

7-21 Richgrove Drive – Zoning Application - Preliminary Report

Date:	October 16, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	File No: 07 258892 WET 04 OZ

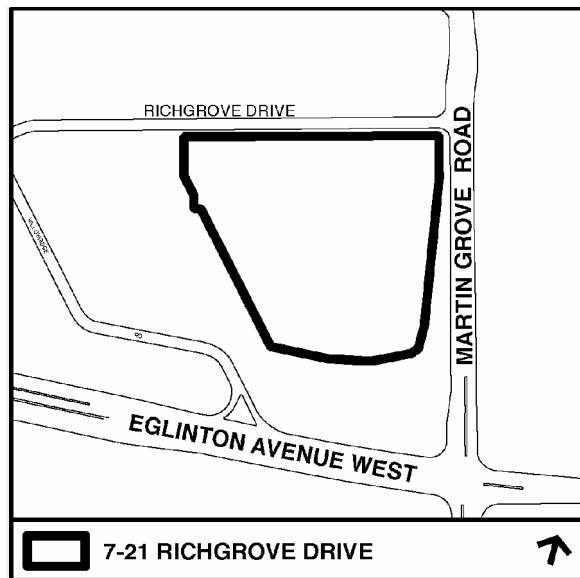
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes 5 stacked townhouse blocks containing 92 units along Richgrove Drive, and two 21-storey residential buildings atop a 1-storey podium with a total of 442 condominium apartment units on the southern portion of the site. The two existing 11-storey rental apartment buildings will be upgraded. Following construction, the site will contain a total of 792 units.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting is targeted in the fourth quarter of 2007, or the first quarter of 2008.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On June 24, 1996, the former City of Etobicoke Council refused an application to permit a 14-storey, 179-unit building, 18 semi-detached dwellings, and 10 additional units within the 2 existing 11-storey apartment buildings. Subsequently, an appeal was allowed in part by the Ontario Municipal Board permitting a Zoning By-law Amendment, Site Plan and Draft Plan of Subdivision for a 19-storey apartment building consisting of 185 units on the southern portion of the site, and 6 semi-detached dwelling units fronting Richgrove Drive.

ISSUE BACKGROUND

Prior to formal filing, pre-application consultations between the applicant and staff occurred to discuss submission requirements and applicable Official Plan and City policies.

Proposal

The applicant proposes to amend the existing Zoning By-law to permit two 21-storey residential buildings containing 442 units (221 units each) on the southern portion of the property, and five blocks of stacked townhouses containing a total of 92 units on the northern edge of the property. The 4-storey stacked townhouses units are oriented such that the northern facing units will front onto Richgrove Drive, and the remaining southern facing units will generally front onto an interior driveway. No increase in density is proposed for the two existing 11-storey rental apartment buildings containing a total of 258 units (129 units each), however, substantial physical upgrades will be undertaken to improve building appearance and function. The southern portion of the property with the proposed 21-storey towers is proposed to be separate and for the most part, function independently from the remainder of the property.

The main access to a new 3-level underground garage and grade related circulation for the stacked townhouses and two existing 11-storey buildings will be from a single

driveway entrance off Richgrove Drive. A new separate restricted access point on Martin Grove Road is proposed for access to the 21-storey buildings, including a separate entrance to another 3-level underground garage. The new underground parking garages are proposed to accommodate all of the required resident parking, and a portion of visitor parking. The remaining portion of visitor parking will be provided at grade. In addition to provisions for vehicular movement, a pathway system is proposed for pedestrian connections within each site.

The proposed development includes an extensive landscaping plan that involves significant tree planting, shrub and flower planting beds, and common outdoor amenity areas. Trees not impacted by the proposed new development or in poor condition shall be preserved, and tree removal shall be subject to Urban Forestry's approval.

A statistical summary of the proposal is detailed in Attachment 5 of this report.

Site and Surrounding Area

The irregularly shaped property has an area of 2.79 hectares (6.9 acres), and is bounded by Richgrove Drive to the north, Martin Grove Road to the east, Eglinton Avenue West to the south, and a hydro corridor to the west. The site presently contains two 11-storey rental apartment buildings with a total of 258 units with an associated vehicle circulation and surface parking area. The remainder of the property is primarily landscaped open space.

The property is located on two major arterial streets with public transit facilities, and is in close proximity to a major highway interchange. The property is also located in close proximity to an extensive parkland and bicycle trail system. Local retail facilities exist further east along the south side of Eglinton Avenue West, and further north along the east side of Martin Grove Road.

