



## STAFF REPORT ACTION REQUIRED

### 740 and 750 York Mills Road and 17 Farmstead Road Zoning By-law Amendment Application Preliminary Report

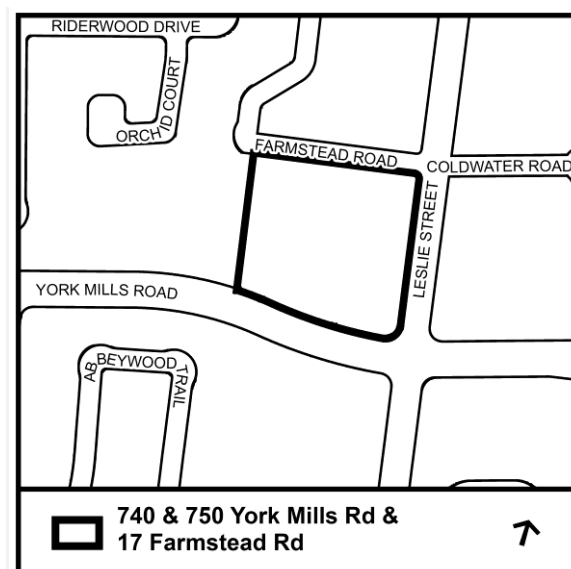
|                          |   |
|--------------------------|---|
| <b>Date:</b>             | September 20, 2013                                |
| <b>To:</b>               | North York Community Council                      |
| <b>From:</b>             | Director, Community Planning, North York District |
| <b>Wards:</b>            | Ward 25 – Don Valley West                         |
| <b>Reference Number:</b> | 13 198702 NNY 25 OZ                               |

## SUMMARY

The rezoning application proposes the addition of 240 new stacked townhouse units in 3 storey buildings with a gross floor area of 27,598 m<sup>2</sup> on the site. The three existing 18 storey rental apartment buildings with 409 rental units would be maintained. The total gross floor area of the existing and proposed development would be 76,846 m<sup>2</sup> resulting in a density of 2.46 FSI with a total of 649 dwelling units.

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 together with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act will be scheduled following community consultation, and the resolution of outstanding issues.



## RECOMMENDATIONS

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

1. Staff be directed to schedule a community consultation meeting for the lands at 740 and 750 York Mills Road and 17 Farmstead Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners, tenants and residents within 120 metres of the site.
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

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### **Proposal**

The rezoning application proposes the addition of 240 new stacked townhouse units in 12 blocks of 3 storey buildings with a gross floor area of 27,598 m<sup>2</sup>. The applicant indicates the new units are to be condominium units. The three existing 18 storey rental apartment buildings with 409 rental units would be maintained resulting in a total of 649 residential units (existing and proposed). The total gross floor area of the existing and proposed development would be 76,846 m<sup>2</sup> resulting in a density of 2.46 FSI.

The site is over 3 hectares in size and fronts onto York Mills Road, Leslie Street and Farmstead Road as well as fronting onto Mossgrove Park. The stacked townhouse units are proposed to be organized along the edges of the site fronting the streets and park. Two rows of stacked townhouses are also proposed along a central pedestrian walkway from Farmstead Road. Most would be back-to-back units. The proposed buildings would replace areas currently used for underground and surface parking as well as some outdoor landscaped areas.

Vehicular access would be provided from the existing access on York Mills Road and two driveways along Farmstead Road. The proposal includes an internal circular driveway. The existing parking garages and surface parking would be reconfigured and two new underground parking garages would be

built. A total of 756 parking spaces would be provided for the existing and proposed residential units of which 707 spaces would be underground and 49 surface parking spaces.

## **Site and Surrounding Area**

The 3.13 hectares site is located at the north-west corner of York Mills Road and Leslie Street. The site is currently developed with three 18 storey rental apartment buildings containing 409 rental apartment units and one commercial unit (hair salon) with a gross floor area of 48,248 m<sup>2</sup> resulting in a density of 1.56 FSI. The existing apartment buildings contain a mix of one, two and three bedroom rental units with affordable and mid-range rents. The buildings were constructed in 1969 and are designed in a tower-in-the park form with a significant amount of open space and surface parking. There are currently 565 resident and 35 visitor and rental office parking spaces of which 82 are surface parking spaces and the rest are within one-storey above and below grade parking garages. Vehicular access to the site is provided via four driveways on Farmstead Road and one driveway on York Mills Road.

