

## **172-202 Drewry Avenue – Zoning Amendment Application – Decision Report – Approval**

Date: May 16, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

**Planning Application Number:** 24 119171 NNY 18 OZ

### **SUMMARY**

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This Zoning By-law Amendment application proposes to construct forty-five new townhouse units in six blocks at 172-202 Drewry Avenue. The proposed townhouse units are 3-storeys and vary in height from 11.5 metres to 12.6 metres. The application proposes a total gross floor area of 7,476 square metres and a Floor Space Index of 0.76 times the lot area. The application includes the provision of a new 617 square metre public park on the southeast corner of the site fronting Drewry Avenue. Access to the units will be from a two-way six metre wide private laneway off Drewry Avenue. Two at-grade vehicular parking spaces per unit are provided for residents. The existing Place of Worship on the site would be demolished.

City Planning staff have reviewed the proposal and are recommending approval in an amended form. Amendments to the original proposal include changes to building setbacks including an increased setback of 3.5 metres from Block 1 to the new public park, an increased front yard setback for Block 1 of 4 metres, and a reduced rear yard setback of 6.2 metres for Block 4 and 6.4 metres for Block 5.

The recommended zoning by-law amendment is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The zoning by-law amendment also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law in an amended form. The recommended Zoning By-law includes a Holding (H) provision on the lands to ensure that preliminary infrastructure matters are identified and addressed.

The application proposes to redevelop the site with a 3-storey townhouse infill development that optimizes existing municipal infrastructure while providing an appropriate level of residential intensification within the neighbourhood.

## RECOMMENDATIONS

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The Director, Community Planning North York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands 172-202 Drewry Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve that in accordance with Section 42 of the *Planning Act* prior to the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 617 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
4. City Council approve the acceptance of an on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.
5. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
6. City Council authorize that the remaining 133 square metres of the parkland dedication requirement, pursuant to Section 42 of the *Planning Act*, shall be satisfied through a cash-in-lieu of parkland payment. The cash-in-lieu payment shall be made prior to the issuance of the first above grade building permit for the site.

## **FINANCIAL IMPACT**

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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. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

## **DECISION HISTORY**

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A pre-application consultation (PAC) meeting was held on October 17, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available [here](#). The subject application was received on February 27, 2024, and deemed incomplete with notice to the applicant sent on March 20, 2024. Additional application materials were received, and the application was deemed complete as of April 4, 2024. Staff conducted a Community Consultation Meeting for the application on May 1, 2024. Community consultation is summarized in the Comments section of this Report.

## **THE SITE**

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### **Description**

The subject property is made up of two existing lots which front on the north side of Drewry Avenue, west of Hilda Avenue, approximately 1.2 kilometres northwest of the TTC's Finch Station. The subject property has a lot frontage of 110.95 metres along Drewry Avenue and a minimum lot depth of approximately 82.76 metres. The total site area of the subject property is 8,540 square metres.

### **Existing Use**

The property located at 172 Drewry Avenue is currently the location of Lagoinha Toronto Church, a place of worship with a large surface parking area with driveway access provided from Drewry Avenue. The property at 202 Drewry Avenue is currently developed with a detached dwelling with driveway access also provided from Drewry Avenue.

### **Surrounding Uses**

North: Low-rise residential neighbourhood comprised of detached dwellings.

South: Low-rise residential neighbourhood comprised of detached dwellings, RJ Lang Elementary and Middle School and the Finch Hydro Corridor Trail.

East: Several institutional uses abut the site to the east including a private Christian school, a private French Catholic secondary school, Drewry Secondary School and Willowdale Christian Reformed Church. Further east is Yonge Street.

West: Low-rise residential neighbourhood comprised of detached dwellings.

## **THE APPLICATION**

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### **Description**

The application proposes to redevelop the site with forty-five 3-storey townhouse units. The majority of the townhouse units have a height of 11.5 metres above grade, with the exception of the back-to-back units in Block 6, which are 12.6 metres in height above grade. The total gross floor area is approximately 7,476 square metres and a Floor Space Index of 0.76 times the lot area.

The 45 units are divided into six development blocks. The majority of units front onto the proposed private street with the exception of Block 1 which fronts directly onto Drewry Avenue.

Block 1 provides for six units with the most easterly unit in Block 1 directly abutting the proposed public park at the southeast corner of the site. Blocks 2, 3, 4 and 5 provide for 23 units fronting directly onto the proposed private street. Blocks 2 and 3 face east with the rear yards abutting the existing residential properties to the west and Blocks 4 and 5 face south with rear yards abutting the existing residential properties to the north. The central block, Block 6, is comprised of 16 back-to-back units fronting onto the private street and laneway in a north-south orientation.

