys (Building D), 24 storeys (Building B), and 16 storeys (Building C) in height containing a total of 1,185 dwelling units. The application also proposes a new 18.5 metre wide public road and a public park having an area of 1,790.5 square metres.

Density: 4.3 times the area of the lot.

Dwelling Units: The proposed 1,185 dwelling units, includes 172 studio (14.5%), 479 one-bedroom (40.4%), 416 two-bedroom (35.1%), and 118 three-bedroom (10%) units.

Access, Parking and Loading: The proposed residential buildings are to be accessed off of The Donway East via the proposed new public road, which provides access to a private driveway and loop that serves the western portion of the site (Buildings A, B, and C), and also connects to another private driveway along the north property line via a cul-de-sac serving all buildings.

A two-level underground parking garage is shared between Buildings A, B, and C, in addition to another two-level underground parking garage beneath Building D, for a total of 800 parking spaces including 119 visitor parking spaces. Both parking garages are accessed by the aforementioned northern private driveway via a connection to The Donway East near the northeast corner of the site. An additional ramp to the larger underground garage beneath Buildings A, B, and C is accessed through the private driveway and loop serving the western portion of the site.

The proposed 1,186 bicycle parking spaces include 119 short term bicycle parking spaces located on the ground floor of the four buildings, and 1,067 long term bicycle parking spaces located in the underground parking garages.

Four Type G loading spaces (one for each building) are proposed, each accessed by a private driveway.

Additional Information

See Attachments 2a, 2b, 3, 4, and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, the draft plan of subdivision, and the Application Data Sheet respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=r7Px%2FohOC1Jeg95jEB0%2Fmw%3D%3D>

Reason for the Application

A Zoning By-law Amendment application is required in order to permit the proposed increase in height and density, and to establish new development standards related to, amongst other things: parking, landscaping, building setbacks and stepbacks.

A Plan of Subdivision application has been submitted to facilitate the creation of three development blocks for the four residential buildings, a public park block proposed on the eastern portion of the site fronting The Donway East, and three blocks to be added to the City owned lands for a new public road bisecting the site in a general north-southeast direction.

Site Plan Control

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

Rental Housing Demolition and Conversion Application

The applicant has submitted an associated Rental Housing Demolition and Conversion Application to demolish 160 rental dwelling units on the subject lands. The subject development proposes 160 replacement rental units. The application will be reviewed and reported on concurrently with the subject Zoning By-law Amendment and Plan of Subdivision applications.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified to be resolved:

- The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties;
- The location and massing of the proposed buildings, which shall provide a transition between areas of different development intensity and scale, including the adjacent *Neighbourhoods*;
- The quality of the public realm including the relationship to other public amenities, such as the Moccasin Trail Park trail, the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Central Don Mills Secondary Plan and the Apartment Neighbourhood policies in the Official Plan.
- The proposed development and its adherence to the principles, guidelines, and performance measures found in the *Tall Building Design Guidelines*. These include, but are not limited, the following:
 - As currently proposed, Buildings B, C, and D do not fall beneath a conical 45 degree angular plane measured from the adjacent *Neighbourhood* property lines;
 - The proposed base building heights are taller than 80% of the right-of-way width of the The Donway East and the new public street;
 - Appropriate tower placement, separation distance, stepbacks, setbacks, and staggering of tower heights; and,
 - Grade-related, publically accessible open spaces within the tall building site that complement, connect, and extend the existing network of public streets, parks, and open space.
- The shadow and wind impacts on the public realm and adjacent lower-scale *Neighbourhoods*;
- The proposed front yard setback, streetwall height, step-back of the upper floors, stepping down of heights towards lower-scale *Neighbourhoods* and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces and traffic;
- The amount of indoor and outdoor amenity space;
- The provision of parkland and the appropriate location of the proposed park. Park's Staff has reviewed the current proposal and have determined that the 1,780.50 square metre park currently proposed is deficient by 895.50 square metres. The applicant is required to revise the development to incorporate the entire 2,686 square metre parkland dedication required in an on-site public park;
- The proposed development shall not preclude the orderly planning of adjacent lands and potential future redevelopment. The applicant should provide a Block Context Plan illustrating how the properties to the north can be developed and integrated with the subject property;
- Adequate amount and size of replacement rental housing;
- The provision of affordable housing;

- The general quality of site landscaping including the provision of large growing shade trees and preservation of existing trees;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines. In this regard, Housing Staff notes that only 1.5% of the net new two-bedroom residential units are approximate or larger than 87 square metres in size, and only 1.2% of the net new three-bedroom residential units are approximate or larger than 100 square metres in size, as such the guidelines are not met;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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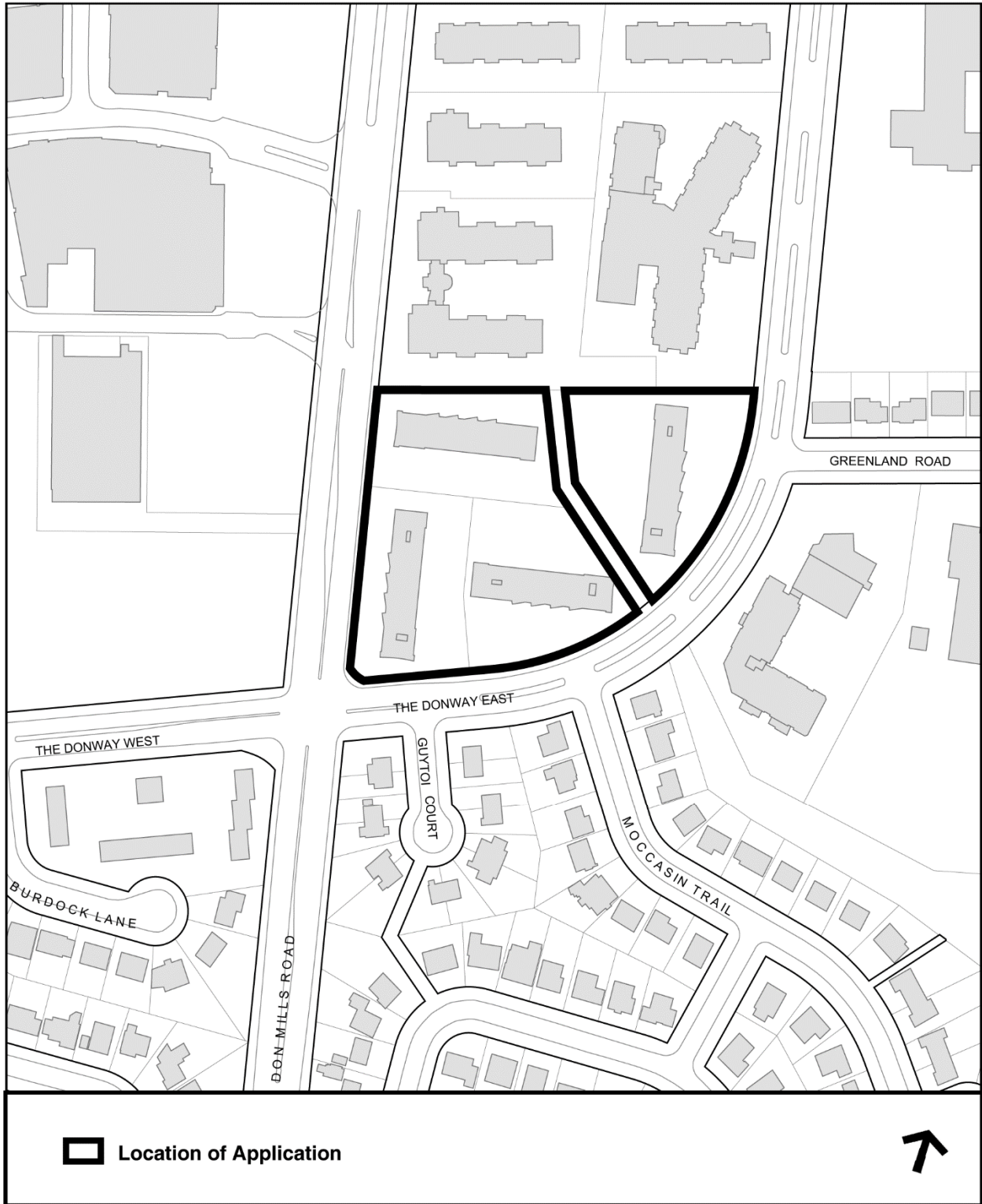
SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context (Looking Northwest)
Attachment 2b: 3D Model of Proposal in Context (Looking Southeast)
Attachment 3: Site Plan
Attachment 4: Draft Plan of Subdivision
Attachment 5: Official Plan Map
Attachment 6a: Former North York Zoning By-law 7625 Map
Attachment 6b: City of Toronto Zoning By-law 596-2013 Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2a: 3D Model of Proposal in Context (Looking Northwest)