Surrounding land uses include:

North: low density residential

South: Eglinton Avenue West right of way

East: Park/Open Space

West: Open Space/Hydro Corridor

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 property is designated Apartment Neighbourhoods in the Official Plan which in part permits apartment buildings and lower density uses provided for in the Neighbourhoods designation. Significant growth is not intended within this designation, however infill development on underutilized portions of land may occur subject to certain development criteria including: building massing compatible to surrounding land uses, particularly lower-scale Neighbourhoods; appropriate street edge framing; maintaining an appropriate level of residential amenity on the site, including parking; preservation, replacement and enhancement of landscape features; and to create a community benefit for existing residents on the site.

In addition to the above, the proposal will also be evaluated in terms of its consistency to all other relevant policies within the Official Plan, including those related to built form, transportation, and the environment.

Zoning

The property is zoned R6 and R3 under site specific Zoning By-law No. 878-2001 (OMB) which limits development to a maximum 19-storey, 185-unit apartment building and 6 semi-detached dwellings in addition to the two existing 11-storey apartment buildings on the site.

Site Plan Control

A Site Plan Control Application has been submitted and is being circulated concurrently with the rezoning application.

Ravine Control

A portion of the northwest corner of the property is subject to the Ravine Control By-law.

Tree Preservation

This application is subject to the provisions of By-law No. 780-2004 regarding tree protection.

Reasons for the Application

To permit the proposal, a by-law amendment with site specific development standards will be required.

COMMENTS

Issues to be Resolved

Built Form and Transition

Infill development must be sensitive and generally fit with the existing character of the surrounding neighbourhoods. Staff will evaluate this proposal in terms of appropriateness of scale, and in particular the compatibility and transition of built form to the northerly adjacent low density neighbourhood.

The proposal will be evaluated in terms of compliance to all applicable City built form standards including Toronto Urban Design Guidelines for Infill Townhouses and Tall Buildings. Shadow and wind studies to be provided by the applicant will be reviewed.

Site Plan

Staff will review the suitability of the relationship between the proposed southerly separated property and the remainder of the site to contain the existing 11-storey apartment buildings and the new stacked townhouse units. In particular, possibilities for improved interconnectedness in terms of a pedestrian and vehicular circulation pattern, and the maximization of open amenity areas in the absence of physical barriers between the two sites will be examined.

The development will also be reviewed from an overall site safety perspective, where in part Crime Prevention Through Environmental Design (CPTED) principles may be employed. The proposed streetscaping for both public roads and private driveways will be examined in detail.

Environmental

In addition to adherence with the City's regulations for tree and ravine protection, staff will continue cooperation with the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Transportation/Parking/Servicing

Appropriateness of the new proposed Martin Grove Road access point will be determined. If necessary, alternative access points may be recommended. On-site vehicular circulation will be examined, including the underground garage where a barrier-free circulation pattern is required. A Traffic Impact Study will be reviewed to determine an appropriate parking supply.

A Functional Servicing Report will be reviewed to determine the adequacy of existing municipal infrastructure services. The application is also subject to the City of Toronto Wet Weather Flow Guidelines. The City's Solid Waste section will determine the most appropriate garbage pickup arrangement for the proposed 92 stacked townhouse units.

Section 37 Agreement

Based in part on the findings of a Community Facilities and Services Study undertaken by the applicant and in consultation with the local Councillor and City staff, community benefits including the preservation of rental housing, should be secured under a Section 37 Agreement.

Additional issues may be identified through the review of the application, agency comments and the community consultation process. Consideration of modifications to the unit count, building type and massing, and/or site configuration to achieve a high standard of development and compatibility with the surrounding neighbourhood may be appropriate.

