

**20 Graydon Hall Dr
Rezoning Application – Final Report**

Date:	October 16, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	06 181792 NNY 34 OZ

SUMMARY

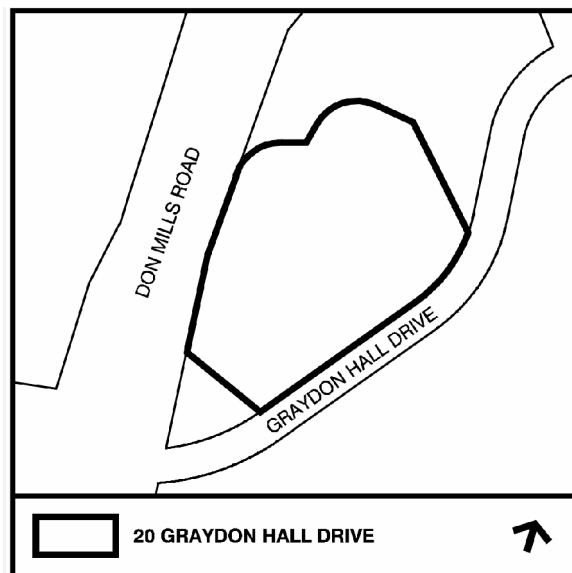
This application proposes to amend the current site specific zoning by-law that applies to 20 Graydon Hall Drive to permit a 24-storey, 251-unit, condominium apartment building and two, 3-storey freehold townhouse blocks comprising 24 units on the southern portion of the site. The existing 20-storey apartment building on the northerly portion of the site will be maintained.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8.
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. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter a Section 37 with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and or matters:
- (i) a cash contribution to the City in the amount of \$300,000.00 to be directed towards parks improvements at Graydon Hall Drive Park to the satisfaction of the General Manager of Parks, Forestry and Recreation, such contribution to be made prior to the issuance of any building permits for Buildings “B”, “C” or “D”;
 - (ii) provide and maintain a fully finished, furnished and equipped indoor amenity area either within, or as an addition to, Building “A” (existing rental apartment building) to the satisfaction of the Director, Community Planning, North York District, having a minimum floor area of 131m² (1,410 sq.ft.) with no pass through of related costs to the tenants. Such space shall be completed and operational prior to the issuance of any above-grade building permits for Buildings “B”, “C” or “D”;
 - (iii) demolish the one-storey portion of the existing rental apartment building and construct, equip and maintain, generally in its place, an outdoor children’s playground facility to the satisfaction of the Director, Community Planning, North York District. The playground facility shall have a minimum area of 385m² (4,144 sq.ft.) with no pass through of related costs to the tenants and be completed and operational prior to the issuance of draft plan of condominium approval for Building “B”, “C” or “D”;
 - (iv) construct a new pedestrian sidewalk that connects the municipal sidewalk from Graydon Hall Drive to the main entrance of the existing rental apartment building to the satisfaction of the Director, Community Planning, North York District;
 - (v) provide off-site tree plantings within the Graydon Hall Drive and Don Mills Road public road allowances adjacent to the property to the satisfaction of the Director, Community Planning, North York District;
 - (vii) provide cost estimates to the satisfaction of the Director, Community Planning, North York District, and financial securities in a form satisfactory to the Finance Division to ensure completion of these matters; and,
 - (viii) secure the rental tenure of the existing apartment building on site for a minimum of 15 years from the date any by-law to permit additional development comes into effect, and agreement by the owner that for a

minimum period of 20 years from the date of the by-law no application to demolish the existing building will be made.

4. Before introducing the necessary Bills to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This site was the subject of a previous application to amend the Zoning By-law.

In January 2002, a settlement was reached between the City and the owner on applications to amend the Official Plan and Zoning By-law to permit an infill residential intensification on the site with a new rental apartment building and townhouse units. Pursuant to Orders issued by the Ontario Municipal Board in 2004 (OMB Decision/Order Nos. 1719 and 1288) the then in-force planning documents were amended to permit the site to be developed with a 14-storey, 124 rental apartment building and two townhouse buildings containing 12 units each for a total of 148 residential units on site. The density on the site was increased from 1.8 FSI to 2.5 FSI.

A Section 37 agreement was executed between the owner and the City which secured: a \$200,000.00 contribution for local park improvements; a new 131m² (1,410 sq.ft.) indoor recreational amenity with a 385m² (4,144 sq.ft.) outdoor playground; securing the tenure of the existing rental apartment building on site for a minimum of 10 years; and agreement from the owner that applications to demolish both the existing and proposed buildings would not occur for a least 20 years.

ISSUE BACKGROUND

Proposal

The current proposal is for a 24-storey condominium apartment building and two, 3-storey stacked townhouse blocks located on the southwest corner of the property (refer to Attachment 1). The proposed apartment building will contain a total of 251 units and will be stepped back above the 19th storey on the south elevation which faces the lower density neighbourhood to the south. The apartment building sits above a 3-storey base building that steps down to 1-storey. The two street-related stacked townhouse blocks are located between the apartment building and Graydon Hall Drive on each side of the entry driveway. Each block contains 12 units for a total of 24 units. The range of unit types is set out in the Application Data Sheet attached to this report.

The proposed apartment building will have a GFA of 26,286m² (282,942 sq.ft.). The townhouse blocks will have a GFA of 2,119m². The total GFA, including the existing apartment building, is 62,880m² resulting in a density, including the existing building, of 3.3 FSI.

A plan illustrating the surrounding context is included in Attachment 1, the proposed site plan and landscape plan is included in Attachment 2, Elevations of the apartment building in Attachments 3 and 4, Elevations of the townhouse blocks in Attachment 5, a floor plan of the proposed multipurpose room in the existing apartment building in Attachment 6, and the detailed site statistics are included in the Application Data Sheet in Attachment 7. A draft zoning by-law amendment is included as Attachment 8.

Site and Surrounding Area

The site has an area of 1.8 hectares (4.6 acres) and is located near the north-east corner of Don Mills Road and Graydon Hall Drive. It is currently developed with a 20-storey apartment building. The existing building contains 302 rental units and has a gross floor area of approximately 34,475m² (1.8 FSI). The site is typical of a “tower in the park” plan developed in this neighbourhood in the early 1970’s with landscaped open space and surface parking.

Surrounding land uses are as follows:

- North: a series of apartment buildings ranging in height from 20-26 storeys
- South: a privately owned triangular parcel of vacant land designated *Natural Areas*, then a neighbourhood of single detached homes south of Graydon Hall Drive;
- East: Graydon Hall Park;
- West: two, 20-storey apartment buildings on the west side of Don Mills Road.

It should be noted that an application to amend the Official Plan and Zoning By-law was filed by the property owner south of the site. The proposal is for an 8-storey, 36-unit condominium apartment building and 5, grade-related townhouse units along Graydon Hall Drive. The application is currently in the circulation stage of the application review process.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council’s planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Apartment Neighbourhoods* in the new Plan. *Apartment Neighbourhoods* consist of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the area residents. *Apartment Neighbourhoods* are generally considered to be stable areas where major growth is not anticipated.

The Plan sets out development criteria for new development in *Apartment Neighbourhoods* to guide review of applications to amend the zoning by-law and to permit residential intensification. Section 4.2 sets out the policies which are intended to contribute to the quality of life of local residents. The development criteria pertain to: providing a transition towards lower-scale *Neighbourhoods*; minimizing shadow impacts; locating and massing new buildings to frame the edge of streets and parks and to maintain sunlight and comfortable wind conditions; providing adequate off-street parking; locating and screening service areas and garbage storage; providing indoor and outdoor recreation space for building residents; providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and providing units that are accessible or adaptable for persons with physical disabilities.

