

**21 Old Mill Road - Official Plan and Zoning Amendment Applications - Preliminary Report**

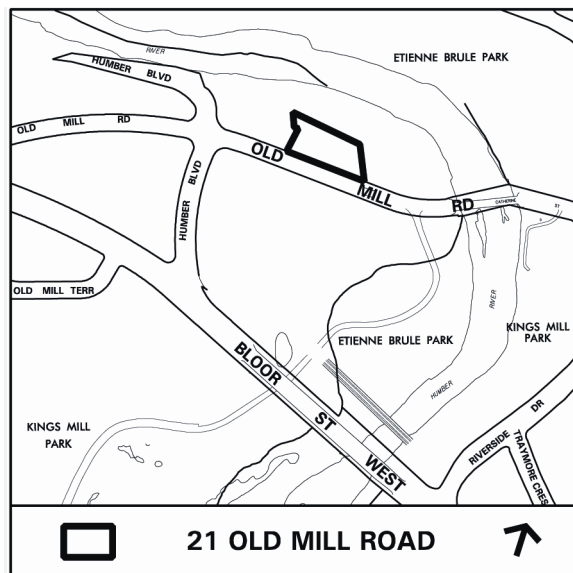
<b>Date:</b>	January 30, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No. 5 – Etobicoke - Lakeshore
<b>Reference Number:</b>	File No. 06 197220 WET 05 OZ

**SUMMARY**

An application has been submitted to permit a ten-storey residential condominium building at the site across from 21 Old Mill Road, currently being used as a surface parking lot for the Old Mill Inn and restaurant/banquet hall.

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.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the first quarter of 2007.



## **RECOMMENDATIONS**

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

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor and the Ward Councillor from the adjacent Ward 13;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
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.

### **Proposal**

The development proposal is for a ten storey condominium apartment building with approximately 84 units. The proposed residential gross floor area is approximately 18,579 m<sup>2</sup>. The applicant is proposing to retain some units on the ground floor of the proposed building to be used as an adjunct to the existing Old Mill Inn facility on the south side of Old Mill Road. The applicant also requests the flexibility to modify the unit arrangement to produce larger units, by combining some of the currently proposed units, depending on market demands.

The proposal also includes a four-storey underground parking garage. The proposed garage will include 124 parking spaces for the new residents and visitors and an additional 100 spaces to be used in conjunction with the existing Old Mill conference centre/banquet hall. The exact number of parking spaces that exist on the site cannot be determined, as the spaces are unmarked, however the proposal will result in a net increase in parking available for the Old Mill complex.

Vehicular and servicing access to the development will be from Old Mill Road, at the west end of the building.

For a summary of the application, please refer to Attachment No. 11, Application Data Sheet.

### **Site and Surrounding Area**

The subject property is a slightly irregular 3500 m<sup>2</sup> rectangular parcel of land located within a larger geographic triangle bounded by the Humber River Valley to the north and East, Bloor Street West to the south and the Kingsway to the west. There are a number of mid to high density residential developments within this pocket, to the south and west of the proposal, including a 23-storey residential building to the south of the Old Mill. The

Old Mill Subway station is also located to the south of the development on Bloor Street West. The entire property slopes downward from west to east.

The property is currently occupied by an existing parking lot, with approximately 48 parking spaces on the upper portion and 270 parking spaces on the lower portion. The parking lot is currently being used as parking for the Old Mill Inn and Restaurant/Banquet Hall.

The surrounding uses are as follows:

North and East: Humber River Valley.

South: Old Mill Inn, Conference Centre, Restaurant/Banquet Hall, high rise residential development and Old Mill Subway Station

West: Six storey residential condominium building, single family dwellings

### **Provincial Policy Statement**

The Provincial Policy Statement outlines key provincial interests related to land use planning matters that planning authorities shall have regard to in making decisions. It is the policy of the Province of Ontario that development and land use patterns which may cause environmental concerns will be avoided, and that Natural Heritage features and areas will be protected from incompatible development. Development and site alteration may be permitted on lands adjacent to Natural Heritage areas if it has been demonstrated that there are no negative impacts on the natural features or on the ecological functions that are important for the area, in terms of features, functions, representation or amount, and contributes to an identifiable natural heritage system.

### **Official Plan**

The new Official Plan is now in effect, with the exception of two housing policies (Policies 3.2.1.5 (b) and 3.2.1.9), the definitions of affordable rental housing and affordable ownership housing, Policy 3.1.2.5 (Built Form), Policy 4.2.3 (c) (Apartment Neighbourhoods) as well as the floodplain “Special Policy Areas” policies. Policies in the former Official Plans and Metro Plan respecting these policy areas remain in effect.

The subject lands are located within the “Green Space System” as per Map 2 and designated “Natural Area” as per map 14 in the City of Toronto Official Plan. These designations do not permit residential uses. The Plan contains policies aimed at retaining “Natural Areas” in a natural state, while allowing a range of recreational, cultural, educational uses and conservation projects, etc.

The Plan states that Parks and Open Areas that are privately owned are not necessarily open to the general public nor intended to be purchased by the City. If an application is made to develop such lands and the City or any other public agency does not wish to purchase them to extend the public open space system, the application will be considered on the basis of its consistency with the policies of this Plan.

The lands are also located within the “Natural Heritage System” as per Map 9 of the Official Plan. The Plan contains policies dealing with opportunities to restore, enhance and extend the Natural Heritage System through new developments in these areas.

## **Zoning**

The property is zoned Private Open Space (POS) in the Etobicoke Zoning Code. This designation does not permit residential uses.

## **Site Plan Control**

The property is subject to Site Plan Control under the Etobicoke Zoning Code. An application for Site Plan Approval has not yet been submitted for review. Once the application is submitted, staff will have an opportunity to review matters such as grading, landscaping, street planting, building design and access in more detail.

## **Ravine Control**

The site is subject to Ravine Protection. Urban Forestry Ravine Planning (UFRP) staff have been included in the circulation of the proposal. Their comments will be addressed in the Final Report and will be secured through the Site Plan Control approval process.

The applicant has also initiated discussions with staff from the Toronto Region Conservation Authority (TRCA). The applicant submitted two reports, Scoped Natural Heritage Impact Study (NHIS) and Humber River Valleyland Compensation Plan, which are currently being reviewed by TRCA staff.

