

**195 Exbury Road - Zoning By-law Amendment
Application - Preliminary Report**

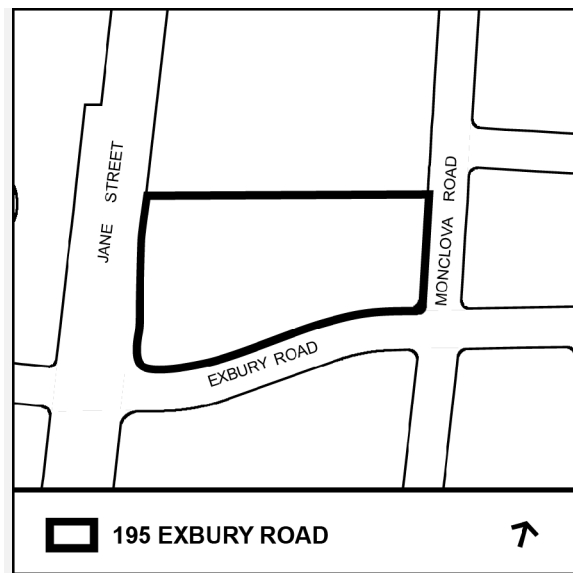
Date:	July 21, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 9 – York Centre
Reference Number:	14 163592 NNY 09 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 and the new City of Toronto Zoning By-law No. 569-2013 to permit the development of 10 street townhouse units with integral at-grade garages at 195 Exbury Road on the site of an existing "tower in the park" 20-storey apartment building.

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.

A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2015 provided all 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 195 Exbury Road 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 not held with the applicant to discuss complete application submission requirements.

Decision History

The subject site contains a 20-storey rental apartment building designed by architect Uno Prii. In 2001, the Toronto Preservation Board passed a motion to compile a list of buildings in the city designed by Uno Prii which were deemed to be of heritage value. The building located on the subject site was one of those compiled and it was subsequently listed in the City's Inventory of Heritage Properties in 2004.

ISSUE BACKGROUND

Proposal

The proposal is for 10 street townhouse units located in two blocks on a portion of the property that is to be severed to create freehold townhouses. The site and portion of lands to be retained, contains outdoor amenity area for the existing apartment building, including an outdoor swimming pool. An application to sever the lands has not yet been submitted. The proposed townhouses are three-storeys and 8.87 metres in height. Each townhouse unit is proposed to be 159 square metres in size with 3 bedrooms and have a two car, integral at grade garage. The townhouses would both front on and gain access to the individual units from Moncolva Road, which is perpendicular to Exbury Road. The proposed width of the townhouse units ranges between 5.6 metres and 5.76 metres with front and rear yard setbacks of 7 metres.

Table 1 – Site Statistics

Gross Floor Area	Entire site – 20,428 m ² Townhouse site – 1,589 m ²
Floor Space Index	Entire site – 1.73
Lot Coverage	Entire Site – 13.39% Townhouse site – 41.7%
Townhouse Units	Three Bedroom – 10
Townhouse Parking	Garage and driveway – 30
Landscaped Open Space	41%
Setbacks	North – 1.25 m East (front yard) – 7 m South (flanking Exbury Rd) – 2.68 m West (back yard) – 7 m

Site and Surrounding Area

The subject site is located on the north-east corner of Jane Street and Exbury Road. The actual proposed location of the development is located at the east end of the site, on the north-west corner of Exbury Road and Monclova Road. The nearest major intersection is Jane Street and Sheppard Avenue West. The site has an area of 1.1 hectares with a frontage of 81.85 metres on Jane Street, 213.46 metres on Exbury Road and 58.57 metres on Moncolva Road. The entire site contains the existing 20-storey apartment building as well as the site that is proposed for the street townhouses. The proposed townhouse site would have an area of 1,645 square metres.

North: A 20-storey apartment building and a series of 8, two-storey semi-detached dwellings.

East: Monclova Road and beyond are one-storey detached dwellings.

South: Exbury Road and beyond are two 20-storey apartment buildings and one storey detached dwellings.

West: The onsite 20-storey apartment building and Jane Street. Farther west are one and two storey detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local

context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 Official Plan designates the site as *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the Neighbourhoods designation are also permitted in *Apartment Neighbourhoods*.

