

1 Sandfield Road – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: Jun 19, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 23 229538 NNY 15 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law 569-2013 to permit a seven-unit townhouse block fronting onto York Mills Road at 1 Sandfield Road. The proposed townhouse block would be three-storey (12.6 metres) in height with a total Gross Floor Area ("GFA") of 2,629 square metres resulting in a Floor Space Index ("FSI") of 1.57. Vehicular access would be provided from Sandfield Road. The existing detached dwelling fronting Sandfield Road would be demolished.

To facilitate the proposed development, the applicant requested an amendment to the *Neighbourhoods* designation of the Official Plan. Through the review of the application, it was determined that an Official Plan Amendment is not required as townhouse built form occurs frequently along this stretch of York Mills Road. A Zoning By-law Amendment is still required in order to permit the proposed density on the lands and to establish appropriate performance standards to facilitate this development.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development represents appropriate infill development that expands housing choices on a major street.

This report reviews and recommends approval of the application to amend the Zoning By-law. The recommend Zoning By-law includes a Holding (H) provision on the subject site to ensure that the infrastructure matters are identified and addressed. The proposed townhouse block represents an appropriate level of intensification on the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1 Sandfield Road 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.

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

On November 1, 2019, an application for Official Plan Amendment and Zoning By-law Amendment (19 244276 NNY 15 OZ) was received for 2 Sandfield Road to permit seven townhouse units fronting onto York Mills Road and on June 29, 2020, City Council refused the application. The decision can be found at <https://secure.toronto.ca/council/agenda-item.do?item=2020.NY14.2>. For the decision was appealed to the Ontario Land Tribunal (OLT)(File No. OLT-22-003352) and an order was issued on February 3, 2023, allowing the Official Plan Amendment and Zoning By-law Amendment appeal subject to addressing matters identified in the order. The applicant and City staff are working to finalize the Official Plan Amendment and Zoning By-law Amendment.

A pre-application consultation (PAC) meeting was held on April 22, 2022. The current application was submitted on November 24, 2023, and deemed complete on April 10, 2024. A Preliminary Summary of the application is available here <https://www.toronto.ca/1SandfieldRoad>. Staff conducted a Community Consultation Meeting for the application on May 8, 2024. Community consultation is summarized in the Comments section of this Report.

EHON Major Street Study

Expanding Housing Options in Neighborhoods (EHON) is a City of Toronto initiative to facilitate more low-rise housing in residential neighbourhoods to meet the needs of the growing city. The City is working to expand opportunities for "missing middle" housing forms in Toronto, ranging from duplexes to low-rise walk-apartments.

Among the EHON initiatives is the EHON Major Street Study (the Study), which examines opportunities to add permissions such as townhouses and small-scale apartment buildings along the City's major streets, as identified on map 3 of the City's Official Plan. The EHON Major Street Study responds to a number of Provincial and City policy objectives to provide a full range of housing options in a form that efficiently uses land, infrastructure, and existing services.

The subject site is identified as a Neighbourhood-Designated parcel on a Major Street as part of the EHON Study's final.

On May 22, 2024, City Council adopted staff recommendations of item PH12.3 - Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report. This item outlines the parcels, designated *Neighbourhoods* and fronting onto major streets, that are subject to the Study. As noted above, the subject site is subject to the Study and is permitted to introduce a small-scale apartment building of a maximum height of 6-storeys. Please note that the recommended by-law is not in force yet. The Final Report and Supplementary Report are available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>.

THE SITE

Description

The subject site is located east of Bayview Avenue at the southeast corner of York Mills Road and Sandfield Road. The subject site is generally rectangular in shape and has an area of approximately 1,670 square metres (0.17 hectares) with frontages of 50 metres along York Mills Road and 30 metres along Sandfield Road. York Mills Road, between Bayview Avenue and Leslie Street, has predominately residential uses with dwellings having a rear or flankage relationship with York Mills Road and fronting onto local roads. The only non-residential properties are located west of Banbury Road and fronting onto York Mills Road. These non-residential properties are York Mills Collegiate Institute, a public high school municipally known as 490 York Mills Road, and École secondaire Étienne-Brûlé, a French language public high school municipally known at 300 Banbury Road. Both of these properties are located on the north side of York Mills Road.

Surrounding Uses

The surrounding land uses are as follows:

North: York Mills Road and a low-density residential neighbourhood characterized by detached dwellings. At the northeast corner of Bayview Avenue and York Mills Road is Bayview Mills, a condominium townhouse development consisting of 343 units constructed in the late 1960s, fronting onto a series of internal private roads. Vehicular access to this development is provided from both York Mills Road and Bayview Avenue.

East: A low-rise residential neighbourhood characterized by detached dwellings. The south side of York Mills Road, starting at the rear portion of 34 Cosmic Drive, features a linear green park that connects to Ames Park further to the east. Similarly, a linear park exists on the north side of York Mills Road, east of Banbury Road to Mossgrove Park.

South: A low-density residential neighbourhood characterized by detached dwellings. Further south is a connected natural area featuring Windfields Park, Banbury Park, and Wilket Creek.

West: Sandfield Road and low-density residential neighbourhood characterized by detached dwellings. Further west, at the southeast corner of Bayview Avenue and York Mills Road, is Irving Paisley Park and York Mills Arena.

Existing Use

The subject site currently accommodates a two-storey detached dwelling fronting onto Sandfield Road. The existing detached dwelling is proposed to be demolished.

THE APPLICATION

Description

The application proposes seven townhouse units, organized into one block, which would front onto York Mills Road. The proposed maximum coverage of the townhouse block is 51%, while the proposed gross floor area (GFA) is 2,629 square metres. The proposed front yard setback from York Mills Road to the townhouse building face would be 6.0 metres. The rear yard setback proposed is a minimum 9.0 metres, while the east and west side yard setbacks are proposed to be minimum of 3.0 metres.

Density

The proposal has a density of 1.57 times the area of the lot.

Dwelling Units

The proposal includes seven townhouse units, each consists of three bedrooms. The end units (units 1 and 7) are proposed to have a minimum width of 6.3 metres, while the five interior units (units 2 to 6) would have a minimum width of 6.15 metres. All units are proposed to be three-storey, 12.6 metres in height. Rooftop mechanical units would extend above the roof by appropriately 1.5 metres. Each unit would have exterior amenity space in the form of a private rear (south) terrace located on level one, two, and three. Additionally, each unit would have a rooftop vestibule providing access to exterior amenity space fronting onto York Mills Road.