## **Tree Preservation**

The applicant has submitted an Arborist Report, and Landscape Plan. A separate process will be required for any trees to be removed and the application is subject to the provisions of the private tree by-law.

## **Other By-law**

By-law 14,160 passed in 1963 amended the zoning category applying to the subject lands from Second Density Residential classification to a Limited Commercial Classification, provided that the subject land’s use was limited to automobile parking only in conjunction with the Old Mill.

Under by-law 1981-117, the Old Mill Inn and restaurant was exempted from zoning with respect to standards for restaurants, because of the unique and distinct land use and significant historical, architectural and scenic interest of the Old Mill.

In 1985, all lands being used as parking lots on the north side of Old Mill Road, including the subject site were again rezoned from Limited Commercial to Private Open Space by by-laws 1985-53 and 1985-54. These by-laws further clarified that the new Private Open Space zoning category would allow continued parking use on the subject lands for the Old Mill.

## **Reasons for the Application**

The proposed residential development does not conform with the provisions of the City of Toronto Official Plan for “Natural Areas” or the “Private Open Space” zone within the Etobicoke Zoning Code. Amendments to the Official Plan and Zoning Code are required.

## **Issues to be Resolved**

The applicant proposes to redevelop an existing surface parking lot in a “Natural Area”, located in close proximity to the Humber River Valley which is also identified in the Official Plan as part of the Natural Heritage System. Issues that arise in relation to developments of this type include but are not limited to:

- a) conformity with the City of Toronto Official Plan policies;
- b) design issues including appropriate height and massing of the building in light of the Council adopted Design Criteria for Review of Tall Building Proposals; mitigation of physical and visual impact on the surrounding buildings, open space, and issues including but not limited to light, privacy, sunlight penetration, shadow, and wind protection;
- c) appropriate design and integration of the public and private realm with particular consideration of the streetscape treatment along Old Mill Road;
- d) treatment of the ground floor of the building and its relationship to the streetscape;
- e) assessment of traffic and transportation impacts;
- f) assessment of environmental issues, impacts on the Humber River Valley and appropriate archaeological assessment;
- g) a review of the proposed parking due to of the site’s proximity to the Old Mill Subway station; and
- h) a review of the proposed development in respect to the of the Council adopted Green Development Standard, which contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development.

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

## **Section 37**

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning*

*Act.* City Planning staff in consultation with the local Councillor will be discussing with the applicant how these policies will be addressed by this application.

## **CONTACT**

Pedro Lopes, Planner

Tel. No. 416-394-2608 Fax No. 416-394-6063 E-mail: plopes2@toronto.ca

## **SIGNATURE**

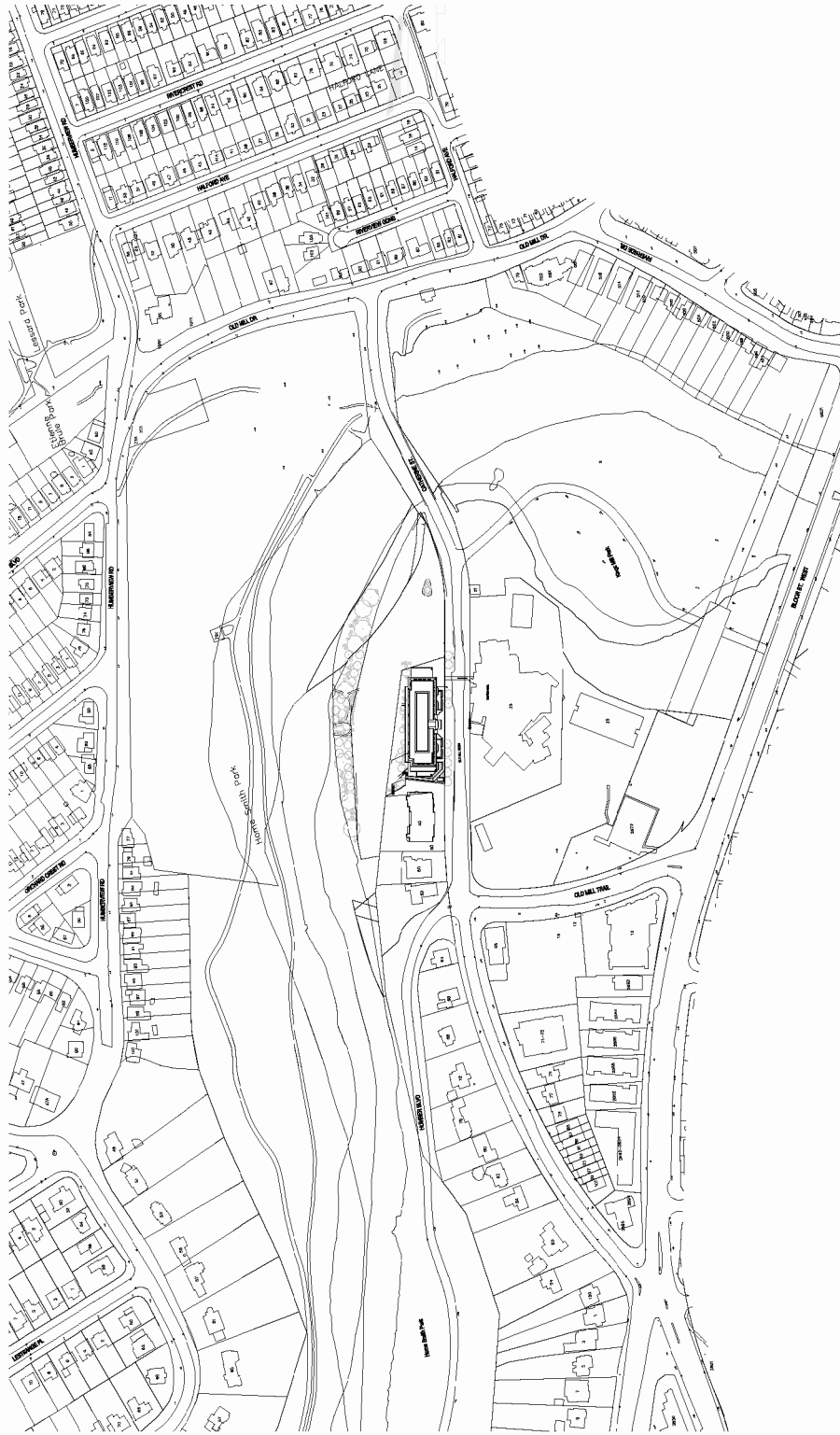
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Gregg Lintern, MCIP RPP  
Director, Community Planning, Etobicoke York District