CONTACT

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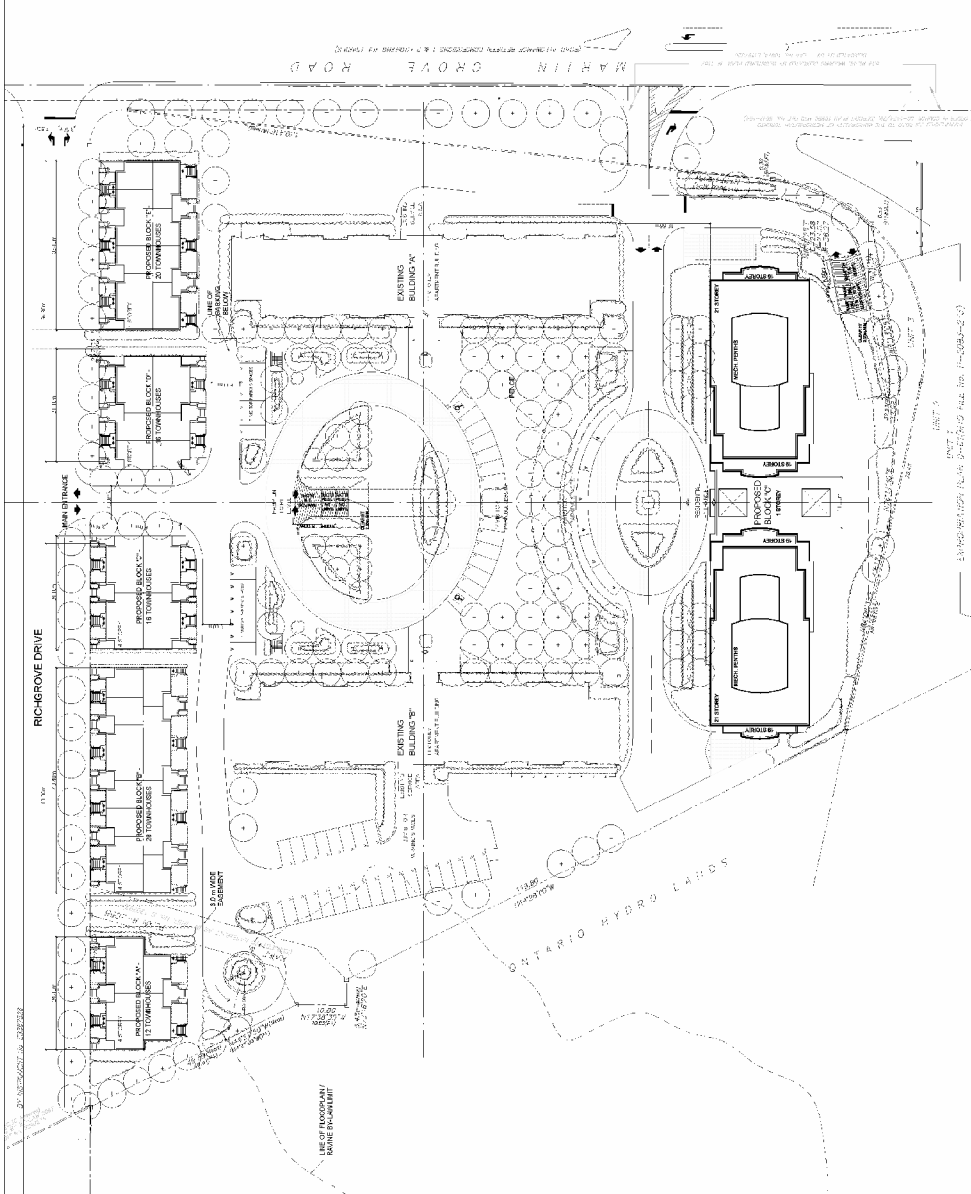
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



