

**20 Graydon Hall Drive  
Zoning Amendment Application  
Preliminary Report**

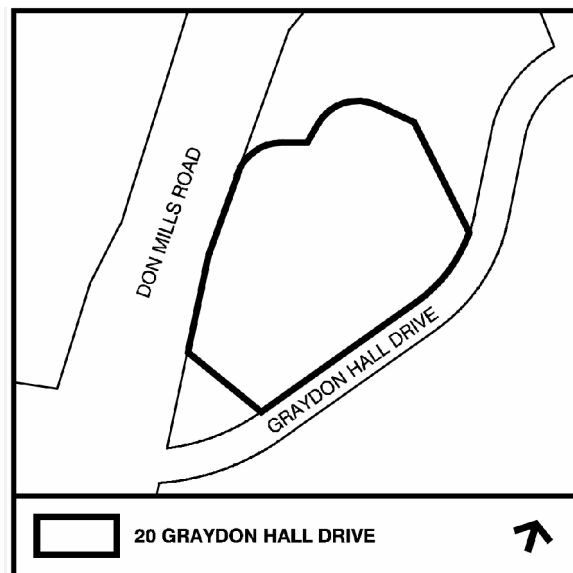
<b>Date:</b>	January 27, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 34 – Don Valley East
<b>Reference Number:</b>	File No. 06 181792 NNY 34 OZ

**SUMMARY**

An application has been submitted to permit a 24-storey, 259-unit condominium apartment building at 20 Graydon Hall Drive.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act is targeted for summer 2007, provided that any required information is submitted in a timely manner.



## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

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. Attached as Attachment 1a is a copy of the previously approved site plan.

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 131m<sup>2</sup> (1,410 sq.ft.) indoor recreational amenity with a 385m<sup>2</sup> (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 occur for a least 20 years.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant is proposing to amend the site specific zoning by-law to permit the construction of a 24-storey, 259-unit, condominium apartment building on the southern portion of the site. The site is currently developed with a 20-storey, 302 unit, rental apartment building on the northern portion of the site. The proposed building would have a GFA of 24,446 square metres resulting in a density, including the existing building, of 3.1 FSI.

The application proposes to amend the Section 37 agreement which, among other matters, secured the previously approved 14-storey apartment building and 24 townhouse units as rental buildings. As noted, the owners now wish to develop the site with a condominium building. The applicants have indicated that they still intend to preserve the existing 20 storey rental apartment building for a minimum of 10 years and provide the \$200,000.00 contribution for local park improvements. The community benefits related to the provision of indoor and outdoor amenity areas for the existing tenants on site are no longer proposed.

The proposed site plan is included in Attachment 1, Elevations in Attachments 2 and 3, Zoning in Attachment 4 and the detailed site statistics are included in the Application Data Sheet in Attachment 5

### **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 34,475m<sup>2</sup> (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 has recently been filed by the owner of the adjacent site to the south to amend the Official Plan and Zoning By-law to permit an 8-storey, 36-unit condominium apartment building and 5, grade-related townhouse units along Graydon Hall Drive. A report on this application is scheduled on a future Council agenda.

### **Official Plan**

The new Official Plan is in effect, with the exception of two housing policies (Policies 3.2.1.5(b) and 3.2.1.9), the definitions of affordable rental housing and affordable ownership housing, Policy 3.1.2.5 (Built Form), Policy 4.2.3(c) (Apartment Neighbourhoods) as well as the policies in regard to the floodplain “Special Policy Areas”. The policies in the City of North York Official Plan and Metro Plan respecting these areas remain in effect.

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, 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.

## **North York Official Plan**

As noted above, certain Housing Policies of the City of Toronto Official Plan are not yet in effect so related policies found in Part C.4 Housing, of the former City of North York Official Plan, continue to apply. Relevant in-force policies include: Section C4, Subsection 1.1.7 which addresses the objective of providing public benefits within new multiple residential developments; Subsection 1.1(f) which encourages the conservation and rehabilitation of private rental housing; and Section 2.6 which speaks to the preservation and maintenance of the city's housing supply. Section 2.4.3, introductory paragraph, sub-sections (i), (ii), (iii) and Sub-section 1 Affordable Housing also remain in effect which outline and describe the concept of affordability.

