

# **TORONTO** STAFF REPORT

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June 20th, 2001

To: North Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report  
Application to amend the Zoning By-law  
Applicant/Owner: Hullmark Developments Ltd.  
Address: 78 Harrison Garden Boulevard  
Part of Lot 14, Concession 1, E.Y.S. and  
Blocks 8 & 9, R.P. 66M-2354  
File: TB ZBL 2001 0011  
Ward: 23 – Willowdale

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

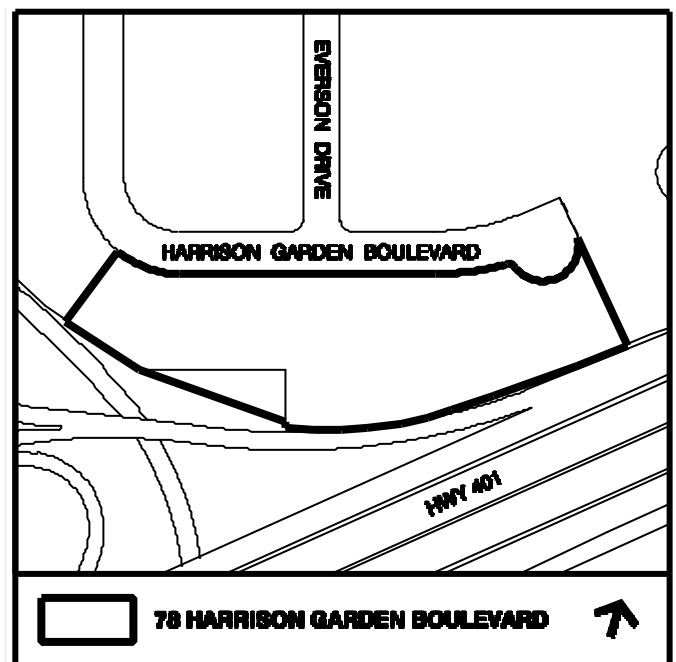
Financial Implications and Impact Statement :

There are no financial implications resulting from the adoption of this report.

Recommendations :

It is recommended 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 subject lands.



- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Comments:

Proposal

Hullmark Developments Limited (Tridel) are proposing to develop the subject lands with two residential condominium buildings, 29 and 33 storeys in height, with a total of 695 residential units. A private recreation centre, linking the two residential buildings, is also proposed.

The subject lands are comprised of Blocks 8 and 9, Plan 66M-2354 (Wittington Subdivision) and a triangular parcel of surplus land acquired from the Ministry of Transportation (MTO) which was previously part of the Highway No. 401 road allowance. Wittington Properties Limited was required, as a condition of subdivision approval, to make satisfactory arrangements with the MTO for the disposition of adjacent surplus lands owned by MTO.

The current zoning permits residential development on Blocks 8 and 9. An application for a zoning by-law amendment has been submitted in order to permit the former MTO lands to be incorporated into the development and used for residential purposes and to increase the total permitted gross floor area to accommodate the 2682 square metres (28,878 square feet) of density attributed to the MTO surplus lands and a corresponding number of dwelling units (25) attributed to this density.

In addition, Hullmark is also seeking a density incentive in accordance with the policies of the Official Plan, as it relates to its proposed private recreation centre use. The recreation centre is proposed to contain, among other amenities, an indoor swimming pool and whirlpool, weight and aerobics room, billiards room, bowling alley and library room.

Site Description

The subject lands are currently vacant. Blocks 8 and 9 are part of the Wittington Properties Limited Subdivision (Plan 66M-2354) located at the south-east corner of Yonge Street and Avondale Avenue and abutting the north side of Highway No. 401. A Subdivision Agreement is in effect on the subject lands. Blocks 8 and 9 are 17,673.09 m<sup>2</sup> in lot area (1.77 ha) and have 245 metres of lot frontage on the south side of Harrison Garden Boulevard and with the surplus 1,073.11 m<sup>2</sup> (0.1 ha) of MTO lands, there is a total lot area of 1.87 hectares.

Abutting the subject lands to the north is Block 6 which has been approved for two residential buildings, 24 and 29 storeys in height, with a total of 500 dwelling units (Menkes Spectrum Residences Inc.). Across from the subject lands, on the north side of Harrison Garden Boulevard, is Block 7. A site plan application has been filed for this Block, proposing two residential buildings with a total of 255 apartment dwelling units. To the south is Highway No. 401. To the east is existing residential development on Oakburn Place.

## Official Plan

The subject lands are designated Downtown Mixed Use –3 (DMU-3) on Schedule 2 to Map C.1 of the former City of North York Official Plan. Detailed policies are set out in Part D.1 of the Plan - North York Centre Secondary Plan. Commercial, institutional, public parks, recreational and residential uses are permitted within this designation. A maximum density of 2.5 F.S.I. (Map D.1.4 Downtown Density Limits) is permitted.

In addition, the lands are subject to Site Specific Policies (12.16) as shown on Map D.1.10. In brief, these policies recognize these lands as a gateway to North York Centre and establish principles for the comprehensive redevelopment of these lands.

Section 3.3 Density Incentives of the Official Plan permits incentives for the provision of specific uses and facilities. The gross floor area of private recreational uses accessory to a residential use are exempted from the calculation of densities up to a maximum of 1.5 square metres per dwelling unit.

## Zoning

In accordance with the Official Plan density limits of 2.5 FSI, the existing zoning permits a total gross floor area of 211,797 m<sup>2</sup> for residential uses and a total gross floor area of 46,450 m<sup>2</sup> for non-residential uses on the entire subdivision lands. A total of 2000 dwelling units is permitted.

Blocks 8 and 9, Plan 66M-2354 are located within the C1(66) zone. The lands acquired from MTO are located within the C1 zone which does not permit residential uses.

## Site Plan Control

These lands are subject to site plan control. Individual site plan applications submitted on each of the development blocks within the plan of subdivision are subject to urban design guidelines (Master Concept Plan) which are registered on title as part of the subdivision agreement. A site plan application has been submitted for the proposed development (File TB SPC 2001 0058).

## Reasons for the Application

An amendment to the zoning by-law is required in order to incorporate the previous MTO surplus lands into the proposed residential development, to accommodate the corresponding density (gross floor area) and number of dwelling units and also to permit the proposed density incentive for the private recreation centre.

## Related Application

Wittington Properties Limited has filed an application (File No. TB ZBL 2001 0006) for Blocks 4 and 5, Plan 66M-2354 in order to allow for permitted non-residential gross floor area to be used for either residential or non-residential purposes and for a corresponding increase in the total number of permitted dwelling units.

Conclusions:

The next steps are to hold a community consultation meeting, circulate the application and receive comments. A public meeting under the Planning Act to consider this application is targeted for the fourth quarter of 2001.

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Rob Dolan  
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List of Attachments:

Attachment 1: Site Plan  
Attachment 2a: Elevations  
Attachment 2b: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet