

**18-26 Rean Drive- Official Plan Amendment & Rezoning
Application - Preliminary Report**

Date:	February 28, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	10 308452 NNY 24 OZ

SUMMARY

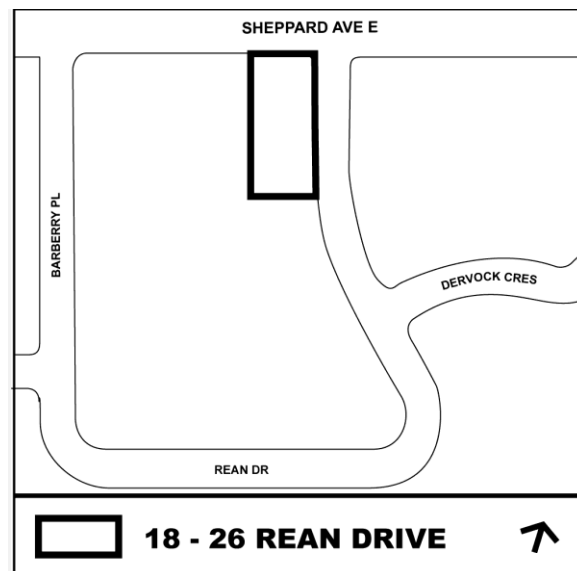
The application proposes amendments to the former City of North York and new City of Toronto Zoning By-law and the Official Plan to permit a 9-storey, mixed-use building on lands municipally known as 18-26 Rean Drive. The building would contain 154 dwelling units and 573m² of ground floor commercial space and provide 130 parking spaces.

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. Staff anticipate holding a community consultation meeting in the Spring of 2011. A Final Report and a Public Meeting under the *Planning Act* is targeted for Summer of 2011 providing the applicant submits all required information 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 18-26 Rean Drive 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

Pre-application consultation meetings were held to discuss the complete application submission requirements as well as various site plan issues related to the proposal that included ground floor uses, parking, access and building setbacks.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the Official Plan and Zoning By-laws to permit the construction of a 9-storey, 154-unit mixed use building with two levels of underground parking. The unit mix would comprise 13 studio/bachelor apartments; 66, 1-bedroom units; 54, 1-bedroom + den units; and 21, 2-bedroom units. The building would have a gross floor area of 11,693m² (125,863 sq.ft.) including 319m² (3,434 sq.ft.) of common indoor amenity space resulting in a density of 4.14 FSI.

The ground floor of the proposed L-shaped building would contain two separate and distinct indoor spaces: a 573m² (6,168 sq.ft.) grade-related space along the Sheppard Avenue East frontage that wraps around a portion of Rean Drive; and a 520m² (5,597 sq.ft.) residential lobby/common indoor amenity space along Rean Drive. The two ground floor spaces would be separated by an open area that connects a surface visitor parking lot to the residential entrance and the Rean Drive public sidewalk. The space would be decoratively paved and designed to include short term bicycle parking spaces.

Vehicular access to the parking, as well as the proposed loading space, would be provided from a full movement driveway from an unassumed road along the south edge of the site. Vehicular parking would be comprised of 14 surface spaces for residential visitors and commercial customers and 116 residential spaces in two underground parking levels for a total of 130 spaces.

The proposed Site Plan/Ground Floor Plan is included in Attachment 1, Elevations in Attachments 2 and 3, a Visual Representation of the proposed development in Attachment 4, North York and new City of Toronto Zoning in Attachments 5 and 6 and Official Plan designation in Attachment 7. The site statistics are included in the Application Data Sheet in Attachment 8.

Site and Surrounding Area

The site is located on the southwest corner of Sheppard Avenue East and Rean Drive, situated in the area east of Bayview Avenue approximately 200 metres (1-2 minute walk) east of the Bayview subway

station entrance. The site comprises five residential lots that have a total area of 2,822m² (30,379 sq.ft.). The lands are bounded by Sheppard Avenue to the north, Rean Drive to the east and an unassumed road to the south. The northernmost lot on Sheppard Avenue East (26 Rean Drive) is developed with a temporary sales centre. The southernmost lot (18 Rean Drive), next to the unassumed road, is developed with a detached house used for construction planning purposes by the applicant. To date, all new development within this neighbourhood has been constructed by Daniels Corporation.

