

5959 Yonge Street – Rezoning Application - Preliminary Report

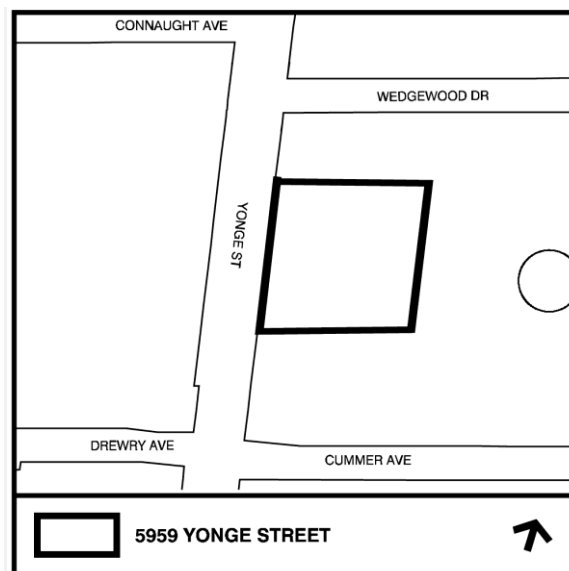
Date:	February 23, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	10 304240 NNY 24 OZ

SUMMARY

This application proposes to amend the zoning by-law to permit two 14-storey residential apartment buildings containing 371 units with ground floor commercial uses on the site of the former North York Chrysler Jeep Dodge dealership located at 5959 Yonge Street.

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.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider the application is targeted for the fall of 2011, provided that any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 5959 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant is proposing to redevelop the site with two 14-storey residential buildings with ground floor commercial uses, including retail, service commercial, restaurants and professional/medical offices. The proposed buildings would be located on the north and south sides of the existing storm sewer easement that runs east/west through the centre of the site. A 6 metre wide shared driveway for the buildings is proposed over the easement to provide access to the rear of the buildings where the individual loading areas and parking garage ramps would be located.

The pertinent development statistics for the overall development and each building is provided below:

Total Lot Area: 8,291 sq.m.

Total Building Coverage Area: 3,806 sq.m. (46%)

Total Landscape Area: 2,605 sq.m. (31%)

Total Asphalt/hard surface Area: 1,880 sq.m. (23%)

Total GFA: 31,958 sq.m.

Proposed Floor Space Index (FSI): 3.85

Proposed	Building A – South Building	Building B – North Building
Gross Floor Area (above grade)	16,368 sq.m. Residential: 15,566.65 sq.m. Commercial: 801.35 sq.m.	15,590 sq.m. Residential: 14,875 sq.m. Commercial: 715 sq.m.
Gross Floor Area (below grade)	7,716 sq.m.	8,376 sq.m.
Height (not including mechanical room)	14 storeys or 44 metres	14 storeys or 44 metres
# of Residential units (total 371)	191 1bdm: 173 2bdm: 18	180 1bdm: 158 2bdm: 22
# of Underground Parking Levels	2	3
# of Parking Spaces (total 397 spaces, incl. 19 handicapped accessible)	Underground: 204 Surface: 7	Underground: 181 Surface: 5
Bike Parking (total 316)	Grade: 32 Underground: 134 Total: 166	Grade 30 Underground: 120 Total: 150

Site and Surrounding Area

The site is the former North York Chrysler Jeep Dodge dealership property located on the east side of Yonge Street, north of Cummer Avenue. The property, which is relatively flat, is 0.82 ha in area with a lot frontage of approximately 91 metres on Yonge Street and a lot depth of approximately 91 metres. The property is bisected by an east/west storm sewer easement that runs through the centre of the site.

The site currently contains a one storey car dealership building on the south portion of the site along with a large amount of surface parking areas associated with the previous car dealership use. A smaller one-storey building is located at the north end of the site.

Land use surrounding the site include:

East: Residential neighbourhood of primarily single detached dwellings. Immediately east of the subject site, the OMB approved a severance for 5949 Yonge Street. The severed lands were to be consolidated with the abutting single detached lot at 2 Doverwood Court. The severed lands have been used as a parking lot.

West: apartment buildings and low-rise retail/commercial uses on the west side of Yonge St.

South: an apartment building and low-rise retail/commercial uses.

North: a single storey LCBO retail building.

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 *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Official Plan includes development criteria in *Mixed Use Areas*. Generally, it is the intent that development will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets need of the local community;
- provide for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;

- have access to schools, parks, community centres, libraries, and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The site is also located in an *Avenue* in the Official Plan on Map 2.

The Official Plan identifies *Avenues* as important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment. A framework for change is to be tailored to the situation of each Avenue through a local Avenue Study that will contain a vision and implementation plan to show, among other details:

- how the streetscape and pedestrian environment can be improved;
- where public open space can be created and existing parks improved;
- where trees should be planted; and
- how use of the road allowance can be optimized.

An Avenue Segment Study has been submitted with the application, as required by the Official Plan.

The Official Plan also has policies with respect to Section 37 of the *Planning Act* which allows for the City to secure community benefits in exchange for the ability of a development to be built higher, or have a greater density, than the maximum height and density allowed in the zoning by-law.

Zoning

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized Zoning By-law for the City of Toronto. Appeals to By-law 1156-2010 have been filed, and are now before the Ontario Municipal Board. No hearing dates have been set. While appeals are before the OMB, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to Zoning By-law 1156-2010.

Within the new Zoning By-law, 5959 Yonge Street is identified as "Not Part of This By-law". The site has been excluded from the new comprehensive Zoning By-law 1156-2010 in accordance with the Transition Protocol as there was an active site plan application on the site to permit a trailer for the former car dealership use. Accordingly, none of the provisions of By-law No. 1156-2010 currently apply to the subject site. The former City of North York By-law 7625 continues to cover the site.