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 14 parking spaces. Two vehicular parking spaces would be provided for each unit in the rear integral garage, accessed from a shared six metre-wide driveway at the south end of the site off of Sandfield Road. Garbage and recycling are proposed to be stored within the proposed garages of each individual townhouse unit. Garbage pick-up is proposed to be off Sandfield Road to the curb to reduce interruption to traffic along York Mills Road.

Additional Information

See the attachments 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: <https://www.toronto.ca/1SandfieldRoad>.

Reasons for Application

An Amendment to the Official Plan was included in the application to amend the Neighbourhoods designation but it was determined an amendment was not required.

A Zoning By-law Amendment application is required to amend Zoning By-law 569-2013 in order to permit the proposed building type, building height, and density, amongst adjusting other performance standards.

The proposed development consists of seven dwelling units. Bill 23 exempts developments of up to 10 dwelling units or less from Site Plan Control. Therefore, the proposed development is not subject to a Site Plan Control application.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report
- Geotechnical Study
- Hydrogeological Report
- Planning Rationale
- Servicing Report
- Stormwater Management Report
- Tree Preservation Plan
- Transportation Impact Study

These reports/studies and all other materials submitted for the application are available on the Application Information Centre (AIC): www.toronto.ca/1SandfieldRoad

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 the appropriate Official Plan amendment and Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

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), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale residential buildings such as detached and semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys. See Attachment 3 of this report for the Land Use Map.

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 Residential Detached (R30.0; A1100) (X69) under Zoning By-law 569-2013. The Residential Detached zoning category permits a range of residential building types, including detached house, duplex, triplex and fourplex. The maximum height is 11.5 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Townhouse and Low-Rise Apartment 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 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.

The TGS can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on May 8, 2024. The meeting was attended by the local Councillor's office staff, City Planning staff, the applicant and their consultant team, and approximately six members of the public. Following presentations by City staff and the applicant, the following concerns were raised by the general public:

Pedestrian safety on Lawrence Avenue East and Sandfield Road;
Increase traffic congestion and parking issues on Sandfield Road; and
Privacy concern along eastern property boundary.

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

Provincial Policy Statement and Provincial Plans

Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

The proposed development represents an appropriate level of intensification along a major street through infill redevelopment of the subject site while contributing to a mix of housing types and densities necessary to meet projected requirements of current and future residents.

Policy 1.6.6.6 indicates that lot creation may be allowed only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. Engineering and Construction Services staff have not yet accepted the submitted reports, and other supporting drawings/documents. To ensure that the subject site can be appropriately serviced, a holding provision in the Zoning By-law is being included. The proposed Holding provision (H) ensures the necessary infrastructure is in place to support the proposed development.

Land Use

Staff has reviewed the application against the applicable Official Plan policies. The subject site is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale building such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments that are no higher than four storeys. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas.

Staff have determined an Official Plan Amendment is not required to permit the proposed development. The proposed land use is permitted within the Neighbourhood designation and there are other townhouse developments existing elsewhere on lands designated *Neighbourhoods* in between Bayview Avenue and Sandfield Road, along

York Mills Road. This pattern, found in the existing context, is an appropriate form of intensification along a major street while providing transition to the interior of the neighbourhood. While not the most frequently occurring form of development, the *Neighbourhoods* policies do not preclude development whose physical form exists in substantial numbers within the geographic neighbourhood.

The applicant's proposal requests permission to rezone the subject site from a RD Zone to a RT Zone (Residential Townhouse) with specific performance standard exceptions. The RT Zone permits semi-detached house and townhouse. In the RT Zone, townhouses are subject to minimum front, side, rear yard setbacks, etc. to ensure compatibility with other low scale land uses in *Neighbourhoods*. The proposed development achieves an appropriate level of intensification and mix of housing type within *Neighbourhoods*.

The proposed use on the subject site is appropriate and supported by staff.

Building Type and Built Form

This application has been reviewed against the official plan policies described in the Policy and Regulation Considerations section of the report as well as the policies of the Official Plan as a whole.

The subject site is designated *Neighbourhoods* in the Official Plan. The *Neighbourhoods* designation allows consideration of residential townhouses provided they comply with the policies in Chapter 4.1. The subject site is distinguishable from the lots located in the interior of the neighbourhood to the south as it flanks onto York Mills Road, which is a major street on Map 3 of the Official Plan. The subject site is also characterized by better access to transit, direct exposure to a greater volume of traffic along York Mills Road and being in close proximity to developments with similar heights, massing and scale.

Approvals for townhouse developments along York Mills Road exist in the immediate context directly west of the subject site, at 2 Sandfield Road, northwest of the subject site at 16 Kirtling Place and 2 Harrison Road. The proposed townhouse units are modest form of intensification along York Mills Road while providing for an appropriate transition to the interior of the neighbourhood.

The proposed townhouses provide an appropriate transition in scale by applying a 35-degree angular plane measured at the rear property line which is also designated *Neighbourhoods*. The angular plane ensures that the building height, mass, and scale gradually transition lower towards the existing low-rise residential buildings to the south, mitigating any potential negative impacts.

At the community consultation meeting, concerns were raised regarding the rear yard terraces of the proposed townhouse unit number 7 overlooking abutting properties to the east of the subject site. All rear yard facing terraces are contained within a 35-degree angular plane. Additionally, the proposed development incorporates stepbacks of 2.7 metres and 4.95 metres on the second and third floors respectively to allow transition down to the abutting detached residential homes. The stepbacks are being

secured as part of the draft zoning by-law amendment (see Attachment 6). The applicant has advised that they would be including planter boxes, landscaping, and privacy screen on the east side of the rear-facing terraces for proposed townhouse unit number 7 in order to provide further privacy mitigation.

The proposed townhouse units would be set back 9.0 metres from the rear (south) property line. Within the rear yard setback, a 3.0 metres wide landscape strip would be provided along the south property line, along 1.8 metre high fence that would provide for additional privacy. Additionally, the townhouses would have a minimum front yard setback of 6.0 metres, a minimum side yard setback of 3.0 metres to the east and west. Both the front yard and side yards setbacks provide sufficient area for appropriate landscaping and maintain the existing character along York Mills Road.

Given the existing and the planned context for the subject site and its immediate area, staff are of the opinion the proposed building type, along with its height, massing and density, are appropriate and is a more efficient use of the land without causing adverse impacts to the abutting neighbouring properties. As such, and pursuant to the *Neighbourhoods* policies, the proposed development represents an appropriate infill development and the proposed building type is compatible with the existing and planned context.

Streetscape

This application has been reviewed against the official plan policies and design guidelines described in the Policy and Regulation Considerations section of the report.

A 2.1 metre widened public sidewalk is to be provided on York Mills Road and Sandfield Road. All proposed townhouse entrances would have a direct connections to the public sidewalk from their dwelling units. The proposed private walkway for townhouse units 2-7 have been paired to reduce hardscape area and maximize soft landscaped areas.

Five of the existing boulevard trees would be retained on York Mills Road and Sandfield Road, along with a variety of proposed landscape treatments that including private trees, shrubs and ground cover within the front, side and rear yards. The front yard landscaping treatment will provide an appropriate transition from the private to the public realm.

Access and Parking

The proposed development supports the built form objective of the Official Plan by locating and organizing vehicular access and parking to minimize their impacts on surrounding properties. Vehicular access is proposed from a share private six-metre-wide driveway off Sandfield Road. A total of 14 parking spaces would be provided on site. Two parking spaces would be provided for each townhouse unit.

A Transportation Operation Assessment, dated October 20, 2023, prepared by LEA Consulting Ltd., was submitted in support of the proposed development. The consultant estimates in this study that the proposed development would generate approximately

three two-way trips during the AM and PM peak hours, respectively. Transportation Services accepts the conclusions of the Transportation Operation Assessment.

Transportation Services staff have confirmed that there is sufficient vehicular parking spaces for the proposed development, and the volume of traffic generated by the proposed development would have minimal impact during peak hours.

Each townhouse unit proposed to have integral rear garage with adequate space for internal garbage storage. Garbage pick-up is proposed to be off Sandfield Road adjacent to the curb to reduce interruptions to traffic along York Mills Road. Although the proposed development is Site Plan Control exempted, the proposed development requires to be built in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.

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). An Arborist Report, Planting Plan, and Tree Inventory & Preservation Plan have been submitted as part of the application and have been reviewed by Urban Forestry staff.

The City's Official Plan calls for an increase on tree canopy coverage and diversity. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. As such, the retention of the existing canopy and planting of large growing shade trees on both public and private lands should be an important objective for all development projects.

The tree inventory documented 34 trees located on and within six metres of the site subject, of which 20 are regulated under Toronto's tree by-law. The applicant is proposing to retain five of the regulated trees on the subject site and remove 15 privately owned trees, and one city tree on Sandfield Road. The removal of 15 trees would require a total of 45 replacement trees, of which the applicant can only responsibly plant four replacement trees, therefore the remaining 41 trees would be provided as cash-in-lieu. An existing tree located at the northwest corner of the subject site is listed for removal, but staff will be requested it be retained when the applicant submits the tree removal application.

Urban Forestry has indicated they are not opposed in principle to the proposed development but Urban Forestry staff will finalize the tree removal details at the tree removal permit stage.

Servicing

The applicant filed Functional Servicing Report, Stormwater Management Report, Hydrogeological Assessment report, and other supporting documents/drawings to support the proposed development.

Engineering and Construction Services staff have not yet accepted the submitted reports, and other supporting drawings/documents. To ensure that the subject site can be appropriately serviced, a holding provision in the Zoning By-law is being included. Lifting the holding provision would be subject to the Functional Servicing Report, Stormwater Management Report, Hydrogeological Assessment Report, and other supporting documents/drawings being accepted by the Chief Engineer and Executive Director, Engineering and Construction Services to secure the obligations of the owner to design, construct, secure and pay for improvements to municipal infrastructure in accordance with the accepted Engineering reports, drawings and other supporting documents, should it be determined that upgrades and/or improvements are required to such infrastructure to support the development.

Parkland

In accordance with [Section 42 of the Planning Act](#), the Owner is required to satisfy the 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.

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 of 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 provision in the proposed By-law are:

- The City has received, reviewed, and accepted an engineering submission (comprised of a Functional Servicing Report, Stormwater Management Report and Hydrogeological Report and supporting documents/drawings) 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; and
- Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured, and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Until such time that the "H" symbol is removed, the subject site shall not be used for any purpose other than those uses and buildings that currently exist on the site. Any new uses or buildings will not be permitted until such time that the holding provision has been removed. 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.

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.

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.

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).

Furthermore, the proposal conforms to the Official Plan by providing a wide range of housing options and appropriate intensification along a major street. Staff recommend that Council support approval of the Zoning By-law Amendment application which includes use of a holding provision as discussed in the report.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, 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 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 1 SANDFIELD RD Date Received: November 24, 2023

Application Number: 23 229538 NNY 15 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Zoning By-law Amendment to permit of seven townhouse units with a total gross floor area of 2,628.79 m². Vehicular access is proposed from a share private six-metre-wide driveway off Sandfield Road.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP		TAES ARCHITECTS INC.	2165496 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: RD (f30.0;
a1100) (x69) Heritage Designation:

Height Limit (m): 11.5 Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq m): 1,670 Frontage (m): 50 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			780	780
Residential GFA (sq m):	229		2,629	2,629
Non-Residential GFA (sq m):				
Total GFA (sq m):	229		2,629	2,629
Height - Storeys:	2		3	3
Height - Metres:			12.6	12.6

Lot Coverage Ratio (%) 51 Floor Space Index: 1.57

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,154	475
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1		7	7
Condominium:				
Other:				
Total Units:	1		7	7