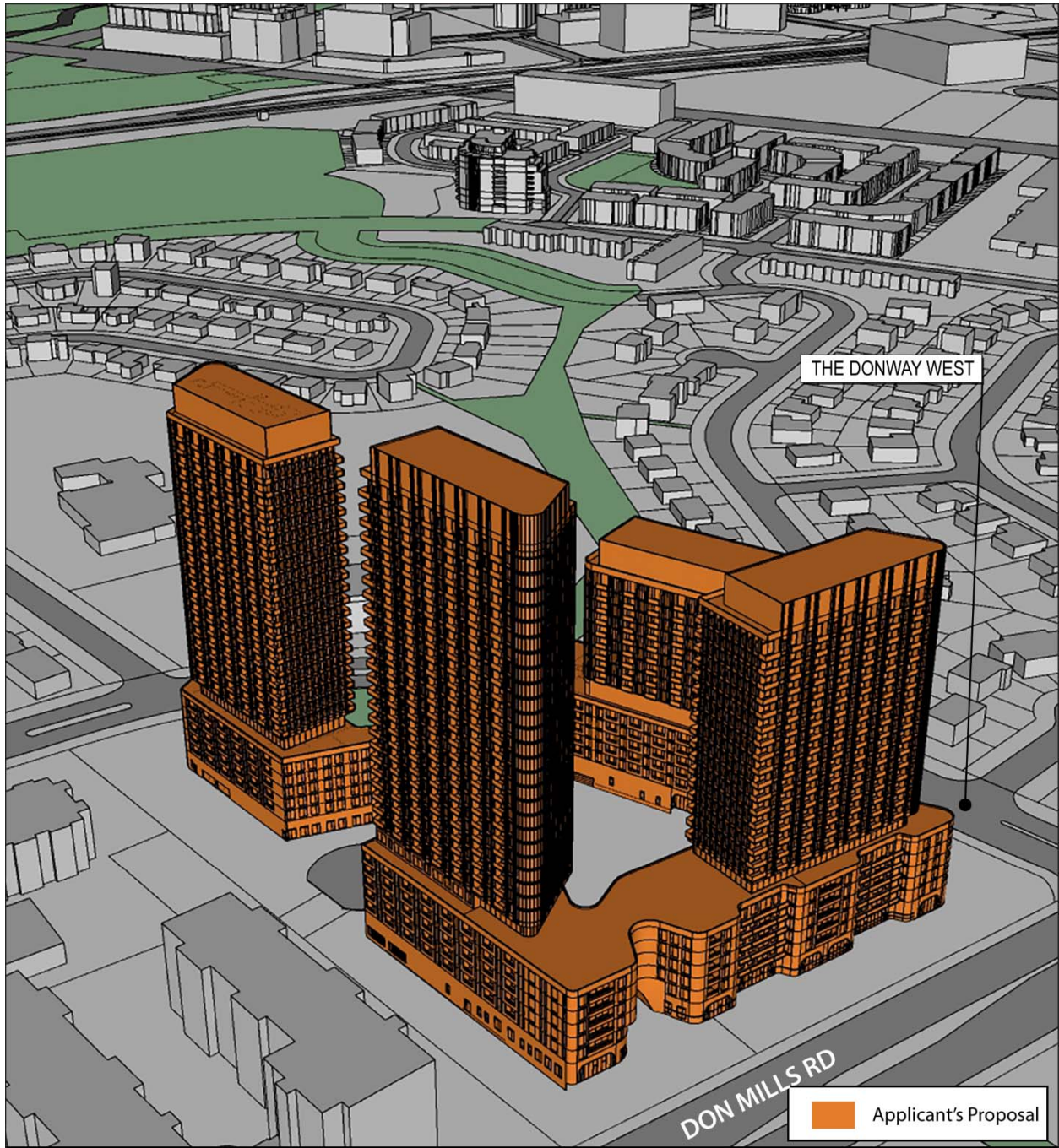


View of Applicant's Proposal Looking Northwest



01/19/2022

Attachment 2b: 3D Model of Proposal in Context (Looking Southeast)