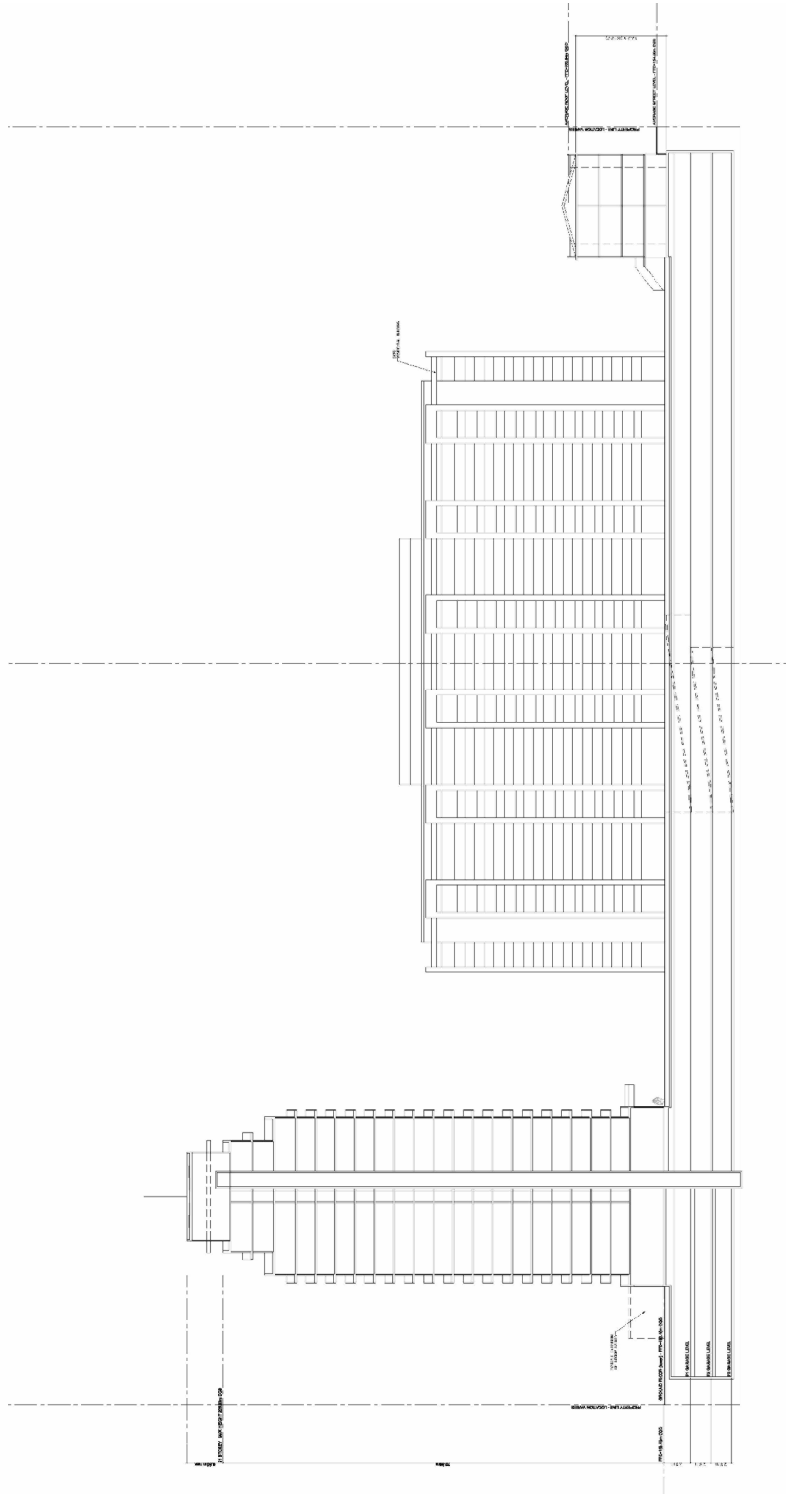
7-21 Richgrove Drive

Site Plan
Applicant's Submitted Drawing

Not to Scale
09/26/07

File # 07_258892