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					7
Total Units:					7

Parking and Loading

Parking Spaces:	14	Bicycle Parking Spaces:	Loading Docks:
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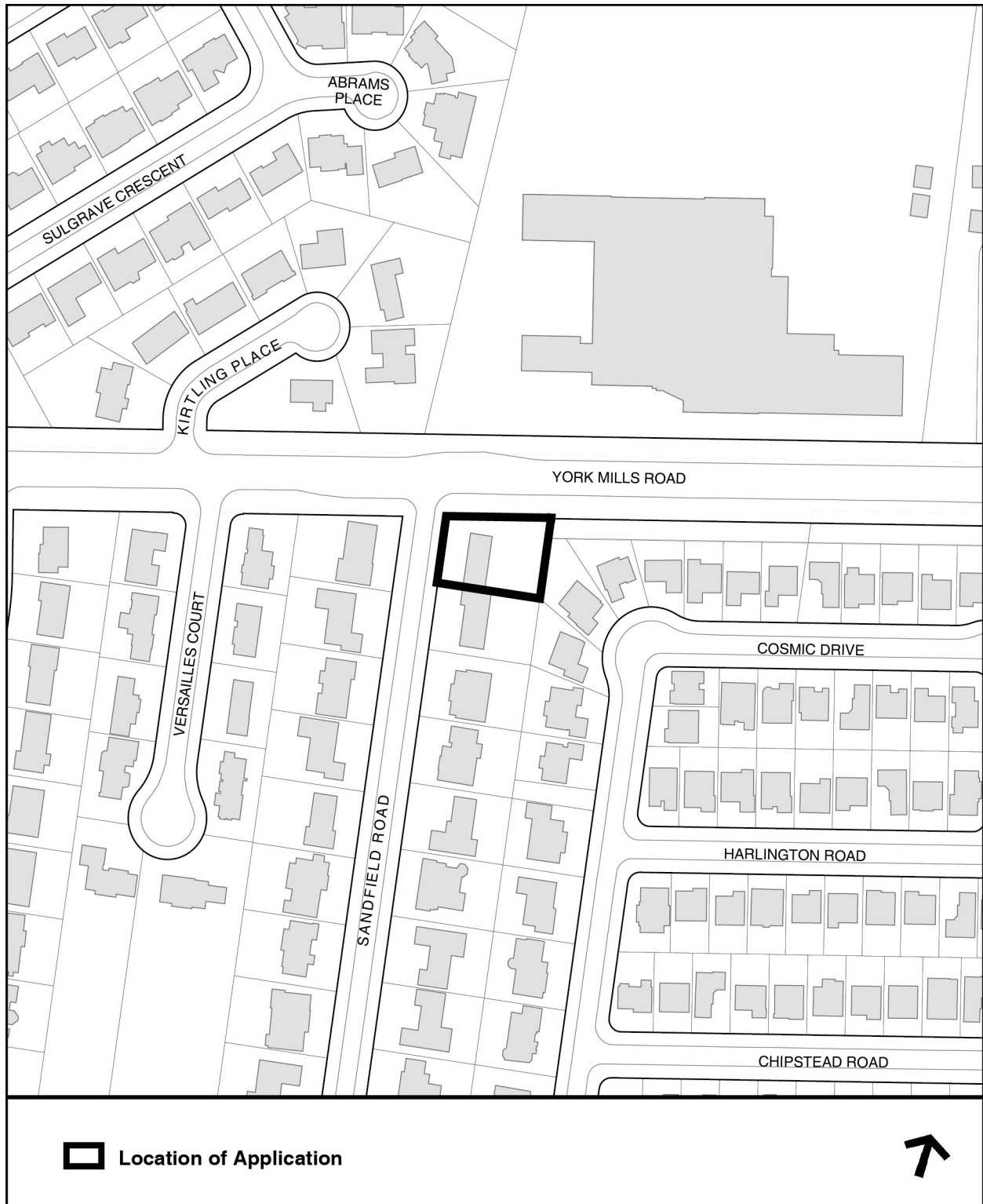
CONTACT:

Amie Chung, Planner

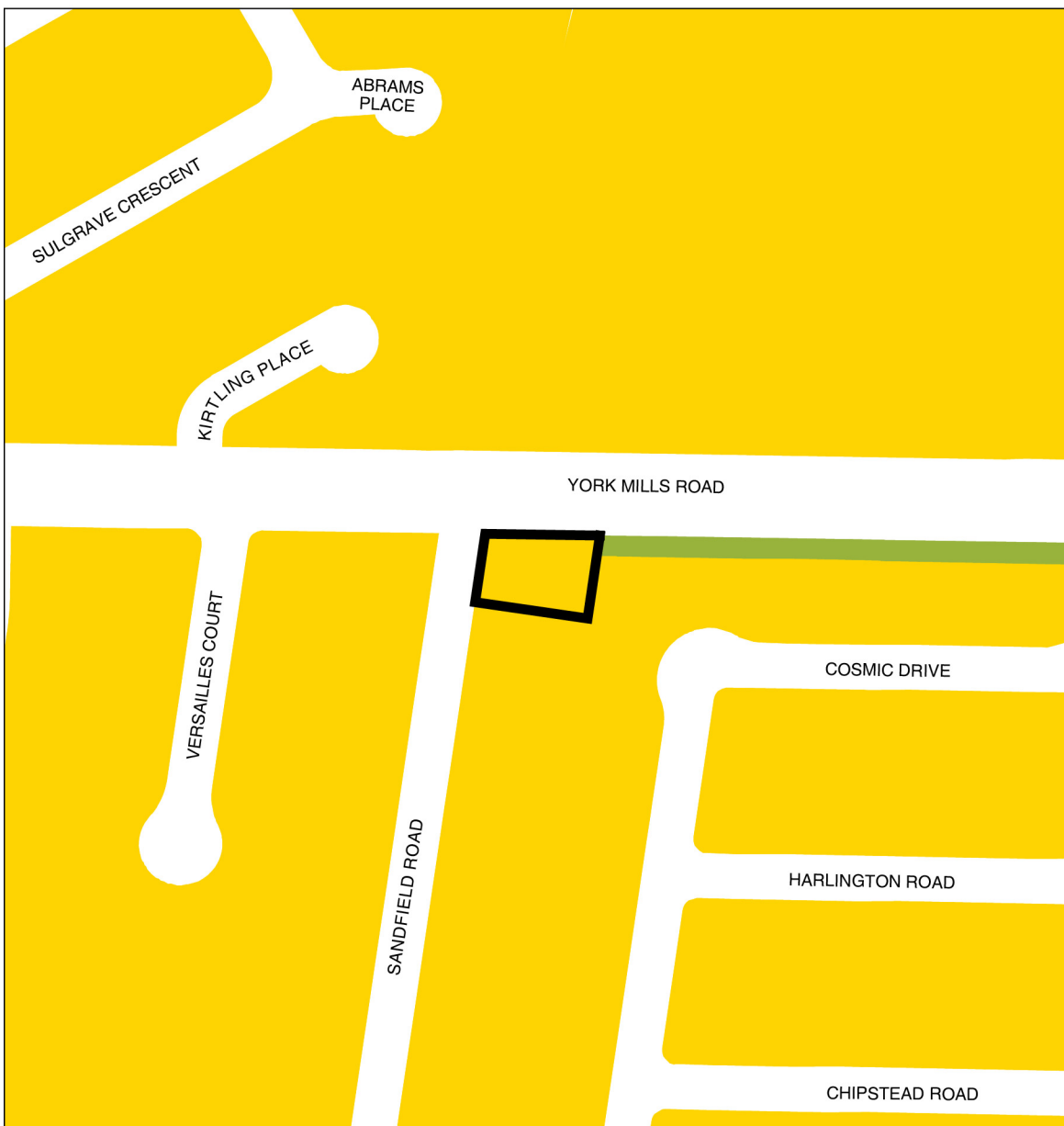
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