Under By-law 7625, the site is zoned C1(5). Subject to certain restrictions, the C1 zone permits a variety of residential uses, a mix of commercial uses (such as restaurants, retail stores, banks, business and professional offices, theatres, funeral establishments, parking lots, service stations and accessory uses) and institutional uses such as a lodge, fraternity or sorority house, labour union hall, a home for the aged or infirm, or hospital.

The site specific exception on the site permits a motor vehicle dealership and a motor vehicle body repair shop only as an accessory use to a motor vehicle dealership. The exception also requires a minimum 3 m landscape strip adjacent to the display area for motor vehicles and a minimum lot frontage of 22 metres for the motor vehicle dealership use.

Should this application result in a zoning by-law amendment, the site will be brought into the new City of Toronto Zoning By-law 1156-2010 through this process.

Site Plan Control

A Site Plan Control application has not yet been submitted, although a comprehensive set of drawings and supporting documents were provided with the subject application. A Site Plan Control application will be required.

Tree Preservation

Urban Forestry staff is reviewing the development plans to determine the impact on any existing mature trees. The owner will be required to obtain the necessary permits prior to removing any trees.

Reasons for the Application

The application has been submitted to establish the permitted uses and development standards for the proposed development. The proposed development standards would relate to, among other details, maximum height, commercial and residential floor area, number of residential units, parking and loading requirements, building envelopes and required landscape and amenity space.

COMMENTS

Application Submission

The following plans, reports/studies were submitted with the application:

Plans:

- Topographic Plan of Survey
- Architectural Plans, including conceptual site plan, elevations and floor plans
- Landscape Plans, including a Tree Preservation Plan
- 3-D Massing and colour site plan

Reports/Studies:

- Avenue Segment Study/Planning Justification
- Draft Zoning By-law
- Sun Shadow Study
- Contaminated Site Assessment
- Green Development Standards Checklist
- Pedestrian Level Wind Study
- Arborist/Tree Preservation Report
- Archaeological Assessment Report – Stage 1

A Notification of Complete Application was issued on December 23, 2010.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Conformity with Official plan policies;
- Consistency with the Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe;
- Review of the Avenue Segment Study, and other supporting reports;
- Consistency with the guidelines in the City's Avenues and Mid-Rise Buildings Study, including the height and scale of the two proposed buildings;
- Impacts on the existing storm sewer on the site, and the related easements;
- Coordination with the design of the proposed northern extension of the Yonge Street subway;
- Traffic, Access and Parking and on site operations; and
- Section 37 requirements

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Yonge Street Elevation
Attachment 3: East Elevation
Attachment 4: Building A North Elevation
Attachment 5: Building A South Elevation
Attachment 6: Building B North Elevation
Attachment 7: Building B South Elevation
Attachment 8: Landscape Plan
Attachment 9: Official Plan – Land Use Plan
Attachment 10: New City of Toronto Zoning By-law 1156-2010
Attachment 11: Former City of North York Zoning By-law 7625
Attachment 12: Application Data Sheet

Attachment 1: Site Plan (as provided by applicant)

