

## **515, 519 and 521 Coldstream Avenue - Zoning Amendment – Decision Report – Approval**

Date: May 25, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 8 - Eglinton-Lawrence

**Planning Application Number:** 21 251851 NNY 08 OZ

Related Planning Application Number: 21 251850 NNY 08 SA

### **SUMMARY**

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This application proposes to construct a 2-storey (10.92 metres including mechanical parapet) institutional building containing a post-secondary institution and place of worship at 515, 519 and 521 Coldstream Avenue. The building proposes 1547.83 square metres of total gross floor area, resulting in a density of 0.68 times the area of the site. Vehicular access to the site would be provided by a driveway via Coldstream Avenue and parking is proposed at grade with 33 vehicular parking spaces and 8 short term bicycle parking spaces.

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 also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law; the application proposes a redevelopment of the site to provide an institutional development that utilizes existing infrastructure.

### **RECOMMENDATIONS**

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The Director, Community Planning North York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 515, 519 and 521 Coldstream 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.

## 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.

## DECISION HISTORY

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A pre-application consultation (PAC) meeting was held on April 9, 2021. The subject application for a Zoning By-law amendment, and related concurrent Site Plan Application (21 251850 NNY 08 SA), were received on December 28, 2021, and deemed complete on December 31, 2021.

A Preliminary Report on the application was adopted by North York Community Council on April 20, 2022, authorizing staff to conduct a community consultation meeting. The Preliminary Report can be viewed at the following link: [NY31.12 - Preliminary Report - Zoning By-law Amendment Application - 515 to 521 Coldstream Avenue](#)

Staff conducted a Community Consultation Meeting for the application on May 2, 2022. Community consultation is summarized in the Comments section of this Report.

On November 2, 2023, Committee of Adjustment approved a consent application (City File B0012/23NY) for a lot addition which resulted in the expansion of the subject lands. The Certificate of Official was granted on January 23, 2024.

On March 12, 2024, the applicant made a resubmission of the Zoning By-law application based on the expanded subject lands and which modified the proposal from a 3-storey institutional building to a 2-storey institutional building, eliminating the day nursery.

## THE SITE

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### Description

The site is located on the south side of Coldstream Avenue, west of the intersection of Bathurst Street and Coldstream Avenue. It has a rectangular shape with an approximate frontage of 57 metres on Coldstream Avenue, an approximate depth of 40 metres, and an area of 2280.52 square metres.

### Existing Use

Existing on the subject lands is a two-storey institutional building containing a post-secondary institution and a place of worship. There are also two existing single-detached family dwellings on the site. One of the single-detached dwellings is currently used as an administrative office for the existing post-secondary institution. The applicant proposes to demolish the existing buildings and replace on the site the proposed 2-storey building.

## Surrounding Land Uses:

- North: North of the site is Coldstream Avenue. On the north side of Coldstream Avenue are low-rise residential consisting of 2-storey detached dwellings.
- South: Immediately south of the site are low-rise residential consisting of 1 to 2-storey; detached dwellings fronting onto Glengrove Avenue West.
- East: Immediately east of the subject site is a 12-storey residential building fronting onto Bathurst Street with a *Mixed Use Areas* designation and zoned *RA*.
- West: Immediately west of the subject site is a 2-storey detached dwelling and a low-rise residential neighbourhood consisting of 2-storey detached dwellings.

## THE APPLICATION

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### Description

The original application proposed to redevelop the site with a 3-storey institutional building containing a post-secondary school, a place of worship, and a day nursery. The total gross floor area was approximately 2,218.31 square metres with a density of 0.82 times the lot area.

Through the review of the development proposal the application has been revised to a 2-storey institutional building containing a post-secondary school and place of worship, eliminating the day nursery, with a gross floor area of approximately 1547.83 square metres measuring 9.4 metres in height, excluding a 1.52 metre-tall parapet housing the mechanical penthouse. Please refer to Attachment 6 for the site plan and Attachments 7-10 for elevations.

### Density

The amended proposal has a density of 0.68 times the area of the lot.