1 Sandfield Road

File # 23 229538 NNY 15 0Z



Location of Application

Neighbourhoods

Parks



Not to Scale
Extracted: 03/28/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1 Sandfield Road

File # 23 229538 NNY 15 0Z



Location of Application

RD
O

Residential Detached
Open Space



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

R2

One-Family Detached Dwelling Second Density Zone



Not to Scale
Extracted: 03/28/2024

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1 Sandfield Road.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

The Council of the City of Toronto enacts:

1. The lands subject to By-law [Clerks to insert By-law number] are outlined by heavy black lines on Diagram 1 attached to By-law [Clerks to insert By-law number].
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f30.0; a1100) (x69) to a zone label of (H) RT (x374) as shown on Diagram 2 attached to By-law [Clerks to insert By-law number].
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 374 so that it reads:

(374) Exception RT 374

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 1 Sandfield Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (O) below;
- (B) For the purpose of this exception:
 - (i) The “first floor” is the **storey** located entirely above the Canadian Geodetic Datum of 163.26 metres;
 - (ii) A “basement” is any part of a **building** located below the “first floor”; and
 - (iii) A “basement”, mechanical penthouse, and rooftop stair access are not considered **storeys**;
- (C) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting York Mills Road;
- (D) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 163.26 metres and the elevation of the highest point of the **building**;
- (E) Despite Regulations 10.60.40.10(1) and (2), the permitted maximum height and number of **storeys** of all **buildings** and **structures** on the **lot** are the numbers in metres following the letters “HT” and the numbers in **storeys** following the letters “ST”, as shown on Diagram 3 of the By-law [Clerks insert By-law number];
- (F) Despite Regulation 10.5.40.10 (2) and (E) above, parapets located on the roof of a **building** may exceed the permitted maximum height by 0.6 metres;
- (G) Despite Clause 10.60.40.70, the required minimum **building setbacks** are shown in metres on Diagram 3 of the By-law [Clerks to insert By-law number];
- (H) Despite Regulations 10.5.40.60 (3), (5)(A), and (6)(B) and (G) above, the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law [Clerks to insert By-law number], as follows:
 - (i) Excavated and unexcavated porches and exterior stairs may encroach into the required west **side yard** to a maximum of 1.55 metres;
 - (ii) Excavated and unexcavated porches and exterior stairs may encroach into the required **front yard** to a maximum of 2.7 metres for Units 2 to 3 and a maximum of 3.2 metres for Units 4 to 7, as

- shown Diagram 3 attached to By-law [Clerks to insert By-law number];
- (iii) A pilaster, cornice, sill, belt course, or other similar architectural features to a maximum extent of 0.9 metres; and
 - (iv) A bay window, box window, or other window projection may encroach into a required **front yard setback** and **side yard setback** to a maximum 0.85 metres;
- (I) Despite Regulation 10.5.50.10(1)(D), a minimum of 60% of the **front yard** for Unit 2 must be **soft landscaping**, as shown on Diagram 3 attached to By-law [Clerks to insert By-law number];
 - (J) Despite Regulation 10.5.50.10(2)(B), a minimum of 70% of the west **side yard landscaping** must be **soft landscaping**;
 - (K) Despite Regulation 10.60.30.10(1)(A), the minimum **lot area** is 1,600 square metres;
 - (L) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 51 percent;
 - (M) Despite Regulation 10.60.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 7;
 - (N) Despite Regulation 200.15.10.10(1), accessible **parking spaces** are not required; and
 - (O) A 3.0 metre strip of **landscaping** is required along the south **lot line**, as shown on Diagram 3 attached to By-law [Clerks to insert By-law number].
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.
6. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to By-law [Clerks to insert By-law number] must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The Owner has prepared and submitted a revised Functional Servicing Report, Stormwater Management Report, Hydrogeological Report, and other supporting documents to the Chief Engineer and Executive Director, Engineering & Construction Services, to demonstrate that the City requirements can be met,