The following is a summary of the area context:

- North: Bayview Village Shopping Centre directly opposite the site on the north side of Sheppard Avenue East and three, 19-storey apartment buildings at the northeast corner of Hawksbury Drive and Sheppard Avenue East;
- South: an unassumed road then a 9-storey apartment building (The Claridges);
- East: a mixed-use 7-storey building (Merci Condominiums) fronting Sheppard Avenue East and a 10-storey apartment building (Amica at Bayview Gardens) fronting the east side of Rean Drive; and
- West: a place of worship (The Evangelical Presbyterian Church) then single detached dwellings fronting Sheppard Avenue East.

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 lands are designated *Mixed Use Areas* on Land Use Map 16 of the Toronto Official Plan. This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces. Policies relevant to this application include Sections 3.1.1 (Public Realm), 3.2.1 (Built Form) 4.5(2) (Development Criteria in *Mixed Use Areas*) and 5.1.1 (Section 37 – Height and/or Density Incentives).

The Toronto Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf

Sheppard East Subway Corridor Secondary Plan

The site is also subject to the Sheppard East Subway Corridor Secondary Plan set out in Chapter 6, Section 9 of the Toronto Official Plan. The site is part of a key development area in the Bayview Node of the Secondary Plan which assigns a maximum density of 3.0 FSI, as indicated on Map 9-2.

The Secondary Plan seeks to relate the height and mass of development to a pedestrian scale by framing the street with buildings at a size roughly equivalent to the street width. Along those parts of the Sheppard Avenue frontage not in close proximity to subway stations, the maximum height will generally be 6 storeys. The Plan states that exceptions to this height may be considered where it is demonstrated that creative architectural features (including terracing and detailed elevation articulation) results in a built form that enhances the Sheppard Avenue street edge. Council may enact Zoning By-laws that provide for these exceptions to the maximum height without amendment to the Secondary Plan where it is demonstrated the intent of the Plan has been respected.

In addition to the general policies of the Secondary Plan, the site is subject to the area specific development policies of *Section 4.2.2 – Kenaston Gardens/Sheppard Square Area*. Area specific criteria relevant to this application include considerations such as coordinated development, encouraging comprehensive land assembly, design criteria to ensure compatibility with adjacent stable residential areas and improved pedestrian connections.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at: http://www.toronto.ca/planning/official_plan/pdf_secondary/9_sheppard_subway_aug2007.pdf

Context Plan for the Southeast Bayview Node

The Secondary Plan includes an implementation policy that contemplates the use of Context Plans for sites within key development areas to ensure development is coordinated in conformity with the Secondary Plan. Context Plans are generally required for large sites and comprehensive developments.

A Context Plan for this area was adopted by City Council in March 2001. The Context Plan covers the area bounded by Bayview Avenue, Sheppard Avenue East, Rean Drive and Highway 401 and will be used to evaluate this application. The Context Plan consists of a structure plan, height diagram and block pattern diagram integrating the transportation and open space options for the area as well as urban design guidelines to assist Council in its decisions on development applications. Together, the maps and design principles provide a framework for the co-ordinated incremental development of land in this neighbourhood. Refinements to the development criteria are to be examined as applications proceed through the review process.

The Context Plan speaks to mid rise buildings defining the south of Sheppard Avenue creating the north side of the neighbourhood. Buildings are to generally be 10 storeys in height at the intersection of Bayview Avenue and Sheppard Avenue stepping down to 6 storeys at the eastern edge of the neighbourhood.

The Context Plan for the Southeast Bayview Node is available on the City's website at: http://www.toronto.ca/planning/urbdesign/pdf/36southeast_bayviewnod.pdf

Zoning By-Law 7625 of the former City of North York

The lands are zoned R4 (One Family Detached Dwelling Fourth Density Zone) in North York Zoning By-law 7625. The zoning generally permits single detached dwellings and accessory buildings as well as a wide range of recreational and institutional uses.

Zoning By-Law 1156-2010 of the City of Toronto

The site is zoned RD (f15.0; a550)(x5), a Residential Detached Zone, by the new City of Toronto Zoning By-law. Permitted uses include Detached Houses as well as a limited number of institutional uses, recreational uses and home occupations.

Site Plan Control

The proposed development is subject to Site Plan Control Approval. The applicant advises a Site Plan Control application will be submitted shortly.

Tree Preservation

The applicant provided a tree inventory plan that indicates the proposal will require the removal of one City silver maple tree owned and protection of three other City owned trees regulated under the City Street Tree-By-law. The inventory indicates there are six privately owned trees that are regulated under the City Private Tree By-law. The owner will be required to obtain the necessary permits prior to removing any trees pursuant to Private Tree Protection By-law No. 780-2004 and the 'Trees On City Streets' By-law.

Reasons for the Application

The proposed density of approximately 4.14 FSI exceeds the Official Plan's maximum density of 3.0 times the area of the lot. The proposed development will also require an amendment to both the former City of North York and new City of Toronto Zoning By-laws to permit the proposed use, height and density of development. Appropriate standards regarding gross floor area, height, setbacks, parking and other matters would be established through a site specific exception.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Architectural and Engineering Plans and Drawings
- Concept Landscape Plans
- Tree Inventory Plan and Arborist Report
- Planning and Urban Design Rationale
- Traffic Impact Study

- Phase 1 Environmental Assessment
- Site Servicing Assessment
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 7, 2011.

Issues to be Resolved

Prior to presenting a Final Report to North York Community Council, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process, will be reviewed and evaluated:

- conformity with the principles and guidelines of the Context Plan for the Southeast Bayview Node;
- an analysis of the remaining lands within the potential development block shown on the Block Pattern map of the Context Plan (Block D) to ensure they can be developed in conformity with the provisions of the Secondary Plan;
- the appropriateness of the proposed height and density of the development;
- the compatibility of the proposed development with the surrounding neighbourhood context including appropriate built form and massing;
- assessment of the proposed access, parking supply, vehicular circulation, and potential traffic and parking impacts on local streets;
- assessment of the loading, refuse and recycling operations of the proposed development;
- assessment of the stormwater management and servicing of the proposed development;
- review of pedestrian access including sidewalks, entrances, indoor and outdoor amenities and their relationship with adjacent public streets and properties; and
- the determination of appropriate Section 37 community benefits.

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 by City staff 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/Ground Floor

Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Visual Representation

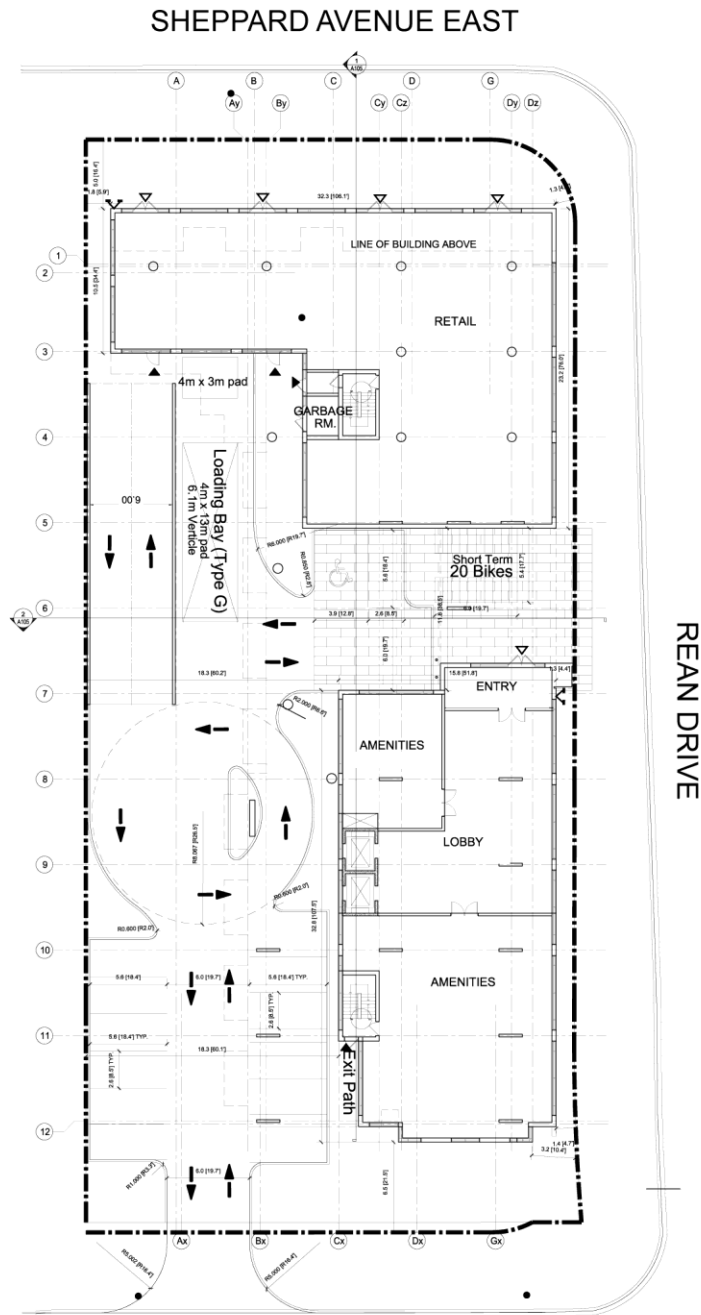
Attachment 5: North York Zoning By-law 7625

Attachment 6: City of Toronto Zoning By-law 1156-2010

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

Attachment 1: Site Plan/Ground Floor



Site Plan

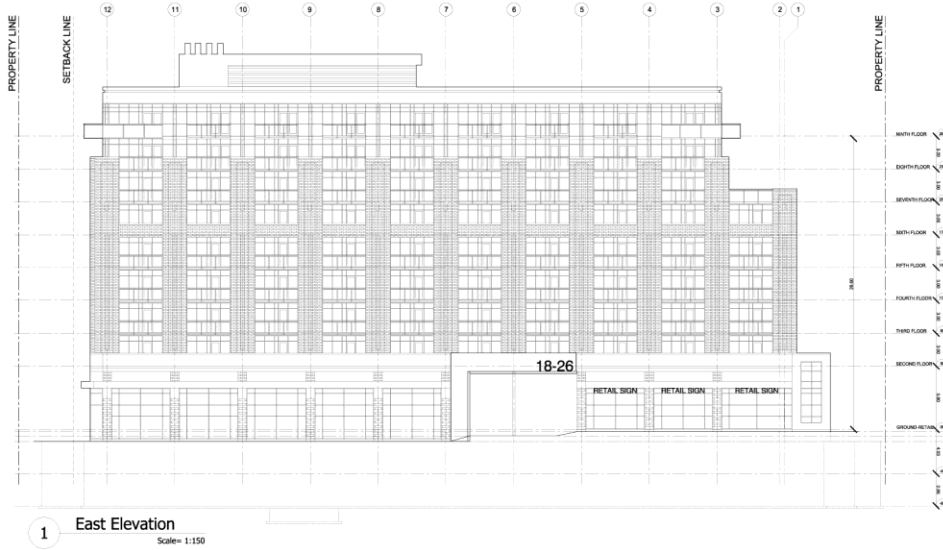
Applicant's Submitted Drawing

Not to Scale 
12/13/2010

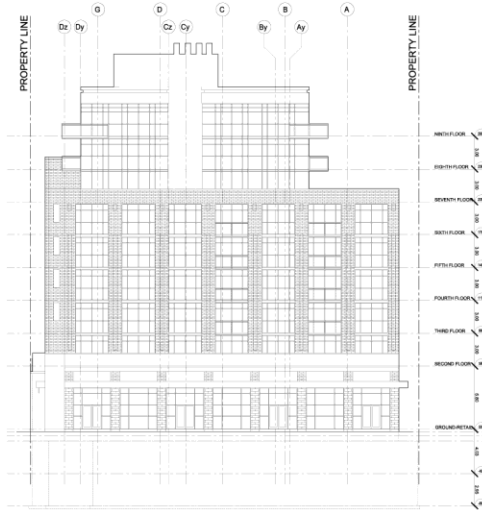
18 - 26 Rean Drive

File # 10_308452 NNY 24 OZ

Attachment 2: Elevations



1 East Elevation
Scale= 1:150



2 North Elevation
Scale= 1:150

Elevations

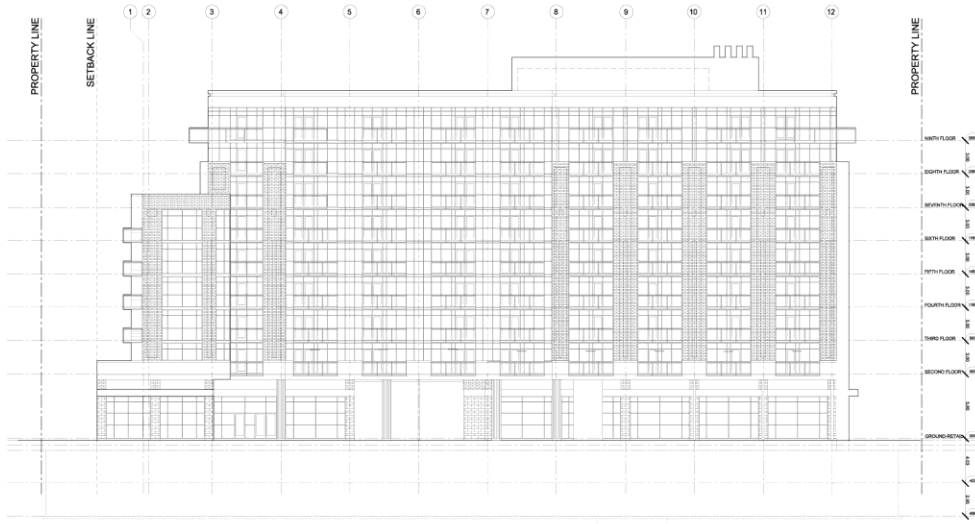
Applicant's Submitted Drawing

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12/13/2010

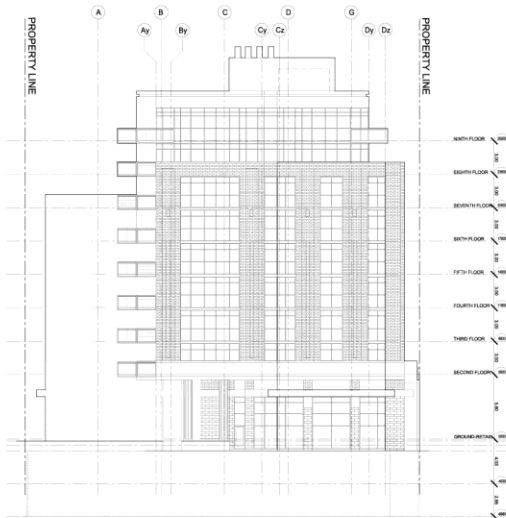
18 - 26 Rean Drive

File # 10_308452 NNY 24 0Z

Attachment 3: Elevations



1 West Elevation
Scale= 1:150



2 South Elevation
Scale= 1:150

Elevations

Applicant's Submitted Drawing

Not to Scale
12/13/2010

18 - 26 Rean Drive

File # 10_308452 NNY 24 0Z

Attachment 4: Visual Representation



28 - 26 Rean Dr.

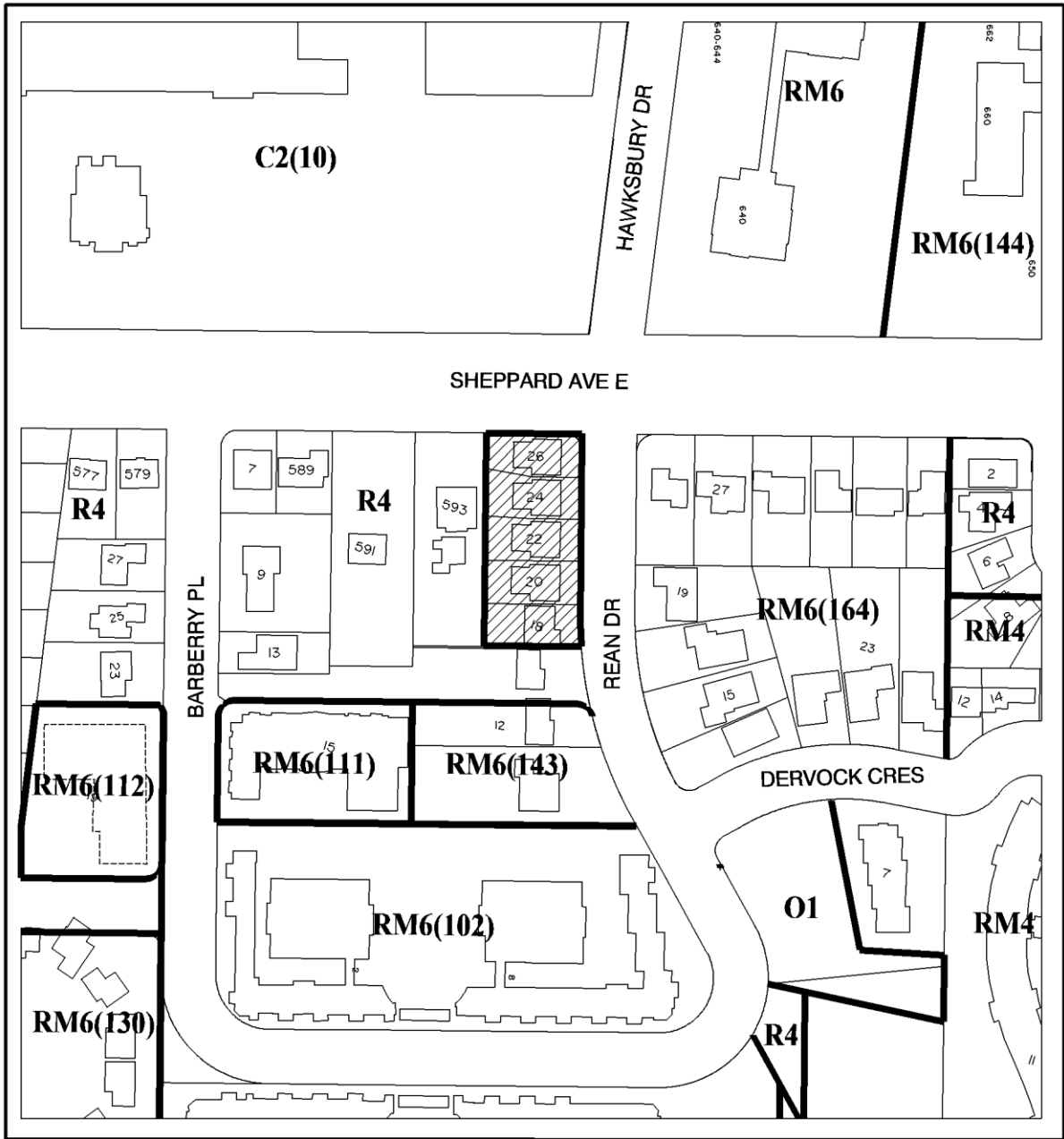
Visual Representation

Applicant's Submitted Drawing

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02/08/2011

File # 10_308452

Attachment 5: North York Zoning By-law 7625



TORONTO City Planning
Zoning

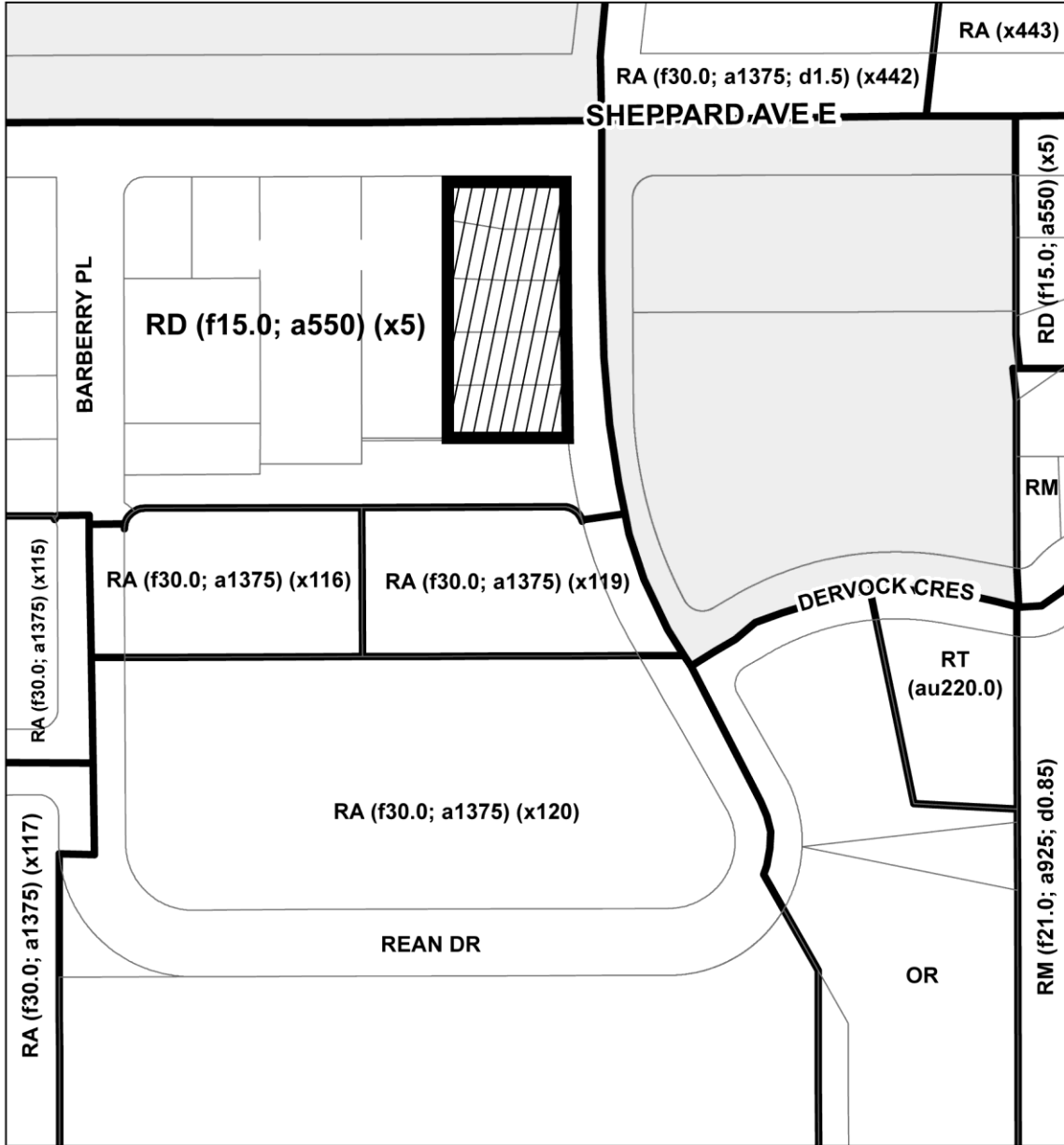
18 Rean Drive
File # 10 308452 NNY 24 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C2 Local Shopping Centre Zone
- O1 Open Space Zone



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Zoning By-law 7625
Extracted 12/13/2010

Attachment 6: City of Toronto Zoning By-law 1156-2010



TORONTO City Planning
Zoning By-law 1156-20

18 - 26 Rean Drive
 File # 10 308452 NNY 24 OZ

-  Subject Site
- RD Residential Detached Zone
- RA Residential Apartment Zone
- RT Residential Townhouse Zone
- RM Residential Multiple Zone

