

87 - 107 Davisville Avenue & 108 – 128 Balliol Street - Zoning Amendment Application - Preliminary Report

Date:	February 20, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	11 328745 STE 22 OZ

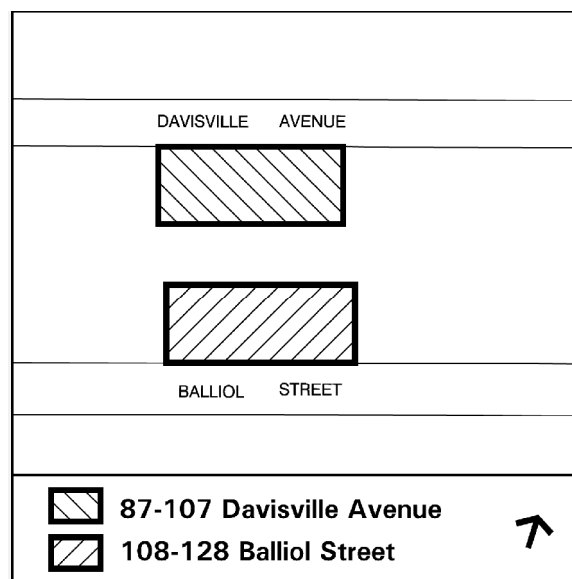
SUMMARY

This application proposes to construct 2 rental apartment buildings at 87 – 107 Davisville Avenue and 108 – 128 Balliol Street. The buildings consist of a 12-storey apartment building containing 176 units fronting onto the south side of Davisville Avenue (the 'north building') and a 29-storey apartment building containing 324 units fronting onto the north side of Balliol Street (the 'south building'). The proposed development contains a combined total of 500 units.

Access from Davisville Avenue to the proposed 100 underground parking spaces and the loading area proposed for the north building is from a driveway located on the west side of the site. Access from Balliol Street to the proposed 185 underground parking spaces and the loading area for the south building is from a driveway located on the west side of that site. The proposed development contains a combined total of 285 parking spaces.

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 is targeted for the third



quarter of 2012 provided that the applicant submits all required information 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 87 – 107 Davisville Avenue and 108 – 128 Balliol Street 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.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to discuss complete application submission requirements. The most recent pre-application meeting was held on November 30, 2011.

ISSUE BACKGROUND

Proposal

This is a rezoning application to permit the construction of two rental apartment buildings each on a separate site. The north (Davisville Avenue) site is proposed to be redeveloped with a 12-storey apartment building containing 176 apartment units and 100 parking spaces in a 3-level underground garage. Access for loading and parking would be via a driveway from Davisville Avenue on the west side of the site. A pick-up and drop-off area is proposed off of the access driveway on the west side of the site. This proposal also includes eight 2-storey, grade-related units. Four would face Davisville Avenue and four would face the open space and the other proposed building to the south. (Refer to Attachment 1: Site Plan – Davisville Avenue.)

The south (Balliol Street) site is proposed to be redeveloped with a 29-storey tower containing 324 rental units and 185 parking spaces in a 4-level underground garage. Access for loading and parking would be via a driveway from Balliol Street on the west side of this part of the site. A pick-up and drop-off is proposed from the access driveway on the west side of the site. The access driveways for the 2 building parts (north and south) are not connected. (Refer to Attachment 6: Site Plan – Balliol Street.)

Site and Surrounding Area

The two sites are separated by an area of open space which is privately owned by the owner of the apartment building to the east (111 Davisville Avenue). A portion of the underground parking for 111 Davisville is below this open space which separates the sites.

Each of the sites contains rental townhouse units (a total of 21 units) which are proposed to be demolished. The applicant has submitted a rental housing demolition application.

Surrounding uses are as follows:

North: the Salvation Army Meighen Health Centre consisting of a complex of buildings ranging from 3 to 6 storeys is to the north of the site immediately across Davisville Avenue. To the west of the Meighen Centre on the north side of Davisville Avenue is a row of detached and semi-detached houses. West of those houses is Davisville Public School and associated playground. To the east of the Meighen Centre is a row of houses that extends to June Rowlands Park.

West: immediately to the west of the sites (north and south), on the south side of Davisville Avenue is a 30-storey rental apartment building at 77 Davisville Avenue.