## **ATTACHMENTS**

- Attachment 1: Context Plan
- Attachment 2: Site Plan
- Attachment 3: Parking Level P1
- Attachment 4: South Elevation
- Attachment 5: East and West Elevation
- Attachment 6: North Elevation
- Attachment 7: Building Cross Section
- Attachment 8: Landscape Plan
- Attachment 9: Zoning Map
- Attachment 10: Official Plan Map
- Attachment 11: Application Data Sheet

**Attachment 1: Context Plan**



**0 Old Mill Road**

File # 06\_197220

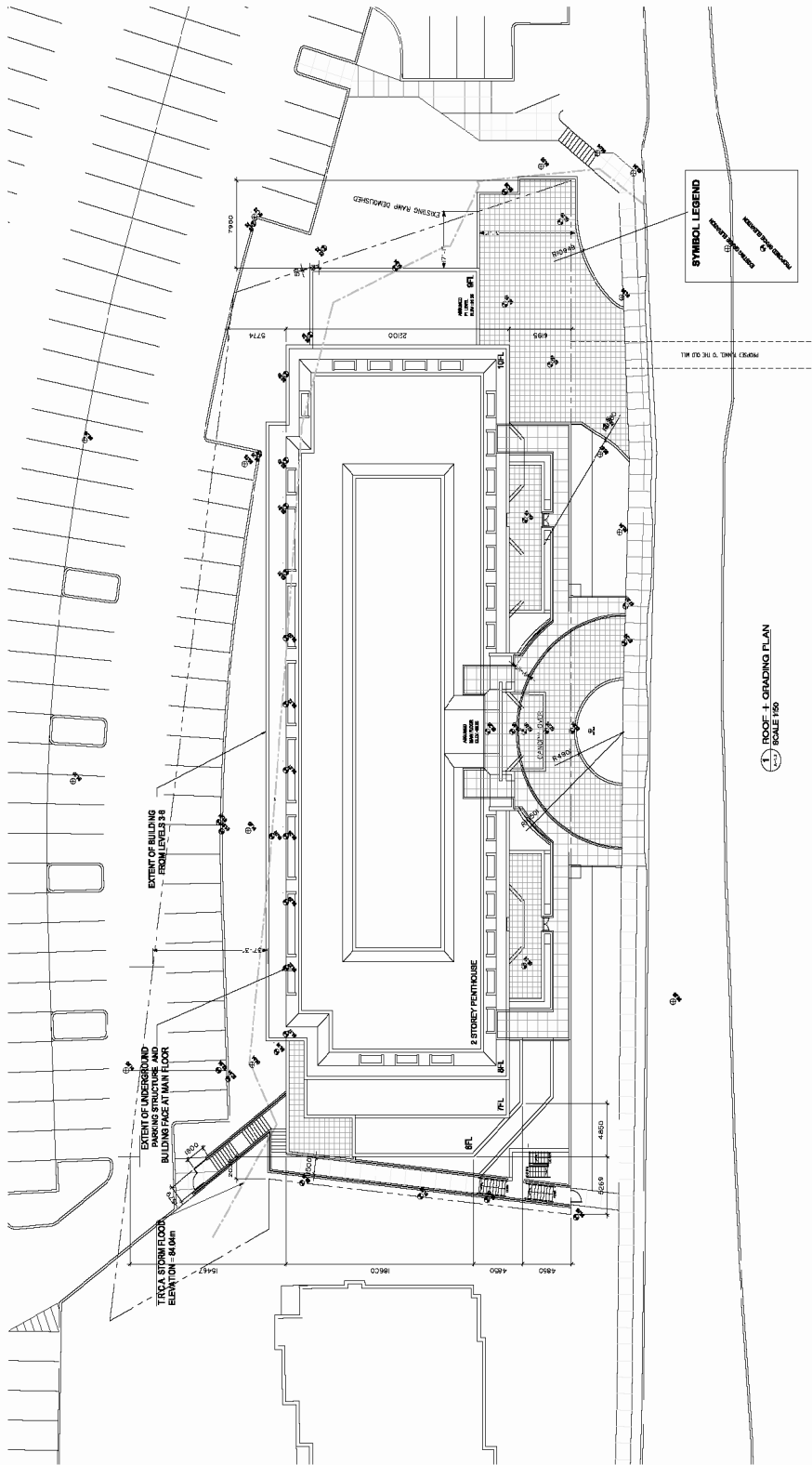