In addition to the above, the Plan also establishes development criteria where compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate a new building(s) while providing good residential amenity and quality of life for new and existing residents.

The Plan also encourages the maintenance of a full range of housing, in terms of form, tenure and affordability. Policy 3.2.1.5(a) states that significant new development on sites with 6 or more rental units, where the existing rental units will be kept in the new development, will secure rental housing units which have affordable or mid-range rents.

The Plan provides for the use of Section 37 of the Planning Act to secure the provision of community benefits, including the conservation of rental housing, in return for an increase in height and/or density of development. The City may require the owner to enter into an agreement to secure these matters.

Zoning

The site is currently zoned RM6(40) (Multiple family Dwelling Sixth Density Zone). The RM6(40) zoning applies to the proposed development site as well as the existing building at 20 Graydon Hall Drive. The current zoning permits, in addition to the existing apartment building, the development of a 14-storey, 124-unit apartment building near the southwest corner of the site and two, 3-4 storey townhouse blocks containing 12 units each, along the Graydon Hall Drive frontage.

On an overall basis, the RM6(40) zone permits a maximum GFA of 46,230 m², a maximum unit count of 450 units and a maximum lot coverage of 20 percent. In addition, the by-law sets out provisions for distance between buildings, minimum landscaped open space, setbacks, and parking standards. The by-law also sets out a number of facilities

services and matters to be secured through Section 37 mentioned previously in this report.

Site Plan Control

The applicant has filed a Site Plan Control application which is currently under review.

Reasons for Application

The proposal requires an amendment to the site specific zoning RM6(40) zoning approved in 2004, in order to increase the permitted gross floor area from 46,230m² to 62,880m² and the number of permitted dwelling units from 450 to 577. As well, the zoning schedule needs to be amended to reflect the proposed heights and building envelopes, including the proposed height increase in the height of the apartment building from 14 storeys to 24 storeys.

Community Consultation

The applicant's proposal was presented to local residents at a Community Consultation meeting on April 4, 2007 at George S Henry Secondary School. The meeting was attended by the local Councillor and his Executive Assistant, the applicant and consultants. Approximately 30 members of the public were in attendance. The community has expressed the following concerns regarding the proposal:

- proposed density would increase traffic congestion in the immediate neighbourhood, especially at the intersection of Graydon Hall and Don Mills Road during morning hours;
- access/egress to the site will be dangerous due to the sloping grade of Graydon Hall Drive towards Don Mills Road and the curve in the street;
- insufficient parking will create on-street parking issues on Graydon Hall Drive;
- the proposed building will cast shadows on the apartment buildings on the west side of Don Mills Road;
- the development will create a nuisance during the construction phase (i.e., noise, dust, fumes, mud, debris, and traffic);
- lack of accommodation in nearby schools;
- as with the previous approval, S37 benefits should be allocated to improving the park with playground equipment; and,
- the refuse collection arrangement for the existing building at 20 Graydon Hall Drive should be improved to ensure litter and debris is better contained.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The development provides for a range of unit sizes and promotes intensification through a compact building form utilizing existing infrastructure. Located on an arterial road and within walking distance of bus service, the development will promote ridership for the transit system. Further, the design of the development will promote a comfortable and active pedestrian environment along the street frontages of the site.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe.

Height, Built Form, Massing

The Official Plan contains policies relating to height and massing, particularly in the *Apartment Neighbourhoods* and *Built Form* sections of the Plan. Specifically, new buildings are to be located and massed to provide a transition between areas of different development intensities and scale, such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*. The policy asks that new development limit its impacts on adjacent streets, parks, and neighbourhoods, and maintain acceptable levels of sunlight, privacy, and sky views for both new and existing residents. In addition, the Official Plan includes a policy that buildings frame the edges of streets with good proportion to maintain adequate sunlight, skyview and comfortable wind conditions for pedestrians.

The City's "Tall Building Design Guidelines" have been drafted to assist in the evaluation of tall building applications. Approved by City Council on July 25, 26 and 27, 2006, they provide guidance for the design, evaluation and approval of tall buildings and are intended to implement the built form policies of the City's Official Plan, particularly the *Built Form* and *Tall Building* policies of Section 3.1.2 and 3.1.3. The Official Plan policies on tall buildings are general, relating to the form of the building itself and considerations of neighbourhood context and fit, and it was anticipated that more detailed urban design guidelines, linked where possible, to measurable criteria and qualitative indicators, would be required to assist City staff in the review of tall building applications and the implementation of the Official Plan's built form policies. Tall buildings are characterized as those whose height is greater than the width of adjacent road allowance and this application fits this criteria.

As illustrated in Attachment 1, from a broader area context, the site is located within an existing high-rise apartment neighbourhood, within which there are three existing buildings with similar or greater height in storeys than the proposed 24-storey building (i.e., 75, 100 and 150 Graydon Hall Drive). Furthermore, the proposed development site is at a significantly lower elevation than the other sites which has the effect of reducing the comparative height of the skyline. The proposed apartment building is sited close to Don Mills Road to maximize its separation distance from the *Neighbourhoods* located south of the site, and has a stepped building height from 24 storeys to 19 storeys to 3 storeys. It is staff's view that a tall building is appropriate in this location and the height

of the proposed apartment building from 14 to 24 storeys would fit within the built form context. There is sufficient space on the existing apartment site to accommodate the proposal with acceptable impacts on the privacy and sunlight to the existing apartment and open space.

The Tall Buildings Guidelines suggest a number of approaches to achieve satisfactory transition in terms of a building's immediate context. The proposal has the taller part of the building shifted to the north end of the site, as far from the neighbourhood as is possible, while maintaining a Graydon Hall Drive address. As well, 3-storey townhouses form an appropriate transition to the neighbourhood to the south.

In conformity with the Tall Buildings Guidelines, the proposed tower uses a small square footprint of approximately 750m² above the 19th floor. The tower, which is aligned with Graydon Hall Drive, will have an oblique relationship with the single family homes on Olsen Drive located south of the site and backing onto Graydon Hall Park. The tower also places its thinnest dimension facing the neighbourhood to the south. This relationship helps to minimize the impact of the tower and maintain adequate sky views from the neighbourhood to the south. The proposed small floor plate is preferred to the previous slab form apartment proposal as its impacts are less.

Given the slender footprint of the tower, its alignment and separation distance from the lower scaled residential neighbourhood to the south, it is staff's view the proposed height, built form and massing can be supported. The height of the proposed apartment building from 14 to 24 storeys adequately limits impacts on adjoining uses, the existing building on site, and the neighbourhood to the south.

The proposal has also been revised since the original submission to more appropriately address the tall building guidelines and built form policies that deal with street edge conditions. The applicant has introduced two, 3-storey townhouses buildings along the Graydon Hall Drive frontage. Pedestrian entrances have been provided to the proposed units directly from the Graydon Hall Drive public sidewalk. The townhouses provide better definition and support at an appropriate scale along the street and screens the view of the access to the underground parking garage. The applicant has also incorporated a base building to the apartment building along the Don Mills Road frontage. This base incorporates the parking ramp, is of a scale that helps integrate the building with its context, and assists in improving wind conditions around the tower.