The proposed townhouses will be reviewed in accordance with the *Apartment Neighbourhoods* Official Plan policies in chapter 4.2, including policy 4.2.3. Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Official Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;

- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents.

Official Plan Housing Policy 3.2.1.5 provides that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development: will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

Zoning

The site is currently zoned Residential Apartment (RA) under the new City of Toronto Zoning By-law No. 569-2013. This zoning permits a height of 24 metres and a maximum density of 1.5. The former City of North York Zoning By-law No. 7625 is still applicable to this site and is also zoned Residential Apartment Sixth Density (RM6). This zoning permits a maximum height of 9.2 metres and a maximum density of 1.5.

Heritage

The subject site contains a 20-storey rental apartment building designed by architect Uno Prii. The building was subsequently listed in the City's Inventory of Heritage Properties in 2004.

Infill Townhouse Guidelines

Infill Townhouse Design Guidelines clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. It is important that new townhouses "fit" within the existing context, and minimize impacts on the surrounding neighbourhood.

Site Plan Control

An application for Site Plan Control is required but has not yet been submitted.

Reasons for the Application

The proposal of 10 townhouse units does not meet a number of performance standards in either Zoning By-law, including density, lot coverage, setbacks and landscaped area. Further amendments to performance standards may arise through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale

- Functional Servicing Report
- Stage 1 Archaeological Assessment
- Traffic Opinion Letter

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.

City staff are reviewing the application for completeness.

Issues to be Resolved

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

- Fit of the proposal with the existing and planned context of the surrounding area;
- Siting and orientation of the townhouses and the relationship of the buildings to each other and public streets;
- Compatibility with the Infill Townhouse Guidelines;
- Compatibility and fit with neighbouring residential uses to the east, south, and north, including building type, setbacks, built form and streetscape;
- Ensuring that the integrity of the heritage property's architectural and cultural heritage value and attributes will be conserved;
- Quality and character of building facades;
- The fit with respect to existing dwellings across the street and the overall site;
- Location and compatibility of site servicing, loading, garbage pick-up and parking;
- Assessment of site servicing including stormwater management;
- Improved parking, servicing, landscaped amenity and pedestrian movement on the entire site;
- Loss of open space;
- Adequacy of the proposed outdoor amenity space and its location;
- Maintaining the existing rental apartment units; and
- Appropriate Section 37 community benefits including the retention of the existing rental units and securing any further improvements to the existing apartment building.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: Block A Elevations

