

September 30, 2002

To: Midtown Community Council

From: Acting Director, Community Planning, North District

Subject: Final Report
Application to amend the Official Plan and Zoning By-law 7625
20 Graydon Hall Drive
D. Shafran Investments
TD CMB 2002 0008
Ward 34

Purpose:

This report reviews and recommends approval of an application which has been appealed to the Ontario Municipal Board, to amend the Official Plan and the Zoning By-law for 148 units contained in a 14 storey apartment building and two townhouse blocks in addition to 301 units currently on this site.

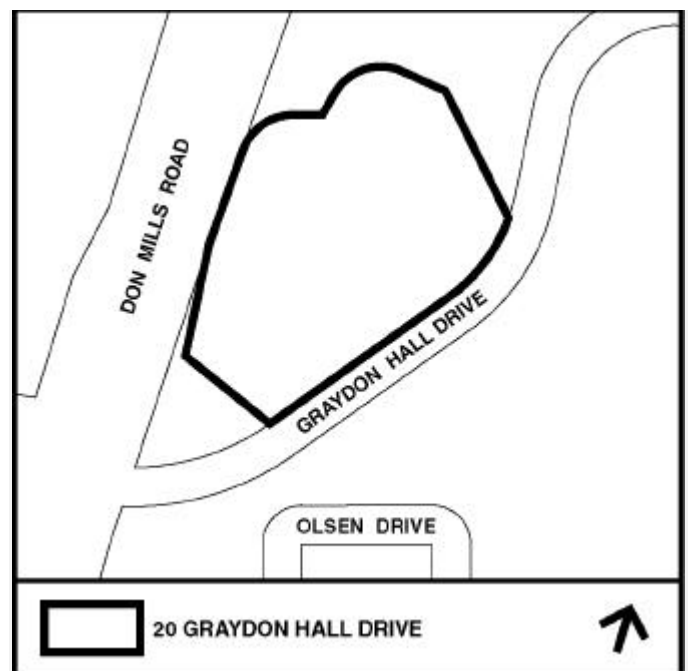
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) Approve Official Plan and Zoning Amendment Application No. TD CMB 2002 0003.
- (2) That City Council instruct the City Solicitor together with other appropriate staff, to attend the Ontario Municipal Board hearing to settle the appeals before the Board respecting 20 Graydon Hall Drive, on the basis set forth in this report, including:
 - i) submitting to the Board, draft by-laws to give effect to amendments to the Official Plan and the Zoning By-law to the satisfaction



of the City Solicitor and the Commissioner of Urban Development Services;

- ii) requesting that the Board require, as a condition of approval, that the Owner enter into a Site Plan Agreement under Section 41 of the Planning Act which among other items, will ensure on-site amenities; and
- iii) requesting that the Board hold its Order until such time as the Owner and the City have entered into and registered on title to the property, an agreement satisfactory to the Commissioner of Urban Development Services and the City Solicitor pursuant to Section 37 of the Planning Act, to secure the following services and matters:
 - a) a cash contribution to the City, over and above any contributions made pursuant to Section 42 of the Planning Act, in the amount of \$160,000.00 for parks improvements to Graydon Hall Park at the discretion of the Commissioner of Economic Development in consultation with the local Councilor; to be paid to the City prior to issuance of the first building permit for a building on this site;
 - b) indoor recreational amenity area of a minimum 131 m² at Graydon Hall Drive, to be shared with outside community groups at the discretion of the owner; construction of such space to be initiated no later than issuance of an above-grade building permit for the first residential building on site, and completed, furnished, and ready for use no later than occupancy of the first new residential building on site;
 - c) one tot lot for younger children, minimum area of 110 m²; and one play area for older children, minimum area of 275 m²; at 20 Graydon Hall Drive, to be shared with outside community groups at the discretion of the owner, both play areas completed and equipped prior to occupancy of the first new residential building on site;
 - d) that the costs of providing the indoor and outdoor amenity areas not be passed on to the tenants of 20 Graydon Hall Drive; and
 - e) letters of credit be secured prior to building permit to ensure completion of these amenities, and,
- iv) authorizing the appropriate City officials to execute the required Section 37 Agreement.

Background:

Proposal

This is a proposal to intensify a site presently occupied by a 20 storey, 301 unit apartment building by adding an additional apartment building of 14 storeys with 124 units, and two townhouse blocks having 24 units. The existing units will remain rental and all 148 new units will be purpose built for rental and have one, two, and three bedrooms. A recent proposal by the applicant will result in the provision of a one storey building of 227 square metres to accommodate a new rental office and 131 m² for amenity area. The current lot coverage of 10% will be increased to 19% as a result of the additional buildings.

The site now has 339 parking spaces, which will be increased to 433 indoor parking spaces and 99 outdoor parking spaces for a total of 532 spaces. Site statistics can be found in Attachment 4.