As noted previously in this report, staff is processing an application to amend the Official Plan and Zoning By-law on a vacant site to the south to permit an 8-storey apartment building. It is staff's view that the relationship between the proposed development and potential future development on the site to the south is appropriate.

Sun, Shadow, Wind

Policy 3.1.2.3(d) of the Official Plan states that new development should be designed to minimize shadow impacts and uncomfortable wind conditions on neighbouring properties and buildings, particularly on adjacent lower scaled *Neighbourhoods*.

The Shadow Study submitted by the applicant demonstrates that there will be no shadowing on the *Neighbourhood* to the south, Graydon Hall Drive or the local park at the equinox. The lack of shadow impact is due to the proposal being located north of these elements. The shadow analysis also demonstrates the shadow impacts of the project on the existing apartment site, Don Mills Road and Graydon Hall Drive has been improved due to the smaller tower footprint. The shadow study has been reviewed by staff and the impacts of the proposed development and are acceptable.

The Pedestrian Level Wind Study filed with the application notes the development incorporates architectural design features such as canopies over main entrances, podiums, stepped building facades and balconies, and landscape features to improve predicted comfort levels. The study concludes comfort conditions expected from the proposed development would be at acceptable levels pursuant to accepted practices and standards. Based on the results, staff is not recommending any further study be undertaken.

The footprint of the tower, the location of the base condition and the stepping of the tower top, which are important to ensure the acceptable form of this development, will be secured in the zoning by-law. The schedule to the draft zoning by-law will need to be refined to better secure these elements. The details of the mitigating measures will be secured as part of the site plan approval.

Traffic Impact, Access, Parking

The Official Plan states includes policies for new development in *Apartment Neighbourhoods* that deal with the provision of off-street vehicle and bicycle parking for residents and visitors and minimizing the impact of service areas, ramps and garbage storage areas on adjacent streets and residences.

The Traffic Impact Study submitted by the applicant concludes that with the additional trips that would be generated by the proposed development, all signalized and unsignalized intersections will operate at acceptable levels of service during the morning and evening peak periods. The Transportation Services Division has reviewed the study and advises it is acceptable.

In view of the site's proximity to transit, Transportation staff can support a parking standard of 1.3 spaces per unit for the condominium apartment building and townhouses, of which, 1.1 spaces per unit would be for tenants and 0.2 spaces per unit would be for visitors. For the proposed 251 condominium units and 24 townhouse units, a minimum of 358 spaces are required, 55 of which are for visitors. These rates are included in the draft Zoning By-law attached to this report.

All vehicular parking (358 spaces) will be provided below grade in four levels of underground parking. Vehicular access will be provided to the underground garage and the drop-off/pick-up area by way of a two-way circular driveway located midway along the development's frontage, between the stacked townhouse blocks, and out of view from Graydon Hall Drive.

The applicant is providing 165 bicycle storage spaces (0.6m x 1.8m deep) in the form of locker space.

Transportation Services staff have identified a number of minor issues with regards to the proposed underground circulation and relevant issues on the site plan (e.g., parking aisle and parking space dimensions, on-site signage, pavement markings, convex mirrors, landscaping/sightlines, etc.). These matters can be addressed at the Site Plan Approval stage.

Loading Facilities

The applicant has provided a Waste Management Plan that has been reviewed and accepted by Technical Services.

The loading space and building service functions for the proposed building are located at the northeast corner of the apartment building and would be accessed by way of an easement over the driveway of the existing rental apartment building at 20 Graydon Hall Drive. Transportation Services staff advise the access to the loading space is acceptable in principle however, they note that should the land be divided, easements will need to be registered on title to ensure the space can be appropriately accessed. The detailed design and operation of the proposed loading facility as well as the existing loading area will be reviewed at the Site Plan Approval stage.

Servicing

The applicant has provided a Functional Servicing Report prepared by Al Underhill & Associates Limited for the subject application which has been reviewed by Technical Services staff. The proposal can be adequately serviced by existing infrastructure. The stormwater management measures and site servicing proposal have been accepted by Technical Services.

Amenity Space

Section 4.2.2(f) of the Official Plan requires that new development provide adequate indoor and outdoor recreation space for building residents.

Indoor amenity space will be provided at a rate of 1.5m² per dwelling unit to serve the proposed new development on site. This equates to 412 m² of space. The design includes a games/billiards room, exercise and change rooms, and a party room. The amenity space is located on the ground floor next to the main lobby in the easterly portion of the building and has direct access to an outdoor landscaped open space. Outdoor amenity space is also provided in the form of:

- roof decks on the stacked townhouse units;
- private terraces accessed from the 2nd, 3rd and 20th floor units of the building;
- ground level patios associated with the grade-related units in the apartment buildings

Toronto Green Development Standard

The applicant has been encouraged to review and incorporate the City's Green Development Standards initiative in the design in the proposed development. The applicant has incorporated a "green roof" design on a portion of the podium of the apartment building. With this design, rainwater will be collected and absorbed by a system of soil based medium which will result in reduced heat radiation into the atmosphere and storm water runoff. In addition, the applicant has eliminated an existing driveway to the site and will be demolishing the single storey portion on the existing building to create more open space and landscaping opportunities for residents on site. These matters will be secured in the Site Plan Approval.

Section 37

Section 37 authorizes a municipality with appropriate Official Plan provisions to pass zoning by-laws involving increases in the height or density otherwise permitted by the Zoning By-law in return for the provision by the owner of community benefits. The community benefits must be set out in the zoning by-law. Section 37 may also be used to secure Official Plan policies on matters such as rental housing.

Under the previous application, a Section 37 agreement was executed between the owner and the City to provide: a \$200,000.00 contribution for local park improvements; a new 131m² (1,410 sq.ft.) indoor amenity area; a 385m² (4,144 sq.ft.) outdoor playground; securing the tenure of the existing rental apartment building on site for a minimum of 10 years; and agreement from the owner that applications to demolish the existing building at 20 Graydon Hall Drive would not occur for a least 20 years.

The applicant is proposing to carry forward the \$200,000.00 contribution for local park improvements however the net benefit package regarding indoor and outdoor amenity areas for the existing tenants has been reduced. The applicant is proposing to increase the time frame regarding the preservation of the existing rental apartment building, increasing the amount of open space on site through the demolition of the existing one-storey portion of the building, providing off-site tree plantings within the adjacent road allowances, and providing a new pedestrian connection from Graydon Hall Drive to the main entrance of the existing building. These matters are discussed in the preceding sections.

Rental Housing

The Official Plans encourages preservation and maintenance of existing rental units. Specifically, policy 3.2.1.5(a) of the Official Plan states that where new development on sites containing six or more rental units, where the existing rental units will be kept in the new development will be secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents.

1. *Securing the Existing Rental Buildings*

There are 302 existing rental units in the building. There is one commercial unit; the remaining 301 units are residential apartment units. All of the residential unit rents are considered to be either affordable or mid-range rents. The applicant has agreed to increase the length of time previously approved for securing the rental tenure of the existing rental building at 20 Graydon Hall Drive from 10 years to a minimum 15 years and has agreed not to demolish the building for a minimum period of 20 years.

2. *Community Benefits for Existing Residents:*

As noted previously, the applicant is proposing to reduce the size of indoor and outdoor amenity areas as outlined below:

- refurbish 75m² (807 sq.ft.) of underutilized space within the basement level of the existing rental building into a fully finished and furnished multipurpose amenity space (refer to Attachment 6 of this report); and,
- construct a minimum 241m² (2,600 sq.ft.) children's playground area along the Graydon Hall Drive frontage of the existing rental building site.