The applicant advises that in 2011 Minto completed extensive renovations to the three existing apartment buildings at a total cost of approximately \$12 million with upgrades and renovations to common areas and suites including improvements to: laundry rooms, corridors, lobbies, exercise facilities, swimming pool, party rooms, balconies, landscaping, parking garage, elevators, plumbing, access and security systems, as well as in-suite energy efficiency upgrades.

Land uses surrounding the site are as follows:

North: On the north side of Farmstead Road are 2 and 3 storey townhouses and Kirkwood Park.

South: On the south side of York Mills Road are two 18 storey rental apartment buildings.

East: On the east side of Leslie Street is a retail plaza and commercial uses.

West: Mossgrove Park and single detached homes to the north-west.

## **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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## Official Plan

The site is designated Apartment Neighbourhoods in the Official Plan. The Official Plan states that Apartment Neighbourhoods are made up of apartment buildings, parks, local institutions, cultural and recreational facilities, and small scale retail, service and office uses that serve the needs of area residents. Policy 4.2.2 sets out development criteria in Apartment Neighbourhoods including: provide a transition between areas of different development intensity and scale; limit shadow impacts on sides in adjacent lower-scale Neighbourhoods; locate buildings to frame the edge of streets and parks; provide indoor and outdoor recreation space; and provide ground floor uses that enhance safety and amenity.

While significant growth is generally not intended within developed Apartment Neighbourhoods, the Official Plan indicates that compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings subject to meeting certain development criteria dealing with such matters as: transition towards lower-scale Neighbourhoods, residential amenity, recreation space, landscaped open space, sunlight and privacy, shadow impacts, organization and layout of development in relation to streets and parks, and parking.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

Section 3.1.2 of the Plan includes built form policies addressing the location of new development to fit with its existing and/or planned context, the massing of new buildings to limit their impact on streets, open spaces and properties, the relation of new buildings to streets and sidewalks, and the location and organization of vehicle parking, access and servicing. New multi-unit residential development is also to include indoor and outdoor amenity space for residents.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. The proposal includes maintaining the existing 3 rental apartment buildings with 409 rental units. Policy 3.2.1.5 indicates that significant new development on sites where existing rental units will be kept in the new development, will secure the existing rental housing where units have affordable and mid-range rents and any needed improvements and renovations to the existing rental housing without pass-through costs to the tenants.

Section 3.2.2 of the Official Plan includes policies on the provision of adequate community services and facilities.

## Zoning

On May 9, 2013 City Council enacted the new City wide Zoning By-law No. 569-2013. The By-law has been appealed. Under By-law 569-2013 the site is zoned Residential Apartment RA(f3.0; a1375; d1.5)(x135) which permits a dwelling unit, park and other uses including community centre, day nursery, nursing home, place of worship, residential care home, retail store and retirement home. The only permitted residential building type is an apartment building. The zoning permits a maximum floor

space index of 1.5 times the lot area and a maximum height of 24.0 metres. The site is also subject to site specific Zoning By-law 23088 which permits a hair dressing shop up to a floor area of 79 m<sup>2</sup>.

Under former City of North York Zoning By-law 7625 the site is zoned RM6 Multiple Family Dwellings Sixth Density Zone which permits a number of residential uses including an apartment house dwelling and multiple attached dwelling as well as a range of institutional uses such as hospital, nursing home, place of worship, school and City park and community centre. Site specific By-law 23088 also permits a hairdressing shop with a maximum floor area of 850 ft<sup>2</sup> in an apartment housing dwelling. The maximum gross floor area in the RM6 zone is 150 % of the lot area. The height of an apartment building may exceed 11 metres provided larger setbacks from the lot line are provided while the maximum height for a multiple attached dwelling is 9.2 metres and 3 storeys.

## **Site Plan Control**

A site plan control application has not yet been submitted.