Attachment 2: Elevations



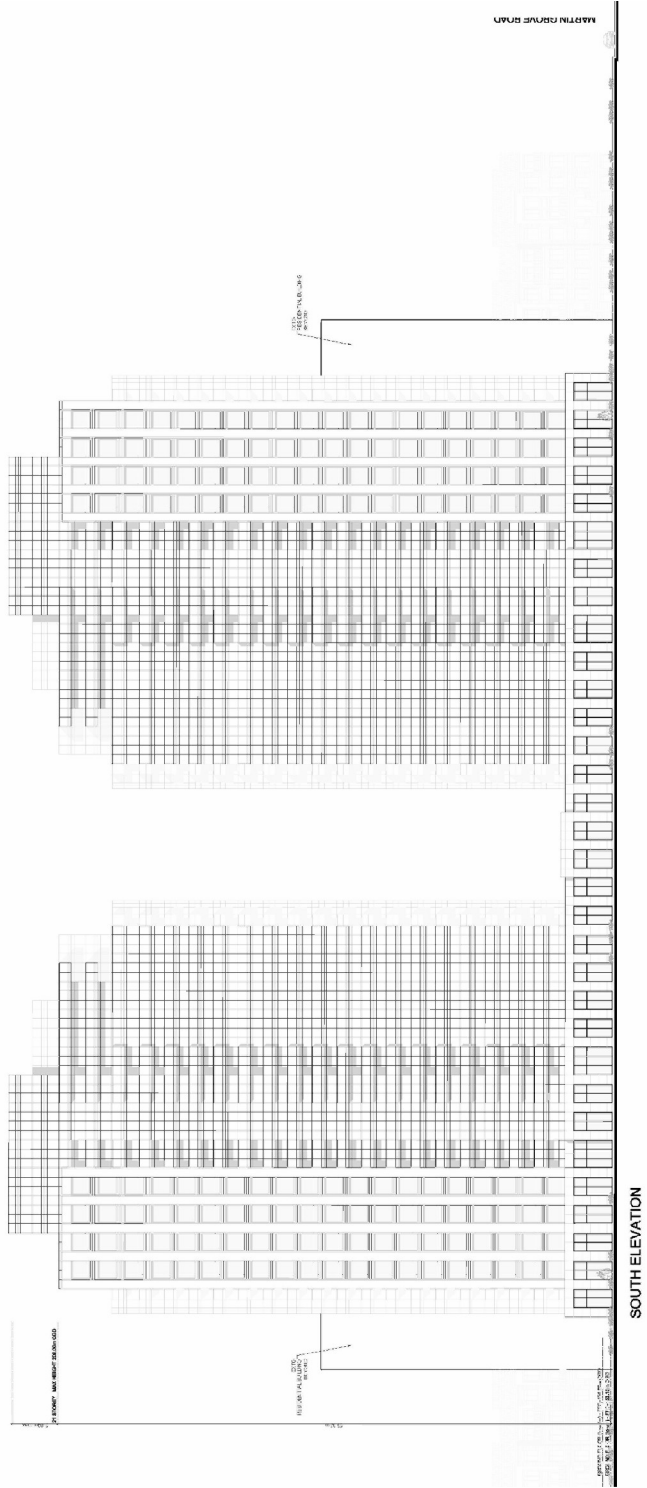
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Not to Scale
09/26/07