## **Zoning**

The site is zoned RM6(40) (Multiple family Dwelling Sixth Density Zone) which sets out specific development standards for the site and the community benefits noted previously in this report.

## **Site Plan Control**

The proposed development is subject Site Plan Control Approval. The applicant has indicated a Site Plan application will be filed.

## **Tree Preservation**

The applicant has provided a tree inventory plan that reveals some trees that meet the size criteria for protection under the Private Tree By-law would need to be removed both on site and on adjacent City owned land to accommodate the development. The owner will be required to obtain the necessary permits prior to removing any trees pursuant to Tree Protection By-law No. 780-2004 and the 'Trees On City Streets' by-law

## **Reasons for the Application**

An amendment to the site specific zoning by-law is required to increase the permitted building height and density of development on the site and to establish performance standards to facilitate the proposed development

## **COMMENTS**

### **Issues to be Resolved**

The application proposes significant revisions to the approved built form, height, density and Section 37 benefits. That said, at the request of the applicant, staff are prepared to continue to process the application with the aim of developing an acceptable alternative with the applicant. On a preliminary basis, the following issues have been identified for review and evaluation:

- the appropriateness of the proposed height and density of development;
- preservation of the existing rental apartment building on site;
- mitigation of impacts on the existing residents;
- appropriate Section 37 benefits;
- traffic impacts and parking assessment;
- appropriate built form and massing and the need for a wind study;
- opportunities for enhanced landscaping, pedestrian connections and streetscape improvements;
- the adequacy of the proposed indoor and outdoor residential amenity space will be evaluated; and,
- co-ordination with the development application filed by the adjacent property owner.

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

## **CONTACT**

Steve Forrester, Senior Planner

Tel. No. 416-395-7126

Fax No. 416-395-7155

E-mail: sforrest@toronto.ca

## **SIGNATURE**

---

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

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 1a: Approved Site Plan

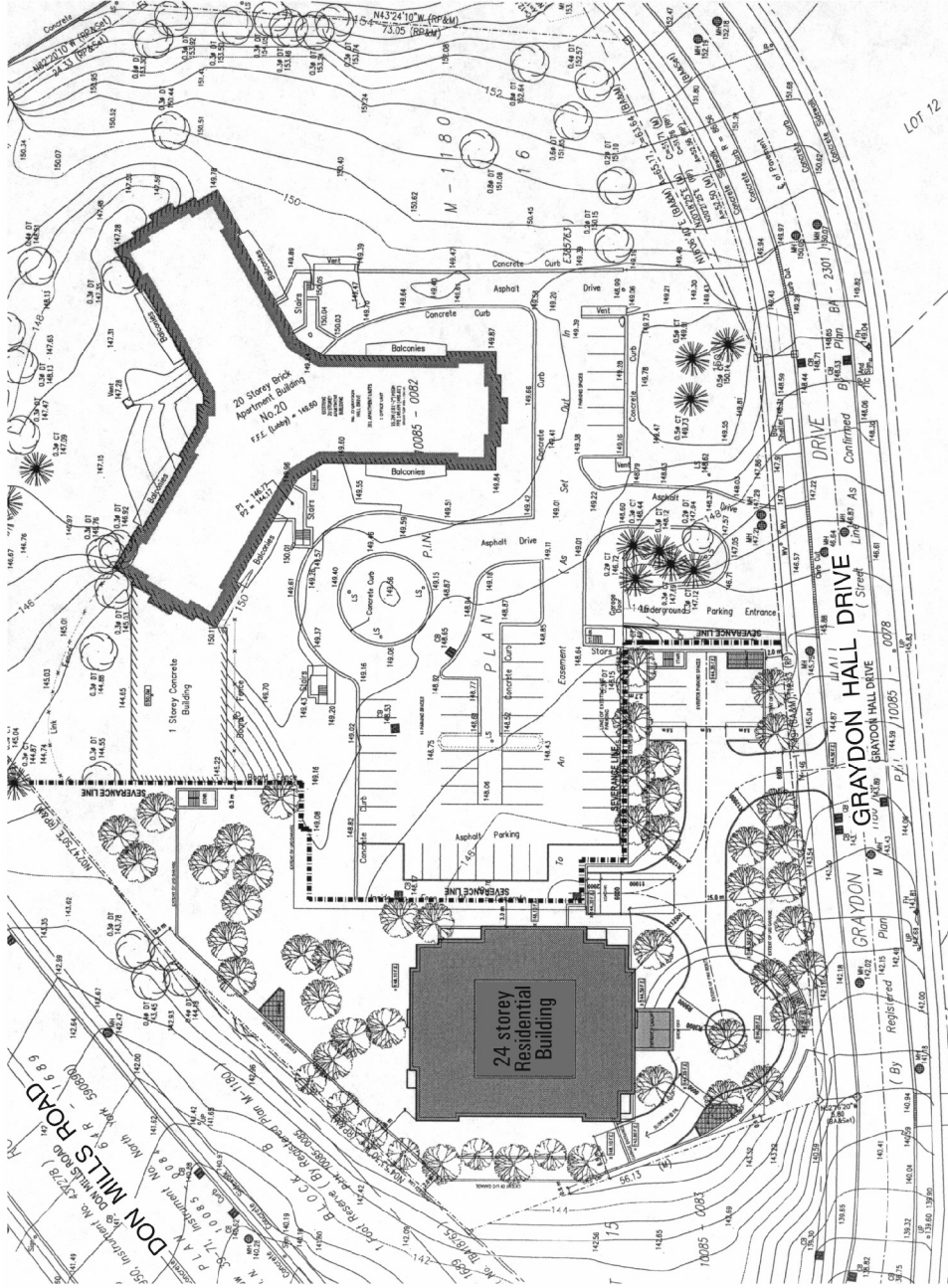
Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Proposed Site Plan