Each unit has private outdoor amenity space consisting of rear yards for the units in Blocks 2, 3, 4 and 5, raised terraces and balconies for units in Block 1 and balconies for the back-to-back townhouses in Block 6.

A new 617 square metre public park is to be located on the south-east corner of the site abutting Drewry Avenue.

### **Density**

The proposal has a density of 0.76 times the area of the lot.

### **Dwelling Units**

The proposal provides a total of 45 units with a mix of 16 two-bedroom (36%) units, and 29 three-bedroom units (64%). All of the 16 two-bedroom units are proposed in the back-to-back units in the central Block 6.

### **Access and Vehicle Parking**

Two parking spaces are provided per unit for a total of 90 spaces. Units in Blocks 2,3,4, 5 and 6 will have one parking space within the front integral garage and one parking space on each private driveway in a tandem configuration. Both parking spaces for units in Block 1 will be provided within the integral garages. The proposed six metre wide private street and laneway provides access to all parking spaces from Drewry Avenue.

No private driveways are proposed off of Drewry Avenue. Two visitor surface parking spaces are provided directly adjacent to Block 6 on the west side.

### **Additional Information**

See the attachments 1, 2 and 6-10 of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. 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: [www.toronto.ca/172DrewryAve](http://www.toronto.ca/172DrewryAve)

### **Reasons for Application**

An amendment to the City of Toronto Zoning By-law No. 569-2013 is required to permit the proposed building typology, height, setbacks, density and other site specific performance standards.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

The following reports/studies were submitted in support of the application:

- Planning Rationale Report
- Arborist and Tree Preservation Plan
- Hydrogeological Report
- Geotechnical Report
- Public Consultation Strategy
- Functional Servicing Report
- Traffic Operations Assessment
- Toronto Green Standards Checklist

### **Agency Circulation Outcomes**

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 and to formulate appropriate Zoning By-law standards.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020) (the "PPS"), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) ("the Growth Plan").

## Official Plan

The land use designation for the site is *Neighbourhoods* in accordance with Map 16 of the Official Plan. See Attachment 3 of this report for the Land Use Map.

*Neighbourhoods* are considered physically stable residential areas that are low rise and low-density. *Neighborhoods* are intended to accommodate gradual physical change that respects the existing physical character of the area and the stability of the neighbourhood. Section 4.1 of the Official Plan contains policies for evaluating new development in *Neighbourhoods*.

Section 4.1.9 provides a list of criteria for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation. The subject site varies from the local pattern which is characterized by smaller lots with detached dwellings. Policy 4.1.9 states that in established *Neighbourhoods*, infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation will:

- a) have heights, massing and scale that are respectful of those permitted by zoning for nearby residential properties, while taking into account the existing form of development on the infill property;
- b) have setbacks from adjacent residential properties and public streets that are proportionate to those permitted by zoning for adjacent residential properties, while taking into account the existing form of development on the infill property;
- c) provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- d) front onto existing or newly created public streets wherever possible, with no gates limiting public access;
- e) provide safe, accessible pedestrian walkways from public streets; and
- f) locate, screen and wherever possible enclose service areas and garbage storage and parking, including access to any underground parking, so as to minimize the impact on existing and new streets and on residences.

The Housing policies in Section 3.2.1 support a full range of housing form, tenure and affordability across the City and within *Neighbourhoods*. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Zoning**

The subject site is zoned *RD (f15.0; a550) (x5)* under Zoning By-law 569-2013. This zoning category permits detached dwellings with a maximum height of two storeys or 10.0 metres for a pitched roof. The minimum lot frontage is 15.0 metres and the minimum lot area is 550 square metres. Exception 5 provides some additional site-specific criteria which require minimum side yard setbacks of 1.8 metres. The maximum permitted lot coverage is 30 percent. Several other provisions of the RD zone are primarily related to a detached house form. Townhouses are not a building type permitted in the RD zone. See Attachment 4 of this report for the existing Zoning By-law Map.

City of Toronto Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/zoing>

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan/guidelines/design-guidelines/>

## **Toronto Green Standard**

The Toronto Green Standard (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 TGS.

## **Site Plan Control**

The proposed development is subject to site plan control. A Site Plan Control application has not yet been submitted and should follow the completion of the Zoning By-law Amendment application.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation Meeting ("CCM") was held by City Planning staff on May 1, 2024. The CCM was attended by approximately 32 people, including the local ward councillor, staff and the applicant team.