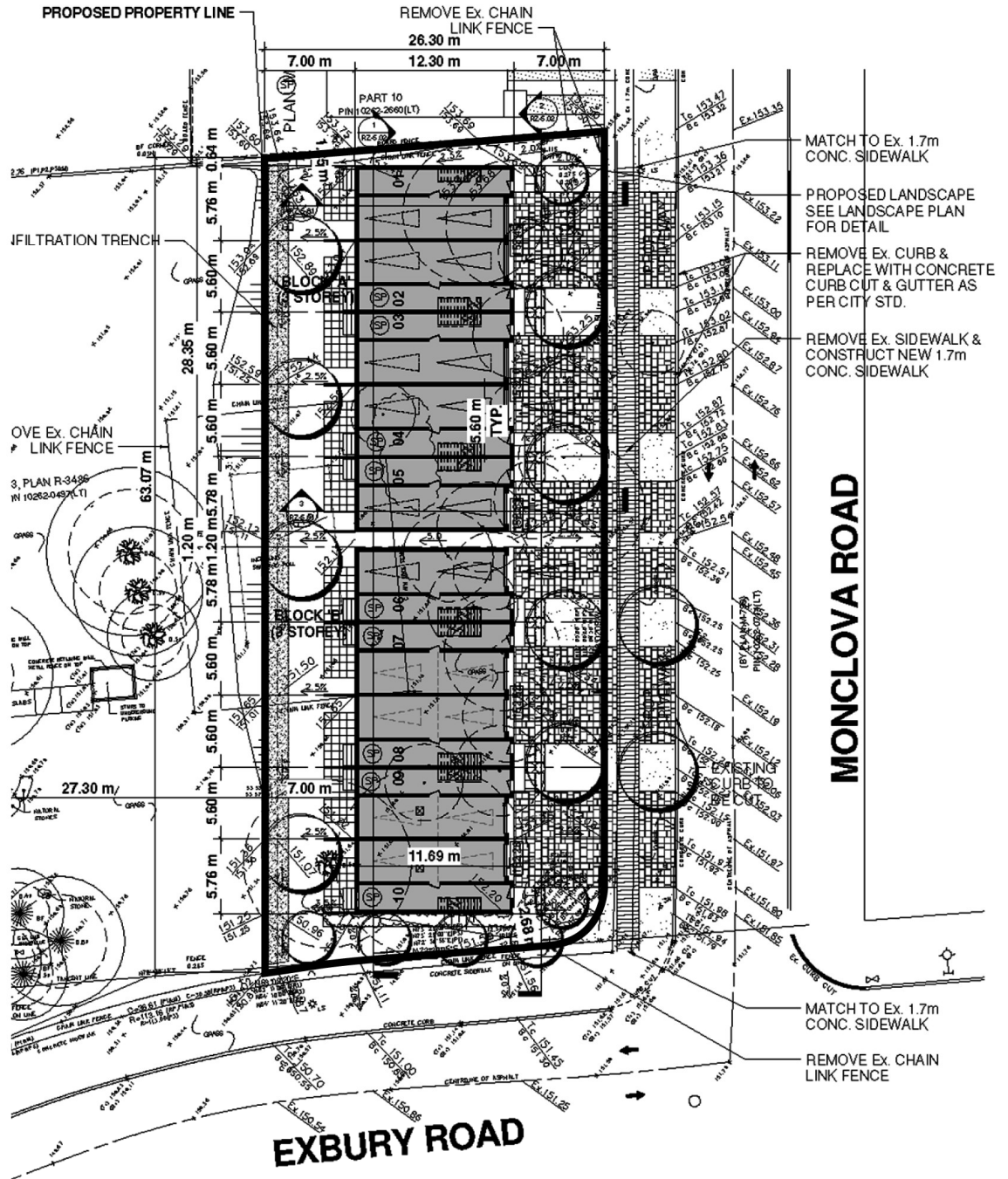
Attachment 2b: Block B Elevations

Attachment 3a: Former City of North York Zoning By-law No. 7625

Attachment 3b: City of Toronto Zoning By-law No. 569-2013

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

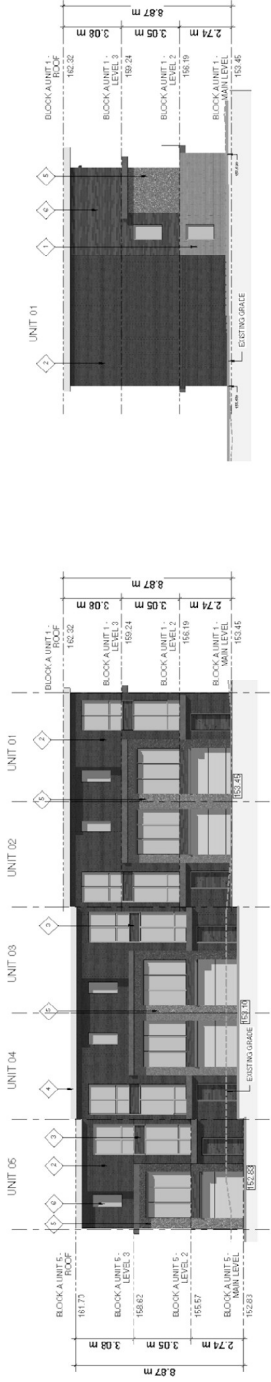
Applicant's Submitted Drawing

Not to Scale 
06/13/2014

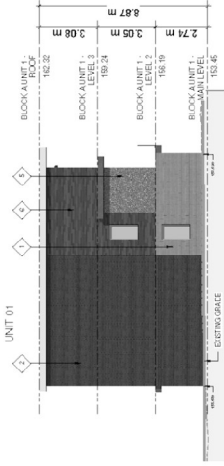
195 Exbury Road

File # 14 163592 NNY 09 0Z

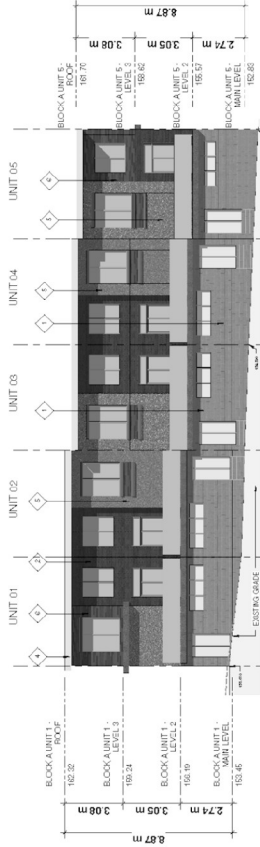
Attachment 2a: Block A Elevations



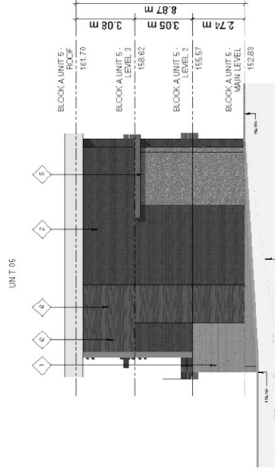
BLOCK A-EAST ELEVATION



BLOCK A-NORTH ELEVATION



BLOCK A-WEST ELEVATION