20 Graydon Hall Drive

Site Plan

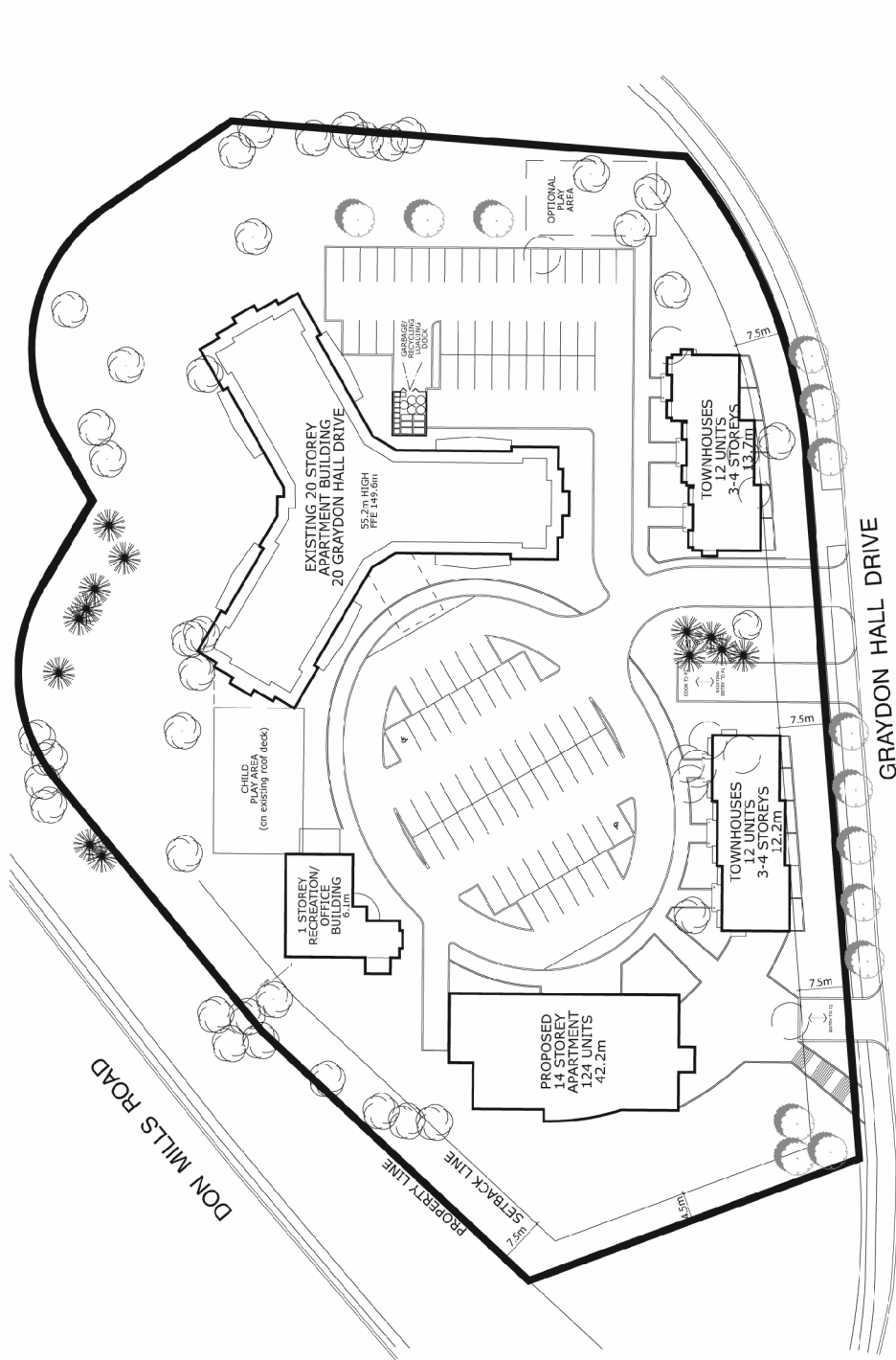
Applicant's Submitted Drawing

Not to Scale  
10/23/06

File # 06\_181792