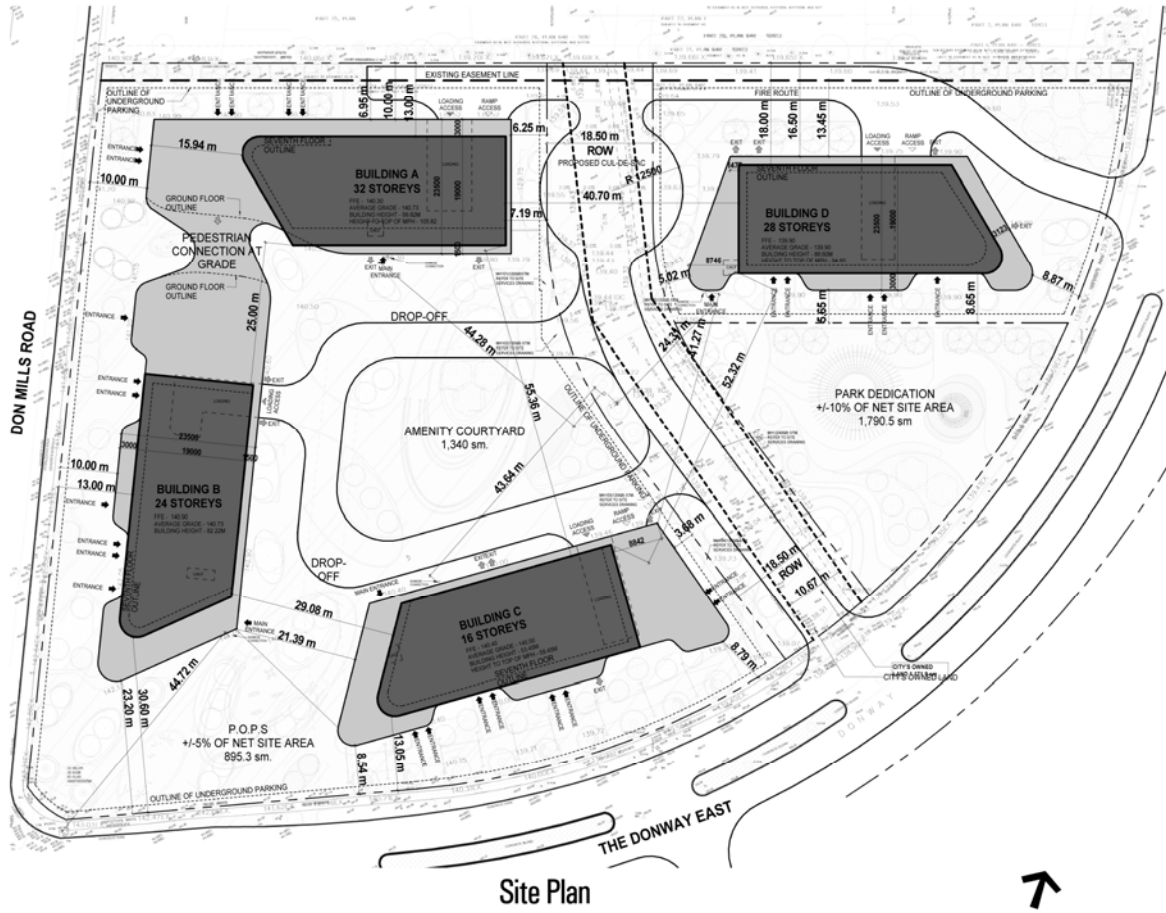


View of Applicant's Proposal Looking Southeast

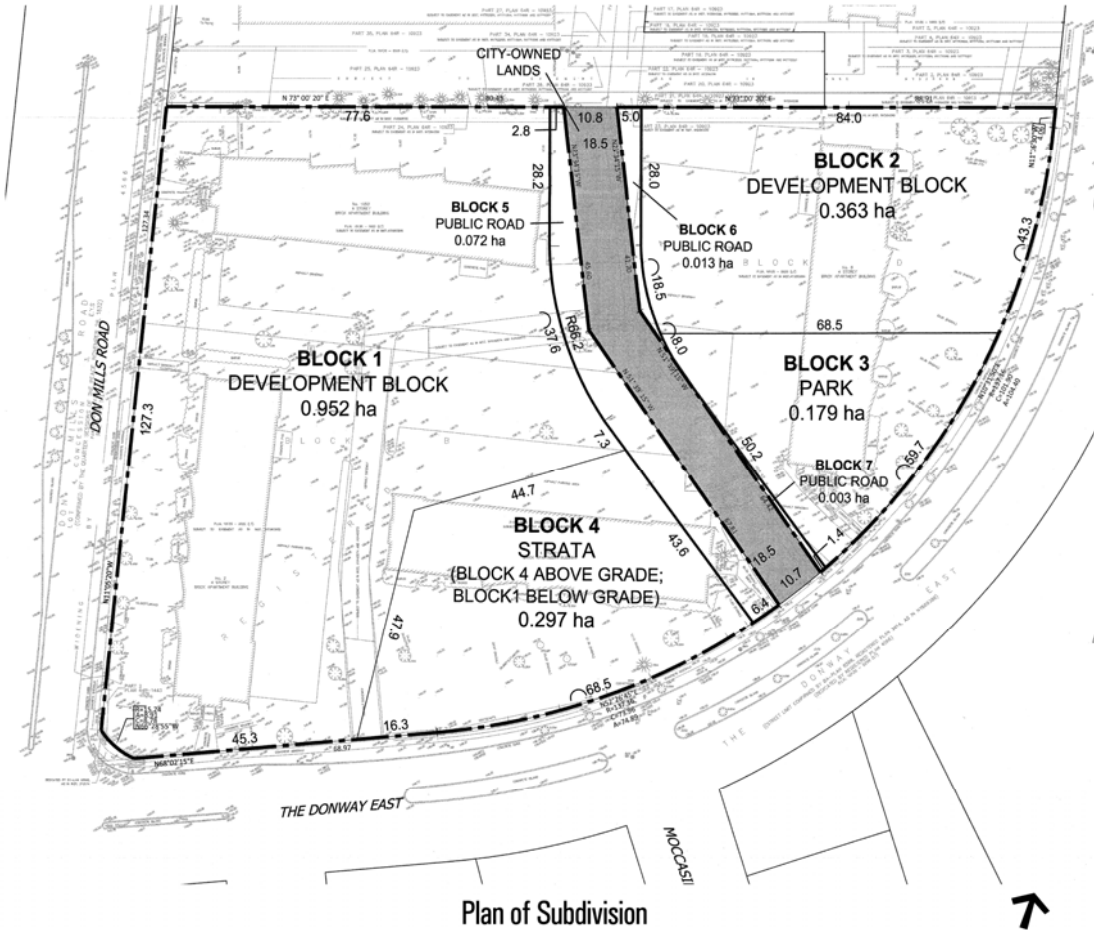


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