Site and Surrounding Area

The site is 1.8 hectares (4.6 acres) and located near the north-east corner of Don Mills Road and Graydon Hall Drive. Much of the site is composed of landscaped open space and surface parking. To the north and east are five apartment buildings, ranging in height between 20 and 26 storeys. Across Don Mills Road are two apartment towers of 20 storeys. To the south is a small privately owned open space area designated Valley Open Space; and across Graydon Hall Drive is Graydon Hall Park and a neighbourhood composed of single detached homes.

Official Plan

The site is designated RD4 which permits multiple residential including high rise up to a density of 1.5 times the lot area. The Official Plan permits re-designation to a higher density if a site is considered under-utilized and satisfies official plan criteria found in Part C.4 Section 4.0 (Development Criteria) and Section 5.0 (Criteria to Guide Re-Designation of Residential Lands to Higher Density).

Zoning By-law 7625

This site is zoned RM6(40) which permits multiple attached and apartment units with a maximum lot coverage of 35% and maximum building gross floor area of 1.5 times the lot area. The original zoning by-law (BL 19038) permitted a maximum gross floor area of 1.8 times the lot area. A subsequent site specific bylaw (BL 20293) permits a convenience store. The RM6 zone permits a maximum building height of 11 metres with provisions allowing height to be increased with increased yard setbacks.

Site Plan Control

The site is subject to site plan control, but to date, no application for site plan has been submitted. It is intended that landscaping, and streetscape improvements will be secured through a Section 41 Agreement.

Reasons for Application

The proposal results in an increase in density from the present 1.8 times the lot area to a density of 2.5. The applicant is also seeking exceptions to building height and setback provisions in the RM6 zone.

Community Consultation

A Community Consultation meeting was held on April 9, 2002 and attended by approximately 45 residents. A further meeting was held by the Councillor with staff and a working group of about a half dozen residents on May 29, 2002. At both meetings, concern was expressed about introducing more residents into an area already impacted by a shortage of playground facilities, children's daycare, community recreational facilities, and student spaces in the local schools.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Official Plan

Residential intensification proposals, to be considered, must have regard to Official Plan criteria for permitting re-designation to higher densities as set out in Part C4 Section 5.0 (see Attachment 5). In this case, the current under-utilization of the site provides the rationale for considering re-designation.

The proposal was reviewed and found to address the following criteria:

- sufficient capacity of Graydon Hall Drive and Don Mills Road to accommodate the proposed change
- sufficient capacity of hard service infrastructure
- proximity to transit on Don Mills Road which will feed in to the new subway station at Don Mills Road and Sheppard Avenue
- improve housing choice in the community by providing a mix of one, two, and three bedrooms rental units, and introducing townhouses
- suitability of the site in terms of size, shape and configuration to accommodate the proposed buildings
- the proposal will not destabilize adjacent stable residential lands

There are also Official Plan criteria which requires the proposal to address the adequacy of existing community facilities and services needed to accommodate the increased population as well as providing a net benefit to those residents living on the site in terms of on-site facilities and improvements to existing amenities. A needs assessment was undertaken by staff in consultation with stakeholders to establish priorities for community benefits.

In terms of on-site net benefits, the applicant is proposing indoor amenity area for tenants to be accommodated in a new stand alone building which will also house the property management office. Kitchen and washrooms facilities will be shared between the two uses. The tenant's amenity area will be approximately 131 m² and be furnished. The space will be configured to permit both a large recreational room or two smaller rooms to provide for flexibility in programming. The owner has agreed to share this space, at his discretion, with outside groups.

The owner will also provide, equip, and maintain the two outdoor play areas: a new playground for older children will be located on the roof of the current unused indoor swimming pool, adjacent to the indoor amenity area. The pool area will be converted to underground parking. A new tot lot for younger children will be provided on the eastern edge of the property. The owner has agreed at his discretion, to make these play areas available for programming by the City or other service providers.

The applicant has also agreed to contribute \$160,000.00 to the City for parks improvements to Graydon Hall Park. EDCT will be responsible for implementing a parks improvement strategy in consultation with the local Councilor to ensure that the improvements best meet the needs of the community. The retention of the existing building for rental and the provision of additional rental is also a benefit to the City.

As a result of these on-site benefits and improvements to the local park, this development will be able to satisfy Official Plan criteria with respect to providing an over-all net benefit to the tenants as well as to the larger community.