East: immediately to the east of the sites (north and south) is a 24-storey rental apartment building at 111 Davisville Avenue.

Both 77 and 111 Davisville Avenue are slab buildings which extend north – south on their respective lots. The two sites are framed between these buildings on the east and west and between Davisville Avenue to the north and Balliol Street to the south. The open space which separates the two sites is owned by the apartment building to the east (111 Davisville).

South: to the south of the south site is the 17-storey rental apartment building at 155 Balliol Street. West of that building and still on the south side of Balliol Street is an approximately 35-unit townhouse complex.

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 site is within an area designated *Apartment Neighbourhoods* in the City of Toronto Official Plan and abuts a *Neighbourhoods* designation to the north.

The *Apartment Neighbourhoods* designation permits apartment buildings and all forms of residential development which are permitted in *Neighbourhoods*. The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Apartment Neighbourhoods*. The proposed development will be evaluated using the full list of criteria found in Section 4.2.2 of the Official Plan. The criteria include:

"Development in Apartment Neighbourhoods will contribute to the quality of life by:

- locating and massing new buildings to provide a transition between areas of different intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces."

The Built Form section of the Official Plan also provides policies that will assist in the evaluation of this proposal. Built Form policies which are applicable include the policies of Section 3.1.2.3:

"New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- incorporating exterior design elements, their form, scale, proportion, pattern and materials and their sustainable design, to influence the character, scale and appearance of the development;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy;
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces having regard for the varied nature of such areas; and
- minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility."

With respect to the proposed demolition of 21 rental townhouse units, Section 3.2.1.6(a) of the Official Plan states, "New development that would have the effect of removing all or a part of a private building or related group of buildings and would result in the loss of six or more rental housing units will not be approved unless:

- all of the rental housing units have rents that exceed mid-range rents at the time of application."

Yonge-Eglinton Secondary Plan

The site is also within the Yonge-Eglinton Secondary Plan. The Secondary Plan generally defers to the Official Plan with respect to the applicable development criteria for proposals which are within *Apartment Neighbourhoods*. However, some policies of the Secondary Plan do apply. These include:

Section 2.4, "it is a primary objective to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement."

Section 2.7, "In order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within

Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of this Secondary Plan to:

- a. maintain the existing scale of developments within stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*;
- b. secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and, in particular, to those sites which abut a *Neighbourhood*;
- c. ensure that development of the greatest height, density and scale are situated within *Mixed Use Area 'A'*, and that developments of a lesser scale that are contextually appropriate and compatible with adjacent areas will occur in *Mixed Use Areas 'B', 'C' and 'D'*; and
- d. direct higher density residential development proposals within the *Apartment Neighbourhoods* to sites with nearby subway station access."

Section 2.10, "New Development will be required to provide an adequate supply of parking and loading to meet site requirements while balancing the City's goal to reduce reliance on automobile use. Parking requirements may be reduced for the development in *Mixed Use Areas* and *Apartment Neighbourhoods* which are in close proximity to subway and light rapid transit access provided the proponents can demonstrate how projected travel can be accommodated by other modes. The purpose of such relief is to: reduce reliance on automobiles; reduce conflicts between vehicular traffic and on-street servicing; and maximize the utilization of existing parking facilities."

Section 2.16, "Improvements to the public realm throughout the area will be encouraged including enhancements to streetscapes, existing open spaces and wider sidewalks. When a new development is proposed on a major street, the possibility of a building setback to provide a wider sidewalk will be considered. When the Eglinton Avenue or Yonge Street right-of-way is reconstructed, wider sidewalks will be considered as part of the reconstructed right-of-way."

Tall Buildings Guidelines

Toronto City Council approved the use of the document titled, "Design Criteria for Review of Tall Building Proposals" in June 2006. In April 2010, Council extended the authorization of its use.

A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing of base buildings, tower floor plates, separation distances, pedestrian realm considerations and sustainable design. This document will be used in the evaluation of the proposed south building.

The "Design Criteria for Review of Tall Building Proposals" can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

Zoning

The site is zoned R2 Z0.35 under By-law 438-86. That classification permits a range of residential uses including detached and semi-detached houses, row houses and apartment buildings built to a total density of 0.35 times the lot area. The height restriction is 38 metres or approximately 12 storeys. (Refer to Attachment 11: Zoning.)