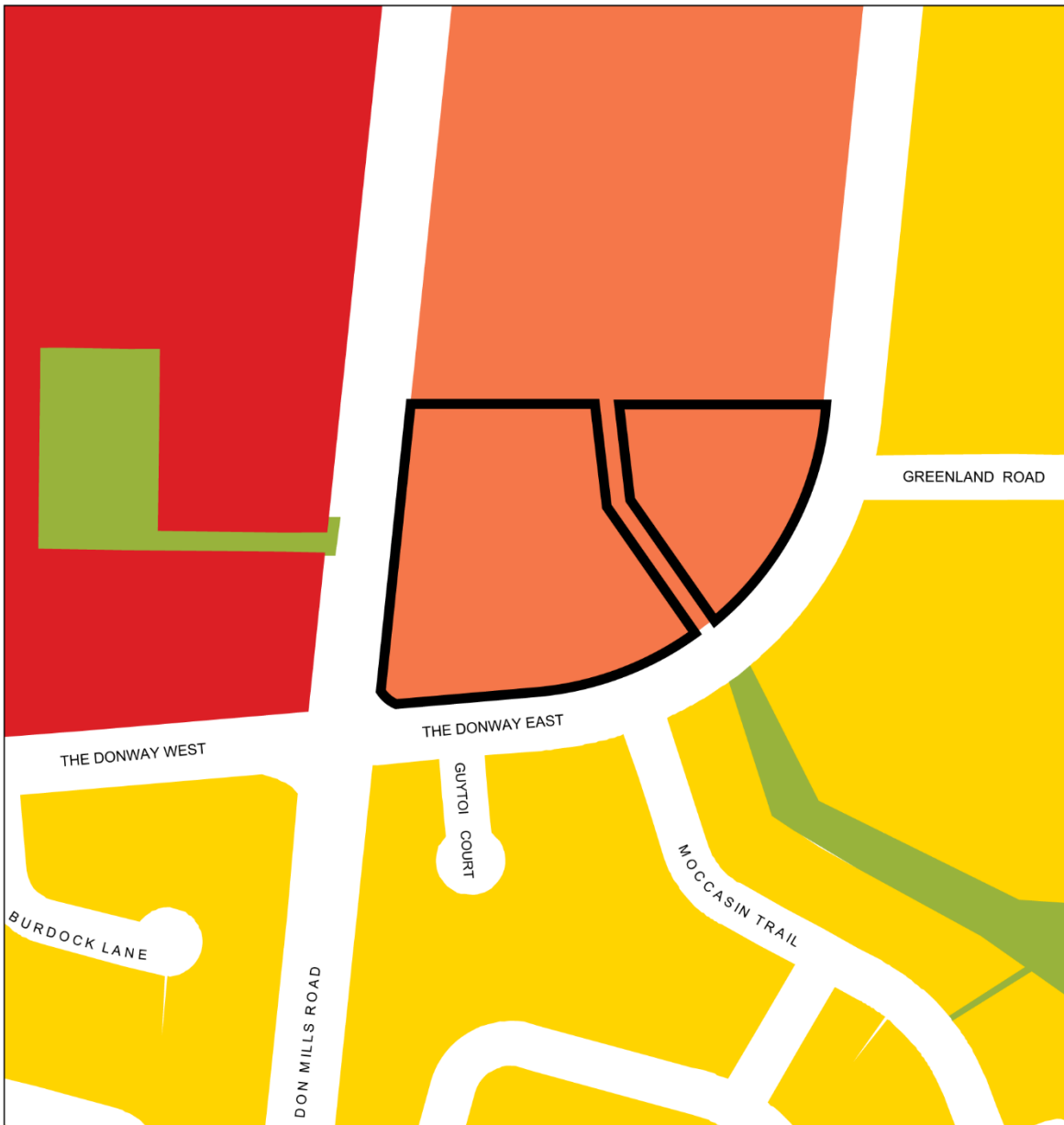
Attachment 3: Site Plan



Attachment 4: Draft Plan of Subdivision



Attachment 5: Official Plan Map




Official Plan Land Use Map #20

1053 Don Mills Road, 2, 4, 4r And 6 The Donway East

File # 21 223792 NNY 16 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 10/12/2021