**Context Plan**

Applicant's Submitted Drawing

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Attachment 2: Site Plan



0 Old Mill Road

File # 06\_197220

Site Plan

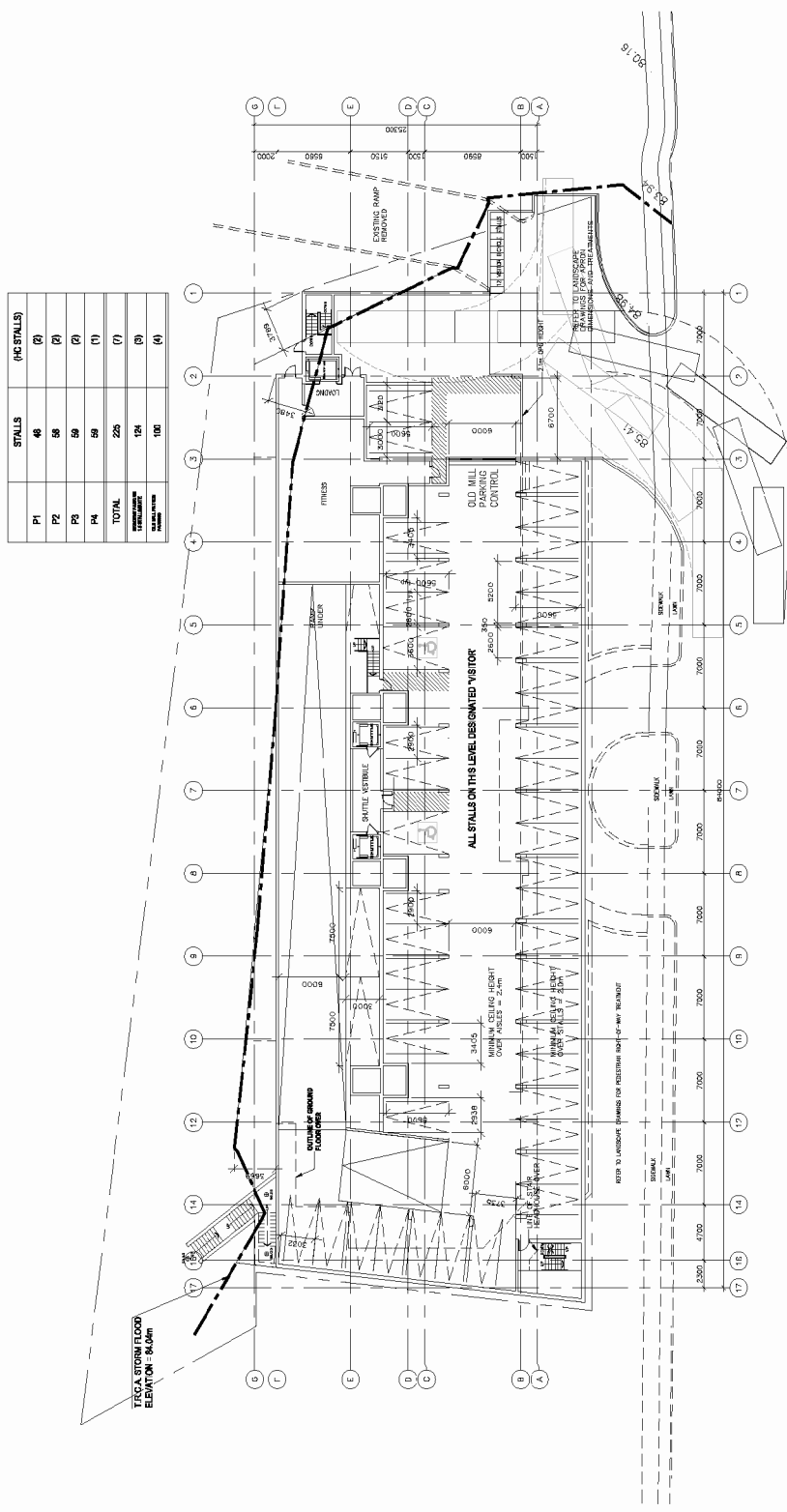
Applicant's Submitted Drawing

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### Attachment 3: Parking Level P1



0 Old Mill Road

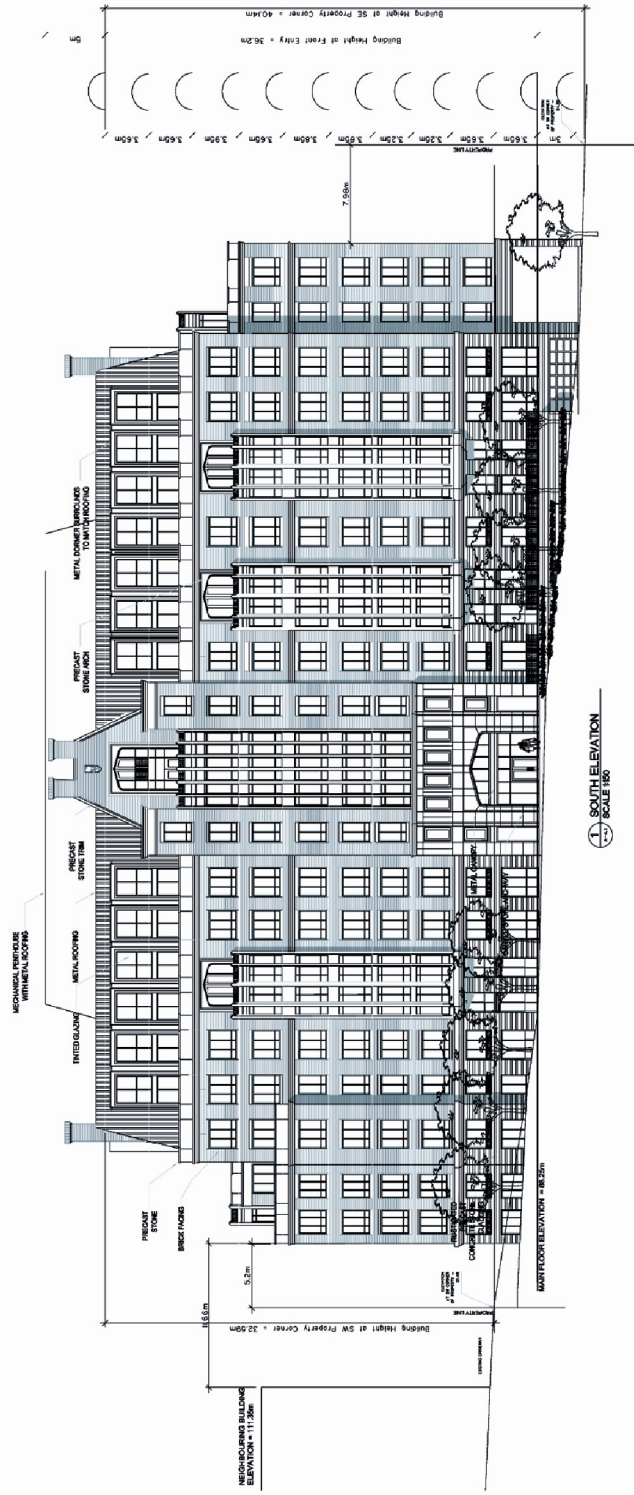
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Elevations - Parking Plan P1