In addition, the applicant is proposing the following:

- construct a new pedestrian sidewalk that connects the municipal sidewalk from Graydon Hall Drive to the main entrance of the rental apartment building; and,
- create an additional 375m² (4,036 sq.ft.) of open landscaped space on site by demolishing an existing single storey portion of the building that has fallen into a state of disrepair; and,
- providing a row of off-site tree plantings along the Graydon Hall Drive and Don Mills Road frontages of the site.

It is staff's view that in addition to the above, the previous net benefits approved on the basis of 148 units in a 14-storey apartment building and townhouses should be carried forward with this application and secured through the implementing zoning by-law. Staff supports the removal of the existing one-storey portion of the building as it has fallen into a state of disrepair and will improve open space opportunities for existing tenants. Staff recommends the outdoor playground area currently proposed along the Graydon Hall Drive frontage be relocated to this area to avoid tenants/children from crossing the internal driveway. Ideally, indoor amenity space should be provided in close proximity to this new outdoor space.

It is recommended that these improvements be secured by way of a financial security with no pass-through the costs of the items to the tenants of the existing building. Further, in keeping with the current agreement, the improvements shall be completed, furnished, equipped and ready for use in a timely fashion either prior to the issuance of any building permits for the first new residential unit on site in the case of the indoor amenity area and prior to receiving draft plan of condominium approval in the case of the outdoor amenity area. Timing and details of the improvements will be finalized and secured through the Section 37 agreement and Site Plan Control agreement.

3. *Construction Mitigation Plan and Tenant Communication Strategy:*

In order to mitigate impacts during demolition and construction, the owner shall provide and implement a construction mitigation plan and communication strategy for the tenants at 20 Graydon Hall Drive and residents in the surrounding neighbourhood. The plan would provide information about the construction timetable and protocols to deal with construction activities such as noise, dust, temporary loss of facilities and services, construction access, and contact numbers for complaints. Details of the plan will be addressed at the Site Plan Control stage and included in the agreement.

Parkland

The Parks, Forestry and Recreation Division has recommended that this development be subject to a 5 percent cash-in-lieu of parkland dedication payment which will be payable at the time of building permit issuance.

Over and above the 5 percent cash-in-lieu parkland dedication payment the applicant is proposing to bring forward the previously agreed contribution of \$200,000.00 for parkland improvement to Graydon Hall Park.

In return for the increased height and density being sought through this current application, it is both reasonable and appropriate to recommend an increase in this contribution. Staff therefore recommends the contribution for park improvements be increased from \$200,000.00 to \$300,000.00.

Tree Preservation

The applicant has provided a tree inventory plan that reveals some trees that meet the size criteria for protection under the various City Tree By-laws would need to be removed both on private property and on adjacent City owned land along the Don Mills Road frontage to accommodate the development. The owner will be required to obtain the necessary permits prior to removing any trees pursuant to the City's Private Tree By-law, the Trees on City Streets By-law, as well as Tree Protection By-law. Urban Forestry Services have reviewed the tree removal and new tree planting plan and find the proposal acceptable.

The owner will be required to submit applications requesting permission to injure or destroy the trees to Urban Forestry Services and a security deposit in the form of a certified cheque or Letter of Credit covering all associated tree value, removal and replacement costs will be required prior to the granting of any building permits necessary for this project.

Forestry staff note there is sufficient space within the adjacent Don Mills Road and Graydon Hall Drive road allowances to accommodate tree planting and have no objections to the applicant's proposal to plant 13 new trees. The applicant will need to provide the necessary tree planting guarantees and security deposits. Tree removal and appropriate replacements and securities will be addressed at the Site Plan stage.

Schools

The Toronto District School Board reports there is insufficient space at the local secondary school (George S. Henry Academy) to accommodate students anticipated from this development. The Board is recommending the status of local school accommodation be conveyed to potential purchasers as well as communicated to the existing community to inform them that students from the new development will not displace existing students at local schools. As such, the Board has requested that the developer enter into an agreement to erect signs at points of access and egress of the development advising that students anticipated from the development may be accommodated in facilities outside the area until adequate funding or space becomes available. The Board is also recommending warning be included in all offers of purchase and sale of residential units.

Comments from the Toronto Catholic District School Board were not provided. It is noted that the Catholic School Board has an Education Development Charge by-law in place. Payments of \$442.00 per dwelling unit and \$0.24 per square foot non-residential floor area would be required at the time of issuance of the first building permit.

Development Charges

It is estimated that the development charges for this project will be \$1,613,147.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site and Area Context Plan
Attachment 2: Site and Landscape Plan
Attachment 3: Elevations – Apartment Building
Attachment 4: Elevations – Apartment Building
Attachment 5: Elevations – Stacked Townhouses
Attachment 6: Proposed Tenant Multipurpose Room (Basement Level)
Attachment 7: Application Data Sheet
Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Site and Area Context Site