### Access, Bicycle Parking, Vehicle Parking and Loading

Vehicular access is proposed from Coldstream Avenue via a private one-way driveway at the eastern edge of the site, and leads to a surface parking area at the rear and west side of the site. The driveway wraps around the building and exits at the western edge of the site onto Coldstream Avenue. A total of 33 parking spaces including 3 compact spaces, 2 barrier free spaces, and 8 short-term bicycle parking spaces are proposed. One pick up drop/off space is proposed near the northwest driveway exit.

### Additional Information

See attachment 1 for the Application Data Sheet, Attachment 2 for the Location Map, Attachment 6 for the site plan, and Attachments 7-10 for the 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: <http://www.toronto.ca/515ColdstreamAve>.

## Reasons for Application

The proposed Zoning By-law Amendment to By-law 569-2013 is required to establish site-specific provisions including those related to height, density, building setbacks and parking to permit the proposed building. The Zoning By-law Amendment will establish appropriate development standards for the proposal.

## APPLICATION BACKGROUND

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### Application Requirements

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

- Arborist Report
- Architectural Plans
- Civil and Utility Plans
- Geotechnical Study
- Green Standard Statistics
- Hydrant Flow Test
- Hydrogeological Report
- Landscape Plan
- Parking Study and Transportation Demand Analysis
- Planning Rationale
- Public Utilities Plan
- Sanitary Analysis Report
- Servicing Report
- Stormwater Management Report
- Transportation Impact Study

### 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), 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* in accordance with Map 17 of the Official Plan. See Attachment 3 of this report for the Land Use Map. *Neighbourhoods* are considered physically stable areas made up of residential uses in

lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. New development within this designation will maintain the existing physical character. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. The Official Plan 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 RD under Zoning By-law 569-2013. The Residential Detached zoning category permits dwelling units in a permitted dwelling building type of Detached House, Duplex, Triplex or Fourplex, with a height of 10 metres, as well as a Municipal Shelter, or Park. 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](#).

## **Design Guidelines**

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

- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: [Design Guidelines – City of Toronto](#)

## **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: [Toronto Green Standard](#)

## **Site Plan Control**

The proposed development is subject to site plan control. A Site Plan Application (21 251850 NNY 08 SA) was submitted concurrently with the Zoning By-law Amendment application and will be finalized following completion of this application.

## **COMMUNITY CONSULTATION**

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Community Planning staff hosted a virtual community consultation meeting on May 2, 2022, which approximately 23 people attended including the local Ward Councillor. At the meeting, 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 regarding congestion on Coldstream Avenue and surrounding roadways
- Concerns about there not being a sufficient amount of parking on site
- Concerns regarding parking demand, primarily on Coldstream Avenue, and also surrounding roadways
- Concerns about safety associated with existing angled parking along Coldstream Avenue and obstructed site lines for pedestrians
- Concerns regarding speeding along Coldstream Avenue
- Concerns about height of the proposal in comparison to neighbouring houses
- Questions about construction timing and impact

Comments and concerns raised through the 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 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.

### **Land Use**

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 Toronto Official Plan designates the site as *Neighbourhoods* as shown on Map 17 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 place of worship and post-secondary use is in keeping with the low scale local institution land use permissions of the Official Plan.

## **Density, 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.

The Official Plan contains specific policies to ensure that development in *Neighbourhoods* respects the existing physical character of the area. Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation 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 not more than two-storeys in height, exist to the west along Coldstream Avenue and to the south along Glengrove Avenue West. Detached residences are generally defined by their landscaped front yard setbacks and large mature trees along Coldstream Avenue.

The revised proposal of 2-storeys is appropriate for the site as the height is in keeping with the existing and proposed heights within the surrounding area along Coldstream Avenue and Glengrove Avenue West. The building will be setback 3.05 metres from the front (north) property line, 5.77 metres from the east property line, 15.8 metres from the west property line and 13.62 metres from the rear (south) property line. The proposal's setbacks and separation distance from the low rise residential uses to the west and south are intended to provide privacy and transition and will enable partial tree preservation, planting and landscaping. City staff consider the amended height, massing and density appropriate for the site.

## **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.

A new 2.1 metre pedestrian walkway along Coldstream Avenue is also provided and the proposed modifications will contribute positively to the quality of the public realm by improving the transition between the private development and public boulevard, removing a portion of the existing angled parking along Coldstream 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**

During the community consultation process, concern was expressed regarding adequate parking, incremental traffic impact, and safety concerns regarding the existing angular street parking occurring on a portion of the south side of Coldstream Avenue.