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File #07_258892



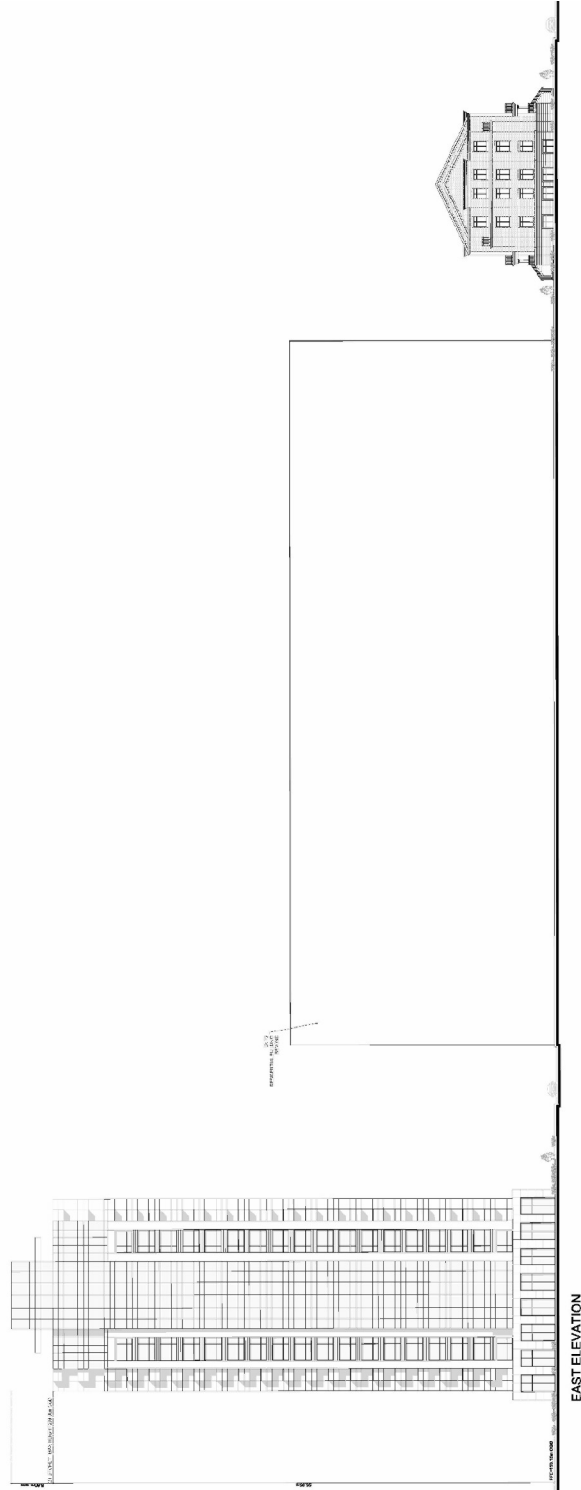
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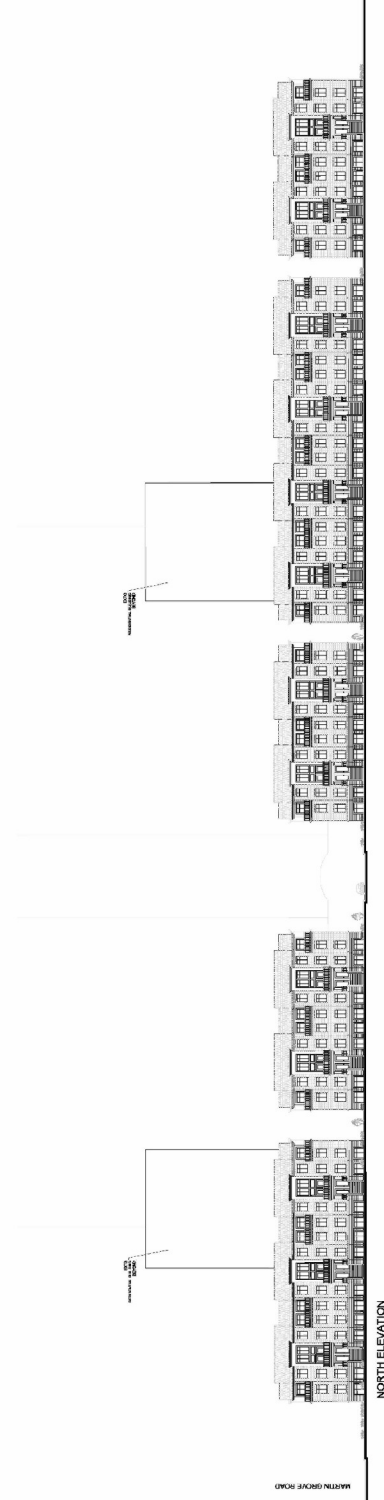