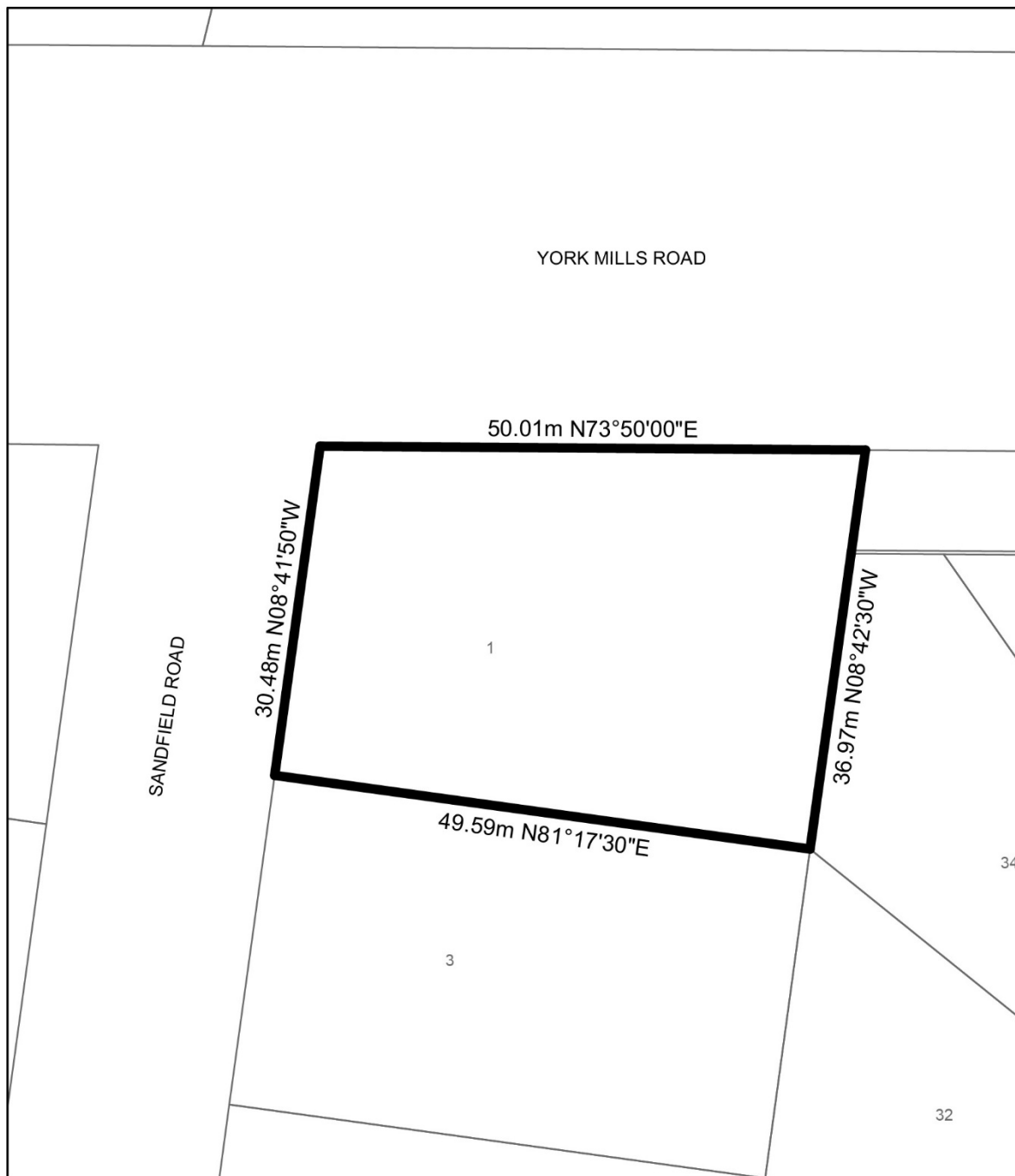
and sufficient capacity exists to accommodate the proposed development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

- (ii) Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured, and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Enacted and passed on [Clerks to insert date].

[full name], [full name],
Speaker City Clerk

(Seal of the City)

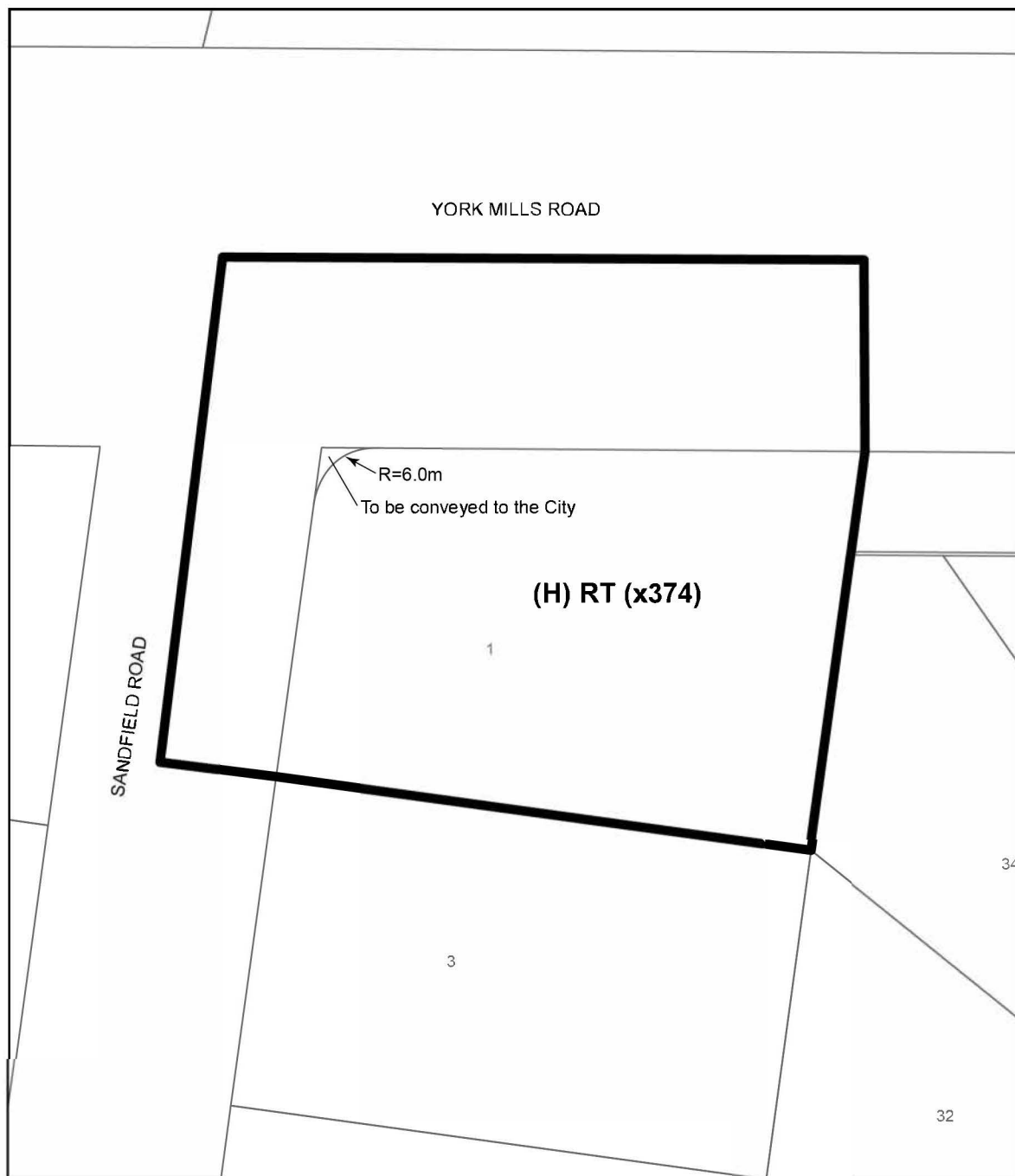


Toronto
Diagram 1

1 Sandfield Road

File # 23 229538 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
04/04/2024