The applicant submitted a Traffic Impact Study and Parking and Transportation Demand Management (TDM) Analysis to estimate the trip generation and parking conditions. The report concluded that the conditions generated would be relatively consistent with existing conditions. Further, the redevelopment will be removing the angled parking spaces currently on Coldstream Avenue directly in front of the proposed redevelopment, which presently poses a safety concern for both pedestrians and oncoming traffic.

The proposed peak vehicle parking demand was calculated to be 41 vehicles. The peak was observed at 9:30 to 10:00 am and coincides with the day-to day operations of the facility and is representative of the peak typical daily attendance. Despite the redevelopment, attendance is expected to remain the same in the future. The future on-site parking supply is proposed to be 33 parking spaces, which includes 3 compact car parking spaces and 2 accessible spaces. A pick up/drop off space on-site near the primary building entrance is also proposed. The proposal was required to reduce parking demand by 8 vehicles (a 20% reduction) to meet the 33 proposed parking spaces, or would be required to secure a 24/7 off-site parking agreement. The following TDM measures were proposed to support the 20% reduction:

- Carpool parking spaces: Three signed carpool parking spaces are proposed on site near the primary building entrance;
- Carpool parking program assistance: The facility will act as a third-party coordinator to maximize carpool parking;
- Short-term bicycle parking: Eight short-term bicycle parking spaces are proposed which exceeds the by-law requirement which does not require bicycle parking since the gross floor area is less than 2,000 square metres. Further, there are zero official bicycle parking spaces provided on-site, although people do lock their bikes to a fence on site, which demonstrates a desire to cycle to the facility.

Transportation Services Staff have reviewed the Traffic Impact Study and amended TDM analysis and are satisfied with its conclusions.

Solid Waste Management Services reviewed the application, which is not eligible for City waste services as an institutional development. Garbage and recyclables must be stored on private property and is subject to Chapter 841 of the Municipal Code and other applicable by-laws. The application has provided for a garbage and recycling (refuse) room inside the basement of the building with private waste collection to occur on Coldstream Avenue. Solid Waste staff is satisfied with the garbage and recyclable collections as indicated.



## **Servicing**

The applicant has submitted a Functional Servicing and Stormwater Management Report which concludes that there are no outstanding servicing concerns with respect to the proposed development that should prevent the proposed rezoning from proceeding.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The development site is currently in an area with 0.4 square metres of parkland per person, which is well below the City-wide average provision of 28 square metres of parkland per person. 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.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant submitted an Arborist Report and Tree Protection Plan in support of the application. The report identified two City street trees and eight private trees for removal to accommodate the proposed development. A cash in lieu payment is required to compensate for the value of the required tree by-law compensation replanting requirement that the applicant is unable to satisfy. The applicant will be required to submit a tree planting deposit through the Site Plan process to ensure the planting and survival of two new City trees. Urban Forestry Staff do not object to the Zoning By-law Amendment application.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures 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. Other applicable TGS performance measures will be secured through the Site Plan Approval 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. Furthermore, the proposal conforms to the Official Plan. The proposal provides for a place of worship and post-secondary institutional use

consistent with the permitted uses in the *Neighbourhoods* designation and maintains the existing physical character. Staff recommend that Council support approval of the application as amended.

## **CONTACT**

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## **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

**Municipal Address:** 515 COLDSTREAM AVE  
**Date Received:** December 29, 2021  
**Application Number:** 21 251851 NNY 08 OZ  
**Application Type:** OPA / Rezoning, Rezoning  
**Project Description:** Proposed Zoning By-law Amendment application to facilitate the redevelopment of the site for a 2-storey institutional building having a non-residential gross floor area of 1547.83 square metres. A total of 33 parking spaces are proposed. \*\* Note Concurrent Site Plan Control application 21 251850 NNY 08 SA

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
AARON GOLD			INSTITUTE FOR ADVANCED

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD (f12.0; a370) (x1463)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area: Y