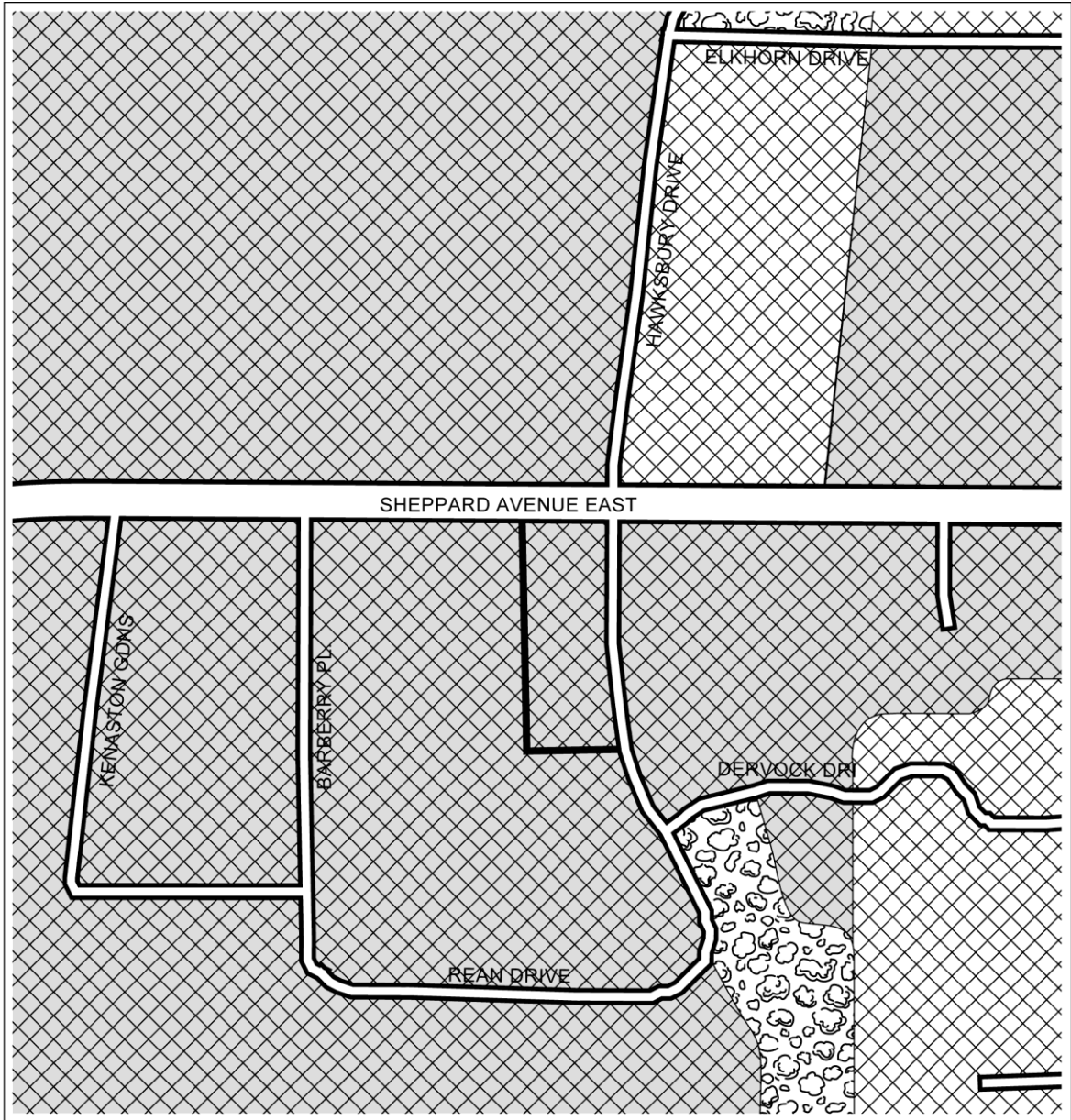
OR Open Space - Recreation Zone



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Extracted 12/13/2010

Attachment 7: Official Plan



Toronto City Planning
Official Plan

18 - 26 Rean Drive

File # 10_308452

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

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 Not to Scale
 02/08/2011

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 308452 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 3, 2010

Municipal Address: 18-26 REAN DR
 Location Description: PLAN 3583 PT LOT 4 **GRID N2406
 Project Description: Application to amend the Official Plan and Zoning By-law on lands municipally known as 18-26 Rean Drive to permit a 9-storey mixed use building comprising 154 dwelling units and 573 square metres of grade-related commercial space fronting Sheppard Avenue East.

Applicant:	Agent:	Architect:	Owner:
NEIL PATTISON		MICHAEL SPAZIANI ARCHITECT INC	DANIELS HR CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4+	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2822.3	Height:	Storeys:	9	
Frontage (m):	35.5		Metres:	30.3	
Depth (m):	78.4				
Total Ground Floor Area (sq. m):	1093				Total
Total Residential GFA (sq. m):	11120		Parking Spaces:	130	
Total Non-Residential GFA (sq. m):	573		Loading Docks	1	
Total GFA (sq. m):	11693				
Lot Coverage Ratio (%):	38.7				
Floor Space Index:	4.14				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	13
1 Bedroom:	120
2 Bedroom:	21
3 + Bedroom:	0
Total Units:	154

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	11120	0	0
Retail GFA (sq. m):	573	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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