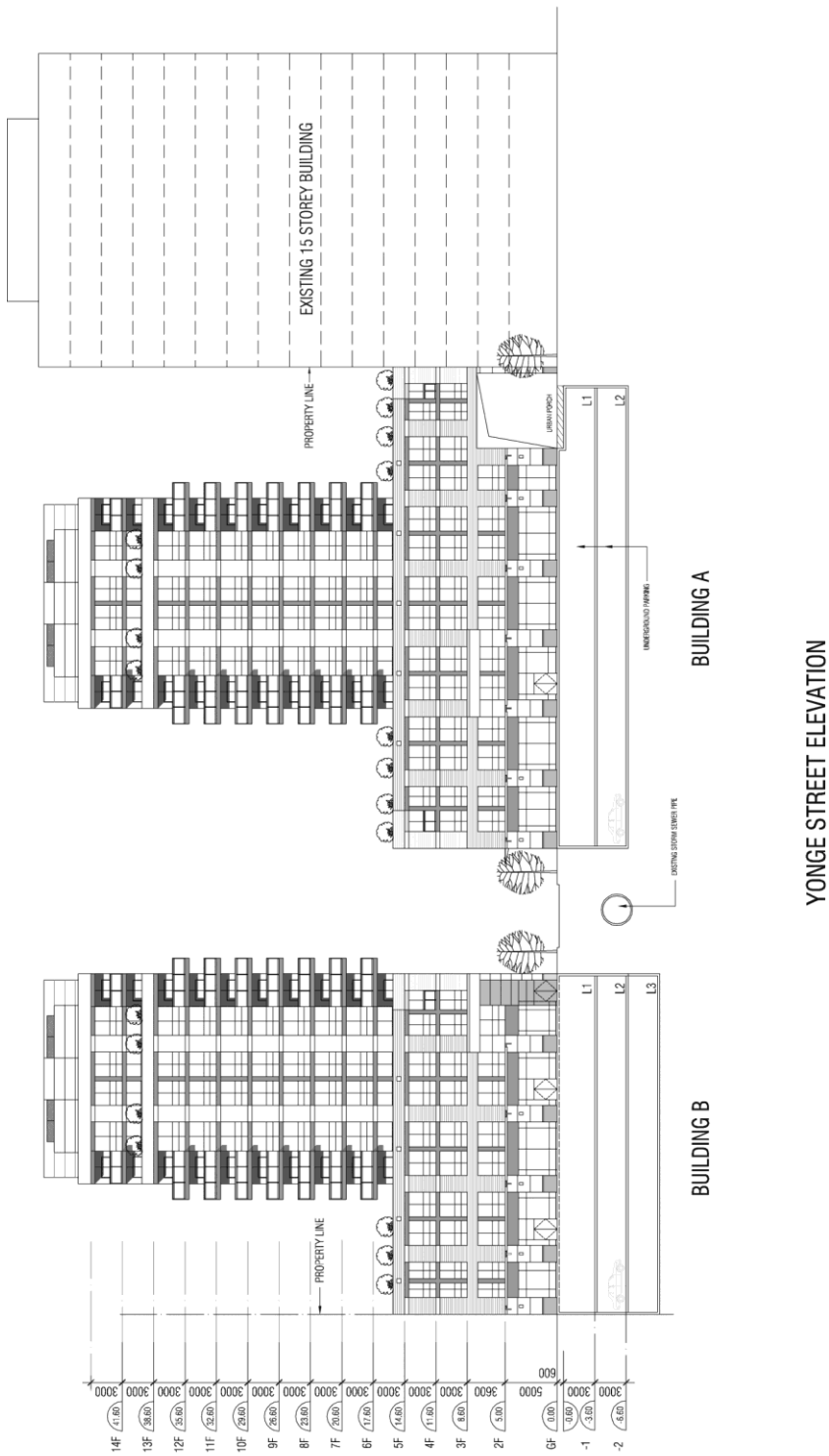


5959 Yonge Street

File # 10_304240

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 01/07/2011

Attachment 2: Yonge Street Elevation [as provided by applicant]



5959 Yonge Street

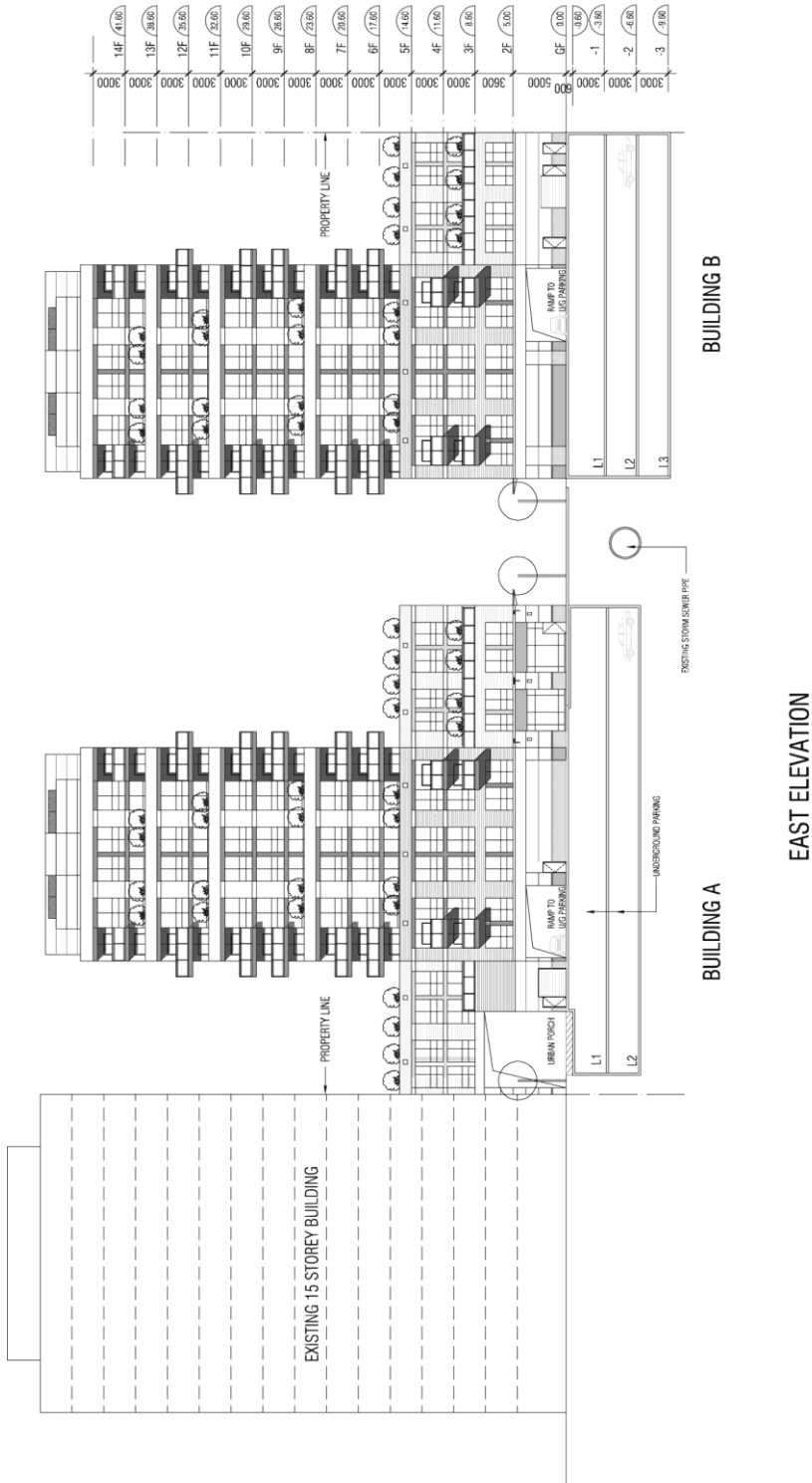
File # 10_304240

Elevations

Applicant's Submitted Drawing

Not to Scale
01/07/2011

Attachment 3: East Elevation [as provided by applicant]