Applicant's Submitted Drawing

Not to Scale  
01/22/07

# Attachment 4: South Elevation



21 Old Mill Road

Elevation - South

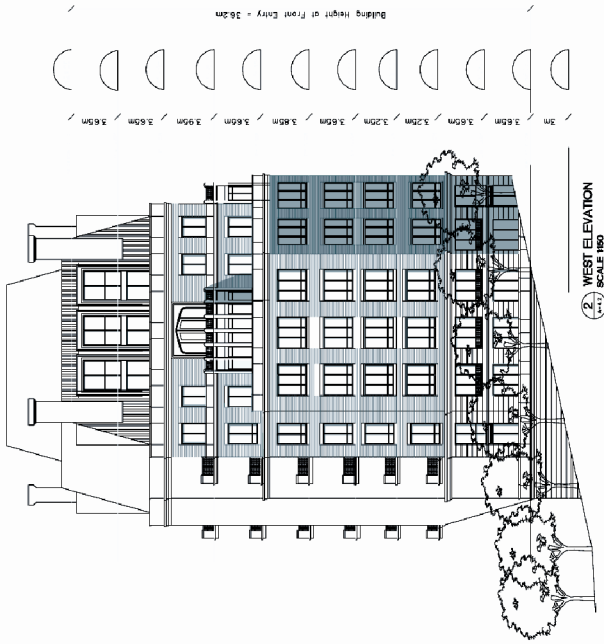
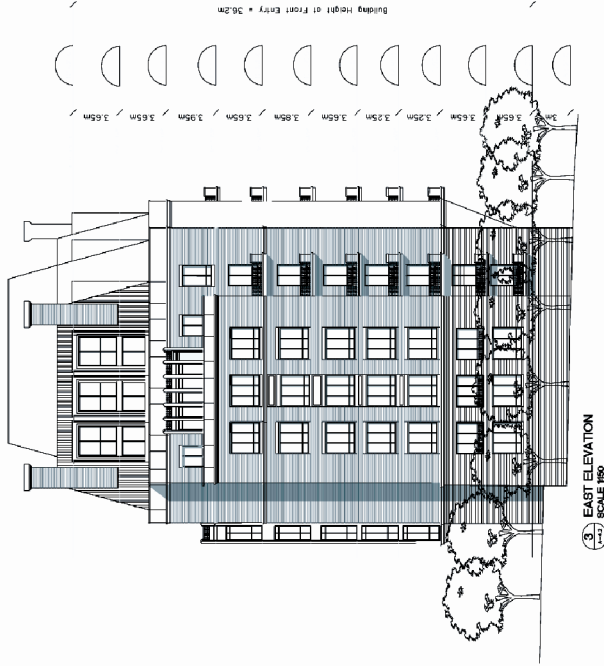
Applicant's Submitted Drawing