## **Tree Preservation**

The site is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

## **Reasons for the Application**

An amendment to the zoning by-law is required to add townhouses as a permitted use, increase the density and change other development regulations.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale Report & Community Services and Facilities Study  
Housing Clarification Addendum  
Urban Transportation Considerations  
Geotechnical Design  
Functional Servicing Report  
Arborist Report  
Shadow Study  
Toronto Green Standard Checklist

A Notification of Complete Application was issued on September 9, 2013.

Staff report for action – Preliminary Report – 740 & 750 York Mills Rd and 17 Farmstead Road 5

## Issues to be Resolved

The proposal to add 240 stacked townhouse units represents infill development on a site with 3 existing hi-rise apartment buildings. On a preliminary basis, the following issues have been identified:

- Appropriateness of the proposed density, built form, massing, building heights and urban design.
- Appropriateness of the site layout and open space.
- How the proposal fits its context and defines and supports existing streets, parks and open spaces.
- Fit of the proposal with the City's guidelines respecting infill townhouses.
- Site circulation and driveways for vehicles and pedestrians to provide safe, comfortable address and access to the existing apartment buildings and the new townhouses.
- Transition of building height and massing to the park and residential area to the north and west.
- Building setbacks from the streets and ground floor uses.
- Traffic impacts and parking assessment.
- Amount and location of surface parking.
- Loss of open space.
- Adequacy of the proposed outdoor amenity space and its location to provide a community focal point.
- Assessment of site servicing including stormwater management.
- Maintaining the existing rental apartment units.
- Appropriate Section 37 community benefits including the retention of the existing rental units and securing any further improvements to the existing apartment buildings.
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## CONTACT

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## SIGNATURE

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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Landscape Plan

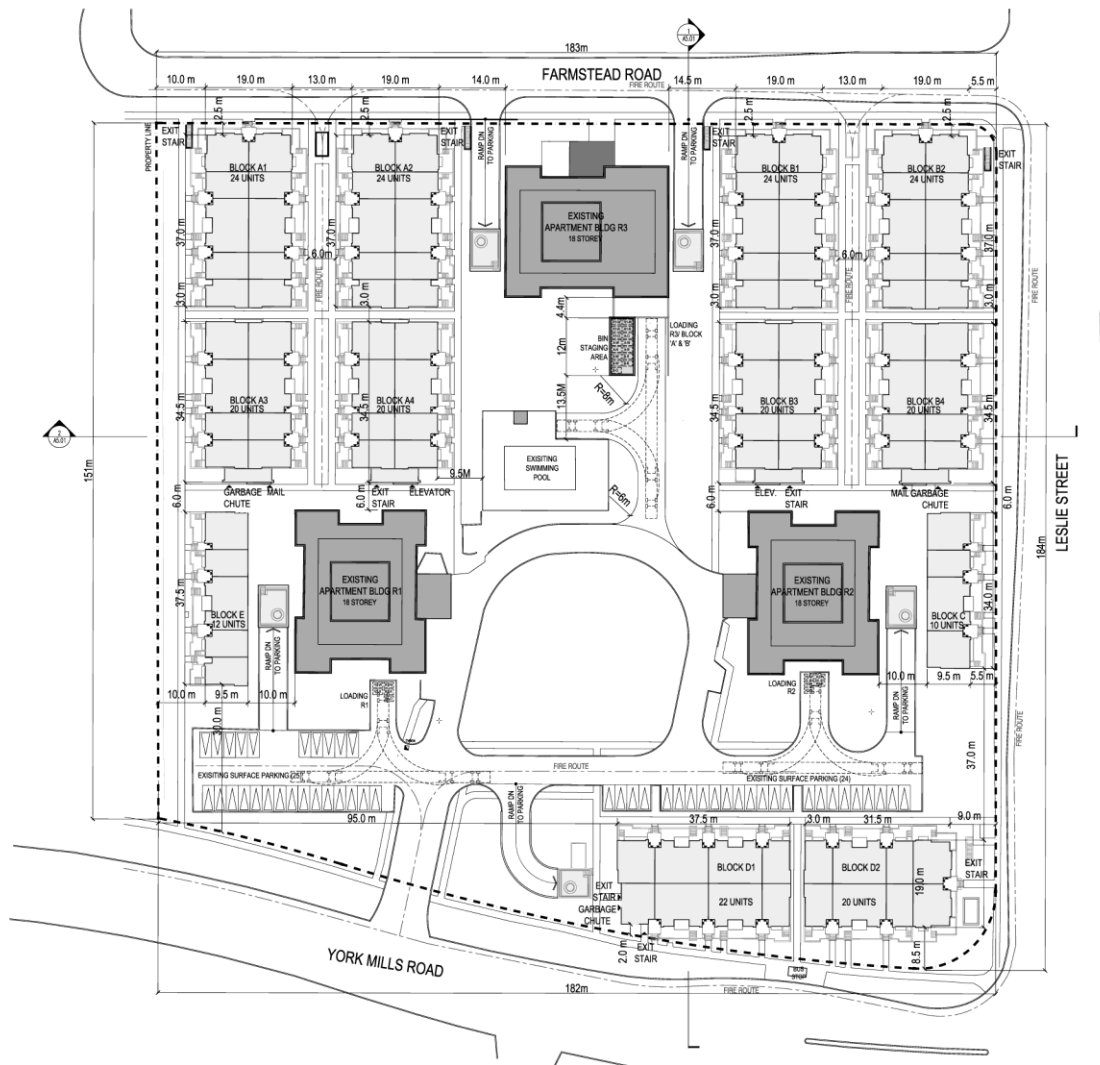
Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