5959 Yonge Street

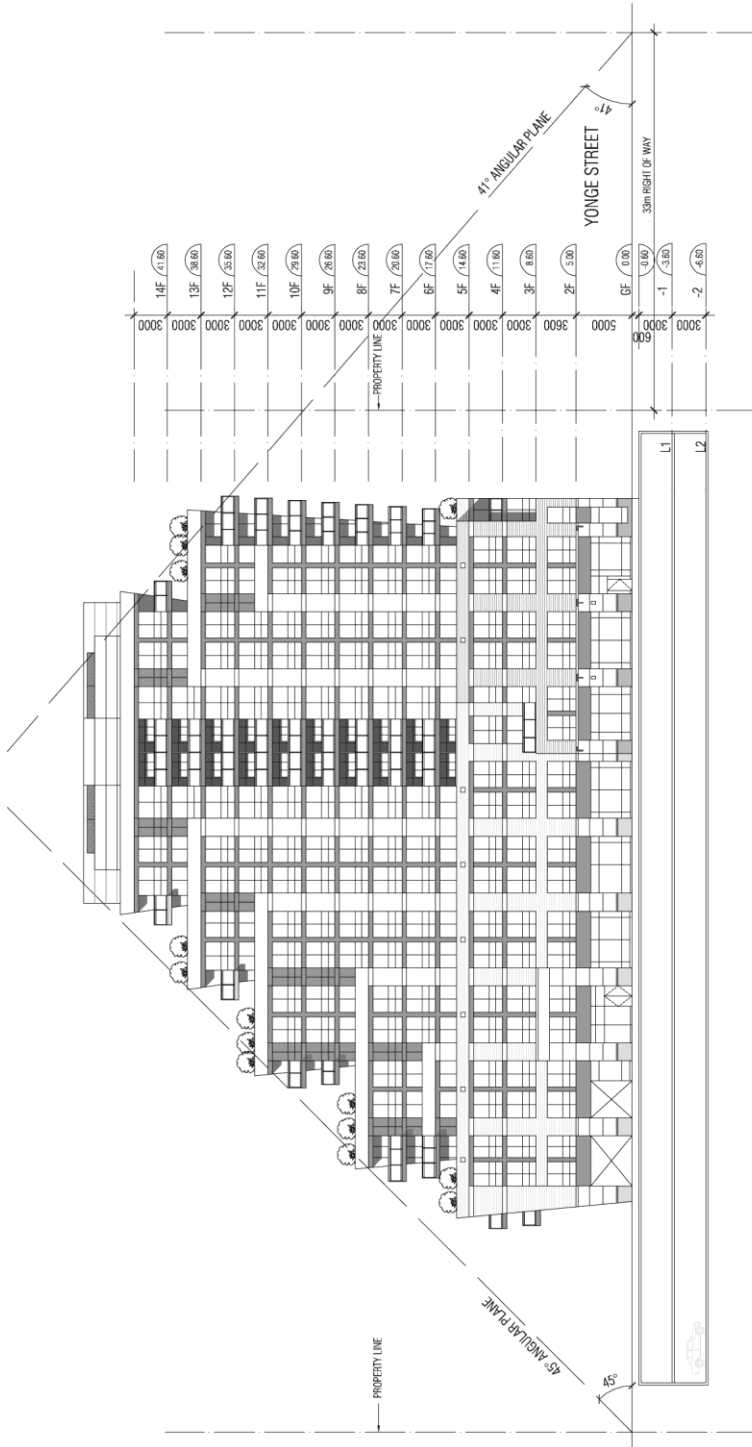
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Elevations

Applicant's Submitted Drawing

Not to Scale
01/07/2011

Attachment 4: Building A North Elevation [as provided by applicant]



BUILDING A NORTH ELEVATION

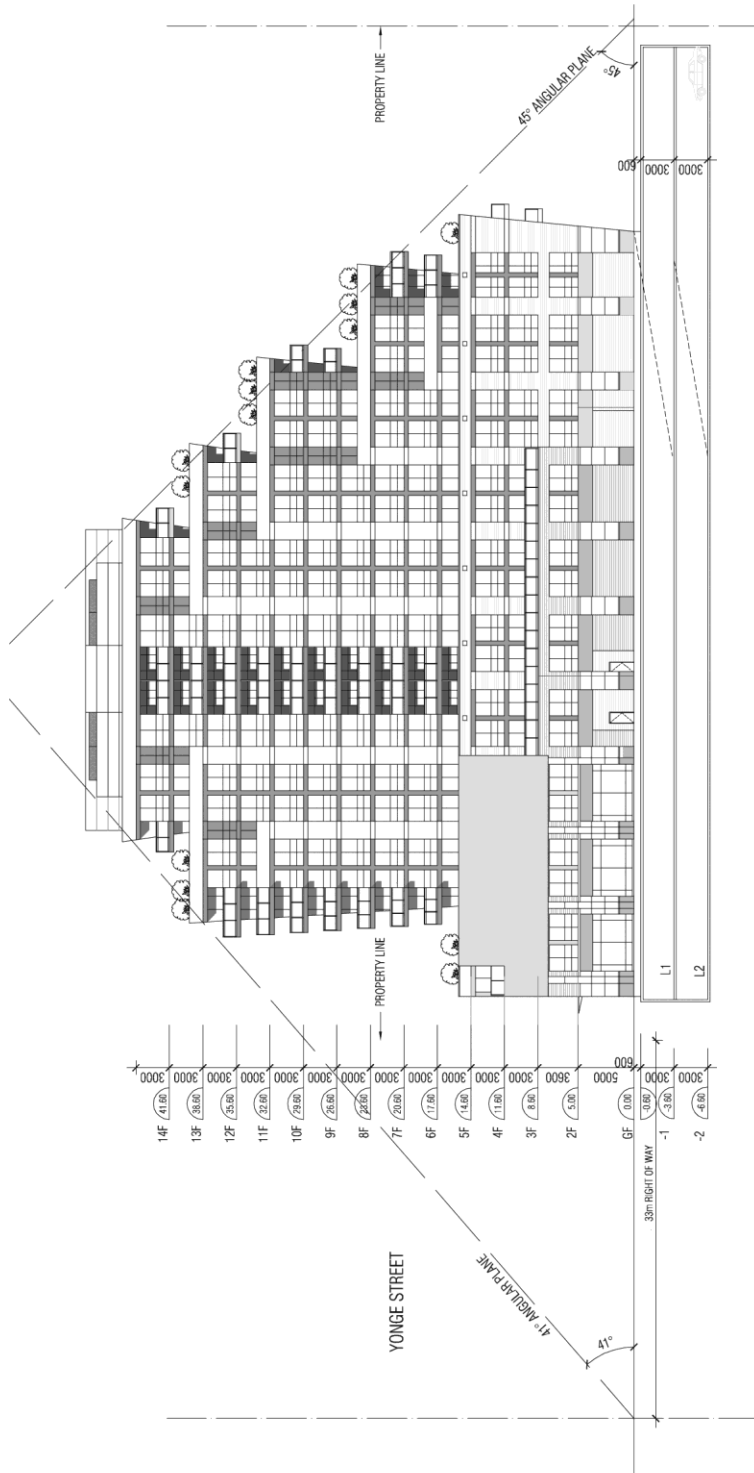
5959 Yonge Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 01/07/2011