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File # 06\_197220

**Attachment 5: East and West Elevations**



**21 Old Mill Road**

File # 06\_197220

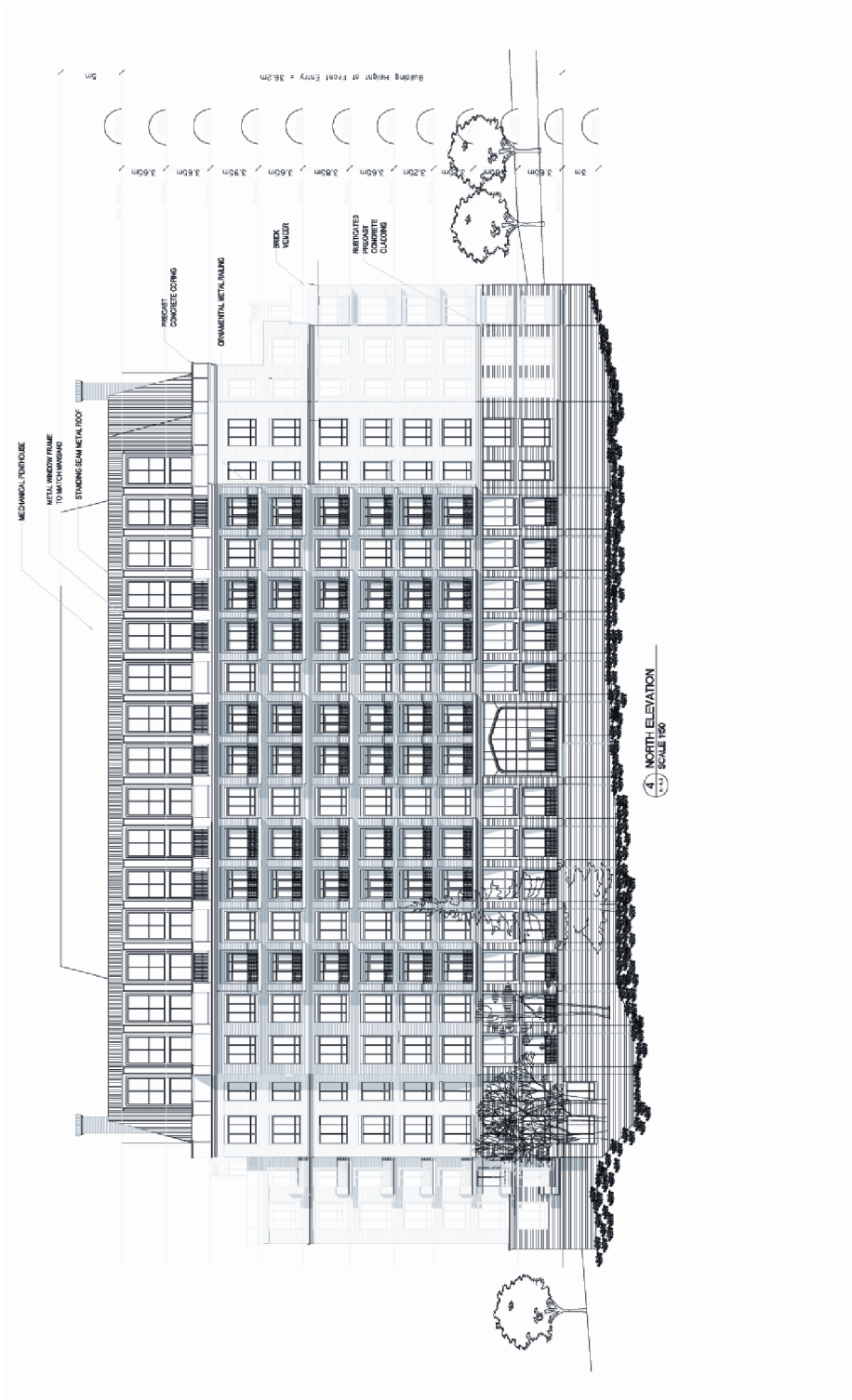
**Elevations - West & East**

Applicant's Submitted Drawing

Not to Scale  
01/22/07



Attachment 6: North Elevation



21 Old Mill Road

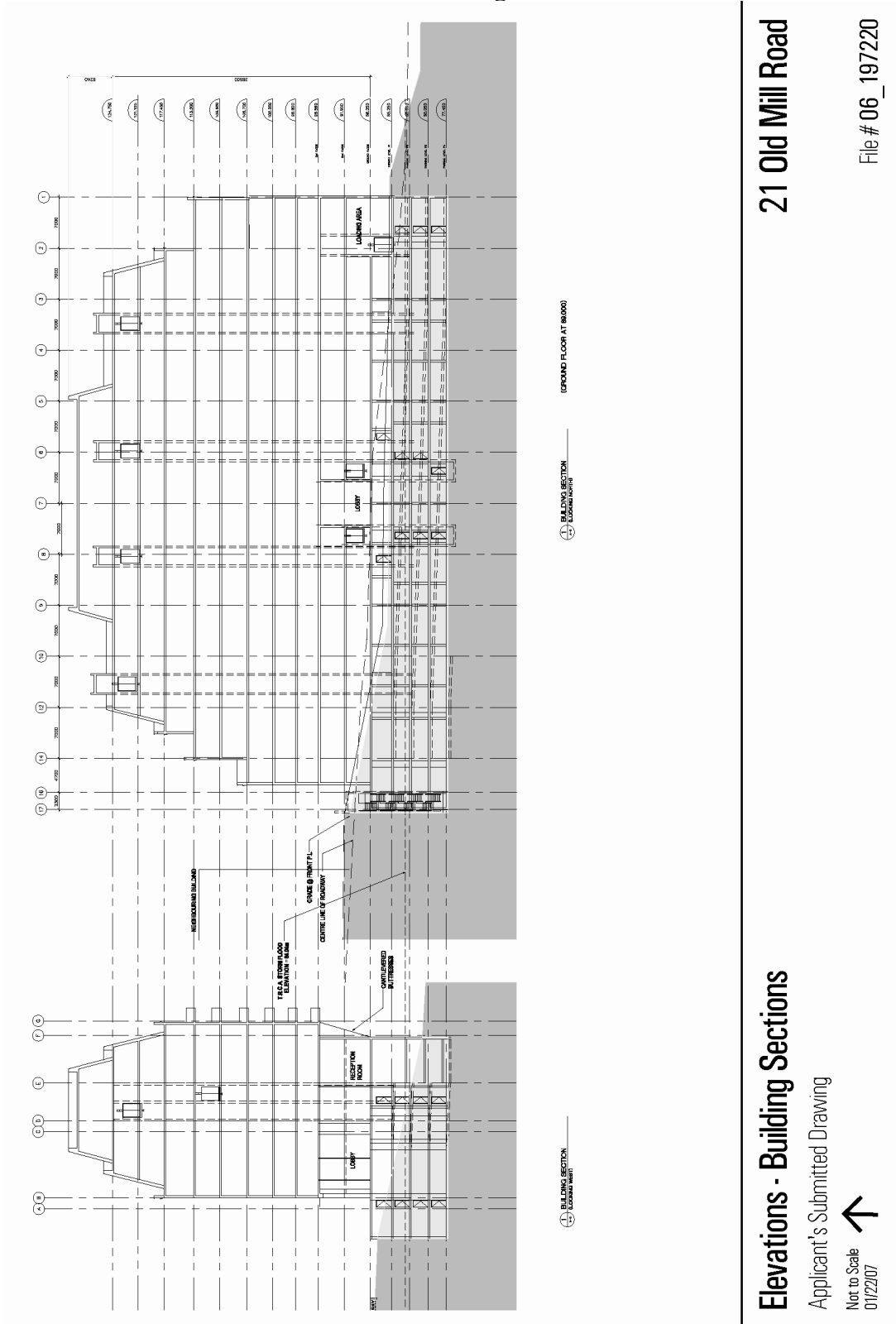
Elevation - North

Applicant's Submitted Drawing

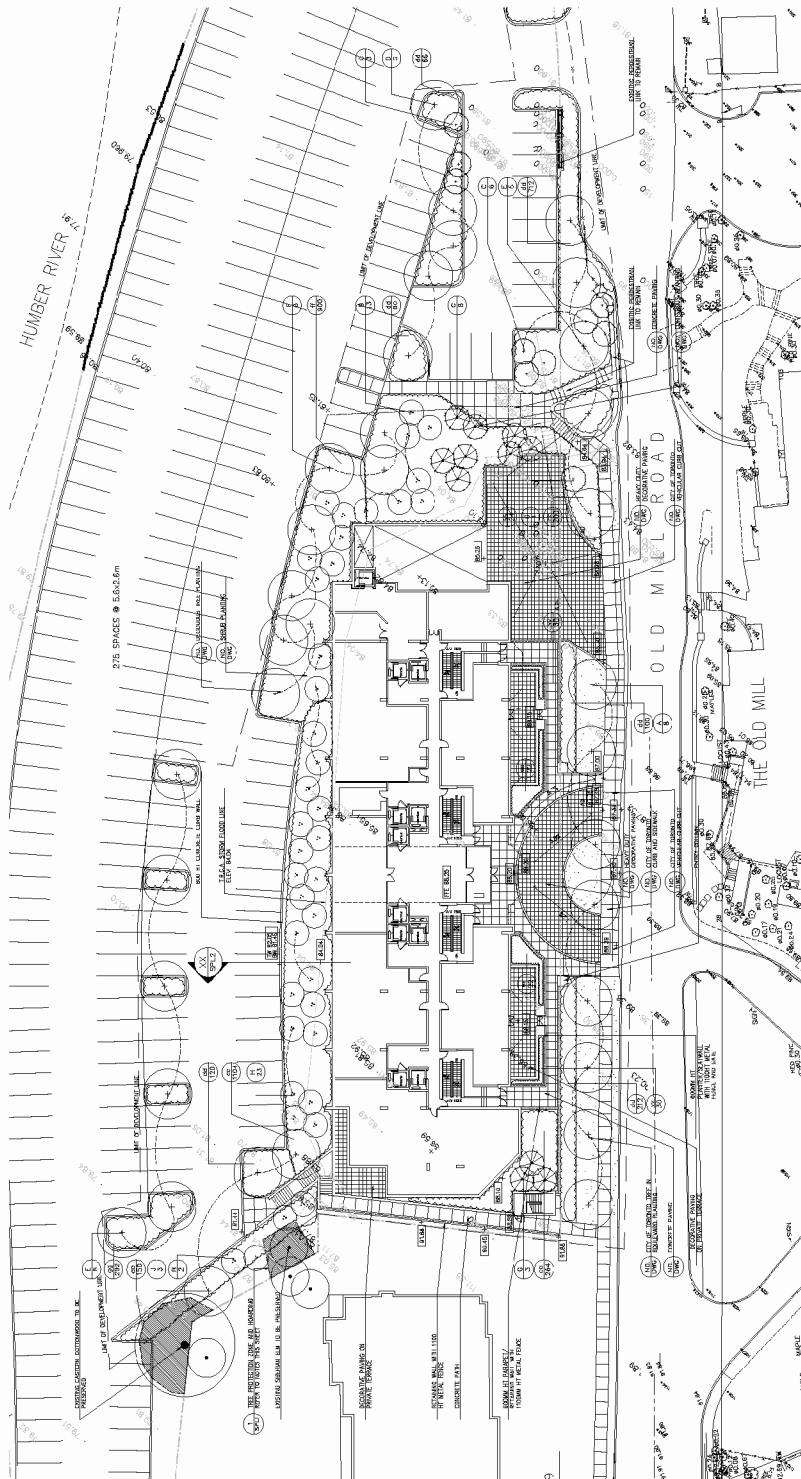
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## Attachment 7: Building Cross Section