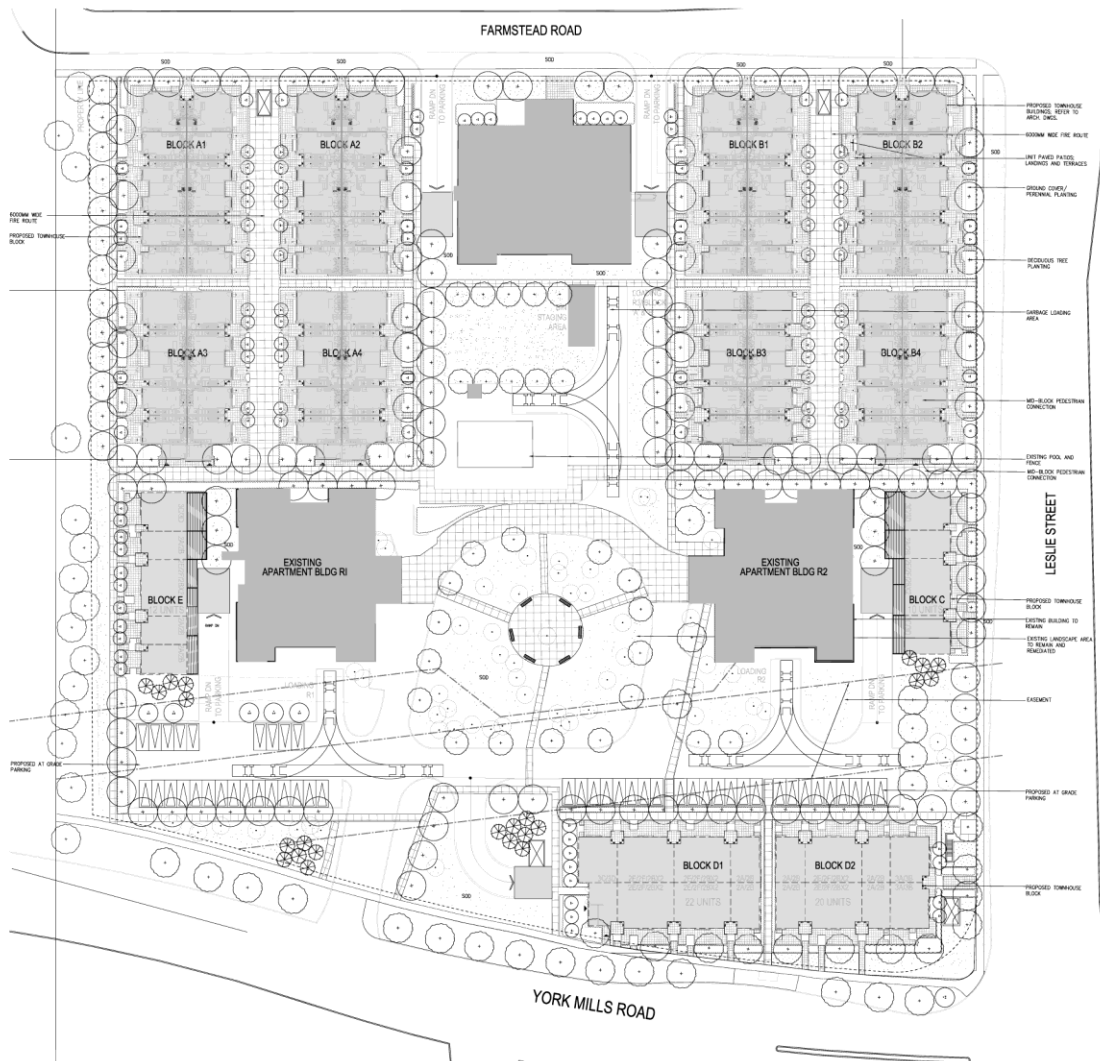
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07/16/2013