Context Plan

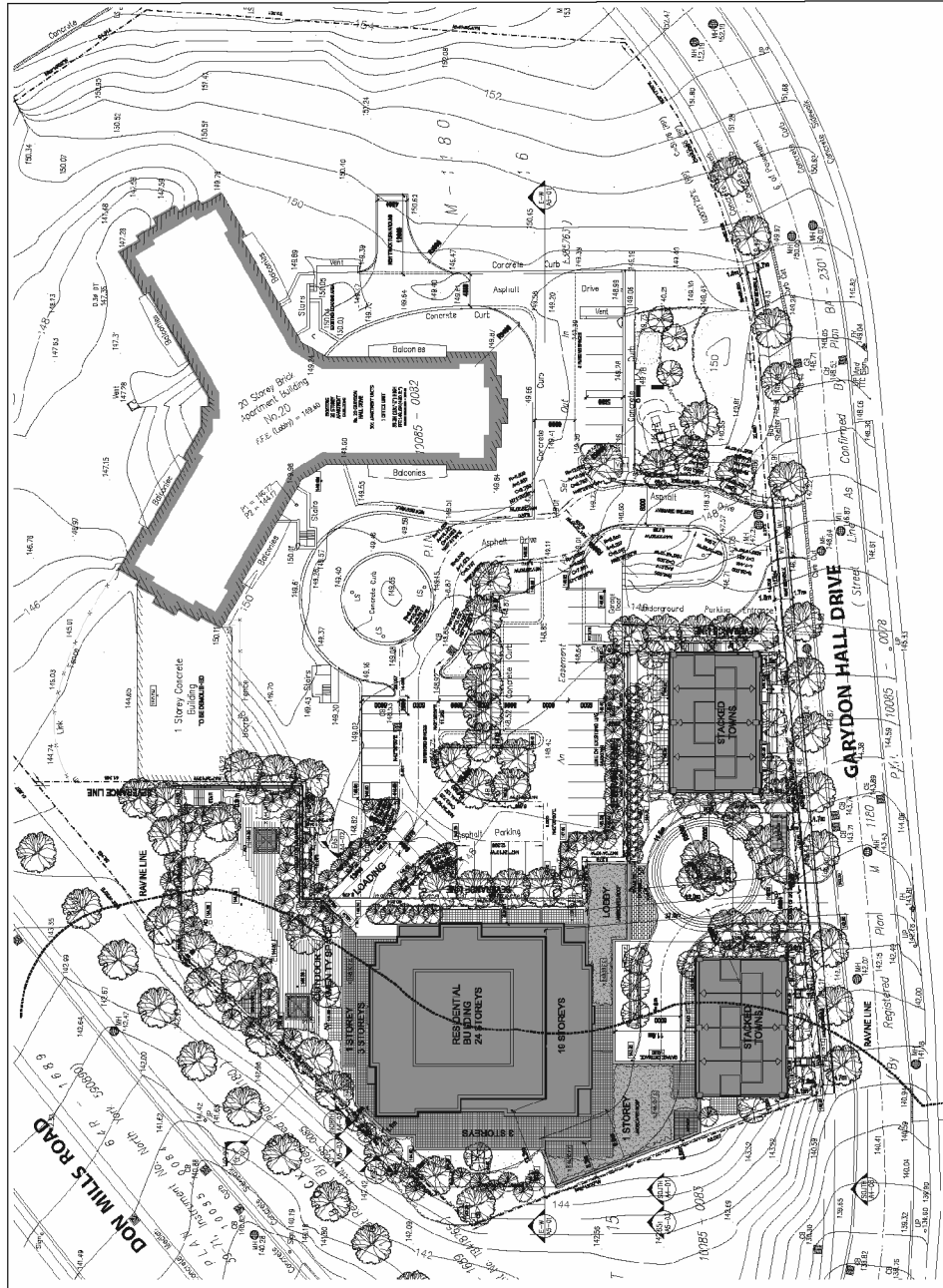
20 Graydon Hall Drive

Applicant's Submitted Drawing

Not to Scale 

File # 06_181792

Attachment 2: Site and Landscape Plan



20 Graydon Hall Drive

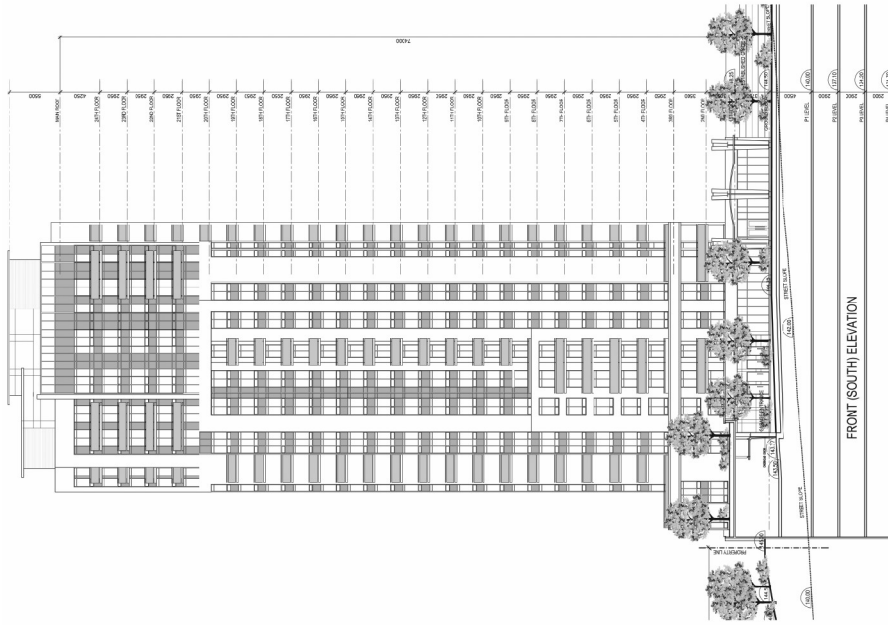
Site and Landscape Plan

Applicant's Submitted Drawing

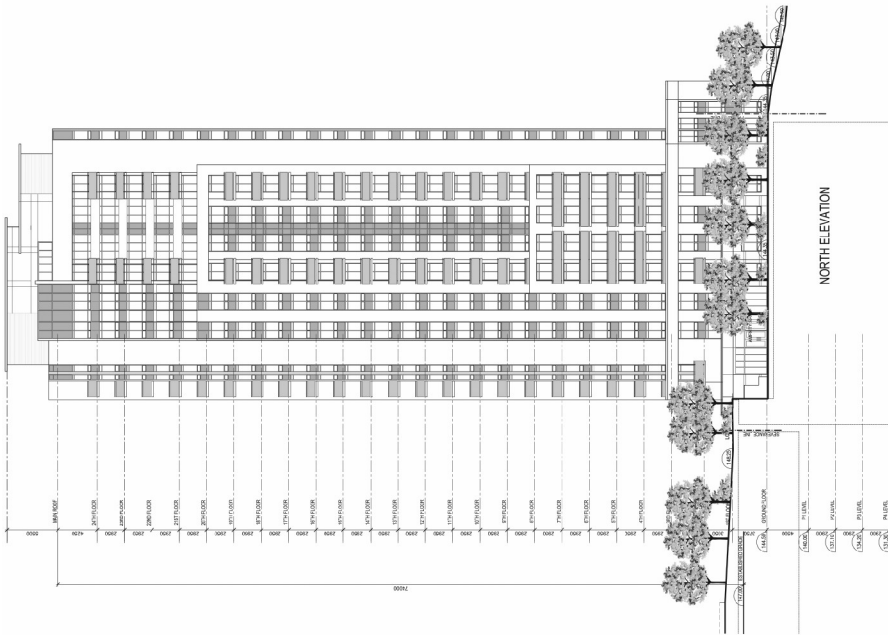
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Attachment 3: Elevations – Apartment Building