### PROJECT INFORMATION

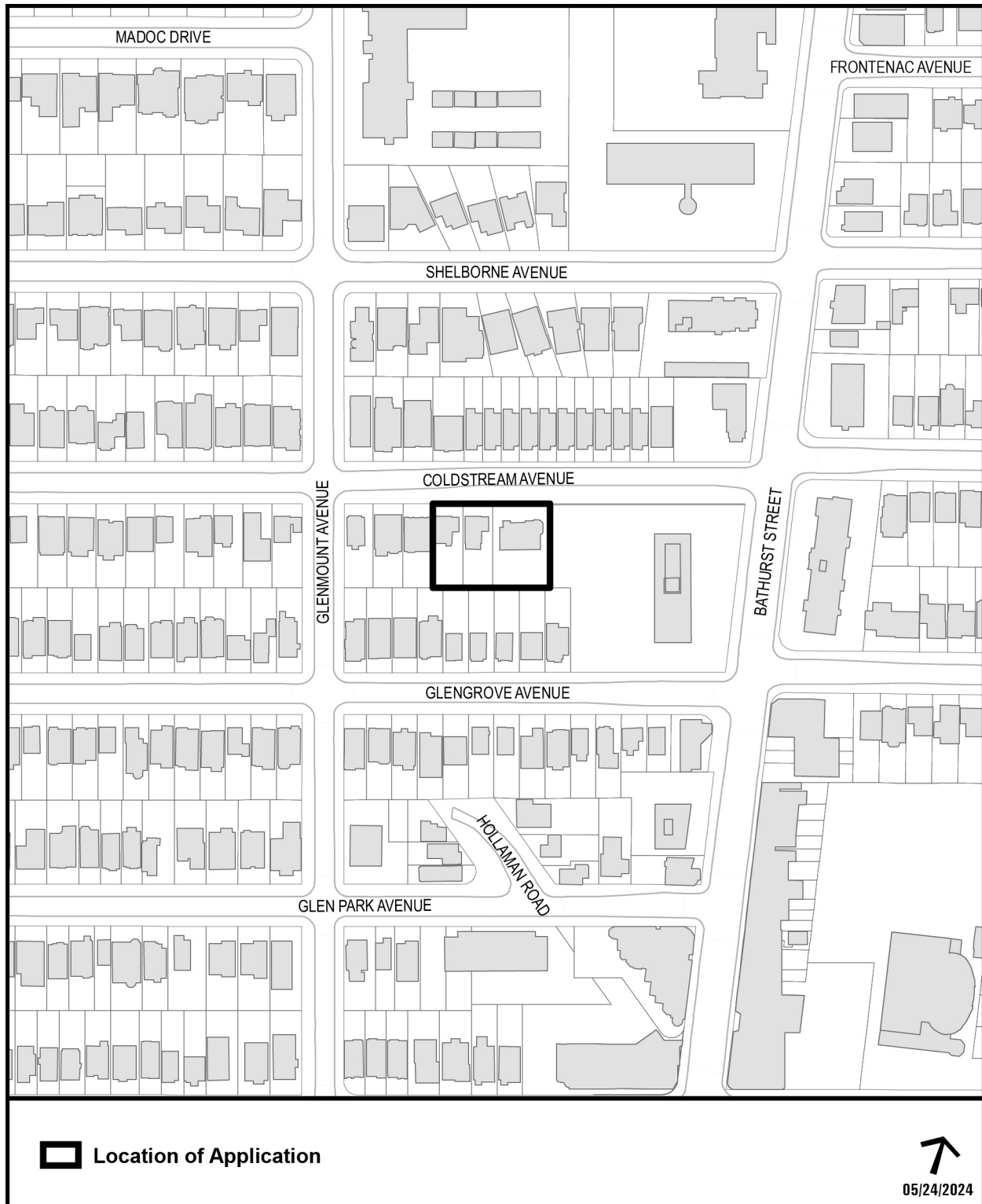
Site Area (sq m): 2,281      Frontage (m): 57      Depth (m): 40

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	500		639	<b>639</b>
Residential GFA (sq m):	110			
Non-Residential GFA (sq m):	389		1,548	<b>1,548</b>
<b>Total GFA (sq m):</b>	<b>500</b>		<b>1,548</b>	<b>1,548</b>
Height - Storeys:	2		2	<b>2</b>
Height - Metres:	7		9	<b>9</b>