BLOCK A-SOUTH ELEVATION

Block A Elevations

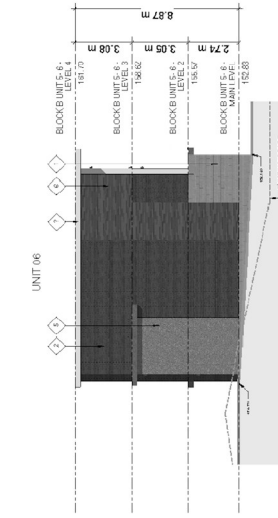
Applicant's Submitted Drawing

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06/13/2014

195 Exbury Road

File # 14 163592 NNY 09 02

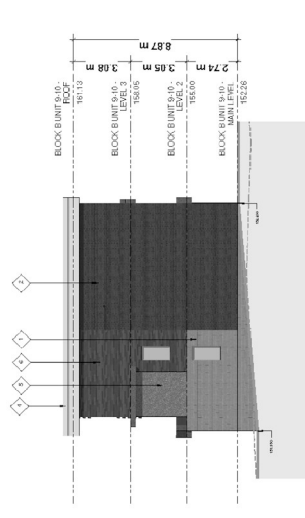
Attachment 2b: Block B Elevations



BLOCK B-NORTH ELEVATION



BLOCK B-EAST ELEVATION



BLOCK B-SOUTH ELEVATION



BLOCK B-WEST ELEVATION

195 Exbury Road

Block B Elevations
Applicant's Submitted Drawing

File # 14 163592 NNY 09 02

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Attachment 3a: Former City of North York Zoning By-law No. 7625