Attachment 6a: Former North York Zoning By-law 7625 Map



1053 Don Mills Road, 2, 4, 4r And 6 The Donway East

Zoning By-law 7625

File # 21 223792 NNY 16 0Z



Location of Application

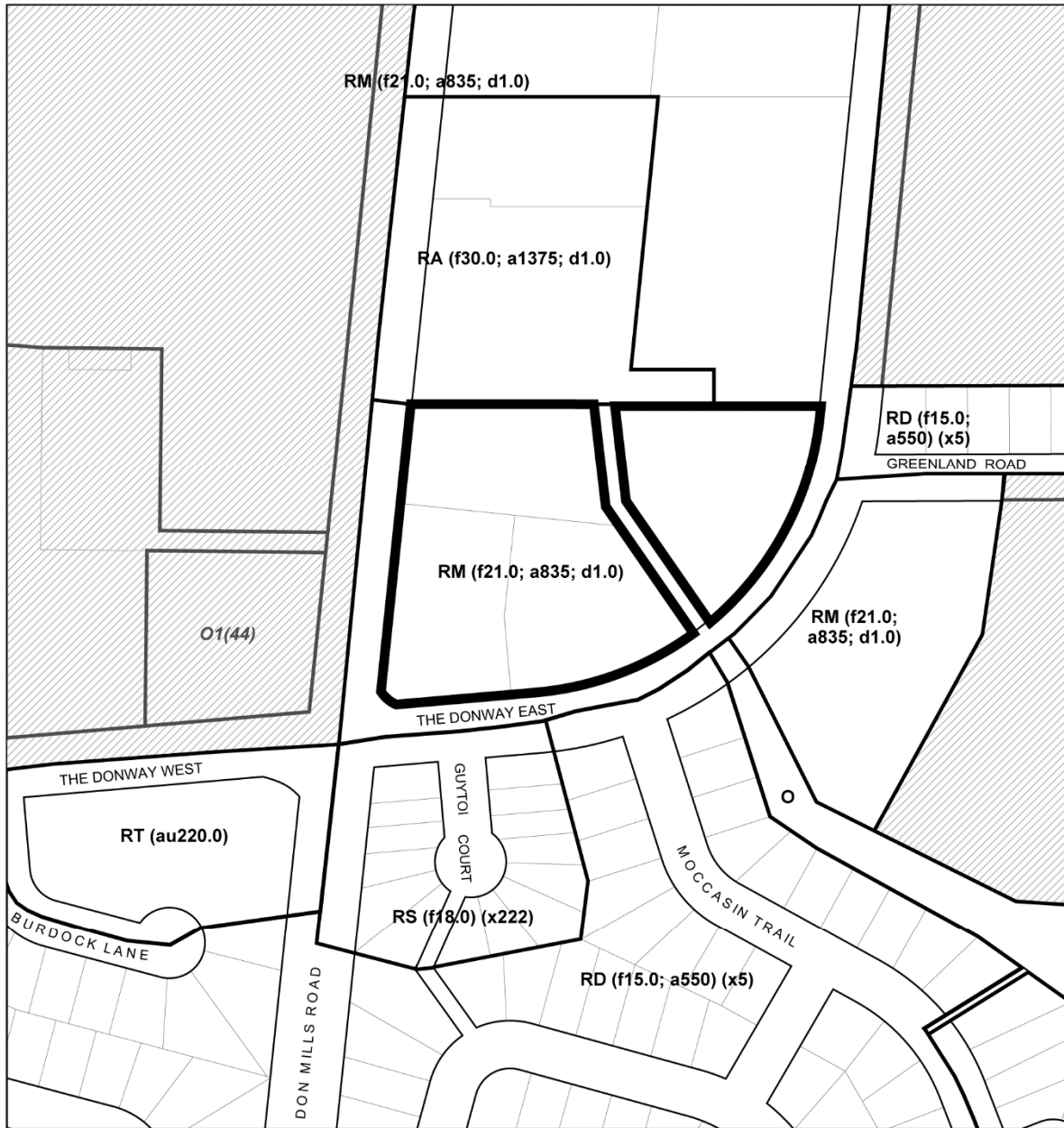
- R5** One-Family Detached Dwelling Fifth Density Zone
- RM1** Multiple-Family Dwellings First Density Zone
- RM2** Multiple-Family Dwellings Second Density Zone
- RM5** Multiple-Family Dwellings Fifth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C3** District Shopping Centre Zone

- O1** Open Space Zone



Not to Scale
Extracted: 10/12/2021

Attachment 6b: City of Toronto Zoning By-law 596-2013 Map




1053 Don Mills Road, 2, 4, 4r And 6 The Donway East

Zoning By-law 569-2013

File # 21 223792 NNY 16 0Z

-  Location of Application
- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- O** Open Space

-  See Former City of North York By-law No. 7625
- RM5** Multiple-Family Dwellings Fifth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C3** District Shopping Centre Zone
- O1** Open Space Zone


 Not to Scale
 Extracted: 10/12/2021

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			6,100	6,100
Residential GFA (sq m):			80,731	80,731
Non-Residential GFA (sq m):				
Total GFA (sq m):			80,731	80,731
Height - Storeys:	4		32	32
Height - Metres:			100	100
Lot Coverage Ratio (%):	30.56		Floor Space Index:	4.3

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	80,731	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	160	160	34	194
Freehold:				
Condominium:			991	991
Other:				
Total Units:	160	160	1,025	1,185

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		172	479	416	118
Total Units:		172	479	416	118

Parking and Loading

Parking Spaces: 800 Bicycle Parking Spaces: 1186 Loading Docks: 4

CONTACT:

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