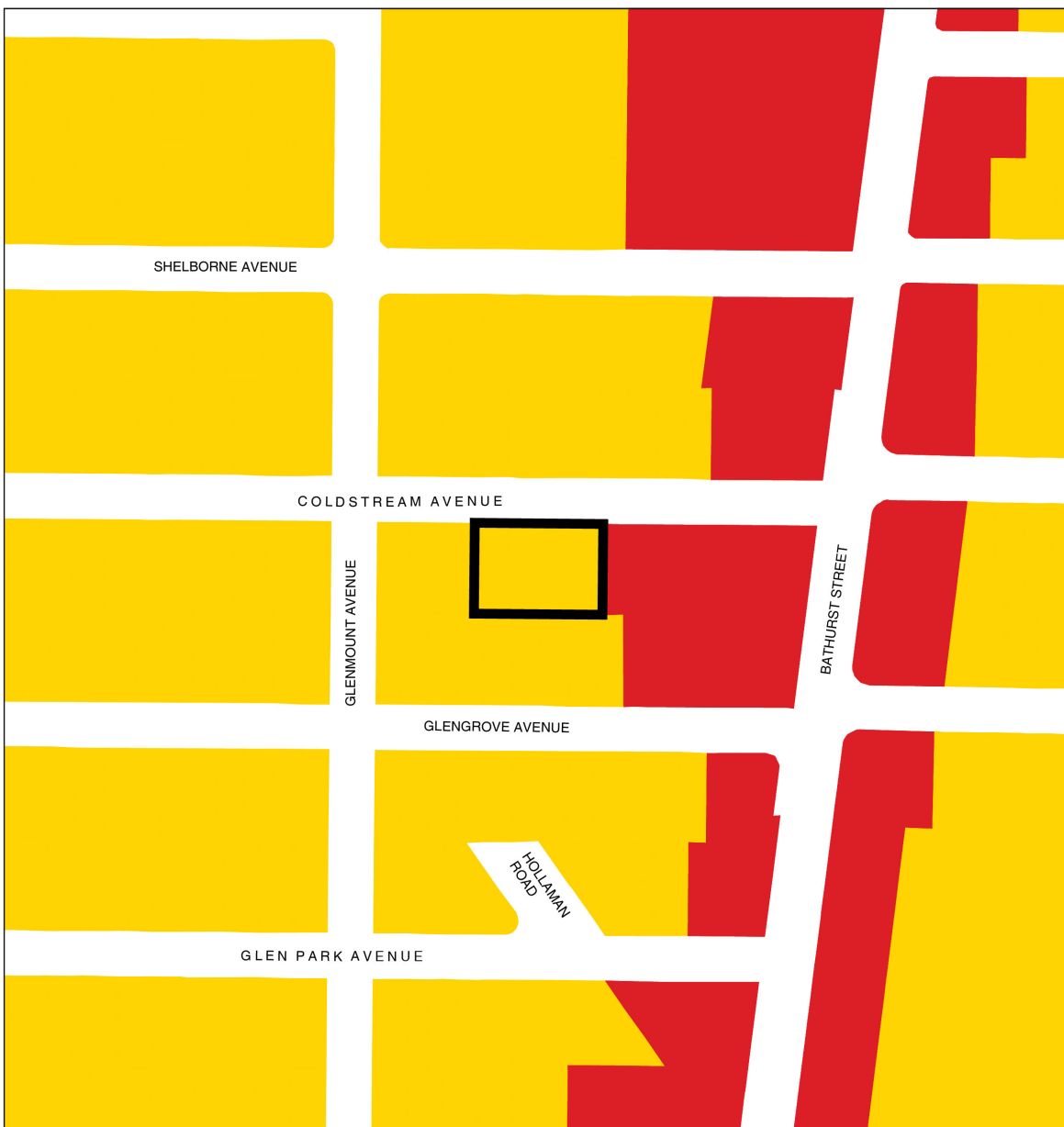
Lot Coverage Ratio (%): 28.01      Floor Space Index: 0.68



## Attachment 2: Location Map



## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

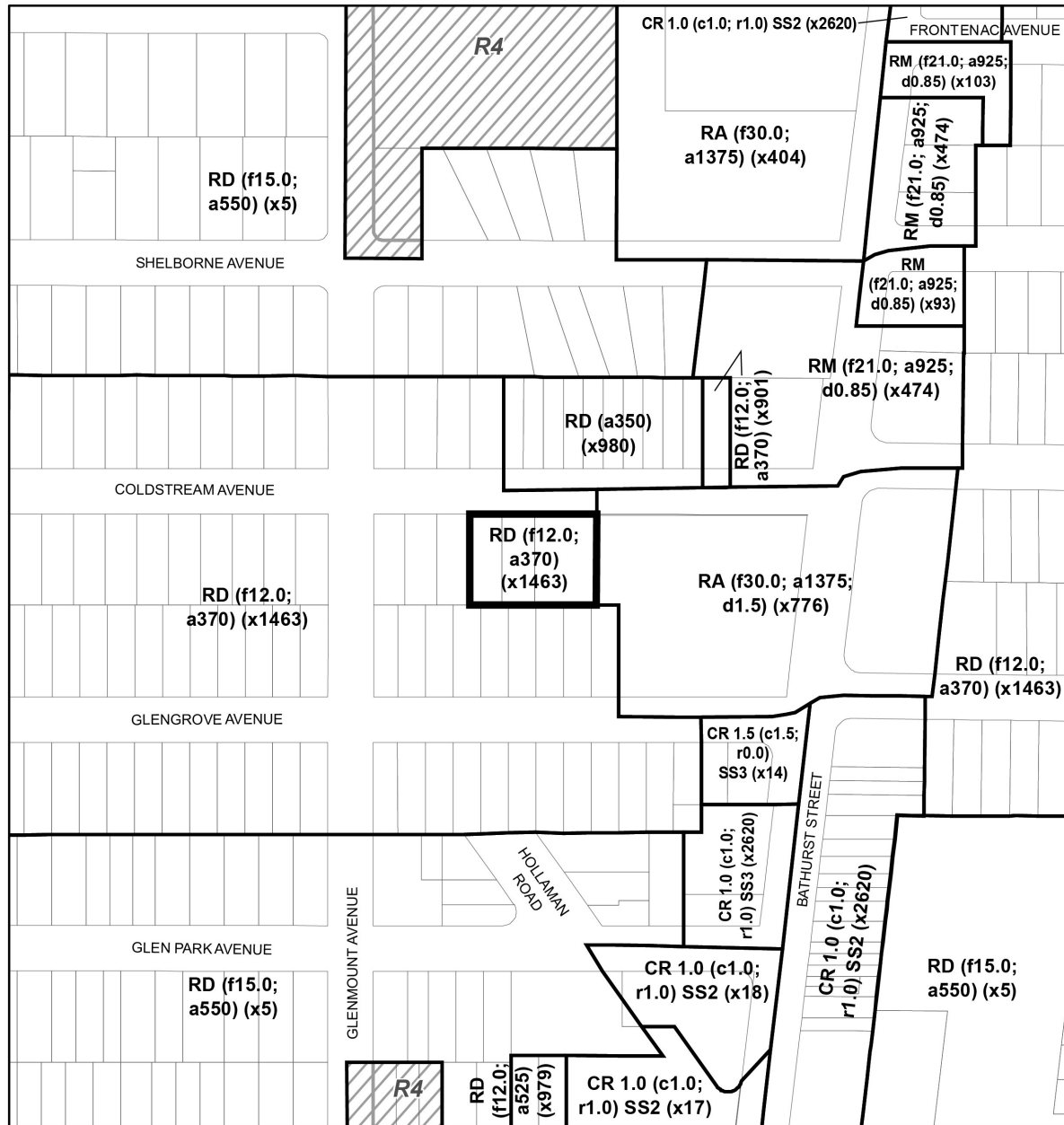
515, 519 and 521 Coldstream Avenue

File # 21 251851 NNY 08 02



Not to Scale  
Extracted: 06/21/2024

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**515, 519 and 521 Coldstream Avenue**

