

**175, 181 and 187 Wynford Drive - Zoning By-law  
Amendment Application - Preliminary Report**

<b>Date:</b>	May 10, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 26 – Don Valley West
<b>Reference Number:</b>	13 133523 NNY 26 OZ

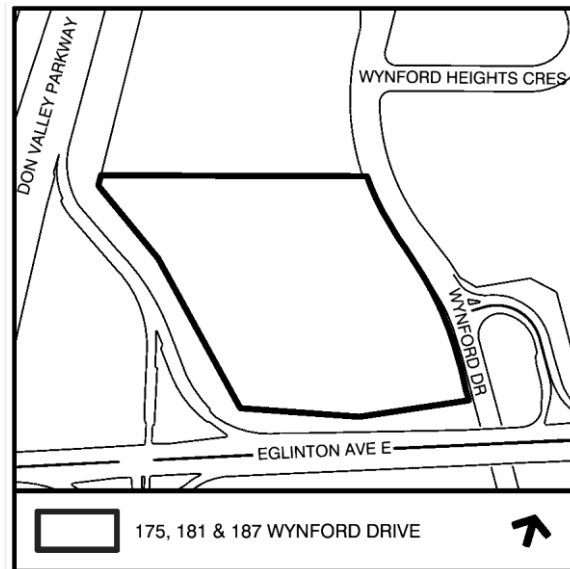
**SUMMARY**

The owner of the property at 175 Wynford Drive, Allied Don Valley Hotel Inc., has filed a rezoning application to amend the site specific zoning that applies to the site. The application proposes 913 dwelling units in two residential towers of 34 and 30 storeys, joined by a four storey podium, and the phased conversion of the existing 6-storey hotel for residential uses. The development would have a gross floor area of 67,669 m<sup>2</sup> resulting in a density or Floor Space Index over the entire lands of 3.0 FSI.

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 application will be reviewed concurrently and in the context of the EglintonConnects planning study currently underway for the Eglinton Crosstown Light Rail Transit (LRT) line.

A Final Report is targeted for the first quarter of 2014 provided that the applicant submits all required information in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 175, 181 and 187 Wynford 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.

### DECISION HISTORY

The property was the subject of a previous zoning by-law amendment application.

On April 24, 2007 City Council enacted Zoning By-law No. 365-2007, a site specific by-law that amended former City of North York Zoning By-law 7625. The Zoning By-law implemented Council's approval to redevelop the hotel site to include the Accolade residential condominium building located at the northwest corner of the site adjacent to the Don Valley Parkway edge of the site and the Delmanor seniors residence located along the Eglinton Avenue East frontage of the site (see Attachment 2 – Existing Site Plan). The Accolade condominium building is 34-storeys in height, has a gross floor area of 31,482 m<sup>2</sup> and contains 328 condominium units. The Delmanor seniors' building is 6-storeys in height, has a gross floor area of 11,097 m<sup>2</sup> and contains 120 living units. The existing hotel is 6-storeys in height (with a single storey conference centre wing), has a gross floor area of 20,893 m<sup>2</sup> and contains 353 rooms.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the planning policy framework that would apply to the proposal and the complete application submission requirements.

### ISSUE BACKGROUND

#### Proposal

The applicant is proposing to amend the site specific zoning that applies to the property (including 175, 181 and 187 Wynford Drive) to permit an additional 913 dwelling units on the hotel portion of the property (175 Wynford Drive). The proposal comprises two components: two new residential towers and conversion of the hotel to residential use (see Attachment 1 – Site Plan)

The proposal involves the demolition of the existing single storey south wing of the hotel (conference and convention facility) and surface parking lot to accommodate two residential condominium towers 30 and 34- storeys in height linked by a 4-storey podium (see Attachments 3 and 4 – Elevations and Attachment 5 – Building Mass Models). The towers and podium would have a gross floor area of 50,279 m<sup>2</sup> and contain 671 new dwelling units. The remaining floor space of the existing hotel (17,390 m<sup>2</sup>) would be converted to accommodate 242 dwelling units for a total of 913 units. The applicant anticipates the hotel would be converted in phases.

The 913 dwelling units would consist of 135 studio units, 513 one-bedroom units, 260 two-bedroom units and 5 three-bedroom units. The proposal includes 1,080 m<sup>2</sup> of common indoor recreational amenity space (1.2 m<sup>2</sup> per unit).

The proposal would have a gross floor area of 67,669 m<sup>2</sup>. Together with the floor areas of the existing 34-storey Accolade condominium building (31,367m<sup>2</sup>) and 6-storey Delmanor retirement residence (11,097m<sup>2</sup>), the overall development would have a total gross floor area of 110,133 m<sup>2</sup> resulting in a density or Floor Space Index of 3.0 FSI.