North Elevation

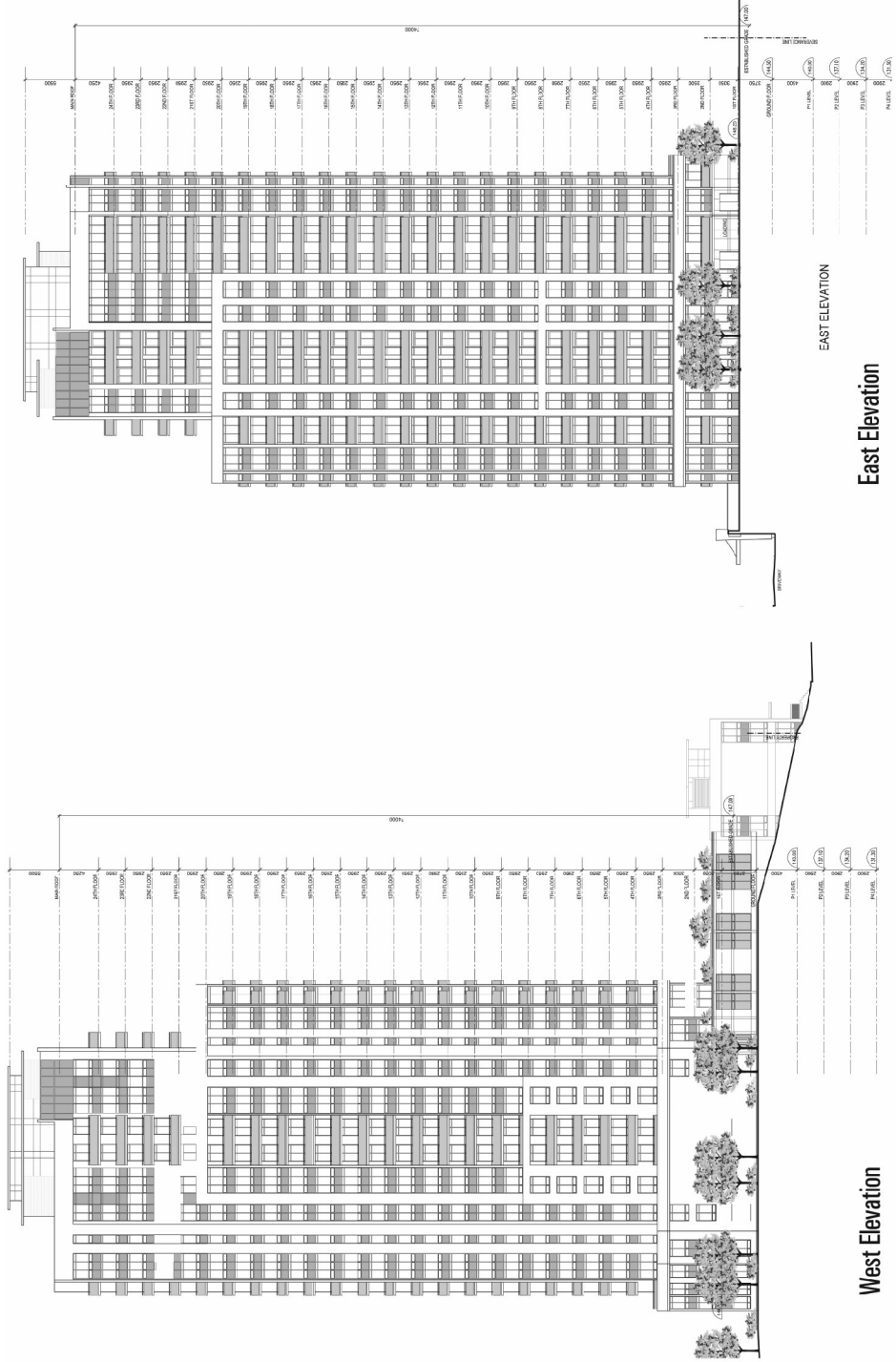


Front (South) Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 09/17/07

20 Graydon Hall Drive
 File # 06_181792

Attachment 4: Elevations – Apartment Building

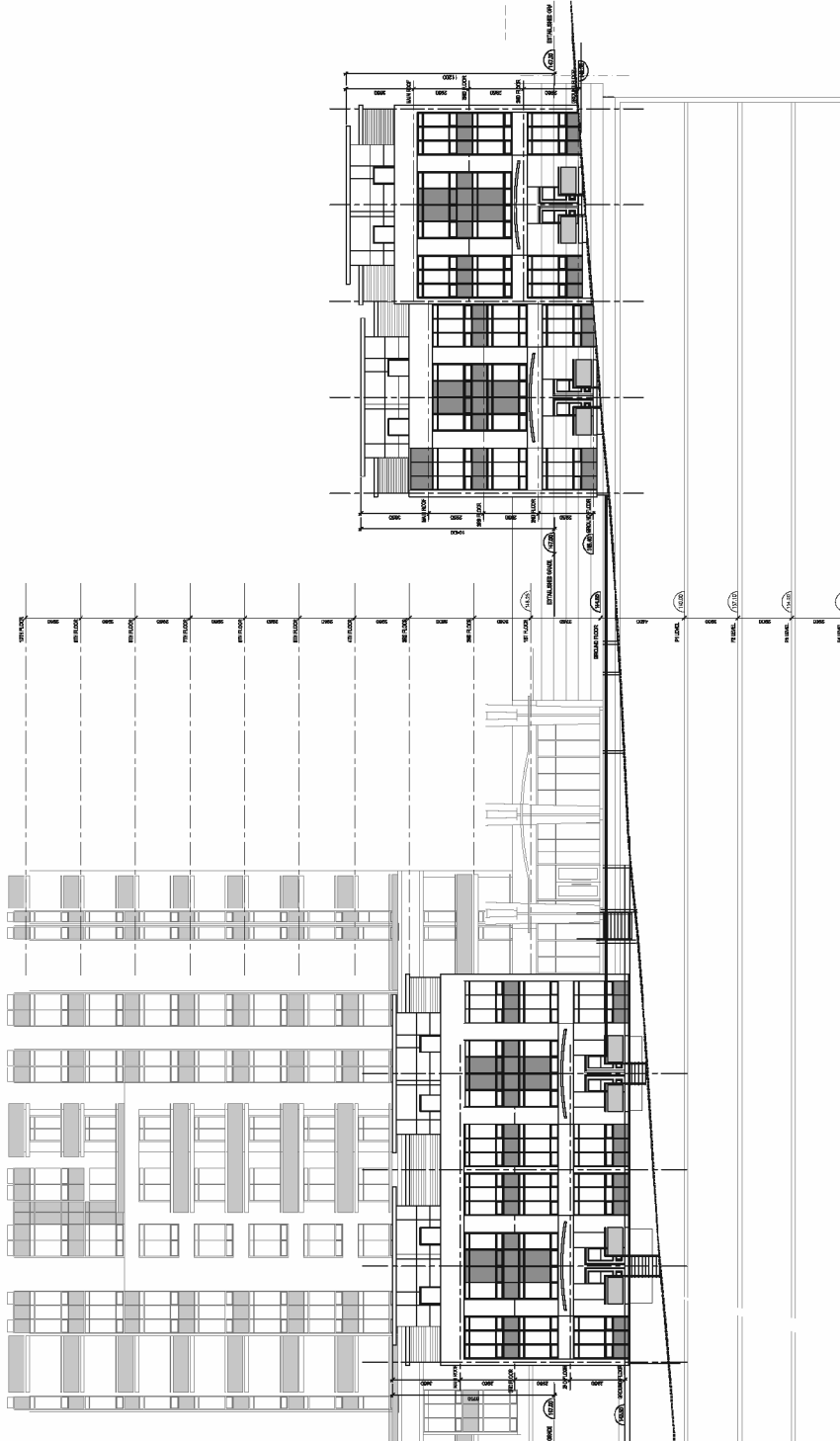


Elevations
 Applicant's Submitted Drawing
 Not to Scale
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20 Graydon Hall Drive

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Attachment 5: Elevations – Stacked Townhouses



Front (South) Elevation

Elevations - Stacked Towns

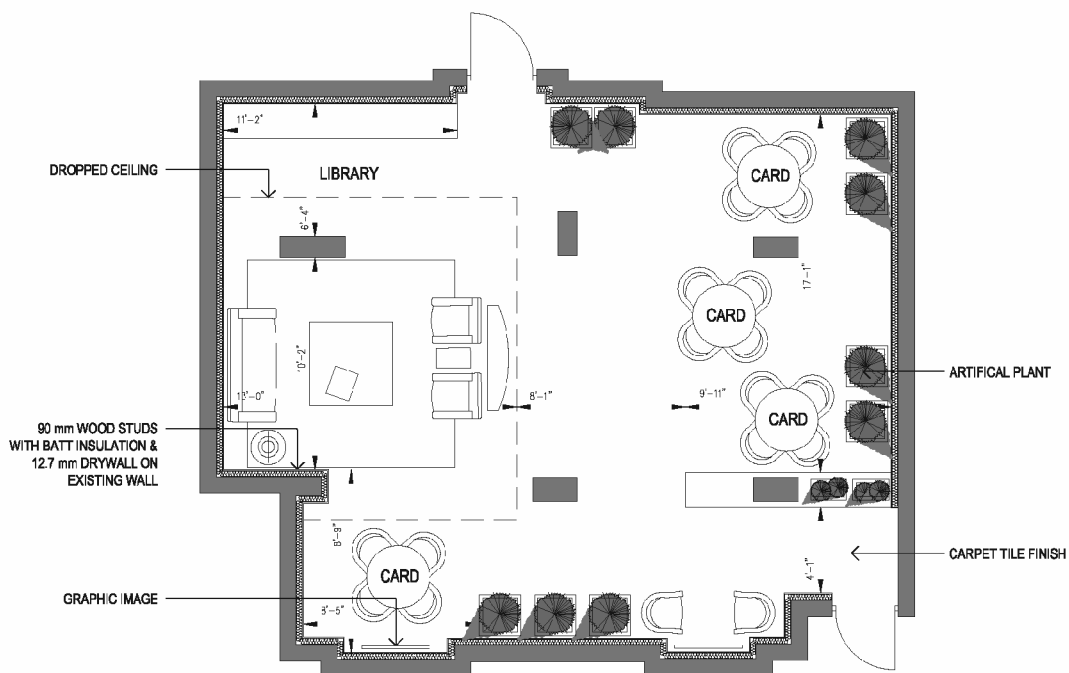
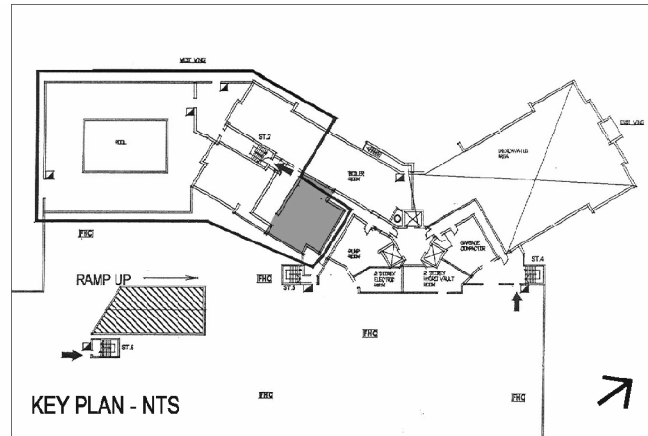
Applicant's Submitted Drawing

Not to Scale
09/17/07

20 Graydon Hall Drive

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Attachment 6: Proposed Tenant Multipurpose Room (Basement Level)



MULTIPURPOSE ROOM IN RENTAL APARTMENT BUILDING

Tenant Multipurpose Room

20 Graydon Hall Drive

Applicant's Submitted Drawing

Not to Scale
09/17/07

File # 06_181792

Attachment 7

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 181792 NNY 34 OZ
Details	Rezoning, Standard	Application Date:	October 5, 2006
Municipal Address:	20 GRAYDON HALL DR, TORONTO ON M3A 2Z9		
Location Description:	PLAN M1180 LOT 16 **GRID N3401		
Project Description:	Application to amend the site specific zoning by-law to permit a 24-storey, 251-unit, condominium apartment building and two, 3-storey townhouse blocks comprising 24-units, on the southern portion of the site. The existing 20-storey apartment building on the northern portion of the site will be maintained.		

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL	MATHEW LAING	RAFEAL + BIGAUSKAS	DEVONSHIRE PROPERTIES INC.

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RM6(40)	Historical Status:	
Height Limit (m):	42	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	18772	Height:	Storeys:	24
Frontage (m):	0		Metres:	74
Depth (m):	0			
Total Ground Floor Area (sq. m):	4258.68			Total
Total Residential GFA (sq. m):	62880.87		Parking Spaces:	706
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	62880.87			
Lot Coverage Ratio (%):	22.7			
Floor Space Index:	3.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	New Condominium Units		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	62880.87	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	110	Office GFA (sq. m):	0	0
2 Bedroom:	165	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total New Units:	275			

CONTACT: PLANNER NAME: Steve Forrester, Senior Planner (416) 395-7126

Attachment 8: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. _____ -2007 (OMB)

To amend former City of North York By-law 7625 in respect of lands municipally known as 20 Graydon Hall Drive

WHEREAS authority is given to Council by Sections 34 and 37 of the *Planning Act*, R.S.O. 1990, cp. 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*; and,

WHEREAS pursuant to Section 37 of the *Planning Act*, the council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and,

WHEREAS subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and,

WHEREAS the owners of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and,

WHEREAS the increase in the density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto; and,

WHEREAS the City of Toronto has required the owners of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and matters in return for the increase in density in connection with the aforesaid lands as permitted by this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 64.20-A(40) of By-law No. 7625 of the former City of North York is deleted in its entirety and replaced with the following:

“64.20 –A (40) RM6(40)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four (4) dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purposes of this exception, “established grade” is defined as 147 metres above sea level.
- (c) For the purposes of the exception, “convenience store” shall mean a retail store primarily serving the daily needs of patrons and which is devoted to the sale of a variety of products including such items as grocery items, confectionary, household products, tobacco, sundries, magazines and newspapers, whereby the purchase of such products does not involve extensive comparison shopping and the number of items purchased is usually ten or less.
- (d) For the purpose of this exception, “gross floor area” shall mean the total area of all of the floors in a building, measured between the outside walls of the building but excluding motor vehicle access, circulation or parking areas within the building.
- (e) For the purposes of this exception, the existing apartment house dwelling building shall be defined as Building “A” and the proposed apartment house dwelling as Building “B”, and the two multiple attached dwellings as Buildings “C” and “D”, as shown on Schedule “RM6(40)”.

PERMITTED USES

- (f) As shown on Schedule “RM6(40)”, the only permitted uses shall be:
 - (i) Apartment House Dwellings and uses accessory thereto, including administrative offices associated with the dwelling units and recreational amenity areas;
 - (ii) Multiple Attached Dwellings; and
 - (iii) Convenience Store on the ground floor of Building “A”.
- (g) Use Qualifications
 - (i) Outdoor private recreational amenity areas may be located on rooftop terraces; and,
 - (ii) The permitted Convenience Store use shall be located on the ground floor of Building “A” only.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (h) The maximum gross floor area for all uses shall be 62,881 square metres.

LOT COVERAGE

- (i) The provisions of Sections 16.2.2 and 20-A.2.2 (lot coverage) shall not apply.

BUILDING HEIGHT

- (j) The maximum building heights and number of storeys shall not exceed the maximum heights in metres and number of storeys shown on Schedule “RM6(40)”. A penthouse or other roof structure which is used only as an ornament or to house the mechanical equipment of the building does not constitute a storey and shall be disregarded in calculating the height of the building.

BUILDING ENVELOPES

- (k) The maximum building envelope of Building “B” shall be as set out on Schedule “RM6(40)”.

LANDSCAPING

- (l) The provisions of Section 15.8 (landscaping) shall not apply.

DISTANCE BETWEEN BUILDINGS

- (m) The provisions of Section 16.3.2 and Section 20-A.2.4.1 shall not apply. The minimum distance between all buildings and structures shall be as set out on Schedule “RM6(40)”.

LOT AREA

- (n) The provisions of Sections 16.2.1 and 20-A.2.1 (lot area) shall not apply.

FRONTAGE

- (o) The provisions of Sections 16.2.3 and 20-A.2.3 (street and lot frontage) shall not apply.

FLOOR AREA

- (p) The provision of Section 16.2.5 (floor area) shall not apply.

YARD SETBACKS

- (q) The minimum yard setbacks for all buildings and structures shall be as set out on Schedule “RM6(40)”.