File # 10_304240

Attachment 5: Building A South Elevation [as provided by applicant]



BUILDING A SOUTH ELEVATION

5959 Yonge Street

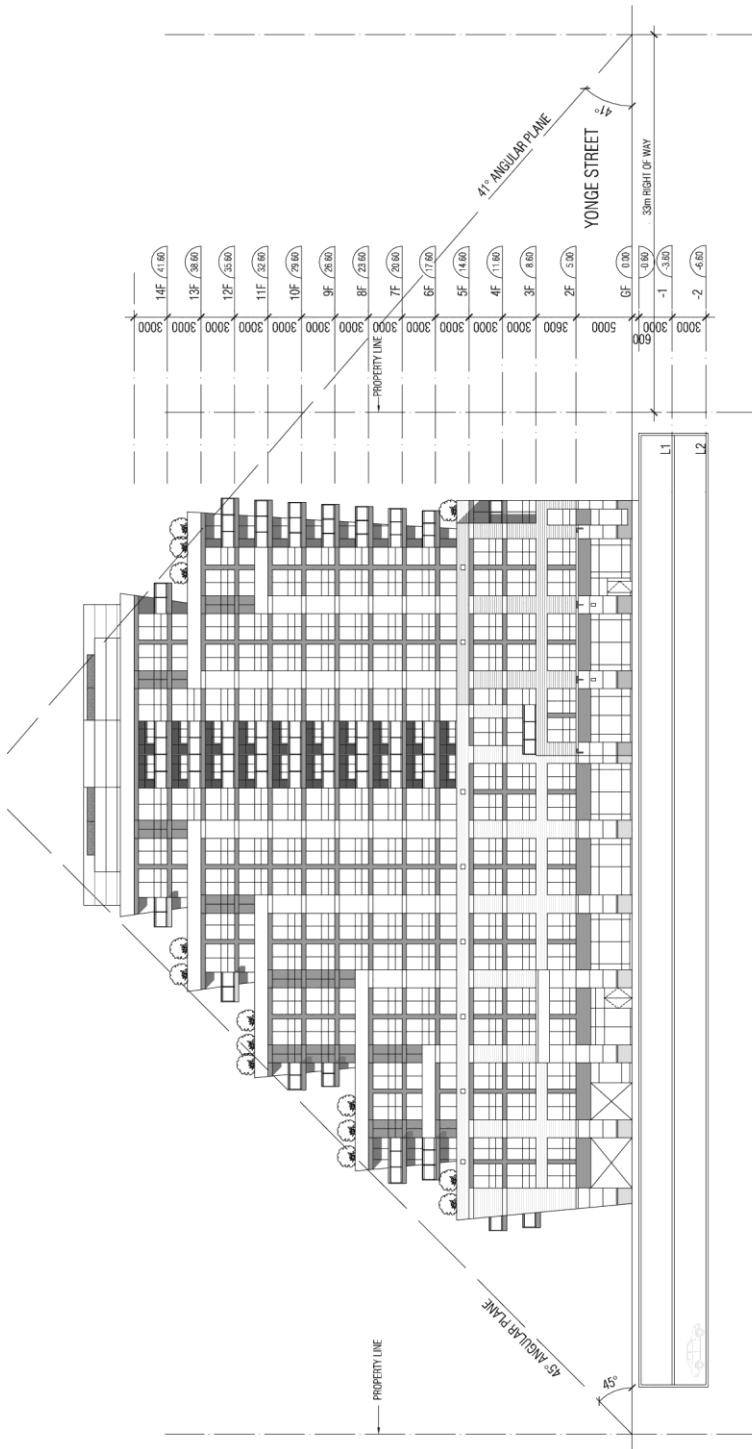
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Elevations

Applicant's Submitted Drawing

Not to Scale
01/07/2011

Attachment 6: Building B North Elevation [as provided by applicant]



BUILDING A NORTH ELEVATION

5959 Yonge Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 01/07/2011

File # 10_304240

Attachment 7: Building B South Elevation [as provided by applicant]