The development proposes 975 parking spaces, of which 745 spaces would be provided in a 5-level underground parking garage accessed by a proposed driveway from Wynford Drive. The proposed driveway is located between two existing driveways and leads to a circular driveway that accommodates pick-up/drop-off areas to the main entrances of the proposed apartment buildings and hotel. The remaining parking spaces for the proposed development would be provided within an existing underground parking garage located in the west wing of the hotel, a surface parking lot located west of the hotel (on the neighbouring Accolade lands) and within an underground parking garage shared with the neighbouring Accolade condominium building (also on the Accolade lands). Access to the surface and below grade spaces allocated to the hotel is provided by way of an existing signalized entrance driveway from Wynford Drive at the south end of the site (opposite the westbound on/off ramps to/from Eglinton Avenue East). The use of the southerly driveway is currently shared between the Delmanor residence, Accolade condominium and the hotel.

The project statistics are included in the Application Data Sheet in Attachment 7.

### **Site and Surrounding Area**

The 3.6 ha property is located on the north side of Eglinton Avenue between Wynford Drive and the Don Valley Parkway. A ravine defines the northern boundary of the property. The site was originally developed in the 1960's with a hotel (originally municipally known as 1250 Eglinton Avenue East), owned and operated over the years by Holiday Inn, Radisson and the Crowne Plaza Hotel. It is now an independently-run hotel under the name Don Valley Hotel and Suites. The property was recently redeveloped to include the Delmanor retirement residence (187 Wynford Drive) and Accolade residential condominium (181 Wynford Drive). The existing site layout is shown on Attachment 2 – Existing Site Plan.

The hotel portion of the property, as illustrated on Attachment 2, has a site area of 2.1 ha. It is currently developed with 6-storey hotel with 353 hotel rooms. The hotel includes a single storey wing that extends south towards Eglinton Avenue East and functions as convention and conference space. The proposed development would be contained within the portion of the property that is currently developed with the hotel, conference and convention wing and large surface parking lot.

The Accolade condominium is located at the northwest corner of the site adjacent to the Don Valley Parkway. It has a site area of 11.5 ha and is developed with a 34-storey building containing 328 units with surface parking and underground parking. Accolade has shared driveway, parking and amenity space arrangements with the hotel.

Delmanor retirement residence is located at the southeast corner of the property along the Eglinton Avenue East frontage. It has a site area 3.8 ha and is developed with a 6-storey building containing 120 living units.

Vehicular access to the property is currently provided by way of two entrances from Wynford Drive. The main (southerly) entrance is located opposite the signalized intersection of the access to the westbound on/off-ramp to Eglinton Avenue East. The use of this main driveway is shared between the Delmanor retirement residence, the Accolade condominium and the hotel. Vehicles are able to access the hotel surface parking area on the south and east sides of the hotel via this main driveway.

A second driveway exists at the north end of the site on Wynford Drive approximately 100 metres north of the southerly entrance. The north driveway provides an alternative access to hotel surface parking spaces and the pick-up/drop-off area off the hotel lobby entrance.

Surrounding uses include:

North: Lands designated *Open Space Areas* and *Natural Areas* then lands designated *Mixed Use Areas* developed with the Japanese Canadian Cultural Centre (123 Wynford Drive) and 22-storey and 26-storey condominium apartment buildings (133 and 135 Wynford Drive);

South: Eglinton Avenue East then lands designated *Open Space Areas* and lands designated *Apartment Neighbourhoods* that are developed with three condominium apartment buildings with heights of 36 and 37-storeys (The Palisades at 195-205-215 Wynford Drive);

East: Lands designated *Apartment Neighbourhoods* developed with two rental apartment buildings with heights of 21 and 26-storeys (Wynford Towers at 35 and 45 Wynford Heights Crescent) and the westbound on/off ramp to/from Eglinton Avenue East then lands designated *Natural Areas*;

West: The on ramp to northbound Don Valley Parkway.

## **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 20 of the 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), 3.1.2 (Built Form), 3.1.3 (Built Form – Tall Buildings), 3.4 (The Natural Environment), 4.5(2) (Development Criteria in *Mixed Use Areas*), and 5.1.1 (Section 37 – Height and/or Density Incentives).

The Public Realm Policy 3.1.1 of the Official Plan speaks to new development improving and enhancing the quality of the public realm adjacent to the site. Built Form Policies 3.1.2 and 3.1.3 specify that new development should be located and organized to fit with its context, be massed to limit impacts on neighbouring streets, parks, open spaces and properties by creating appropriate transitions in scale to neighbouring buildings, provide adequate light and privacy, and limit shadowing and uncomfortable wind conditions.