PARKING

- (r) The following parking rate shall apply to Building “A”:
 - (i) a minimum of 1.125 parking spaces per existing apartment dwelling unit including those for visitors;
- (s) The following parking rate shall apply to Buildings “B”, “C” and “D”:
 - (i) a minimum of 1.3 parking spaces apartment house dwelling unit and multiple attached dwelling unit, of which, 0.2 parking spaces per unit shall be for the use of visitors.

LOADING SPACES

- (t) A minimum of one Loading Space shall be required for Building “B”. No loading space is required for Buildings “A”, “C”, and “D”.

DIVISION OF LANDS

- (u) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands.

OTHER

- (v) The maximum floor area of the convenience store shall be 41 square metres.
- (w) No external signage shall be permitted advertising the convenience store.
- (x) The regulations of this exception shall supersede the provisions and regulations of By-law Nos. 20293, 19830 and 19038 as were applicable to the lands shown on Schedule “RM6 (40)” but shall not apply to nor affect the balance of the By-law Nos. 20293, 19830 and 19038 lands for the purposes of zoning conformity

SECTION 37 AGREEMENT

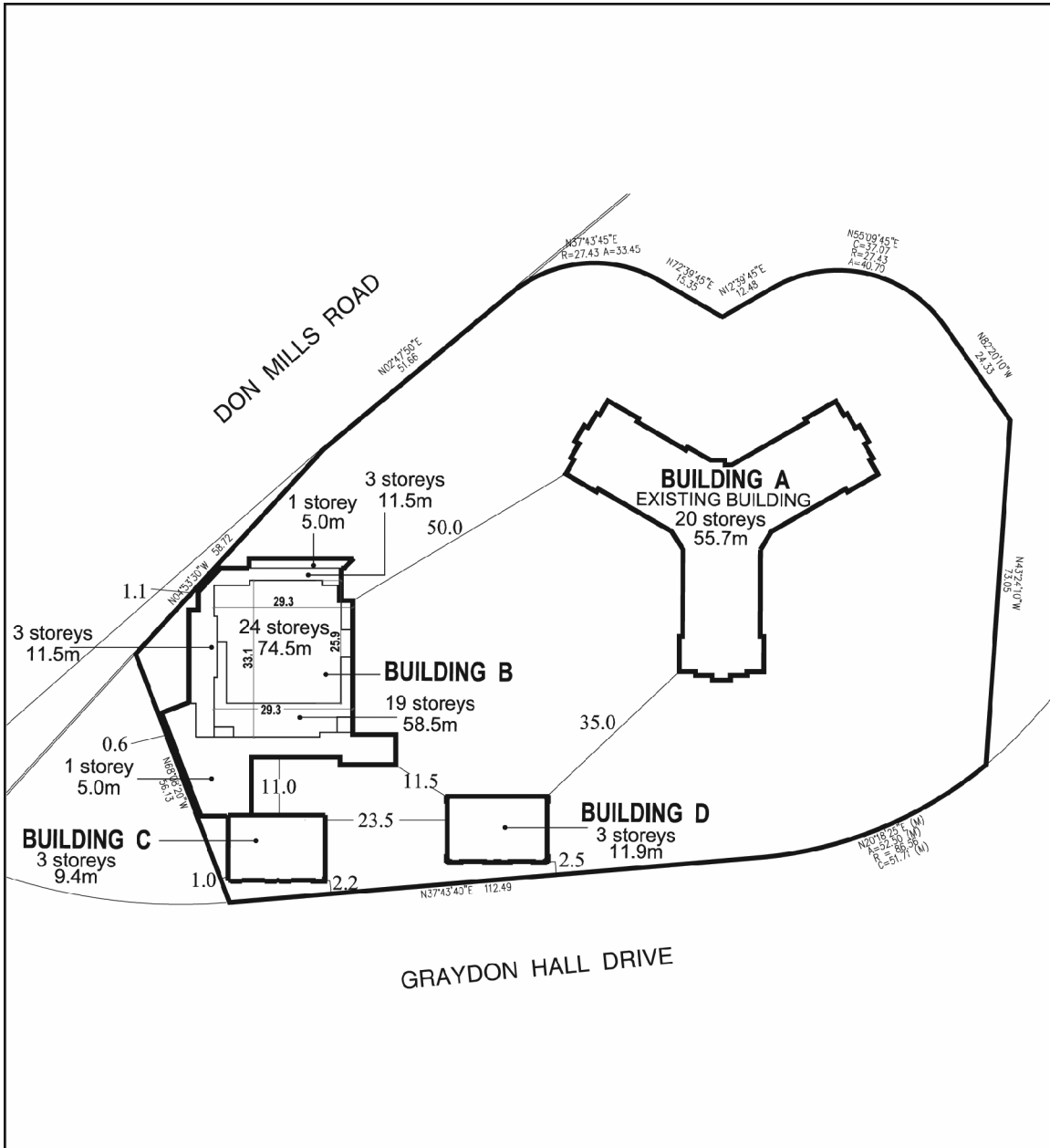
- (y) The owner of the lands as shown in Schedule “RM6(40)” shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure at the owner’s expense, the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands, in whole or in part, as may be applicable to which this by-law applies in the manner and to the extent specified in the agreements. The owner of the subject lands, at the owner’s expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the increase in gross floor area and height authorized under this exception regulation:
- (i) the Owner agrees to contribute \$300,000.00 for parks improvements to Graydon Hall Park;
 - (ii) the Owner agrees to provide and maintain a fully finished, furnished and equipped indoor amenity room having a minimum floor area of 131 square metres in Building “A” for use by the residents of the existing building, such space to be completed and ready for use prior to the issuance of any above-grade building permits for Buildings “B”, “C”, or “D”.
 - (iii) the Owner agrees to construct, equip and maintain for use by the residents of the site an outdoor playground facility having a minimum area of 385 square metres on the property of Building “A”, such equipment to comprise CSA approved material and be ready for use prior to receiving draft condominium approval for Buildings “B”, “C” or “D”;
 - (iv) the Owner agrees to demolish the existing one-storey building on the property and replace it with landscaping, including an outdoor playground facility.
 - (v) the Owner agrees to construct a new pedestrian sidewalk that connects the municipal sidewalk on Graydon Hall Drive to the main entrance of the Building “A”;
 - (vi) the Owner agrees to plant street trees along the Graydon Hall Drive and Don Mills Road frontages of the property;
 - (vii) the Owner agrees that the above noted facilities, services and/or matters shall be provided with no pass through of related costs to the tenants of Building “A”;

- (viii) the Owner agrees not to apply for condominium conversion in respect of Building “A” pursuant to the *Condominium Act S.O. 1998, c.19*, as amended, for a minimum period of 15 years from the date after this By-law comes into full force and effect; and,
- (ix) the Owner agrees not to demolish Building “A”, or apply for a demolition permit in respect thereof, for a minimum period of 20 years from the date after this By-law comes into full force and effect.

Building permit issuance for the proposed development shall be dependant upon satisfaction of the provisions in this zoning by-law amendment and in the Section 37 Agreements relating to building permit issuance, including the payment of the amounts noted above to the City of Toronto.

The agreements with the City of Toronto pursuant to Section 37 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, shall be registered on title to the lands, in whole or in part, as may be applicable to which this exception applies prior to the issuance of any building permit for the proposed development.”

2. Section 64.20-A of By-law 7625 is amended by adding Schedule “RM6(40)” attached to this by-law.



Lot 16 Registered Plan M-1180 City of Toronto
 Applicant's submitted drawing
 Date: 10/11/07
 Approved by: S.F.

File # 06_181792

Not to Scale