File # 13 198702 NNY 25



## Attachment 2: Landscape Plan



### Landscape Plan

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale  
07/16/2013



File # 13 198702 NNY 25

### Attachment 3: Elevations



1 BLOCK D2 NORTH ELEVATION



2 BLOCK D2 SOUTH ELEVATION

## Elevations

Applicant's Submitted Drawing

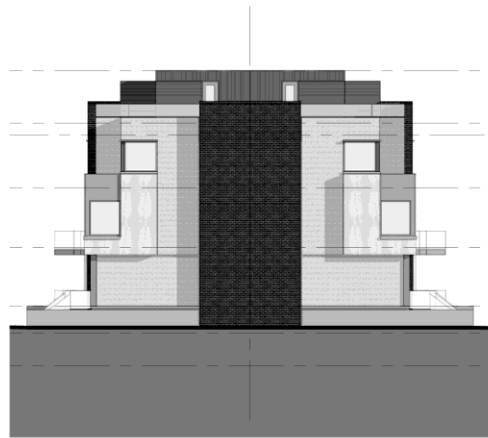
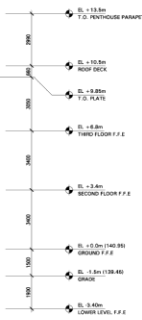
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740 & 750 York Mills Rd & 17 Farmstead Rd

File # 13 198702 NNY 25



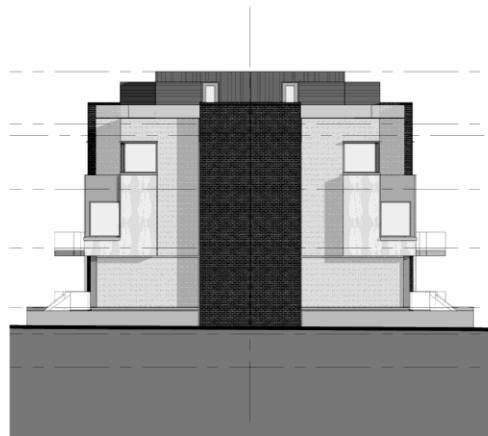
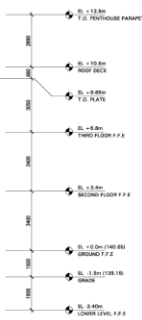
1 BLOCK B1 NORTH ELEVATION



2 BLOCK B1 SOUTH ELEVATION



3 BLOCK B2 NORTH ELEVATION



4 BLOCK B2 SOUTH ELEVATION

## Elevations

Applicant's Submitted Drawing

Not to Scale  
07/16/2013

740 & 750 York Mills Rd & 17 Farmstead Rd

File # 13 198702 NNY 25





1 BLOCK D1 NORTH ELEVATION



2 BLOCK D1 SOUTH ELEVATION

## Elevations

Applicant's Submitted Drawing

Not to Scale  
07/16/2013

## 740 & 750 York Mills Rd & 17 Farmstead Rd

File # 13 198702 NNY 25



## Elevations

## 740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

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File # 13 198702 NNY 25

## Attachment 4: Zoning



**Zoning By-law 569-2013**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

File # 13 198702 NNY 25 02



Location of Application

RD Residential Detached  
RT Residential Townhouse  
RA Residential Apartment  
O Open Space