## Attachment 8: Landscape Plan



1 Landscape Plan and Tree Preservation Plan  
1:200

# 21 Old Mill Road

## Landscape

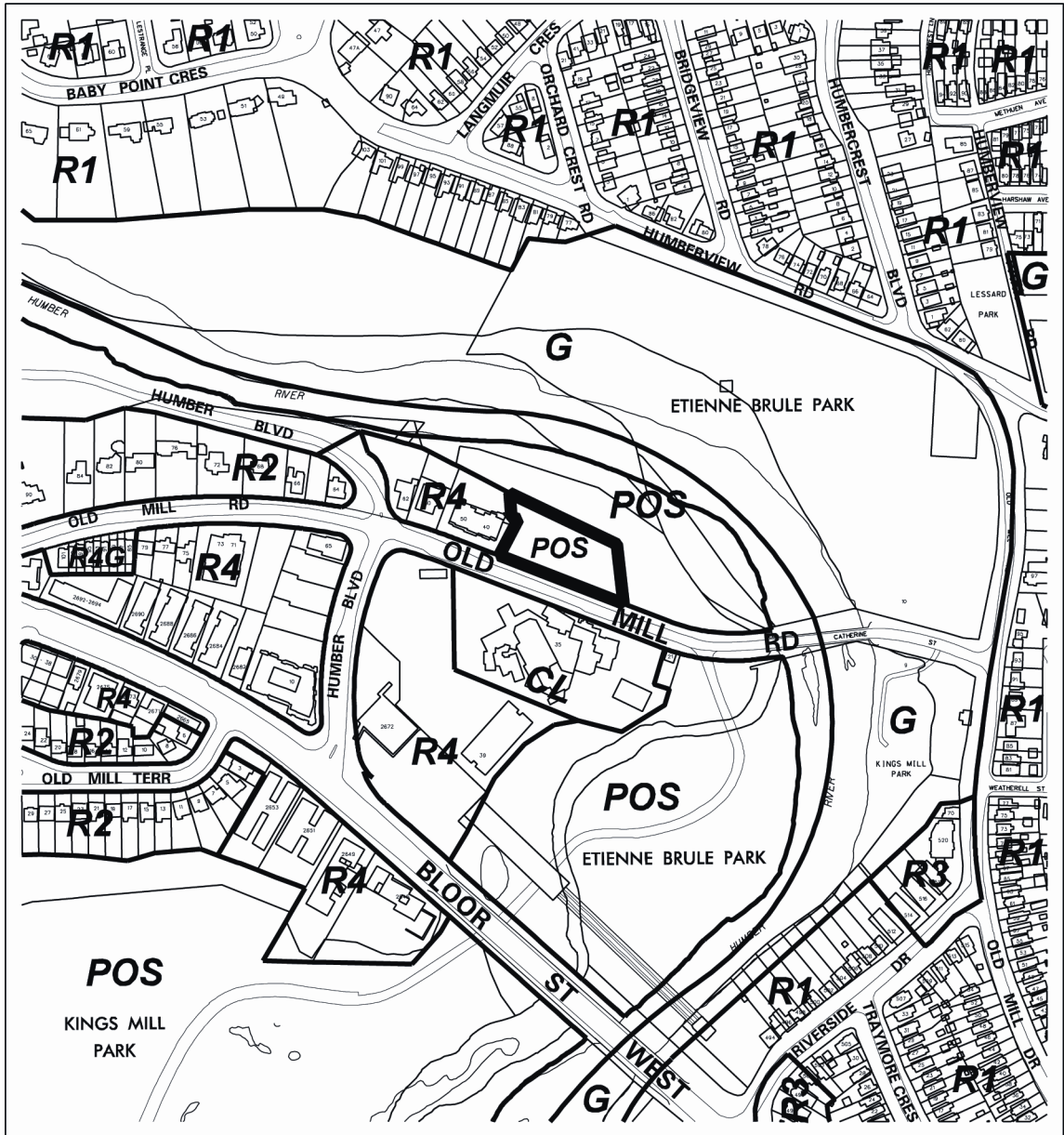
Applicant's Submitted Drawing

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File # 06\_197220

### Attachment 9: Zoning Map



**Toronto** City Planning  
Zoning

21 Old Mill Road  
File # 06\_197220

Former Etobicoke By-law 11,737

Former York Zoning By-law 1-83

R2 Residential Second Density  
R4 Residential Fourth Density  
CL Commercial Limited