By-law 22535 is a prevailing site specific zoning by-law which was enacted in 1965 to implement the construction of the existing townhouses on the site as well as the two adjacent apartment buildings at 77 and 111 Davisville Avenue and other buildings. As it relates to the subject lands, By-law 22535 permits the existing townhouses to a height of 9 metres and a density of 0.6 times the lot area. By-law 22535 would have to be amended or the parts related to the site rescinded if the proposed development were approved by Council.

Site Plan Control

This application is subject to site plan control. An application will be submitted.

Tree Preservation

The applicant has submitted a tree inventory. There are 46 privately owned trees which are situated on and adjacent to the proposed development site which meet the criteria for protection under the City of Toronto Private Tree By-law. Many of the 46 trees meet the criteria for protection and will require removal if the development is approved as proposed. The applicant's arborist must indicate which trees are intended to be removed or preserved. The applicant's tree removal and preservation plans are subject to revisions as may be required by commenting Divisions (including Urban Forestry).

Reasons for the Application

The applicant seeks to amend the provisions of By-law 438-86 to permit the proposed building heights of 84.7 metres and 37.5 metres and an overall density of 7.07 times the lot area (including both the north and south parts of the site). Other areas of non-compliance (i.e. parking, setbacks, landscaped open space) will be determined by Toronto Buildings through their zoning review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- planning rationale;
- shadow studies;
- tree inventory (tree preservation and planting plans and landscaping plans are outstanding);

- Green Development Standard Checklist;
- Urban Transportation Considerations Report;
- Functional Servicing Report;
- Pedestrian Wind Conditions Letter of Opinion;
- Community Services and Facilities Report;
- Housing Issues Report;
- Rental Housing Demolition and Conversion Declaration of Use and Screening form; and
- Rental Housing Demolition and Conversion Application.

A Notification of Incomplete Application issued on January 10, 2012, identifies that an Arborist Report and a Toronto Green Standard Checklist were required for a complete application.

A Green Standard Checklist and a Tree Inventory have now been received. The applicant is in the process of providing a Tree Protection and Planting Plan.

Issues to be Resolved

Prior to submitting a Final Report to Toronto and East York Community Council, the following issues as well as any others which may be identified by staff and the local community will need to be reviewed and addressed:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- conformity with the policies of the Official Plan, particularly those policies of the Built Form and Apartment Neighbourhoods sections which offer direction to building proposals with respect to appropriate height, density, massing, site orientation and transitioning of taller buildings to areas of lower heights and densities;
- consistency with the Design Criteria for the Review of Tall Buildings (including the use of a separate property not owned by the applicant to provide the building separation between the two new buildings);
- transportation issues which may arise that are related to local traffic impacts, vehicular and bicycle parking, access and loading; and
- impact on the development potential of the lands between the site parcels which are under different ownership.

Rental Demolition

The two sites currently contain a total of 21 rental townhouse units. All of these units are proposed to be demolished to allow for the construction of two new rental apartment buildings. The applicant has indicated that proposed demolition meets the criteria of the

Official Plan policy 3.2.1.6(a) whereby all of the rental units (to be demolished) have rents which exceed mid-range rents.

The applicant has submitted a rental housing demolition application.

Section 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the Planning Act. The applicant is aware that the City intends to apply the Section 37 policies of the Planning Act to this proposal. Details of a Section 37 Agreement between the applicant and the City will be established if the development is recommended for approval.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