Development criteria in *Mixed Use Areas* are set out in Policy 4.5(2). Generally, the policy includes matters pertaining to building location and massing, height transitions, light and privacy impacts, reducing automobile dependency, parking supply, site circulation and access.

The site is not part of the nearby *Green Space System* as identified on Map 2 – Urban Structure however a portion of the site (north of the existing hotel) is located within the Natural Heritage System as identified on Map 9 of the Plan. The Natural Environment policies of the Plan speak to the need to evaluate all proposed development in or near the Natural Heritage System to determine the potential for the development to adversely impact the system. Policy 3.4.3 and 3.4.12 notes a study may be required to assess the proposed development's impact on the natural environment and proposed measures to reduce negative impacts on and where possible, improve the natural environment.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan. 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](http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf)

## **Design Criteria for the Review of Tall Building Proposals**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The application proposes two tall buildings on the site. The Tall Building Design Guidelines will be used to inform the review and assessment of the tall buildings within this proposal. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Zoning**

The property is zoned RM6(163), a site specific zoning of the site that amends the former City of North York Zoning By-law No. 7625 (see Attachment 6). The zoning permits a 34-storey, 328-unit condominium Apartment House Dwelling (The Accolade at 181 Wynford Drive), a 6-storey Retirement Residence with 120 living units (Delmanor at 187 Wynford Drive), and a 6-storey Hotel building containing 353 rooms (Don Valley Hotel and Suites at 175 Wynford Drive – formerly 1250 Eglinton Avenue East). The Zoning By-law limits the gross floor area to 63,274 m<sup>2</sup> and a maximum density or Floor Space Index of 2.0 FSI.

The Zoning By-law also sets out performance standards related to the number of loading spaces and parking rates for the permitted uses, the amount of indoor recreational space to be provided for each use, setbacks and distances between the buildings and various Section 37 matters.

## **Site Plan Control**

The proposed development would be subject to Site Plan Approval. To date, an application has not been submitted.

## **Ravine Control**

The site is subject to the City of Toronto Ravine and Natural Feature Protection By-law. Specifically, the purpose of the by-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas and to prohibit and regulate the injury and destruction of trees, filling and dumping in areas defined in Schedule A of the by-law. A permit is required to conduct any of the above activities on the ravine protected areas. The General Manager of Parks, Forestry & Recreation is authorized to issue permits to injure or destroy trees or alter the grade where applicable. The issuance of permits may be subject to conditions.

## **Toronto and Region Conservation Authority**

The northern portion of the site is regulated by the Toronto and Region Conservation Authority (TRCA). A permit is required from the TRCA prior to any of the following works: straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland or development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

## **Tree Preservation**

The applicant provided an Arborist Report with the application. The report identifies four City owned trees on the Wynford Drive road allowance that are regulated under the City Street Tree By-law that need to be protected as a result of the proposed development. The report further notes there are seven privately owned trees private trees on the site that are 30 cm or greater in diameter that will be directly impacted by the proposed development. The owner would 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**

An application to amend the site specific zoning of the site is required to permit residential uses on this portion of the site and to establish appropriate zoning regulations pertaining to density, gross floor area, number of dwelling units, building heights, setbacks, building separations, parking rates and loading requirements, amenity space and landscaped open space.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey, Architectural Plans and Drawings
- Computer Generated Building Mass Model
- Planning Justification Report
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Traffic Impact Study
- Stormwater Management and Servicing Report
- Site Servicing and Grading Plans
- Arborist Report
- Toronto Green Development Standards Checklist

A Notification of Incomplete Application issued on April 29, 2013 identifies the outstanding material required for a complete application submission as follows:

- Community Services & Facilities Study

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- Natural Heritage Impact Study (NHIS)
- Shadow Impact Assessment Letter (may be included as part of the NHIS)
- Cross Sections of the vegetated area (showing height of the trees and how the shadows may affect the trees based on the location of the slope)
- Concept Landscape Plans
- Tree Protection Plan

## **EglintonConnects**

Eglinton Avenue East is a major arterial road identified on Map 4 of the Official Plan as a Higher Order Transit Corridor and on Map 5 as a Transit Priority Segment.

In 2010, City Council approved a Transit Project Assessment Study for a LRT along Eglinton Avenue from Pearson Airport to Kennedy Road. Subsequently Metrolinx announced that the portion of the proposed Eglinton LRT from Weston Road to Kennedy Station was funded and would be built as part of a four-line Metrolinx LRT network planned for the City. Along this section of Eglinton the LRT will be above ground. A station is planned at Wynford Drive. The LRT is expected to be open for service in 2020.

In November 2011, Planning and Growth Management Committee adopted recommendations calling for the Eglinton LRT route between Jane Street and Kennedy Station, among other areas, to be endorsed for an *Avenue* Study. This study, called EglintonConnects, is being conducted by a dedicated team within the City Planning Division. The study will result in recommendations to City Council in the first quarter of 2014 for revised zoning along Eglinton Avenue with a view to intensifying residential and employment densities, where appropriate. The following is the link to the website for this study: <http://www.toronto.ca/planning/eglinton/eglintonplanningstudy.htm>.

The application will be reviewed concurrently and in the context of the EglintonConnects planning study for the Eglinton Crosstown Light Rail Transit (LRT) line.

## **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:

- The appropriateness of the proposed height and density of the development;
- The compatibility of the proposed development with the surrounding context including appropriate built form and massing;
- Conformity with the Public Realm, Built Form, *Mixed Use Areas* and Natural Environment policies of the Official Plan;
- Fit of the proposal with the City's Tall Building Guidelines;
- Ensuring that the proposal fits into the existing built form context of the area, as well as the planned built form context emerging from the EglintonConnects planning study;



- The traffic impact study and local roads must be assessed to ensure there is sufficient capacity to accommodate the additional traffic generated by the development;
- Assessment of the proposed and existing driveways from Wynford Drive , the proposed parking supply including the current shared parking arrangements with the neighbouring Accolade condominium, and vehicular circulation;
- Assessment of the loading, refuse and recycling operations;
- Assessment of stormwater management and site servicing;
- Assessment of the impacts of the proposed development on the ravine and natural areas abutting the north edge of the site;
- Potential parkland dedication and location;
- Review of pedestrian access including sidewalks and entrances and their relationship with adjacent public streets, parks and properties;
- Phasing of the development;
- Adequacy of indoor and outdoor residential amenity spaces including the amenity space that is currently shared with the Accolade condominium;
- The availability and adequacy of community services and facilities in the area to support the proposed residential development;
- Compliance with the Toronto Green Standards Tier 1 performance measures; and
- The determination of appropriate Section 37 community benefits.

## **CONTACT**

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 Tel. No. (416) 395-7126  
 Fax No. (416) 395-7155  
 E-mail: sforrest@toronto.ca

## **SIGNATURE**

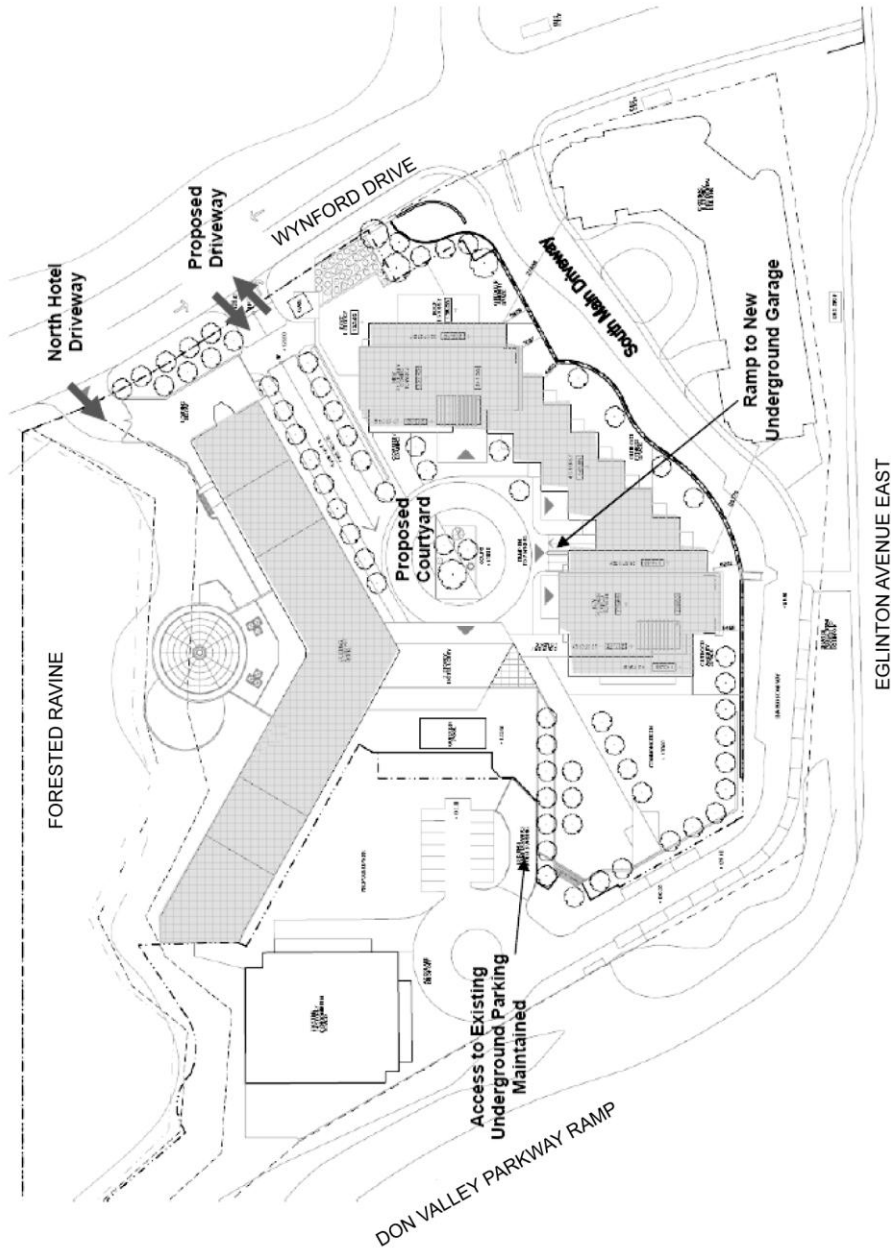
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Allen Appleby, Director  
 Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2: Existing Site Plan  
 Attachment 3: Elevations  
 Attachment 4: Elevations  
 Attachment 5: Building Mass Models  
 Attachment 6: Zoning  
 Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



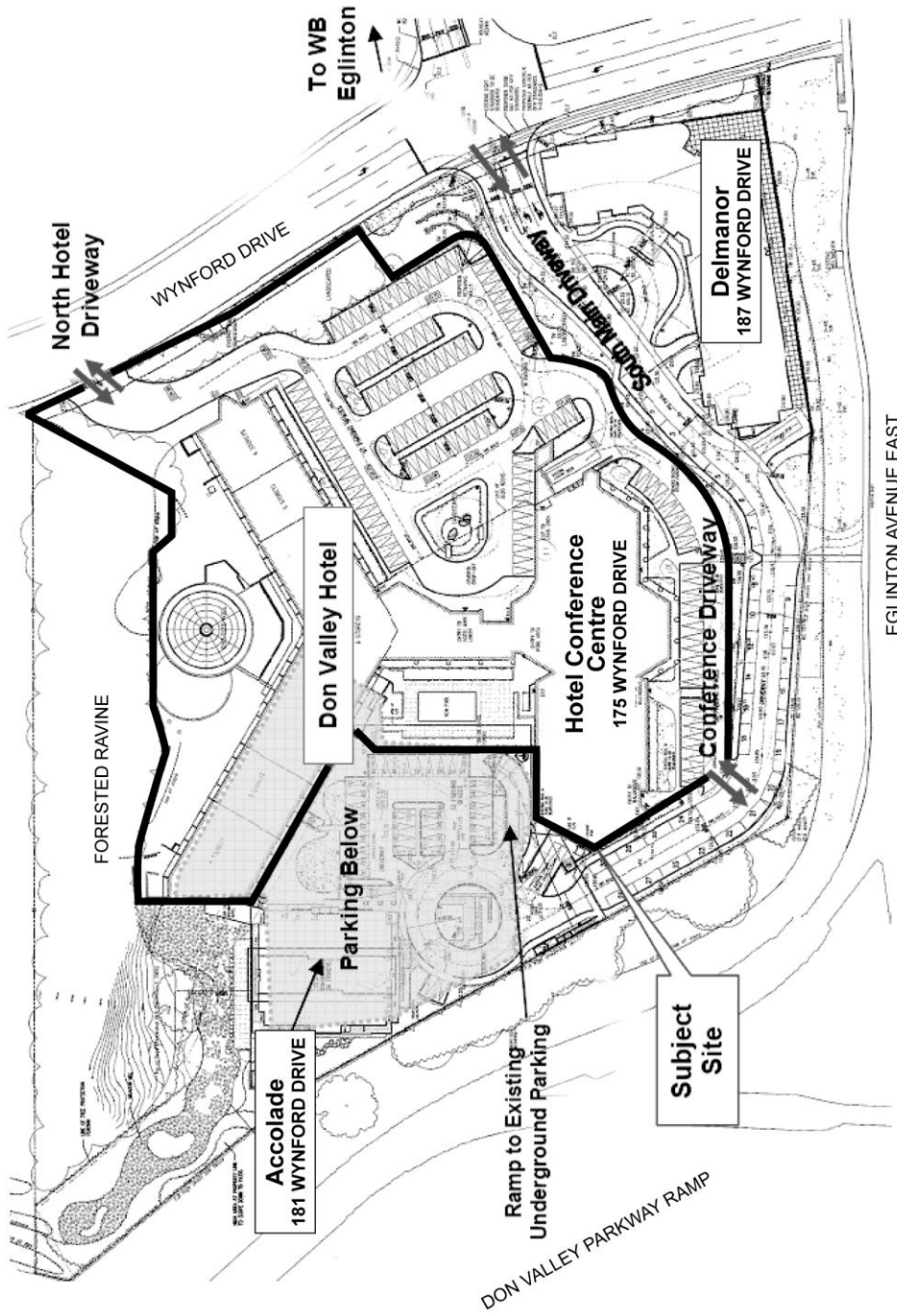
175, 181 & 187 Wynford Drive

Proposed Site Plan  
Applicant's Submitted Drawing

Not to Scale  
05/16/2013

File # 13 133523 NMY 26 0Z

**Attachment 2: Existing Site Plan**



**Existing Site Plan**

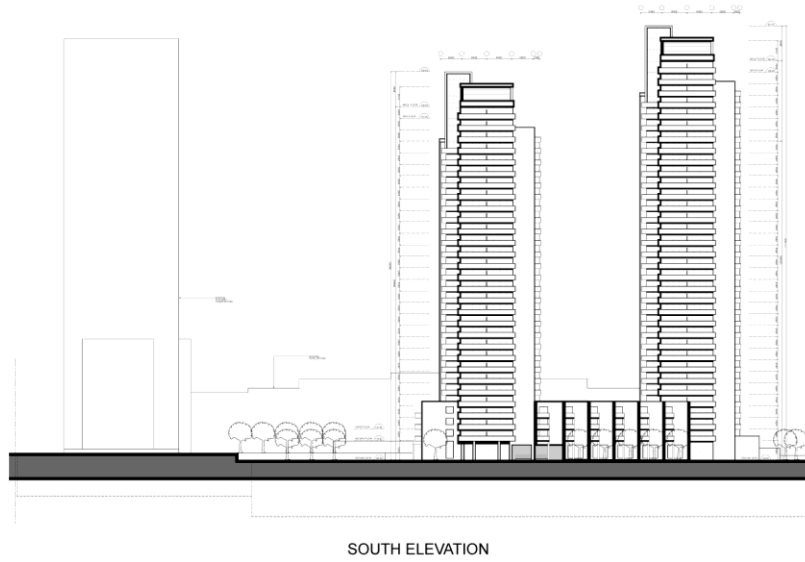
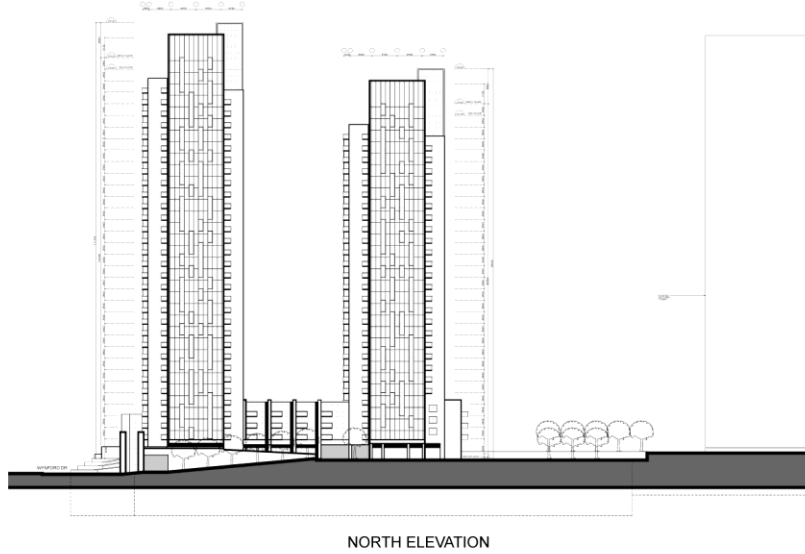
**175, 181 & 187 Wynford Drive**

Applicant's Submitted Drawing

Not to Scale  
05/16/2013

File # 13 133523 NNY 26 0Z

### Attachment 3: Elevations



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## Elevations

175, 181 & 187 Wynford Drive

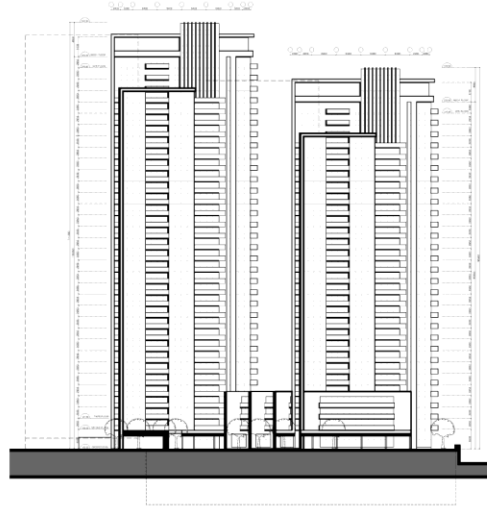
Applicant's Submitted Drawing

Not to Scale  
05/14/2013

File # 13 133523 NNY 26 0Z

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## Attachment 4: Elevations



WEST ELEVATION



EAST ELEVATION

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### Elevations

Applicant's Submitted Drawing

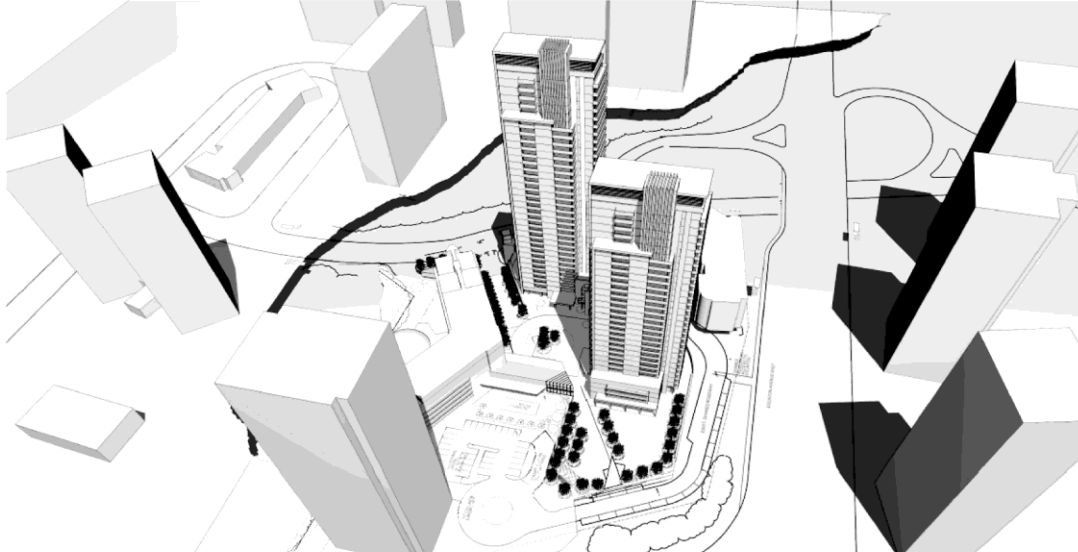
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175, 181 & 187 Wynford Drive

File # 13 133523 NNY 26 0Z

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## Attachment 5: Building Mass Models



View East Along Eglinton Avenue East



View South Towards Eglinton Avenue East

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### Building Mass Models

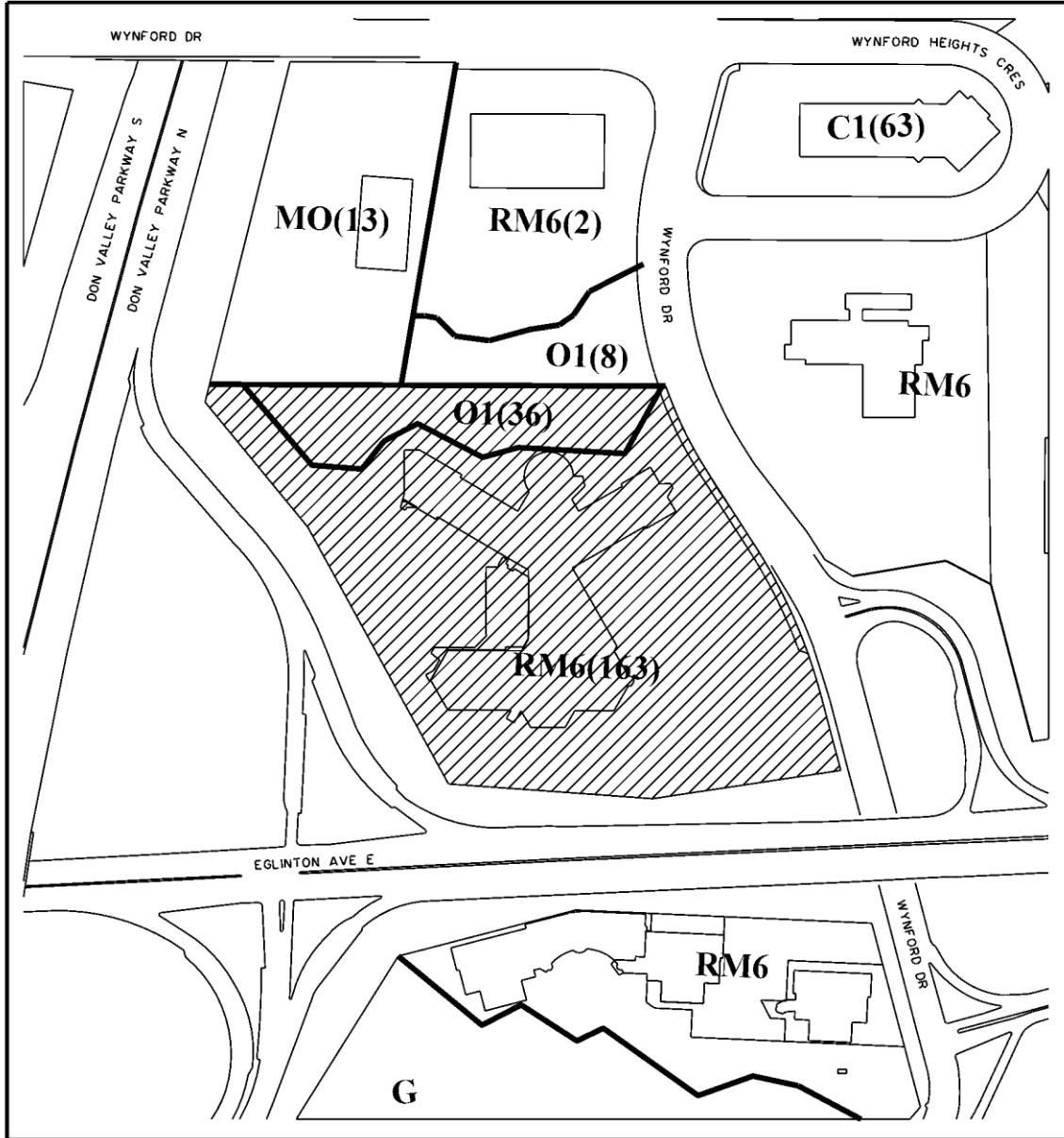
175, 181 & 187 Wynford Drive

Applicant's Submitted Drawing

Not to Scale  
05/14/2013

File # 13 133523 NNY 26 0Z


## Attachment 6: Zoning



**Toronto** City Planning  
**Zoning**

175, 181 & 187 Wynford Drive  
 File # 13 133523 NNY 26 0Z

- RM6 Multiple-Family Dwellings Sixth Density Zone
- G Greenbelt Zone
- C1 General Commercial Zone
- MO Industrial-Office Business Park Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category
- O1 Open Space Zone

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 05/14/2013

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 133523 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	March 14, 2013
Municipal Address:	175, 181 & 187 WYNFORD DRIVE (FORMERLY 1250 EGLINTON AVE E)		
Location Description:	PLAN M1158 PT BLK B RP 66R23147 PARTS 9 AND 12 **GRID N2602		
Project Description:	Application to amend the zoning by-law to permit an additional 913 dwelling units comprising a 30 and 34-storey residential building (671 units) and the conversion of the existing 6-storey hotel to a residential building (242 units). 975 below grade parking spaces are proposed. The application proposes a gross floor area of 67,669 square metres and overall density of 3.0 FSI (including the existing Accolade condominium building and Delmanor retirement residence).		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
HCA ARCHITECTURE INC HARRY CHRISTAKIS	HARRY CHRISTAKIS	HCA ARCHITECTS INC	ALLIED DON VALLEY HOTEL INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM6(163)	Historical Status:	
Height Limit (m):	107 (34 Storeys)	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	21377.5 (Hotel Site)	Height:	Storeys:	34
Frontage (m):	0		Metres:	111.3
Depth (m):	0			
Total Ground Floor Area (sq. m):	4791			<b>Total</b>
Total Residential GFA (sq. m):	67669		Parking Spaces:	975
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	67669			
Lot Coverage Ratio (%):	0.22			
Floor Space Index:	3.0			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	135
1 Bedroom:	513
2 Bedroom:	260
3 + Bedroom:	5
Total Units:	0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	67669	0
Retail GFA (sq. m):		0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Steve Forrester, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7126</b>