OR Open Space Recreation  
CR Commercial Residential  
EL Employment Light Industrial



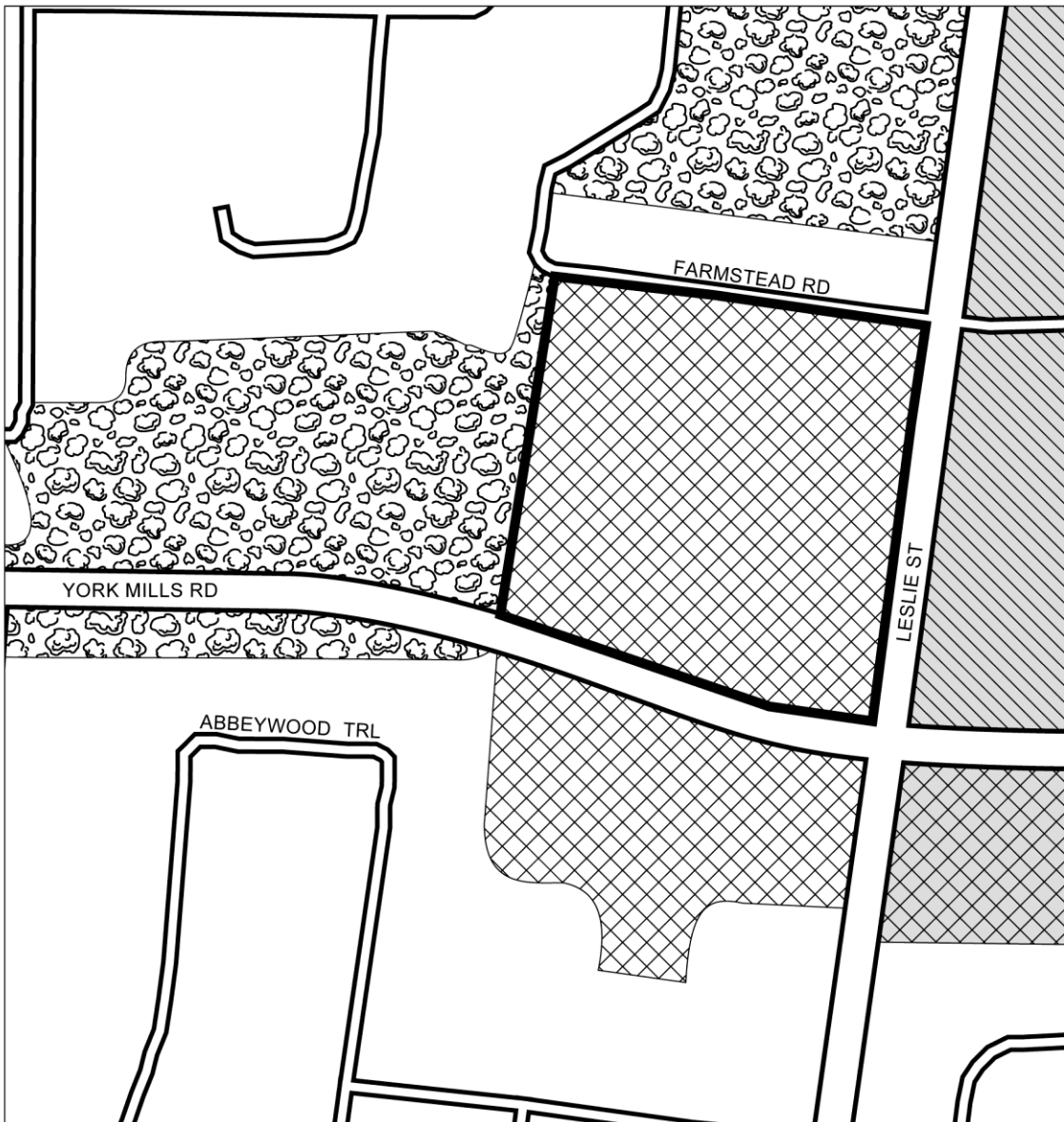
See Former City of North York Bylaw No. 7625