Community Planning staff provided an overview of the site context, the in-effect policy framework and a summary of the application review process; the applicant's team provided a presentation focused on the proposed development and a facilitated discussion was hosted with attendee participation.

Comments, questions and concerns raised during the facilitated discussion were generally focused on the following:

- Concerns that the proposed parking supply is insufficient
- Concerns of traffic impact and congestion that may result from the proposed development
- Questions raised on the timing of construction
- Concerns about the removal of existing trees

Comments and concerns raised through CCM have been considered as part of the review of this application and the recommendation of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS and conformity with the Growth Plan.

The proposal is consistent with the PPS and conforms with the Growth Plan. The PPS directs planning authorities to promote opportunities for transit-supportive development that contribute to the range and mix of available housing. Policy 2.2.1(2)(c) of the Growth Plan directs that growth be focused in "delineated built-up areas." Staff have determined the proposal conforms to the Growth Plan (2020) and is consistent with the PPS as it provides for new housing options and optimizes available infrastructure. A holding provision is being put in the place in part to address servicing for the property. Section 1.6.6.6 of the PPS will be satisfied through the removal of the holding provision.

### **Land Use**

The Toronto Official Plan designates the site as *Neighbourhoods* as shown on Map 16 of the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. New development within this designation will maintain the existing physical character. See Attachment 3: Official Plan Land Use Map.

The proposed residential use in a townhouse form and park uses are in keeping with the land use permissions of the Official Plan.

### **Built Form, Height & Massing**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

City Planning staff find that with the proposed modifications, the proposal is compatible with the surrounding context, and conforms with the applicable Official Plan policies and meets the intent of the Townhouse and Low-rise Apartment Guidelines.

The Official Plan contains specific policies to ensure that development in *Neighbourhoods* respects the existing physical character of the area. Section 4.1.9 provides a list of criteria for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation. Development or redevelopment on these lots will have massing that is respectful of nearby residential properties and have setbacks from adjacent residential properties and public streets that are proportionate to those permitted by the in-force zoning for adjacent residential properties. Where a more intense form of development is proposed, the Official Plan requires development to respect the physical character of the neighbourhood and provide appropriate transition.

Low-rise detached dwellings, generally no more than two-storeys in height, exist to the east and west along Drewry Avenue and to the north. Detached residences are generally defined by their landscaped front yard setbacks and large mature trees along Drewry Avenue.

Staff are satisfied with the proposed townhouse height of 3 storeys but are recommending a modified zoning by-law to improve the relationship between the townhouses abutting Drewry Avenue in Block 1 and neighbouring residential properties, the public boulevard along Drewry Avenue and the public park through increased side and front yard setbacks.

The proposed modifications increase the front yard setback along Drewry Avenue to 4 metres between the building face of townhouse Block 1 and Drewry Avenue. A reduced rear yard setback for townhouse Blocks 4 and 5 of 6.2 metres and 6.5 metres for Block 5 will mitigate the increase of the front yard setback. Blocks 4 and 5 have a rear-to-rear yard facing condition with the existing residential properties abutting the subject property to the north. The modified rear yard setbacks for Blocks 4 and 5 provides for sufficient separation distance for tree growth and landscaping, and private backyard amenity space. The modified rear yard setback also provides for sufficient transition and space for landscaping to mitigate the potential negative impacts such as shadows and overlook on neighbouring properties.

The modification to the front yard setback along Drewry Avenue will improve compatibility with the established neighbourhood character and improving transition between the private site and the public realm. The modified front yard setback will also allow for increased soft landscaping and will provide sufficient space for large shade

trees along Drewry Avenue, which supports the city's policies and standards related to compatible development in neighbourhoods, the design of public realm and built form, and Complete Streets design.

The modified by-law also increases the side yard setback between townhouse Block 1 and the proposed public park to 3.5 metres which will improve privacy and transition between these spaces and supports Park's objectives/requirements for appropriate separation between public parks and private dwellings. This further has the impact of reducing the length of Block 1, reducing the overall massing impacts along Drewry Avenue

With the proposed modifications, the height, massing, scale, and separation distances of the townhouse blocks are appropriate and compatible with the adjacent neighbourhood context as required by the policies of the Official Plan. The design and massing of the proposed development will ensure access to sunlight in the development and on the public realm.

### **Streetscape Design & Public Realm**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

City staff are satisfied that the modified proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that new development will provide amenity for adjacent streets to make these areas comfortable, attractive and vibrant, and accessible and safe for pedestrians.

The proposed development provides adequate space for soft landscaping and new trees between townhouse blocks internal to the site and the proposed private street and laneway. Pedestrian walkways 2.1 metres in width are provided to connect the Drewry Avenue sidewalk to all proposed new unit entrances in the development. A new 2.1 metre pedestrian clearway along Drewry Avenue is also provided.

The proposed modifications will contribute positively to the quality of the public realm by improving the transition between the private development and public boulevard along Drewry Avenue, increasing space for soft landscaping and providing space for large shade trees.

The final landscape plan will be determined and secured as part of the Site Plan Control process.

### **Access, Parking & Loading**

Vehicular access to the site is proposed via a six metre two-way private street from Drewry Avenue. The proposed vehicle parking rate of 2 residential parking spaces per unit and 2 visitor parking spaces meets the minimum parking requirements for the site in accordance with By-law 89-2022. The applicant has provided a Traffic Operations Assessment. Staff are recommending that the Zoning By-law be subject to a holding

provision pending the revision, review, and acceptance of the Traffic Operations Assessment to the satisfaction of the General Manager, Transportation Services.

## **Servicing**

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management, and Hydrogeological reports. Engineering and Construction Services staff have reviewed the submitted materials and have identified outstanding items for review. Staff are recommending that the Zoning By-law be subject to a holding provision pending the revision, review, and acceptance of the Functional Servicing, Hydrogeological and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Holding Provision**

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The City has received, reviewed and accepted a Site Servicing Review (comprised of a Servicing Report, Stormwater Management Report and Hydrogeological Report) demonstrating that the City requirements can be met and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- Should the above identify the need for upgrades or improvements to existing municipal infrastructure and/or new municipal services are required, those upgrades, improvements and/or services shall be designed, financially secured and constructed by appropriate development agreement(s) and be operational prior to removal of the “H” symbol on the subject lands, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.
- The City has received, reviewed and accepted a Transportation Impact Study (“TIS”) with supporting drawings and plans as required, demonstrating that the City requirements can be met to accommodate the proposed development, all to the satisfaction of the General Manager, Transportation Services; and
- Should the above identify the need for modifications or improvements to existing transportation related infrastructure and/or new municipal infrastructure is required, the Owner shall make satisfactory arrangements with Transportation Services, including providing financial securities and payments, all to the satisfaction to the General Manager, Transportation Services.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

## **Parkland**

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 750 square metres.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication of 617 square metres. The park is to be in the southeast portion of the site, fronting Drewry Avenue and comply with Policy 3.2.3.8 of the Official Plan.

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the remaining 133 square metre parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges Bylaw, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

## **Tree Preservation**

The Arborist Report and the Tree Preservation Plan have been reviewed by Urban Forestry staff. 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). Urban Forestry staff require the planting of 82 new trees to replace 1 city tree and 45 private trees proposed for removal. Urban Forestry staff also request that Trees 47, 48, 49, 52 and 54 are preserved.

The current front yard setback on Drewry Avenue does not provide adequate space from the building to support the canopy growth of large shade growing trees. The policies of the Official Plan and Toronto Green Standard EC1.2, as they relate to trees planted along street frontages, are not satisfied. The Official Plan, chapter 3 provides direction for how developments should preserve, incorporate, and plan for trees on site.

The amended front yard setback of 4 metres would allow for acceptable planting conditions for large shade growing trees on the Drewry Avenue frontage.

### **Toronto Green Standard**

Council has adopted the four-tier TGS. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Additional Tier 1 elements will be secured through the Site Plan Control process.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) provided that the items that are subject to the hold can be satisfactorily addressed. Furthermore, the proposal conforms to the Official Plan, particularly as it relates to the Healthy Neighbourhoods policies in Chapter 2, the Built Form policies in Chapter 3 and the *Neighbourhoods* policies in Chapter 4. Staff worked with the applicant to make the appropriate modifications to the proposal to improve the quality of the public realm along Drewry Avenue and the relationship between the proposed townhomes and the public park. Staff recommend that Council support approval of the application in the amended form.

### **CONTACT**

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E-mail: [Diana.Steinberg@toronto.ca](mailto:Diana.Steinberg@toronto.ca)

### **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7-10: Elevations

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 172-202 DREWRY AVE      Date Received: February 26, 2024  
Application Number: 24 119171 NNY 18 OZ  
Application Type: Rezoning

Project Description: A Zoning By-law Amendment to allow for the construction of six townhouse blocks containing a total of 45 residential dwelling units. Block 1 fronts onto Drewry Avenue, and Blocks 2, 3, 4, 5 and 6 front onto the new private road. A total of 92 parking spaces are proposed, including 2 visitor parking spaces. A 625 square metre park is proposed at the southeast corner of the site as part of the on-site parkland dedication requirement.