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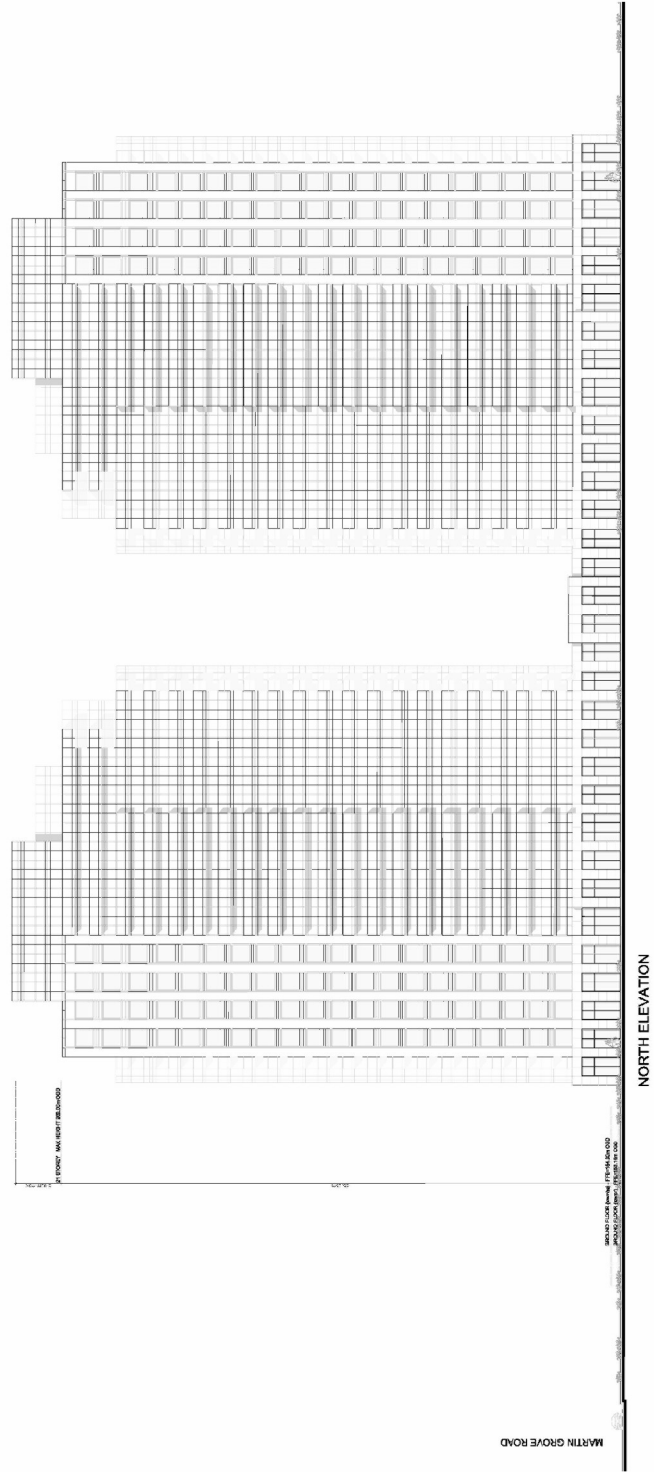
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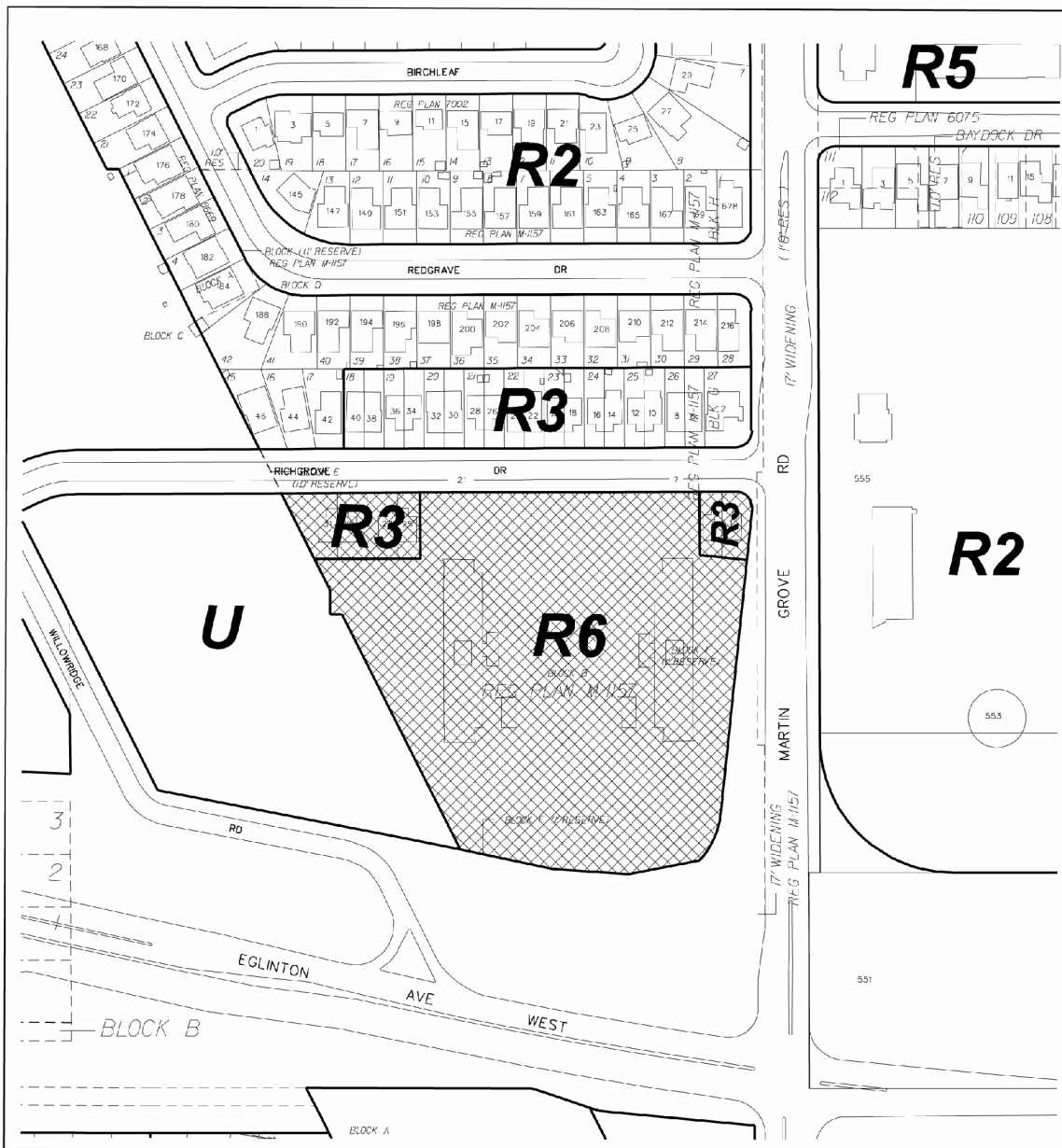
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09/26/07