195 Exbury Road
File # 14 163592 NNY 09 02

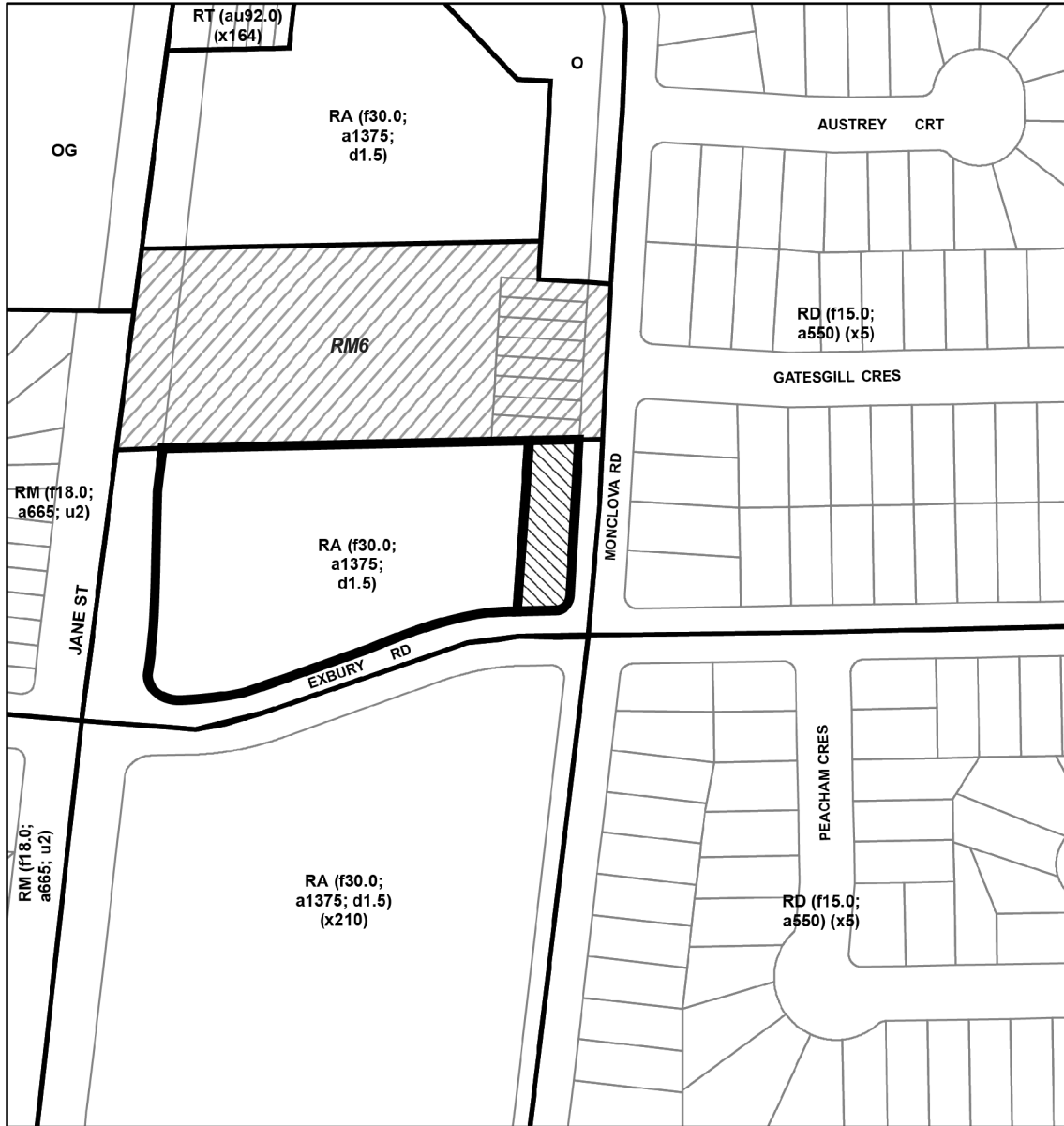
- R5 One-Family Detached Dwelling Fifth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 06/13/2014


Attachment 3b: City of Toronto Zoning By-law No. 569-2013





Zoning By-law 569-2013

195 Exbury Road

File # 14 163592 NNY 09 02

	Location of Application	RA	Residential Apartment
RD	Residential Detached	O	Open Space
RT	Residential Townhouse	OG	Open Space Golf Course
RM	Residential Multiple		

	See Former City of North York Bylaw No. 7625
RM6	Multiple-Family Dwellings Sixth Density Zone


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 Extracted: 07/17/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 163592 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	May 28, 2014

Municipal Address: 195 Exbury Road
 Location Description: PLAN M799 PT BLK E RP R3486 PT OF PART 3 **GRID N0903
 Project Description: Proposing to construct 10 street townhouse units with integral, at grade parking.

Applicant:	Agent:	Architect:	Owner:
Lakeshore Group 250 Wellington St W., Suite 130, Toronto, ON, M5V 3P6	Lakeshore Group 250 Wellington St W., Suite 130, Toronto, ON, M5V 3P6	Turner Fleischer Architects Inc. 67 Lesmill Road, Toronto, ON, M3B 2T8	Finca Buildings Establishment. 284 King St E., Suite 100, Toronto, ON, M5A 1K4

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: N
Zoning:	RA and RM6	Historical Status: Y
Height Limit (m):	24	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	11000	Height:	Storeys:	3
Frontage (m):	58.57		Metres:	8.87
Depth (m):	213.46			
Total Ground Floor Area (sq. m):	743			Total
Total Residential GFA (sq. m):	1586		Parking Spaces:	30
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1586			
Lot Coverage Ratio (%):	41.7			
Floor Space Index:	1.73			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	10
Total Units:	10

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1586	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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