Applicant	Agent	Architect	Owner
ICON HOMES			HOUNSLOW HOLDINGS INC.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RD	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 7,921      Frontage (m): 108.84      Depth (m): 80.74

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,760.50	2,760.50
Residential GFA (sq m):			6,024.57	6,024.57
Non-Residential GFA (sq m):				
Total GFA (sq m):			6,024.57	6,024.57
Height - Storeys:			3	3
Height - Metres:			12.6	12.6

Lot Coverage Ratio (%) 34.85 Floor Space Index: 0.76  
 Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)  
 Residential GFA: 6, 2024.57  
 Retail GFA:  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:			45	45
Condominium:				
Other:				
Total Units:			45	45

Parking and Loading

Parking Spaces: 92 Bicycle Parking Spaces: Loading Docks:

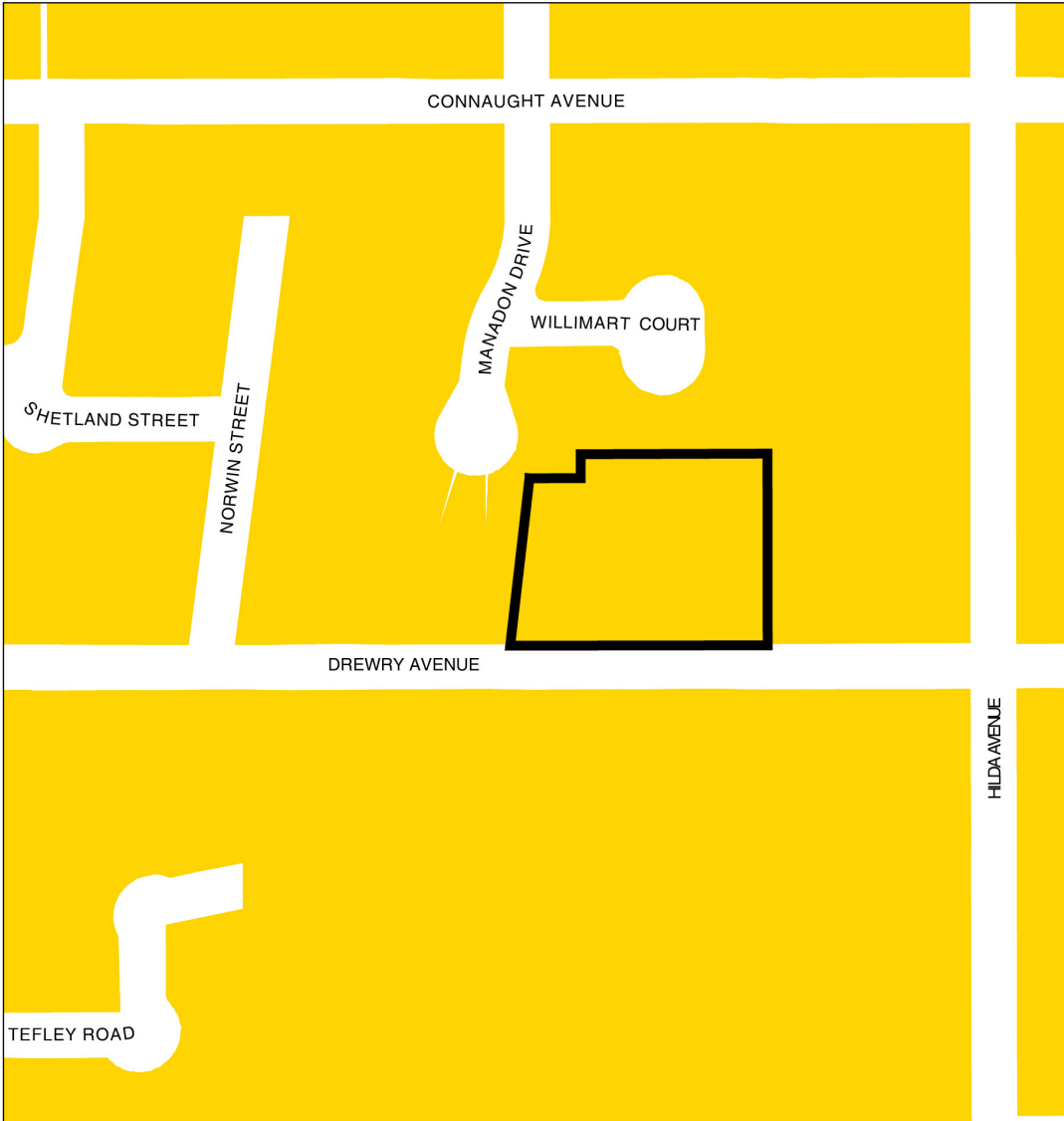
CONTACT:

Diana Steinberg, Planner, Community Planning  
 416 338 3455  
 Diana.Steinberg@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



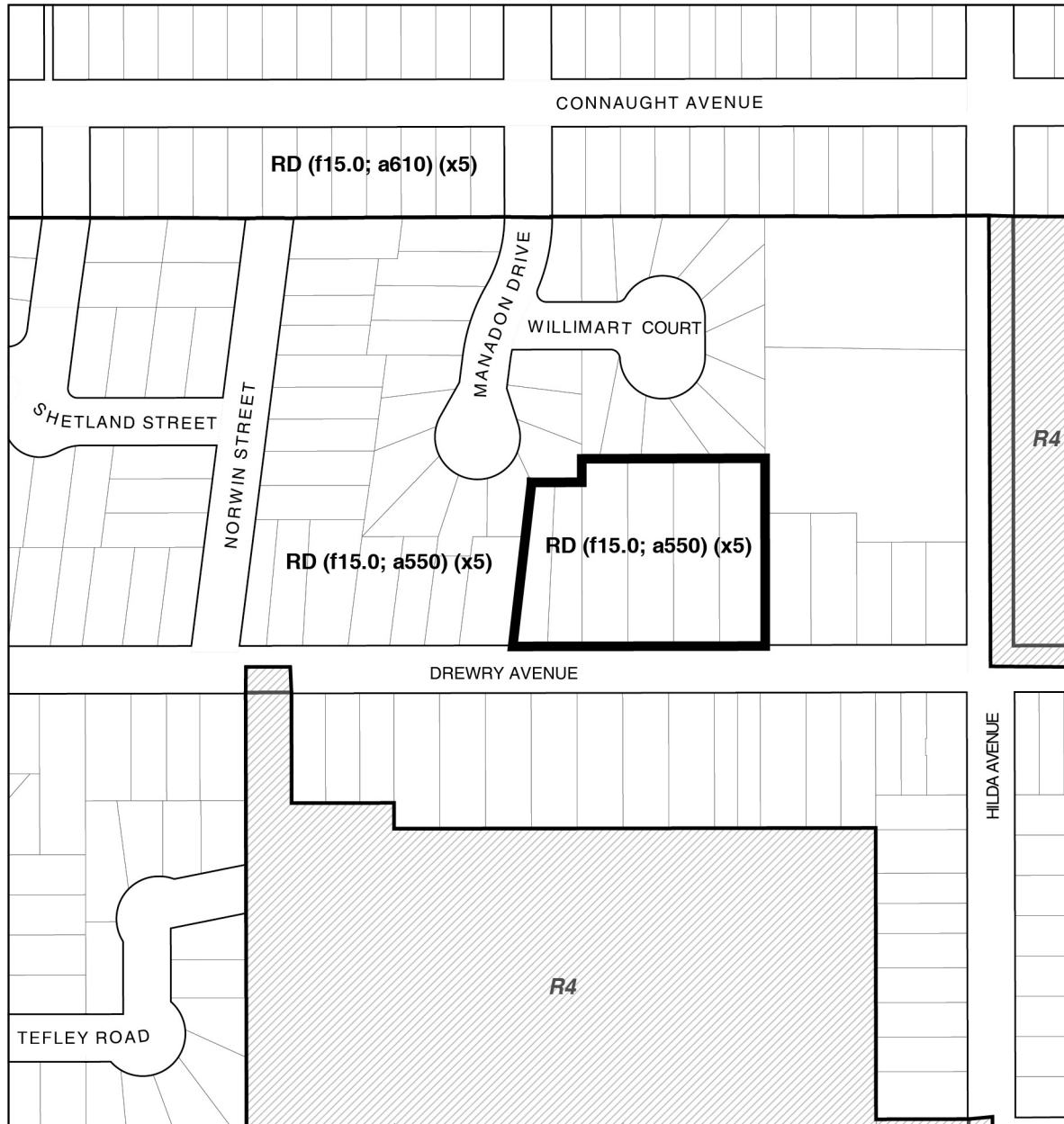
Official Plan Land Use Map #16

172 Drewry Avenue  
File # 24 119171 NNY 18 0Z



↑  
Not to Scale  
Extracted: 03/04/2024