BUILDING B SOUTH ELEVATION

5959 Yonge Street

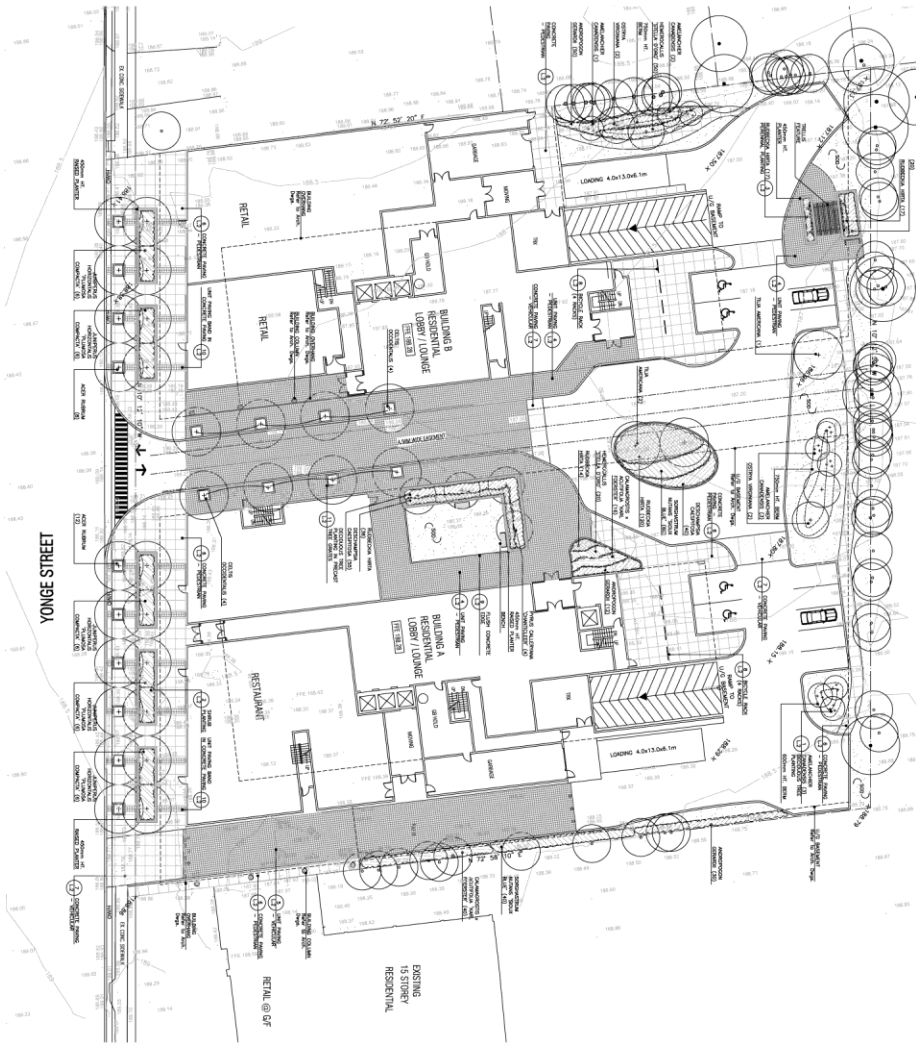
Elevations

Applicant's Submitted Drawing

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01/07/2011

File # 10_304240

Attachment 8: Landscape Plan [as provided by applicant]