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Attachment 3: Zoning



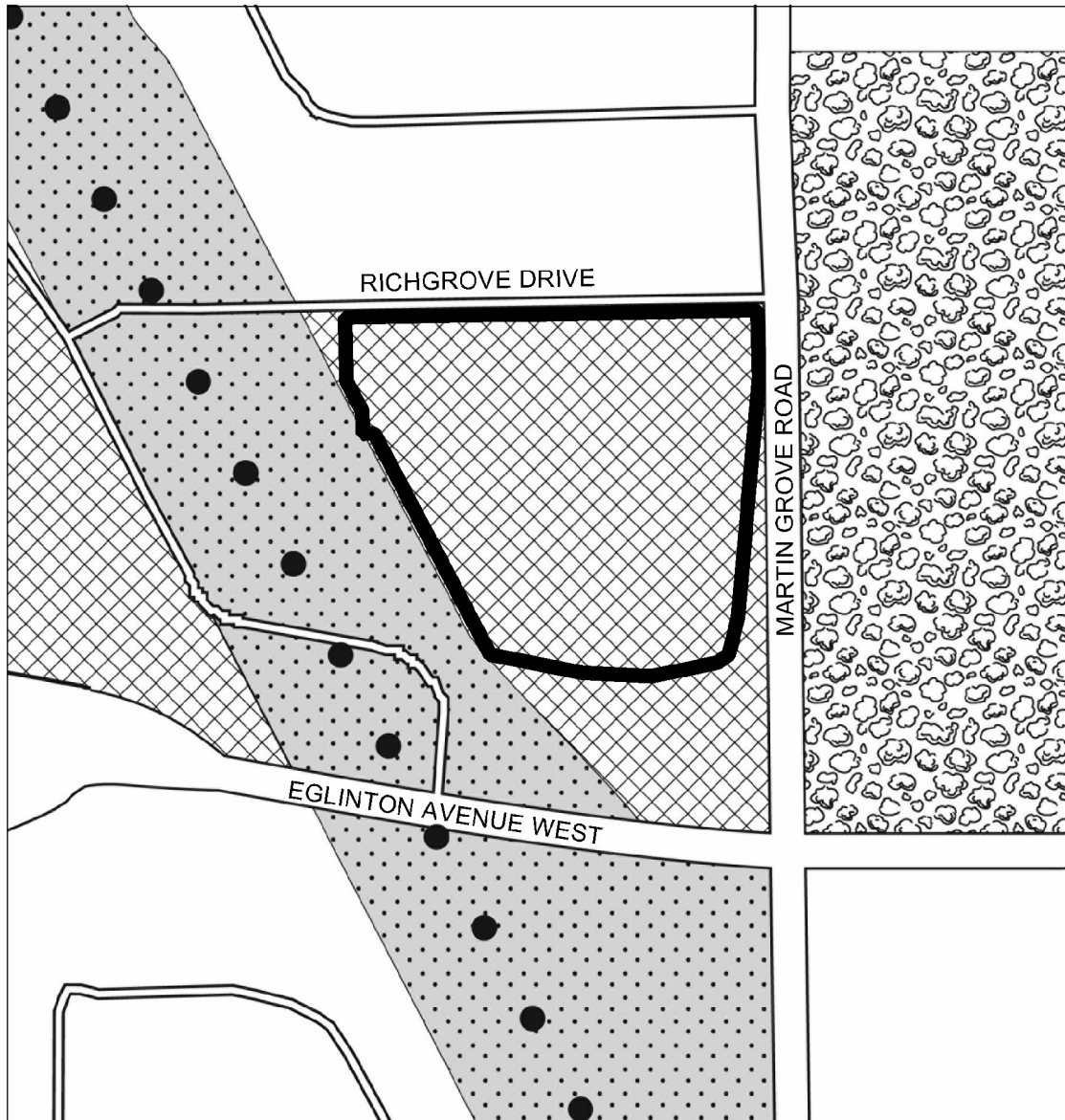
TORONTO Urban Development Services
Zoning

7-21 Richgrove Drive
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- R2 Residential Second Density
- R3 Residential Third Density
- R5 Residential Fifth Density
- R6 Residential Sixth Density
- U Utilities

↑
 Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 09/27/07 - RZ

Attachment 4: Official Plan



Toronto City Planning
Official Plan

7-21 Richgrove Drive

File # 07_258892

- | | | |
|--|--|---|
|  Site Location |  Parks & Open Space Areas |  Utility Corridors |
|  Neighbourhoods |  Parks | |
|  Apartment Neighbourhoods | | |

↑
 Not to Scale
 09/28/07

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 258892 WET 04 OZ
Details	Rezoning, Standard	Application Date:	September 5, 2007
Municipal Address:	7-21 RICHGROVE DR		
Location Description:	PL M1157 BLK B **GRID W0401		
Project Description:	To propose residential intensification development consisting of 5 townhouse blocks with frontage on Richgrove Dr, and two 21-storey residential building atop a 1-storey podium on southern portion of the site. The total development including two existing 11-storey rental apartment buildings, will have a total of 792 units.		

Applicant:	Agent:	Architect:	Owner:
MINTO RICHGROVE LAND CORP			M RICHGROVE CORP

PLANNING CONTROLS

Official Plan Designation:	AN	Site Specific Provision:	878-2001
Zoning:	R3 R6	Historical Status:	
Height Limit (m):	209m above sea level	Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	27877	Height:	Storeys:	21
Frontage (m):	207.31		Metres:	61.8
Depth (m):	139.41			
Total Ground Floor Area (sq. m):	7013			Total
Total Residential GFA (sq. m):	75530		Parking Spaces:	977
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	75530			
Lot Coverage Ratio (%):	25.1			
Floor Space Index:	2.7			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	792

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		46352	0
Retail GFA (sq. m):		0	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

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