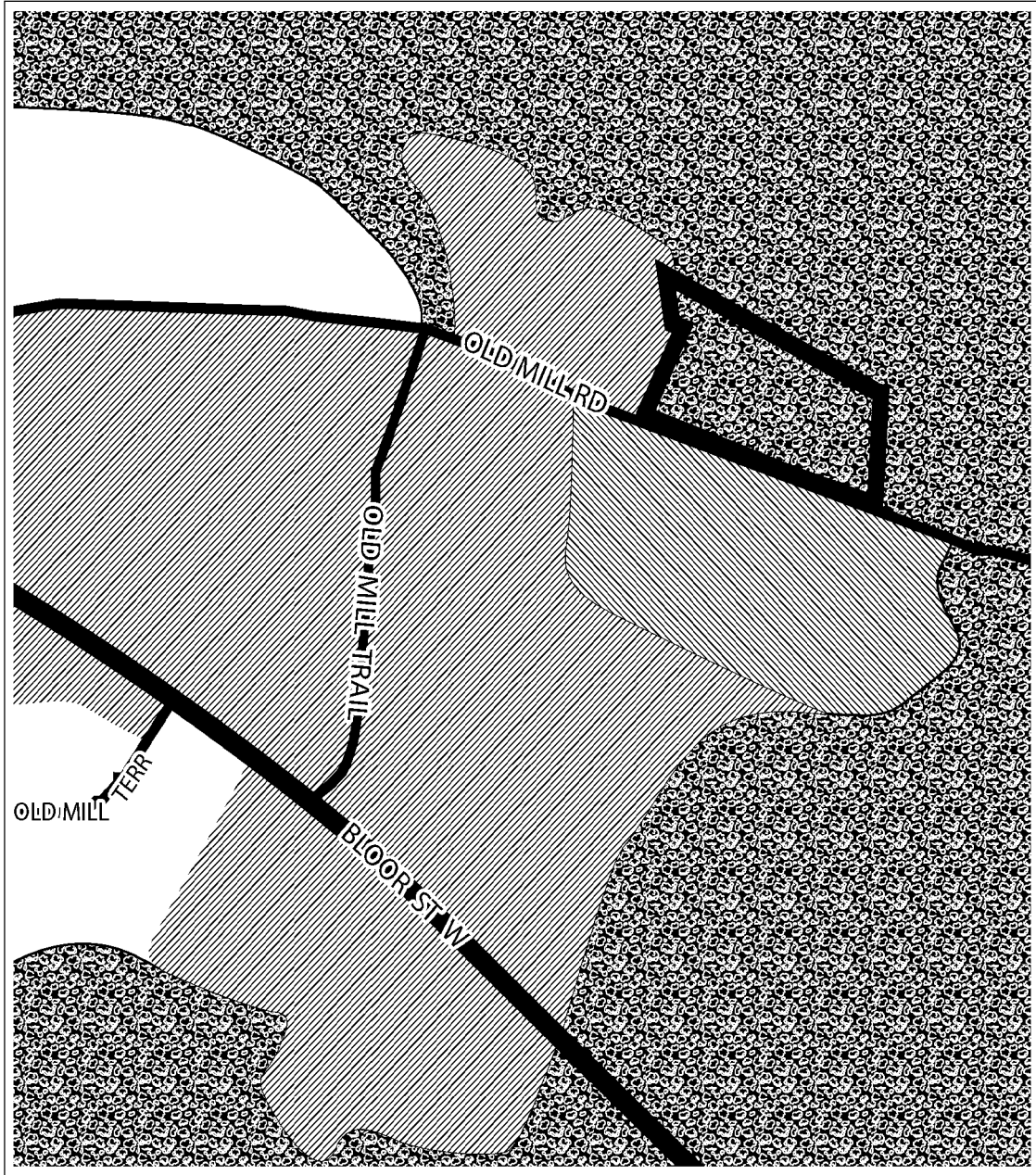
POS Private Open Space

R1 Residential Zone  
R3 Residential Zone  
G Green Open Space

Not to Scale  
Zoning By-laws 11,737 & 1-83 as amended  
Extracted 01/22/07 - MH



### Attachment 10: Official Plan Map



-  Site
-  Mixed Use Areas
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas



## Attachment 11: Application Data Sheet

### APPLICATION DATA SHEET

Application Type: Official Plan Amendment & Rezoning  
Details: OPA & Rezoning, Standard  
Application Number: 06 197220 WET 05 OZ  
Application Date: December 11, 2006

Municipal Address: 0 OLD MILL RD N/S, TORONTO ON  
Location Description: PL M385 PT LTS 21 22 PT BLK C PL M416 PT LT1 RP R1662 PT 3 PT PT 1 RP 66R13337 PTS 2 3 \*\*GRID W0503  
Project Description: eight plus two storey condominium (84 unit ) apt. building with a four storey underground garage containing 224 parking spaces

#### PLANNING CONTROLS

Official Plan Designation: Parksand open Space Area  
Site Specific Provision: Private open Space 9 site specifics 14, 160,1981-117,1985-54(f)

Zoning:  
Height Limit (m):  
Historical Status:  
Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	3484	Height: Storeys:	12
Frontage (m):	0	Metres:	36.8
Depth (m):	0		
Total Ground Floor Area (sq. m):	1542		<b>Total</b>
Total Residential GFA (sq. m):	18579	Parking Spaces:	224
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	18579		
Lot Coverage Ratio (%):	4.4		
Floor Space Index:	5.3		

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	18579	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	45	Industrial GFA (sq. m):	0	0
3 + Bedroom:	39	Institutional/Other GFA (sq. m):	0	0
Total Units:	84			

**CONTACT: PLANNER NAME: Pedro Lopes, Assistant Planner**  
**TELEPHONE: (416) 394-2608**