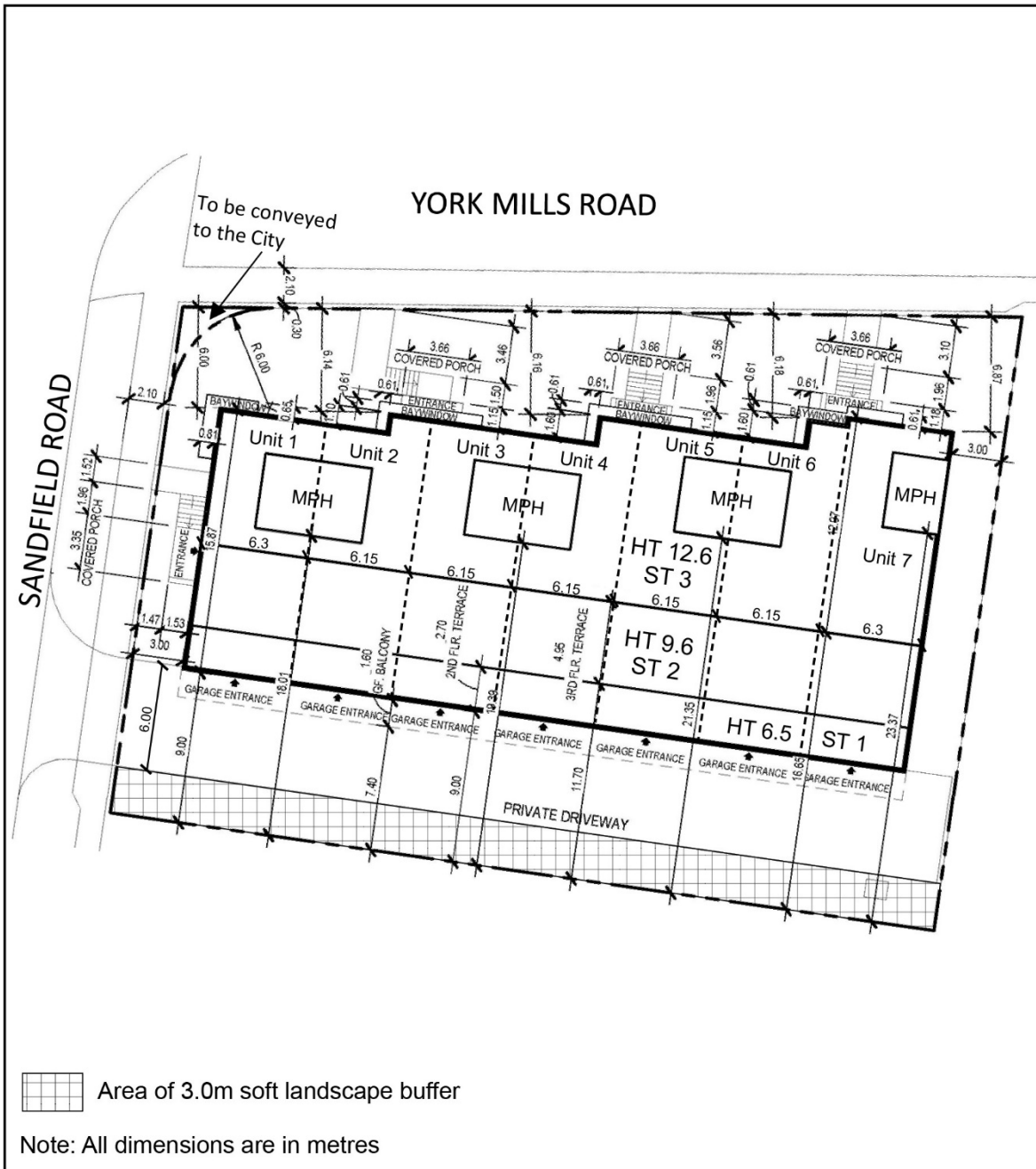


Toronto
Diagram 2

1 Sandfield Road

File # 23 229538 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
05/23/2024