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

172 Drewry Avenue

File # 24 119171 NNY 18 0Z

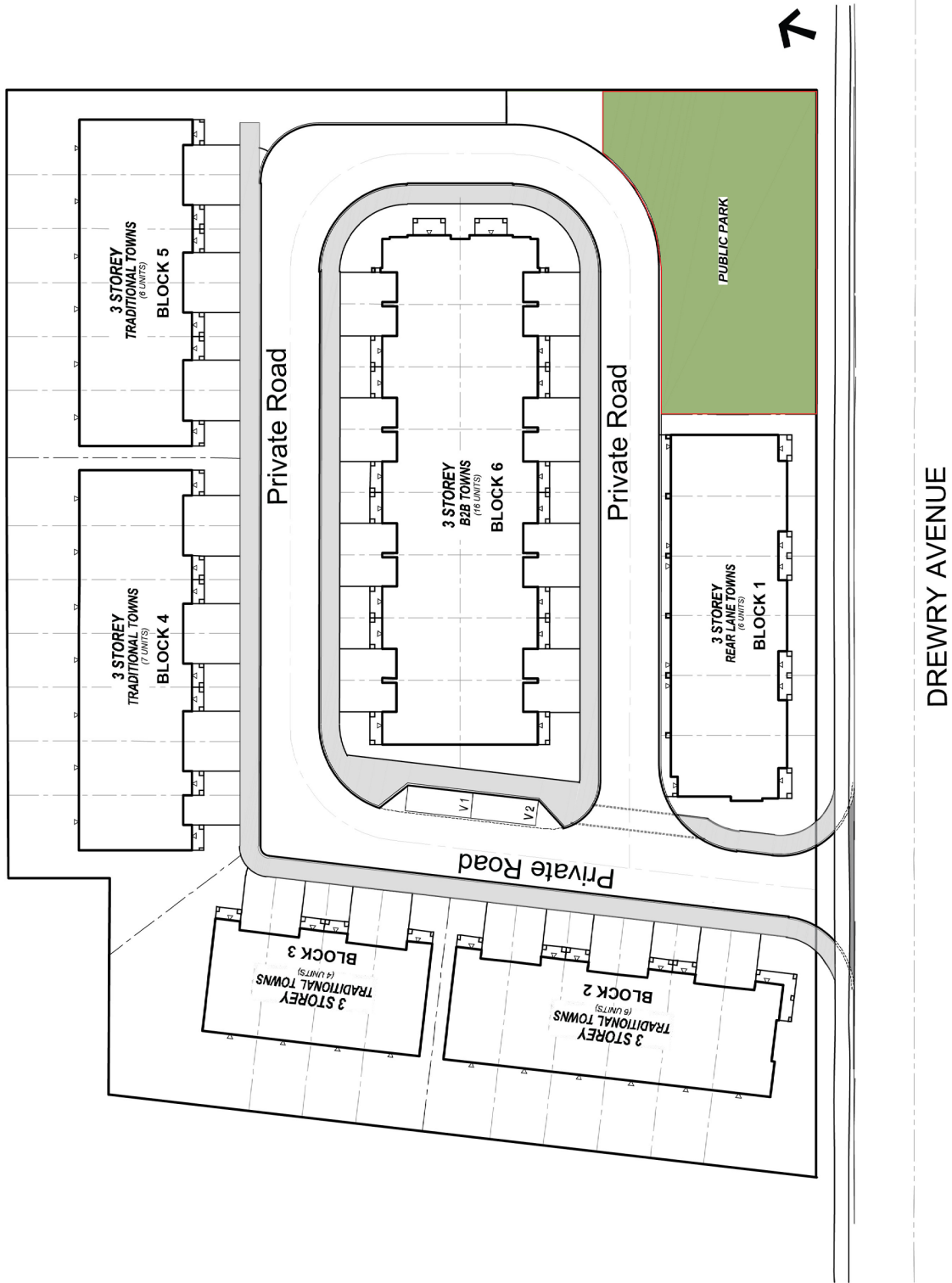
 Location of Application  
RD Residential Detached

 See Former City of North York By-law No. 7625  
R4 One-Family Detached Dwelling Fourth Density Zone