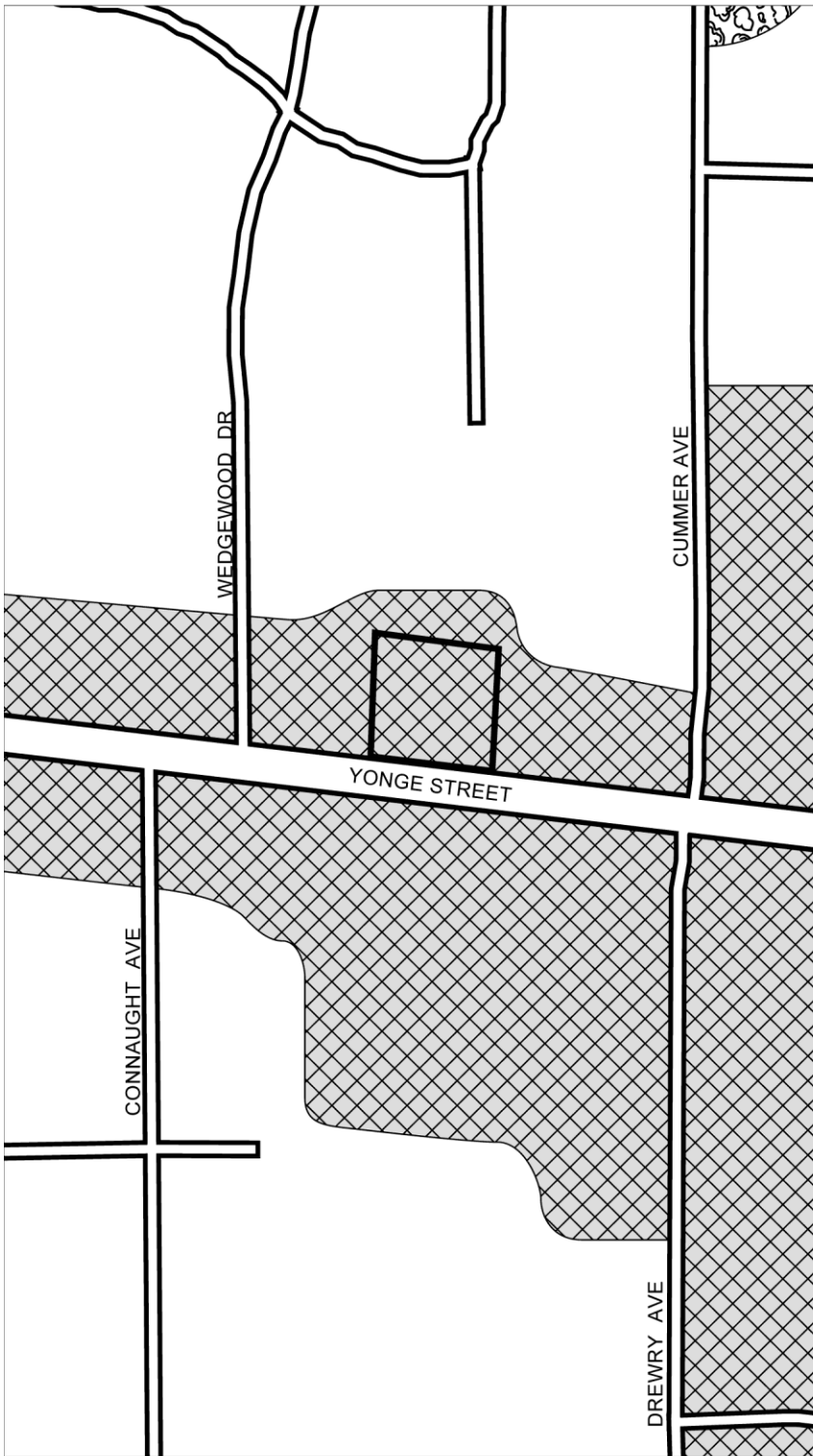
5959 Yonge Street

Landscape Plan
Applicant's Submitted Drawing

Not to Scale
01/07/2011

File # 10_304240


Attachment 9: Official Plan – Land Use Plan



5959 Yonge Street

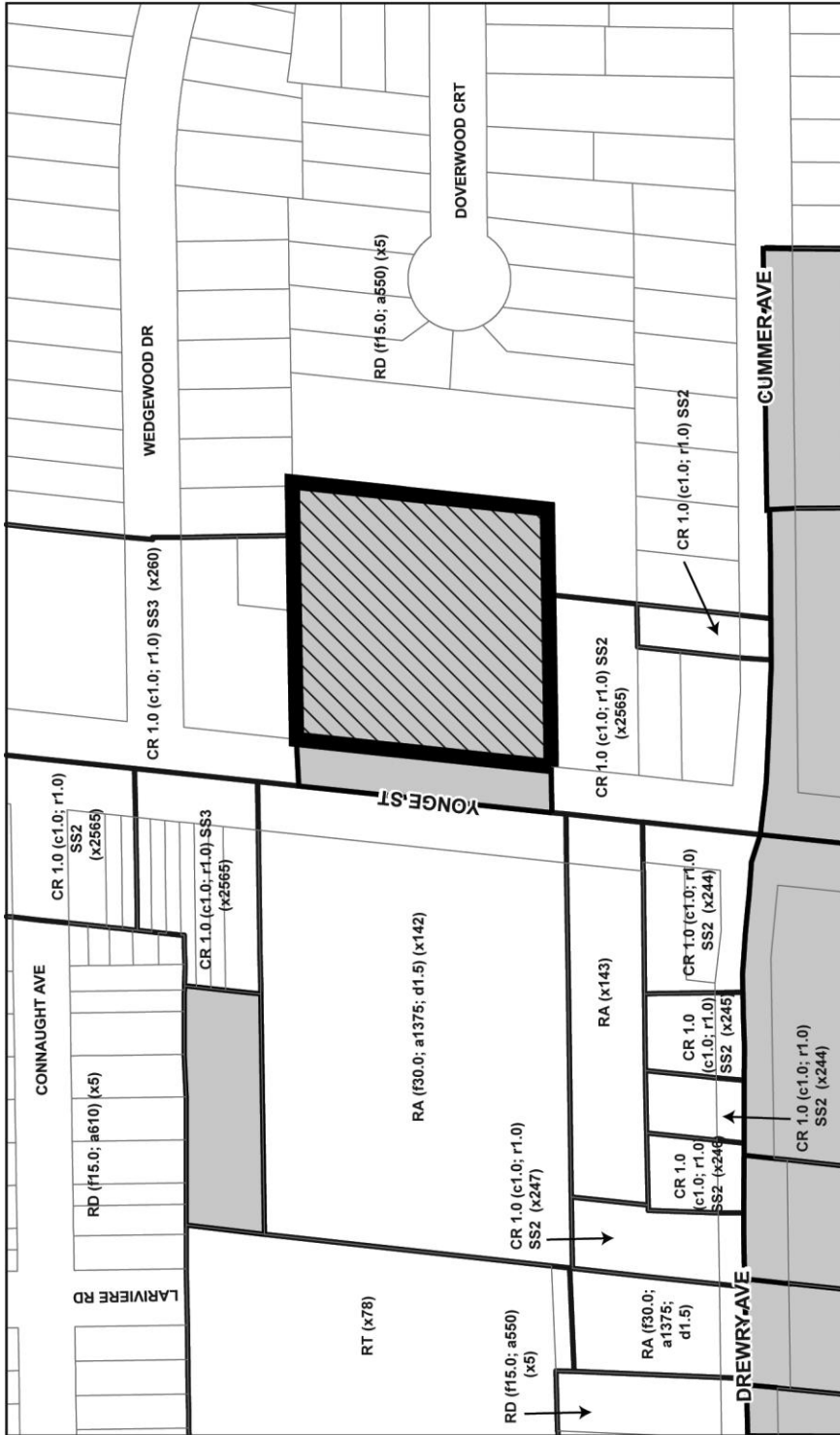
TORONTO City Planning
Official Plan

File# 10_304240

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

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Not to Scale
01/07/2011

Attachment 10: New City of Toronto Zoning By-law 1156-2010



5959 Yonge Street
File # 10 304240 NNY OZ

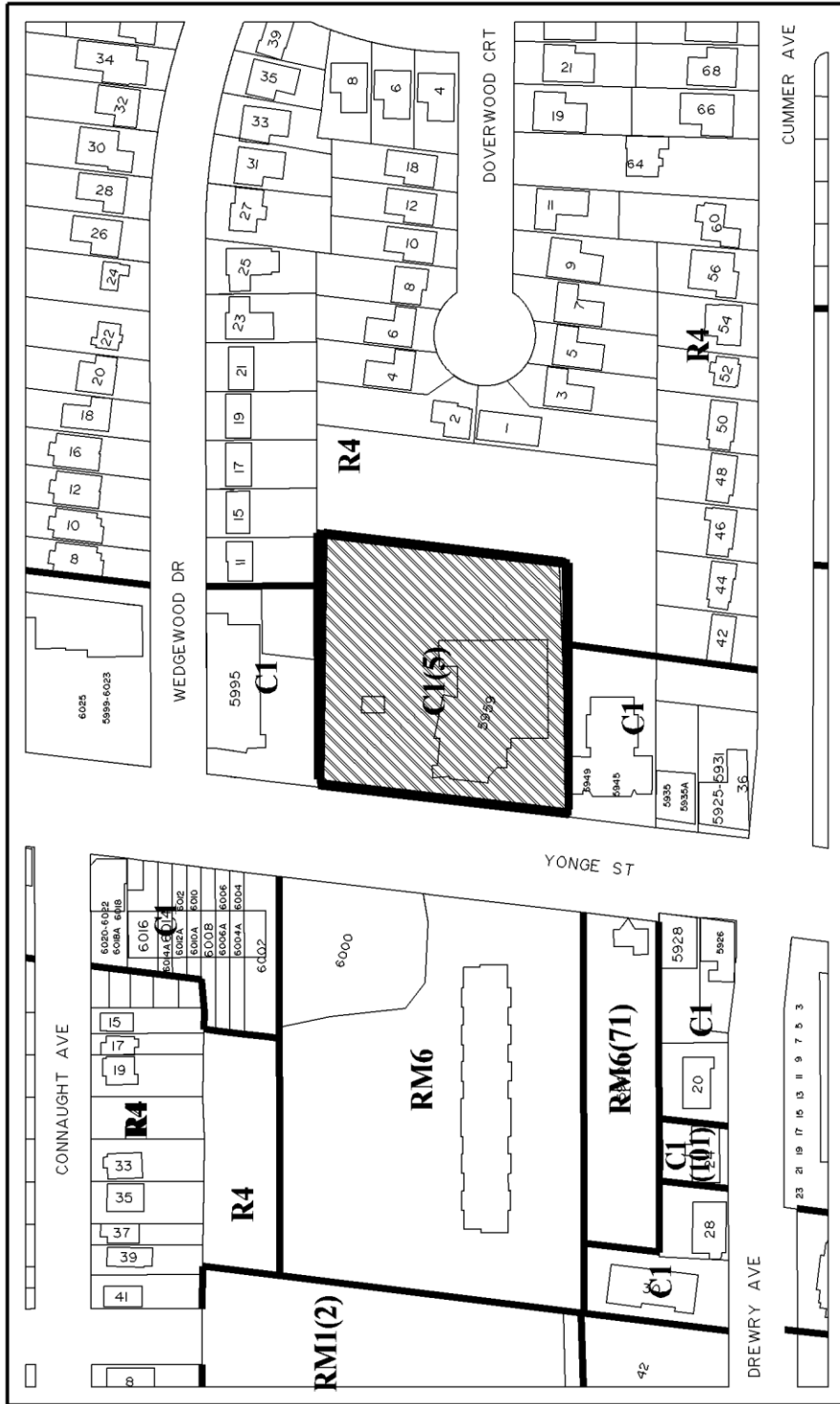
Toronto City Planning
Zoning By-law 1156-2010

Subject Site
Not Part of Zoning By-law 1156-2010

RD Residential Detached Zone
RT Residential Townhouse Zone
RA Residential Apartment Zone
CR Commercial Residential Zone
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Extracted 01/07/2011

Attachment 11: Former City of North York Zoning By-law 7625



Toronto City Planning
Zoning
5959 Yonge Street
 File # 10_304240



Not to Scale
 Zoning Bylaw 7625
 Extracted 01/07/2011

R4 One-Family Detached Dwelling Fourth Density Zone
 RM1 Multiple Family Dwellings First Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 12: Application Data Sheet

Application Type	Rezoning	Application Number:	10 304240 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	November 26, 2010

Municipal Address: 5959 YONGE ST
 Location Description: CON 1 EY PT LOT 23 **GRID N2401
 Project Description: 2 - 14 storey residential apartment buildings with retail, service commercial, restaurant and other street-related uses at grade.

Applicant:	Agent:	Architect:	Owner:
MAY LUONG Borden Ladner Gervais LLP)		Stingray	426099 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C1	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	8291	Height:	Storeys:	14
Frontage (m):	91.15		Metres:	44
Depth (m):	91.44			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	30441		Parking Spaces:	397
Total Non-Residential GFA (sq. m):	1516		Loading Docks	2
Total GFA (sq. m):	31958			
Lot Coverage Ratio (%):	46			
Floor Space Index:	3.85			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	331
2 Bedroom:	40
3 + Bedroom:	0
Total Units:	371

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	30441	30441	0
Retail GFA (sq. m):	1516	1516	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: **PLANNER NAME:** **Mark Chlon, Senior Planner**
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