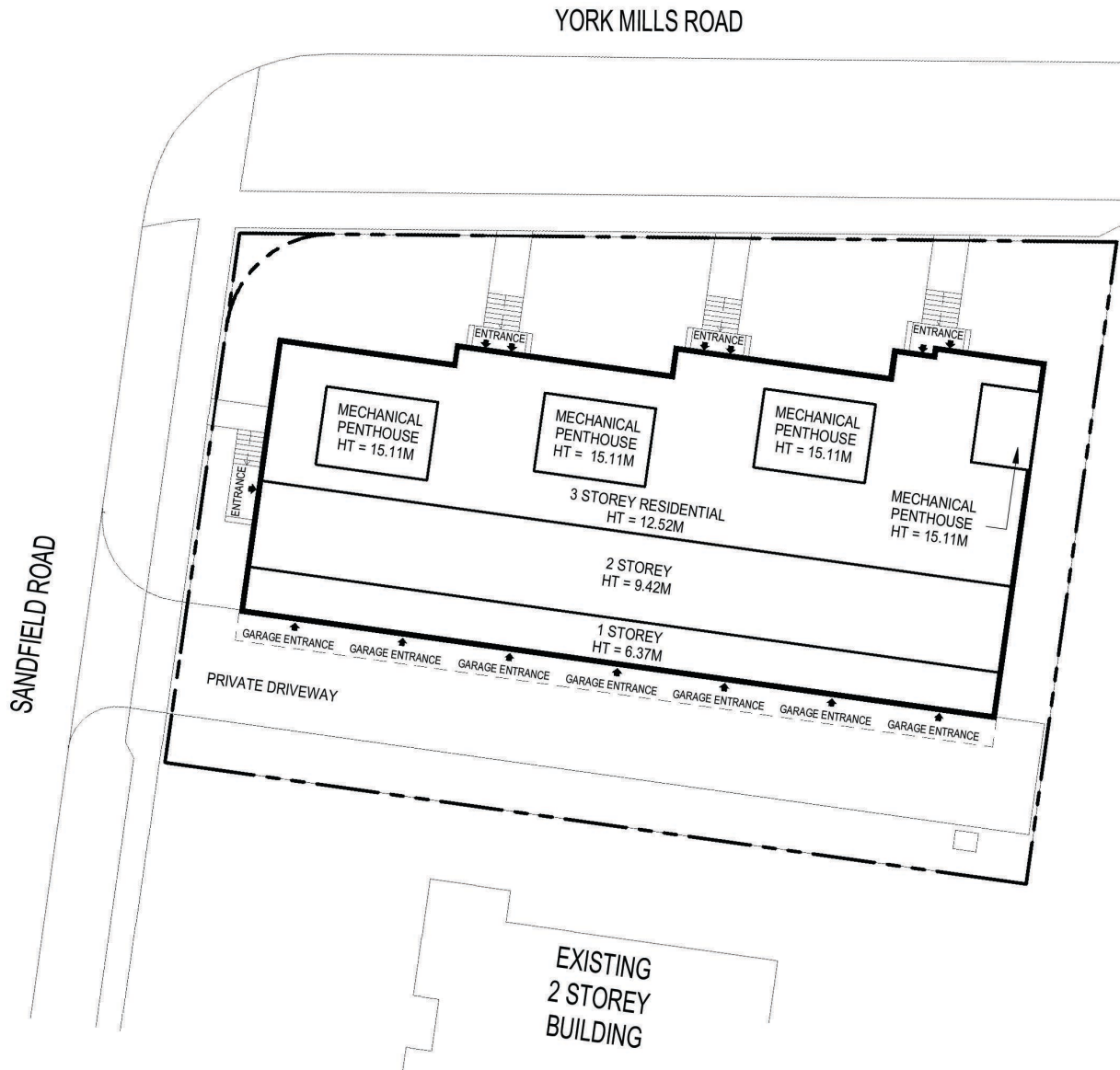
Toronto
Diagram 3

1 Sandfield Road

File # 23 229538 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
06/19/2024

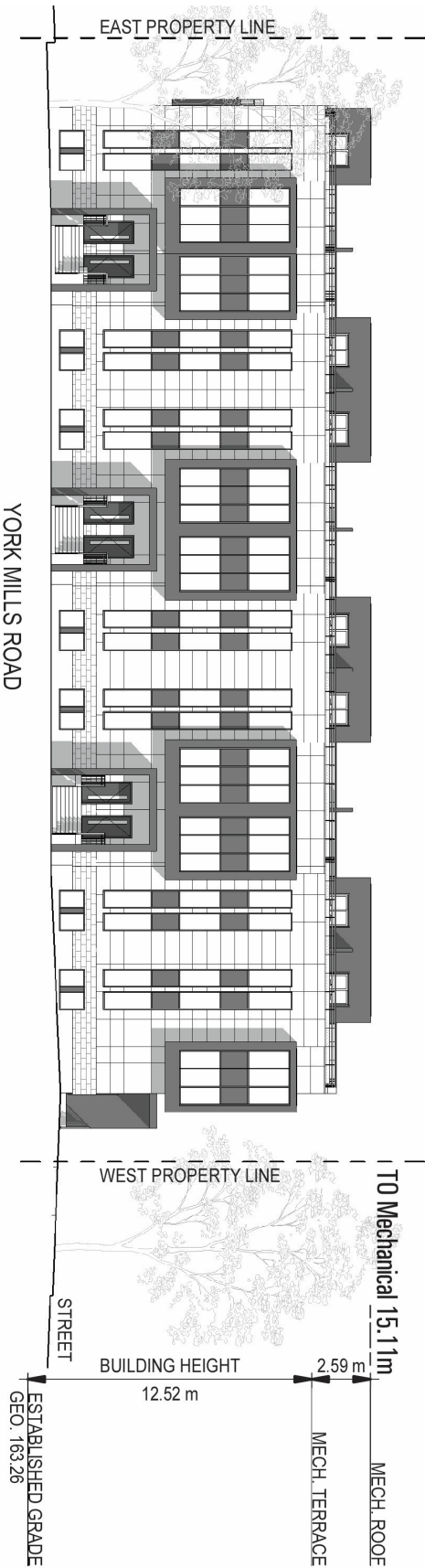
Attachment 6: Site Plan



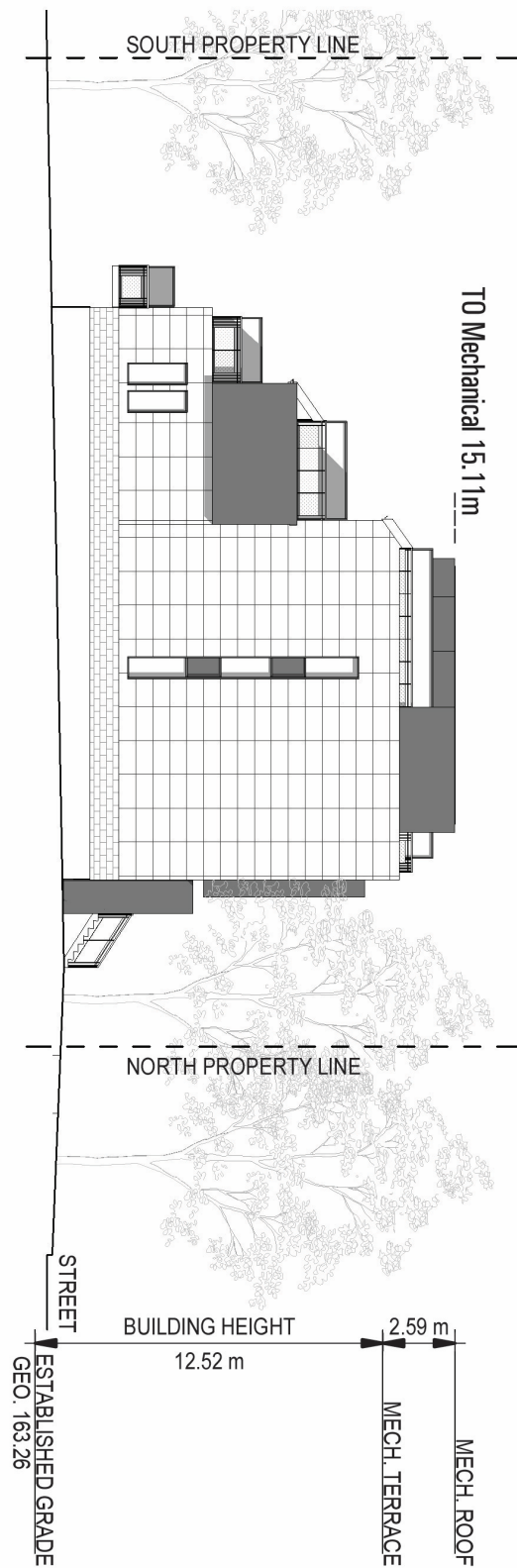
Site Plan



North Elevation



East Elevation



South Elevation



West Elevation