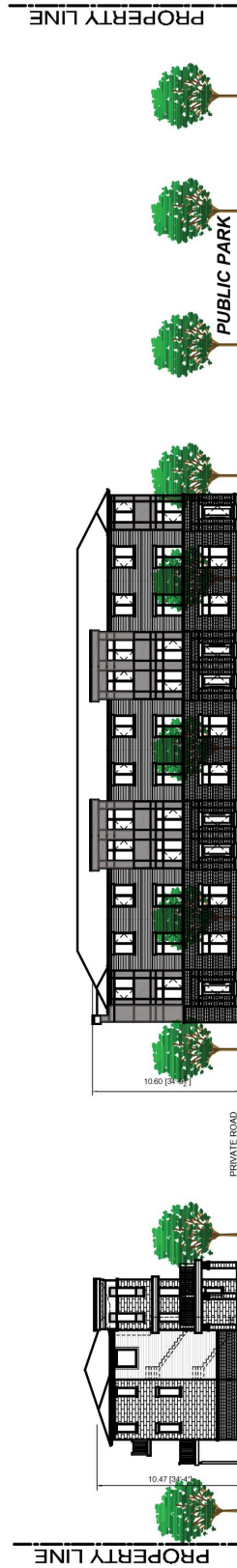
  
Not to Scale  
Extracted: 03/04/2024

Attachment 5: Draft Zoning By-law Amendment  
(under separate cover)

Attachment 6: Site Plan



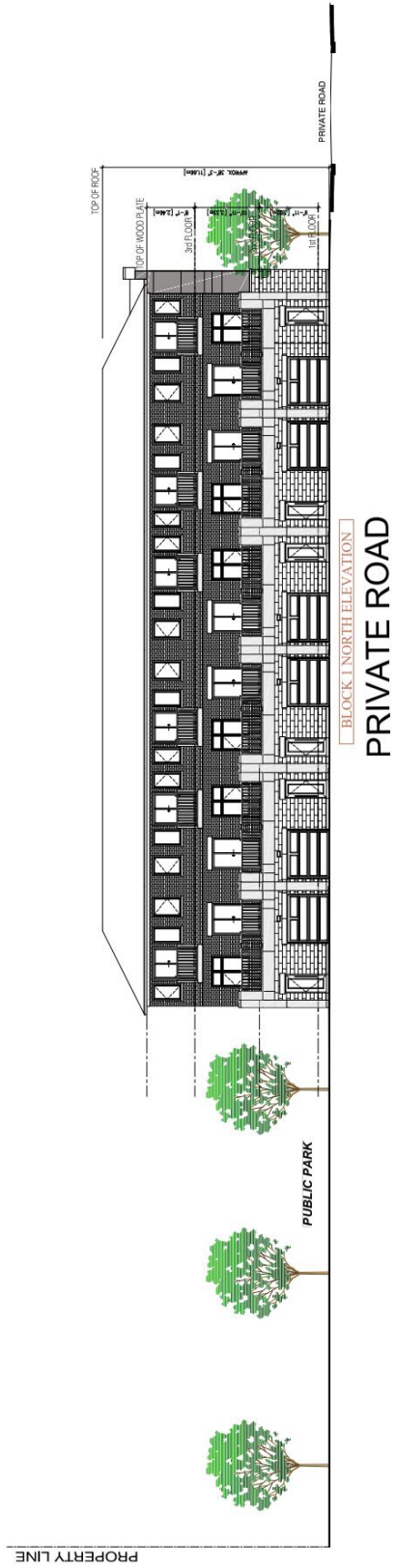
Attachment 7: Elevations



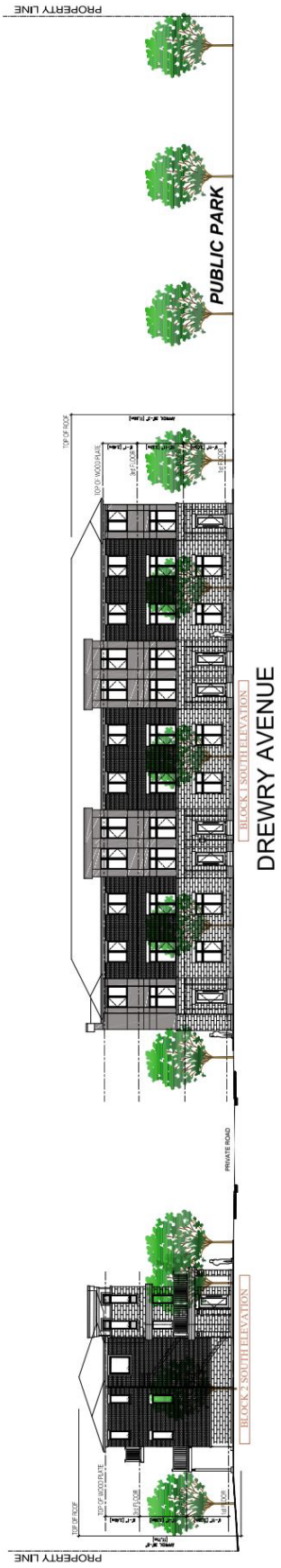
DREWRY AVENUE

South Elevation

Attachment 8: Elevations



Attachment 9: Elevations



Attachment 10: Elevations