**File # 21 251851 NNY 08 02**



Location of Application



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

**R4** One-Family Detached Dwelling Fourth Density Zone

**RD**  
**RM**

Residential Detached  
Residential Multiple

**RA**  
**CR**

Residential Apartment  
Commercial Residential

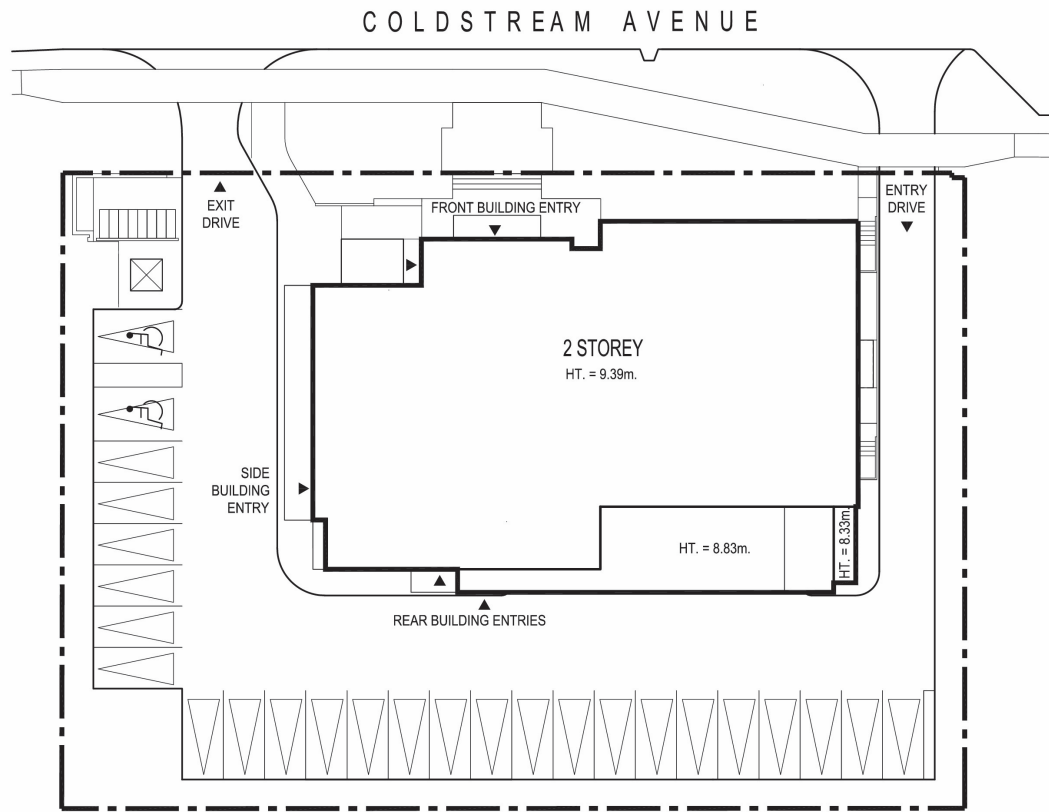


Not to Scale  
Extracted: 06/21/2024

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



## Attachment 6: Site Plan



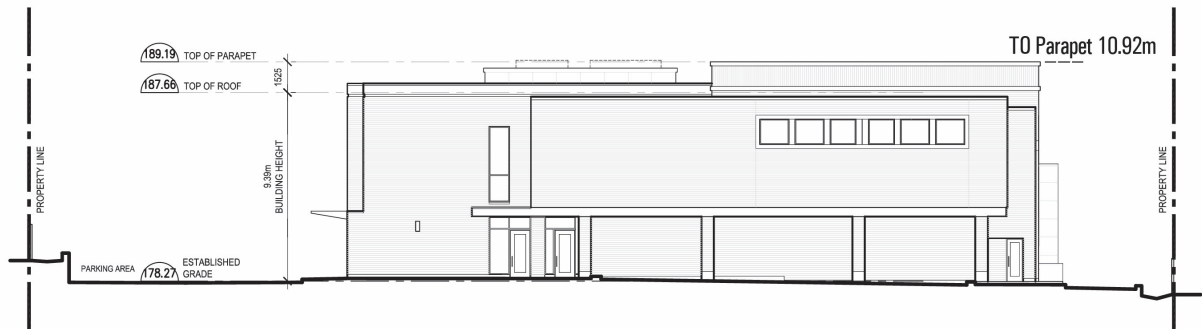
Site Plan



## Attachments 7-10: Elevations



North Elevation



South Elevation



East Elevation



West Elevation