Attachment 1a: Approved Site Plan



20 Graydon Hall Drive

Previously Approved Site Plan

Applicant's Submitted Drawing

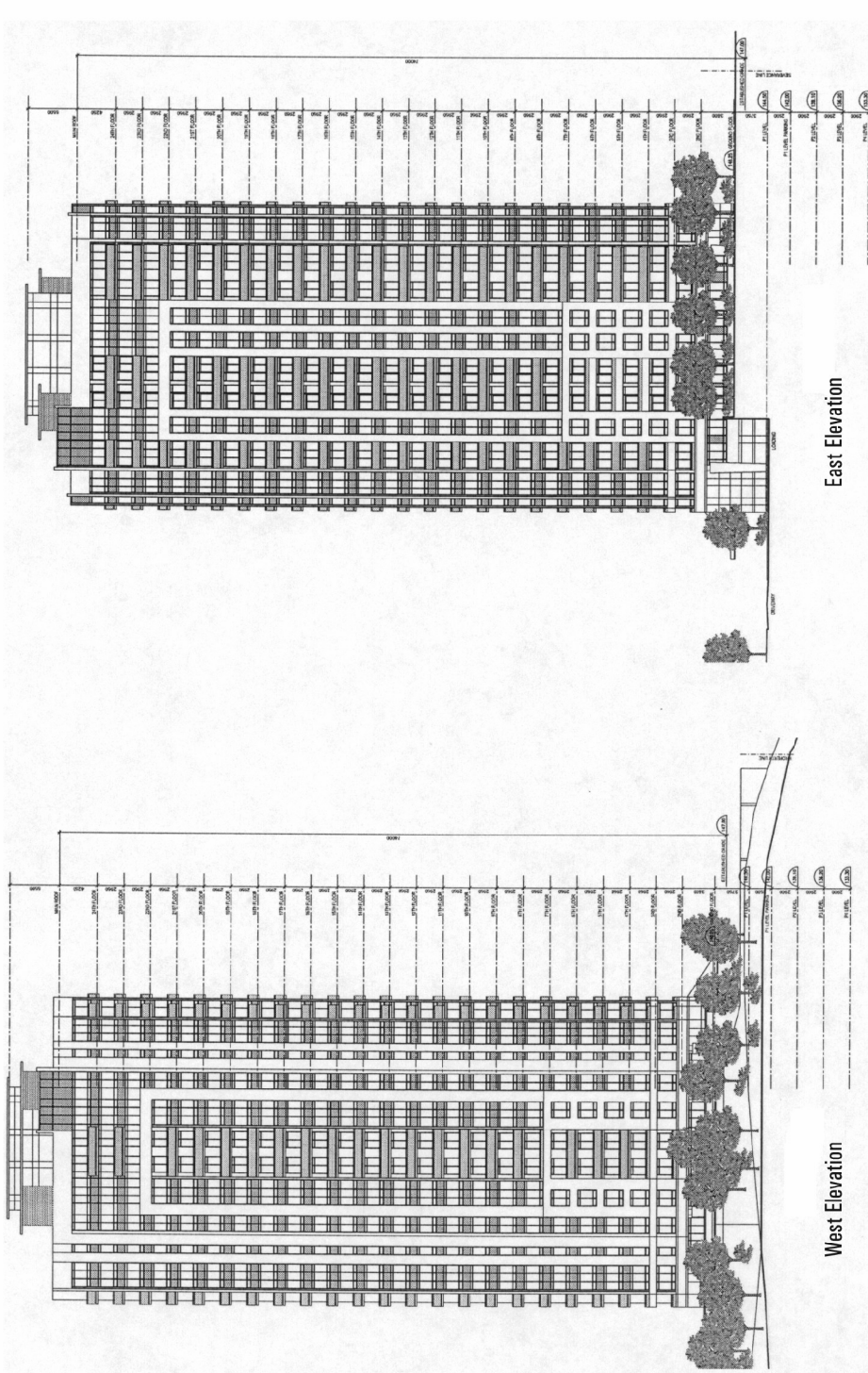
Not to Scale  
09/24/02