Section 37

Section 37 of the Planning Act provides authority for public benefits to be secured when increases in height and / or density are sought. The owner is willing to enter into a Section 37 agreement to secure on site and off site community benefits. Specifically, the owner will:

- provide a cash contribution to the City, over and above any contributions made pursuant to Section 42 of the Planning Act, in the amount of \$160,000.00 for parks improvements to Graydon Hall Park; to be paid to the City prior to issuance of the first building permit for a building on this site; the nature of these improvements to be subject to a specific parks improvement plan to be developed at the discretion of the Commissioner of Economic Development in consultation with the local Councilor;
- indoor recreational amenity area of a minimum 131 m² at Graydon Hall Drive, to be shared with outside community groups at the discretion of the owner; construction of such space to be initiated no later than issuance of an above-grade building permit for the first residential building on site, and completed, furnished, and ready for use no later than occupancy of the first new residential building on site;
- one tot lot for younger children and one play area for older children at 20 Graydon Hall Drive, to be shared with outside community groups at the discretion of the owner, both play areas completed and equipped prior to occupancy of the first new residential building on site;
- that the costs of providing the indoor and outdoor amenity areas not be passed on to the tenants of 20 Graydon Hall Drive; and that letters of credit be required prior to building permits to ensure completion of these amenities.

Height and Massing

The current development is typical of “tower in the park” rental buildings developed at that time. The proposed development does offer improvements to the site. The 24 townhouses will front on Graydon Hall Drive and provide natural surveillance and overlook to that street. The five buildings will form a natural courtyard providing wind protection. Landscaped walkways around the perimeter of this courtyard will offer connections to a new walkway from Graydon Hall Drive and amenity areas. The new apartment building, at 14 storeys is considerably shorter than the existing 20 storey building on the site. As well, the distance of the new apartment building from the existing tower and the single detached homes to the south is far enough to not have any negative impact in terms of shadowing or overlook on those buildings.

Transportation

The proposed 532 total parking spaces are based on a parking demand study accepted by Works and Emergency Services, and will result in a ratio of one space for each of the apartment units, and 1.35 space for each of the townhouses. Visitor parking has been based on a ratio of .125 space for each existing unit, and .25 for each of the new units. The existing number of driveways into the site will not change, but the site plan and function will be improved by having service vehicles share the main entrance and providing the tenants with direct access to the P2 parking garage.

Conclusions:

In conclusion, this development can be supported. The site is well served by its location on Graydon Hall Drive near Don Mills Road. It is a suitable location for residential intensification as the proposed built form poses minimal impact on adjacent properties as a result of building height and massing. The townhouses along Graydon Hall Drive will serve to enhance the streetscape and safety for pedestrians. The new courtyard formed by the additional buildings together with walkways and improved landscaping will enhance the site for the residents.

This proposal satisfies Official Plan criteria for increased density and can be supported on the basis that the financial contribution to improvements at Graydon Hall Park will assist in addressing local needs in terms of outdoors recreational facilities. In terms of indoor space, community groups may also have the opportunity, at the owner's discretion, to make use of the new indoor facility planned for 20 Graydon Hall Drive for meetings and activities. Both this facility and the two new playgrounds proposed for 20 Graydon Hall Drive will provide a benefit to the tenants of these buildings and by doing so, relieve current pressures on community facilities. The retention of 301 existing rental units together with the provision of 148 more rental units will contribute to the rental stock in the city. The development can thus be considered a net benefit to both the local and wider community.

Contact:

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

List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet
- Attachment 5: Official Plan Criteria to Guide Redesignation of Residential Lands to Higher Density
- Attachment 6: Draft By-law and Schedule
- Attachment 7: Draft Official Plan Amendment

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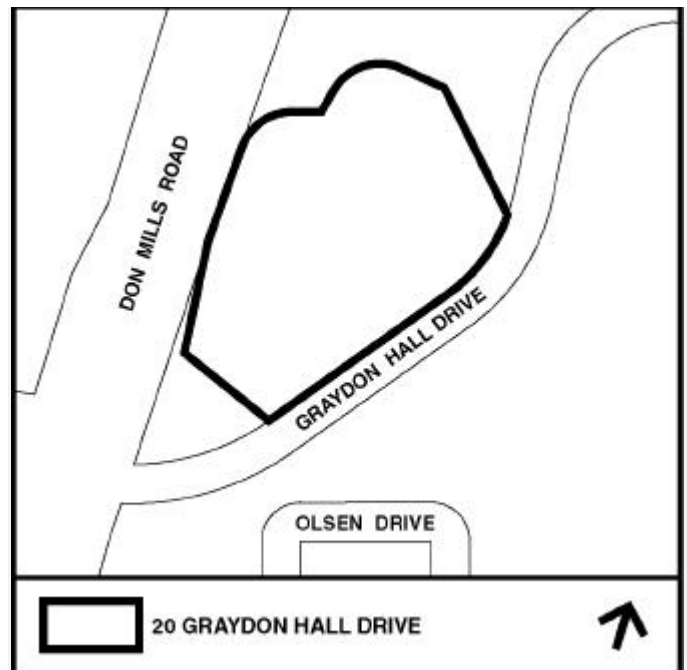
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