MC Industrial-Commercial Zone



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Extracted 07/16/2013

## Attachment 5: Official Plan



**Toronto** City Planning  
Official Plan

740 & 750 York Mills Rd & 17 Farmstead Rd

File # 13 198702 NNY 25



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## ATTACHMENT 6: APPLICATION DATA SHEET

|                       |  |                               |                     |
|-----------------------|--|-------------------------------|---------------------|
| Application Type      | Rezoning   | Application Number:           | 13 198702 NNY 25 OZ |
| Details               | Rezoning, Standard   | Application Date:             | July 4, 2013        |
| Municipal Address:    | 740 and 750 York Mills Road and 17 Farmstead Road  |                               |                     |
| Location Description: | PLAN 8094 PT BLK E **GRID N2502  |                               |                     |
| Project Description:  | Change in Zoning to permit the addition of 240 new stacked townhouse dwelling units in 12 blocks of 3 storey buildings. The existing 3 18 storey rental apartment buildings with 409 rental units are to remain. Total of 649 units (existing and proposed). |                               |                     |
| <b>Applicant:</b>     | <b>Agent:</b>  | <b>Architect:</b>             | <b>Owner:</b>       |
| LYM DEVELOPMENTS LP   |  | Rafael + Bigauskas Architects | LYM DEVELOPMENTS LP |

### PLANNING CONTROLS

|                            |                         |                          |
|----------------------------|-------------------------|--------------------------|
| Official Plan Designation: | Apartment Neighbourhood | Site Specific Provision: |
| Zoning:                    | RA/RM6                  | Historical Status:       |
| Height Limit (m):          |                         | Site Plan Control Area:  |

### PROJECT INFORMATION

|                                    |       |         |                 |                         |
|------------------------------------|-------|---------|-----------------|-------------------------|
| Site Area (sq. m):                 | 31279 | Height: | Storeys:        | Existing 18; Proposed 3 |
| Frontage (m):                      | 168   |         | Metres:         | Proposed 12 m           |
| Depth (m):                         | 161   |         |                 |                         |
| Total Ground Floor Area (sq. m):   | 9661  |         |                 | <b>Total</b>            |
| Total Residential GFA (sq. m):     | 76846 |         | Parking Spaces: | 756                     |
| Total Non-Residential GFA (sq. m): | 0     |         | Loading Docks   | 3                       |
| Total GFA (sq. m):                 | 76846 |         |                 |                         |
| Lot Coverage Ratio (%):            | 30.89 |         |                 |                         |
| Floor Space Index:                 | 2.46  |         |                 |                         |

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

|              |                         |                                  |                    |                    |
|--------------|-------------------------|----------------------------------|--------------------|--------------------|
| Tenure Type: | Condo (Existing Rental) |                                  | <b>Above Grade</b> | <b>Below Grade</b> |
| Rooms:       | 0                       | Residential GFA (sq. m):         | 76846              | 0                  |
| Bachelor:    | 0                       | Retail GFA (sq. m):              | 0                  | 0                  |
| 1 Bedroom:   | 0 (152)                 | Office GFA (sq. m):              | 0                  | 0                  |
| 2 Bedroom:   | 196 (155)               | Industrial GFA (sq. m):          | 0                  | 0                  |
| 3 + Bedroom: | 44 (102)                | Institutional/Other GFA (sq. m): | 0                  | 0                  |
| Total Units: | 240 (409)               |                                  |                    |                    |

|                 |                      |                                       |
|-----------------|----------------------|---------------------------------------|
| <b>CONTACT:</b> | <b>PLANNER NAME:</b> | <b>Nimrod Salamon, Senior Planner</b> |
|                 | <b>TELEPHONE:</b>    | <b>(416) 395-7095</b>                 |