File # TD CMB 2002 0003





## Attachment 2: Elevations



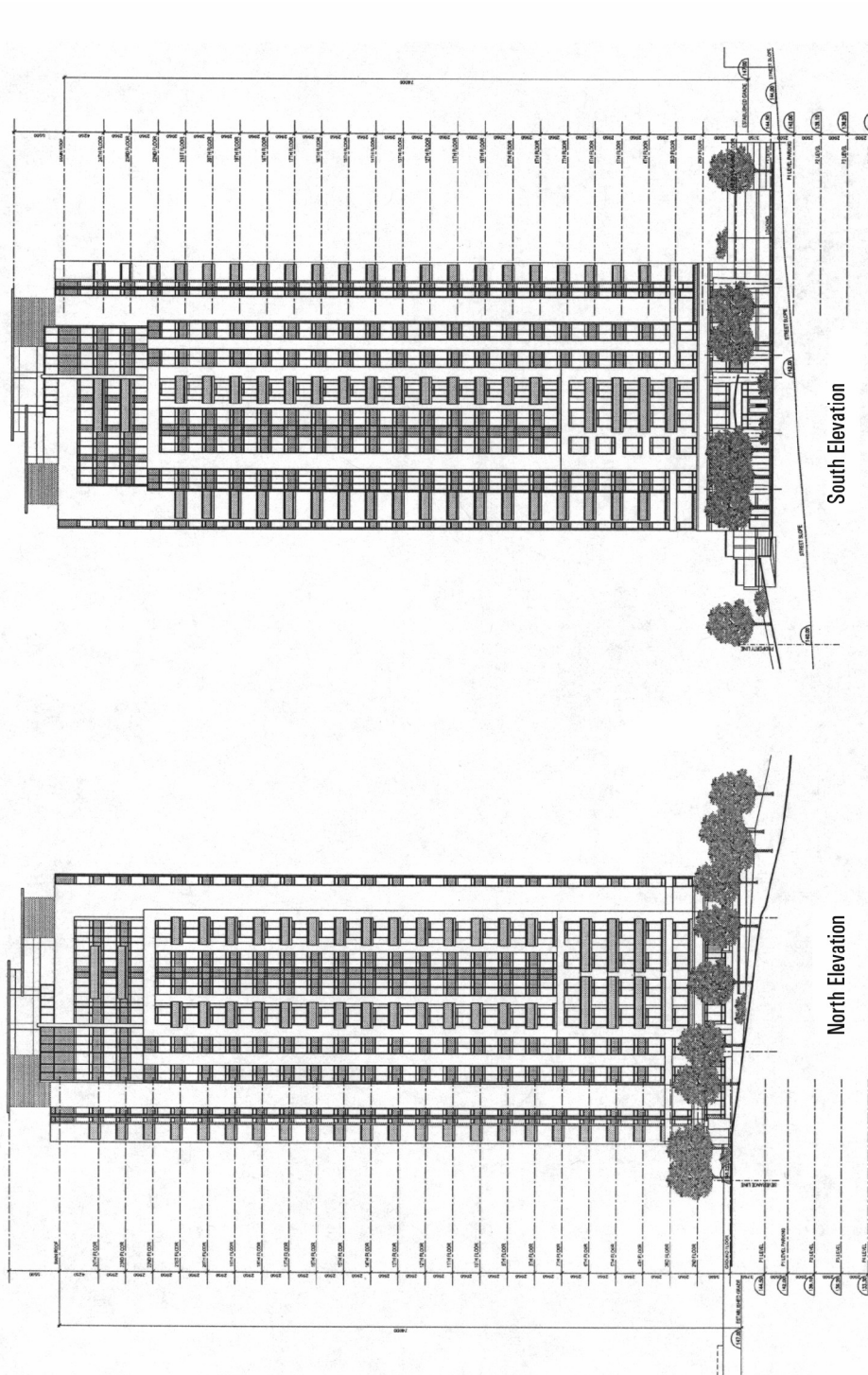
**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
10/23/06

↑

20 Graydon Hall Drive  
File # 06\_181792

### Attachment 3: Elevations



### Elevations

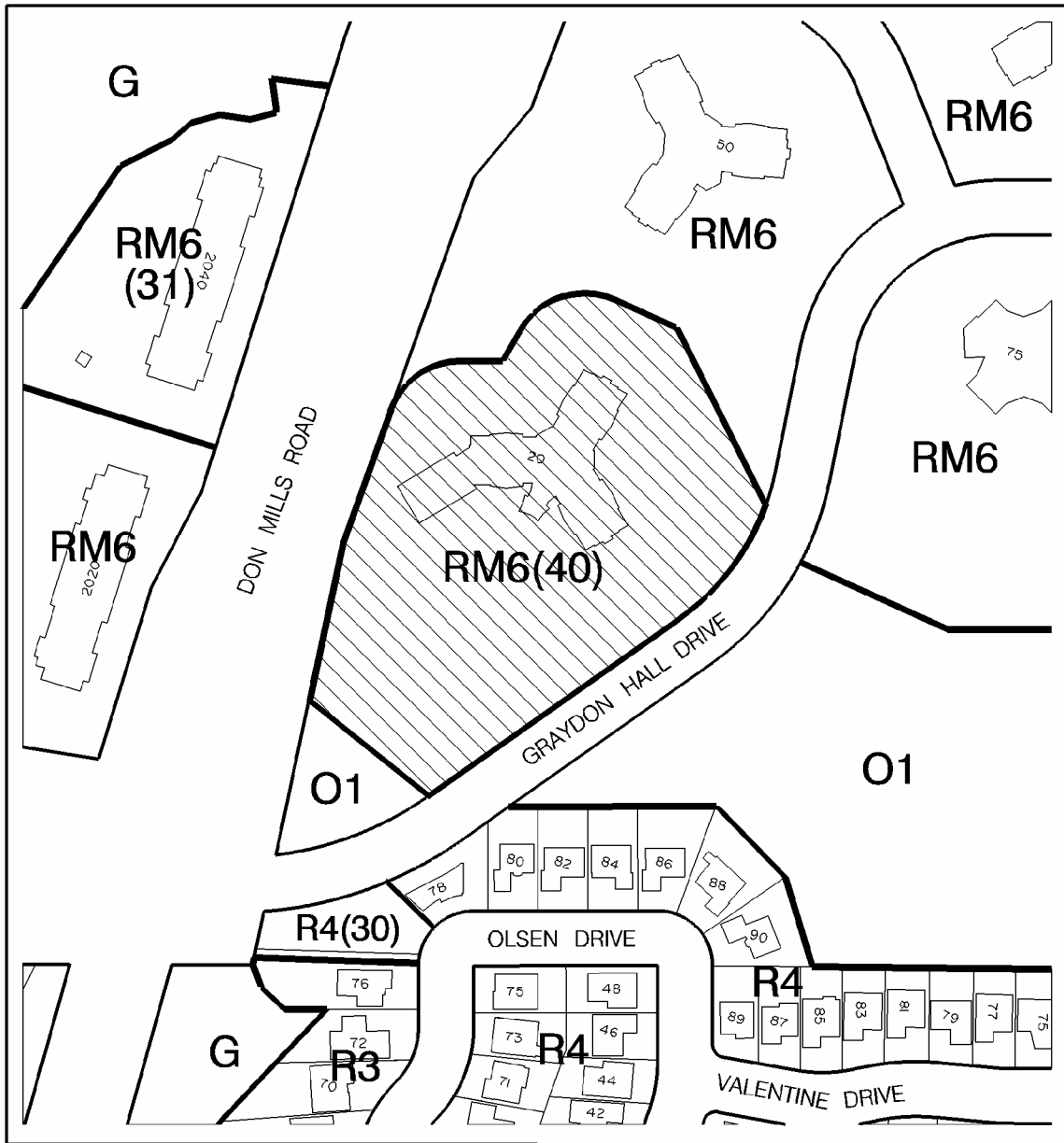
20 Graydon Hall Drive

Applicant's Submitted Drawing

Not to Scale  
10/23/06

File # 06\_181792

### Attachment 4: Zoning



**TORONTO** City Planning Division  
**Zoning**

**20 Graydon Hall Drive**  
 File # 06\_181792

R3 One-Family Detached Dwelling Third Density Zone  
 R4 One-Family Detached Dwelling Fourth Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone

G Greenbelt Zone  
 O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
 Zoning By-law 7625  
 Extracted 10/20/06

## Attachment 5:

### 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

Location Description: PLAN M1180 LOT 16 \*\*GRID N3401

Project Description: The applicant is proposing to amend the zoning by-law to permit the construction of a 24-storey, 259-unit, condominium apartment building on the southern portion of the site. The site is currently developed with a 20-storey rental apartment building on the northern portion of the site. The proposed building would have a GFA of 24,446 square metres resulting in a density, including the existing building, of 3.14 FSI.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN BROWN DRYER KAROL			DEVONSHIRE PROPERTIES INC.

#### PLANNING CONTROLS

Official Plan Designation:	RD4	Site Specific Provision:	
Zoning:	RM6(40)	Historical Status:	
Height Limit (m):	0	Site Plan Control Area:	N

#### PROJECT INFORMATION

Site Area (sq. m):	18772	Height:	Storeys:	24
Frontage (m):	0		Metres:	74
Depth (m):	0			
Total Ground Floor Area (sq. m):	3128.58			<b>Total</b>
Total Residential GFA (sq. m):	58922.18		Parking Spaces:	690
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	58922.18			
Lot Coverage Ratio (%):	16.7			
Floor Space Index:	3.14			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	24446.98	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	119	Office GFA (sq. m):	0	0
2 Bedroom:	140	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	561			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Steve Forrester, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7126</b>