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

CONTACT

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SIGNATURE

Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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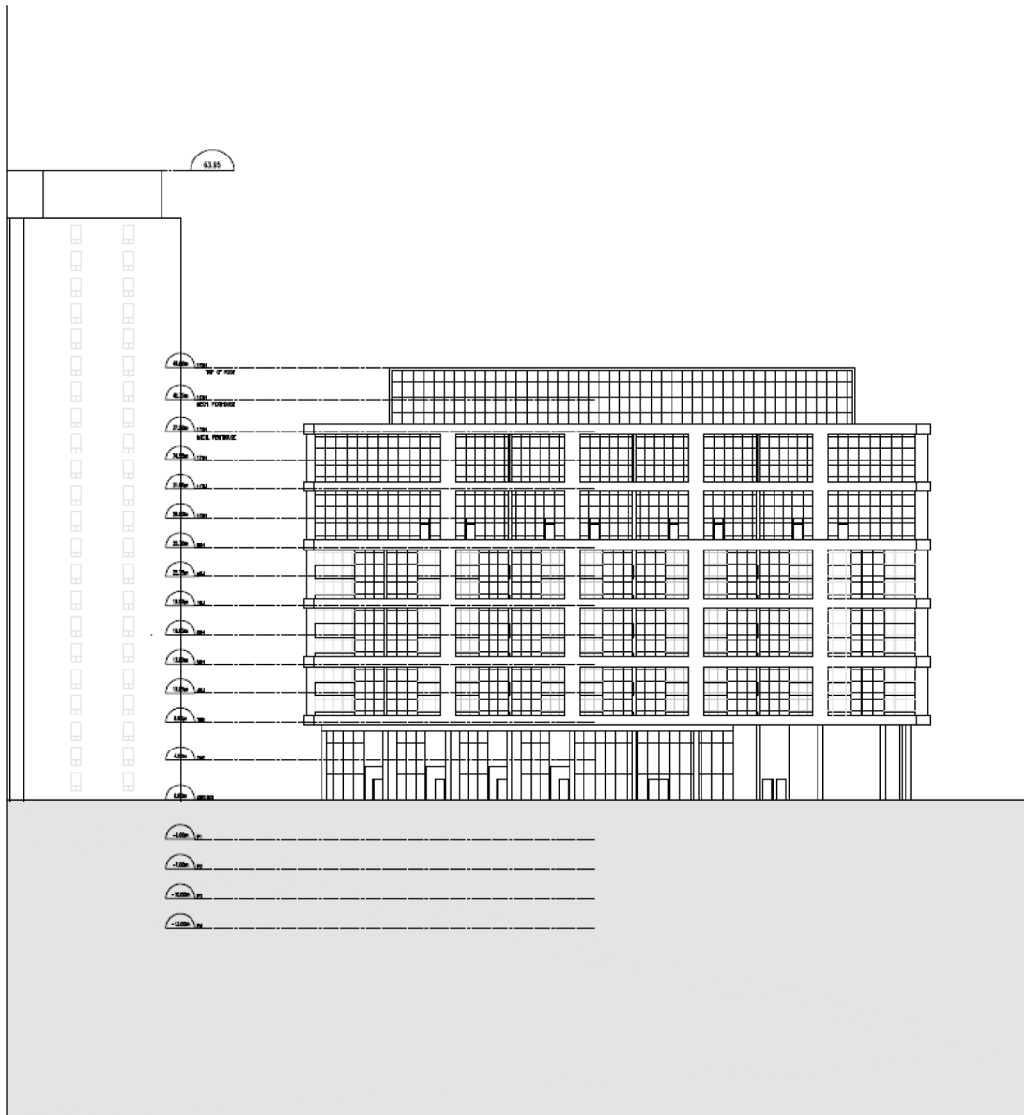
ATTACHMENTS

Attachment 1:	Site Plan – Davisville Avenue
Attachment 2:	North Elevation – Davisville Avenue
Attachment 3:	South Elevation – Davisville Avenue
Attachment 4:	East Elevation – Davisville Avenue
Attachment 5:	West Elevation – Davisville Avenue
Attachment 6:	Site Plan – Balliol Street
Attachment 7:	North Elevation – Balliol Street
Attachment 8:	South Elevation – Balliol Street
Attachment 9:	East Elevation – Balliol Street
Attachment 10:	West Elevation – Balliol Street
Attachment 11:	Zoning
Attachment 12:	Application Data Sheet

Architectural site plan for a proposed 10-unit residential building at Davisville Avenue. The plan shows a rectangular building layout with a central lobby, kitchen, and living areas. Units are labeled as 2-BED, 1-BED, and 1-BED. The plan includes various setbacks, easements, and utility lines. A north arrow is located in the upper left corner. The plan is titled "CONCEPT SITE PLAN" and "1:200".

File # 11 328745

Attachment 2: North Elevation – Davisville Avenue



North Elevation

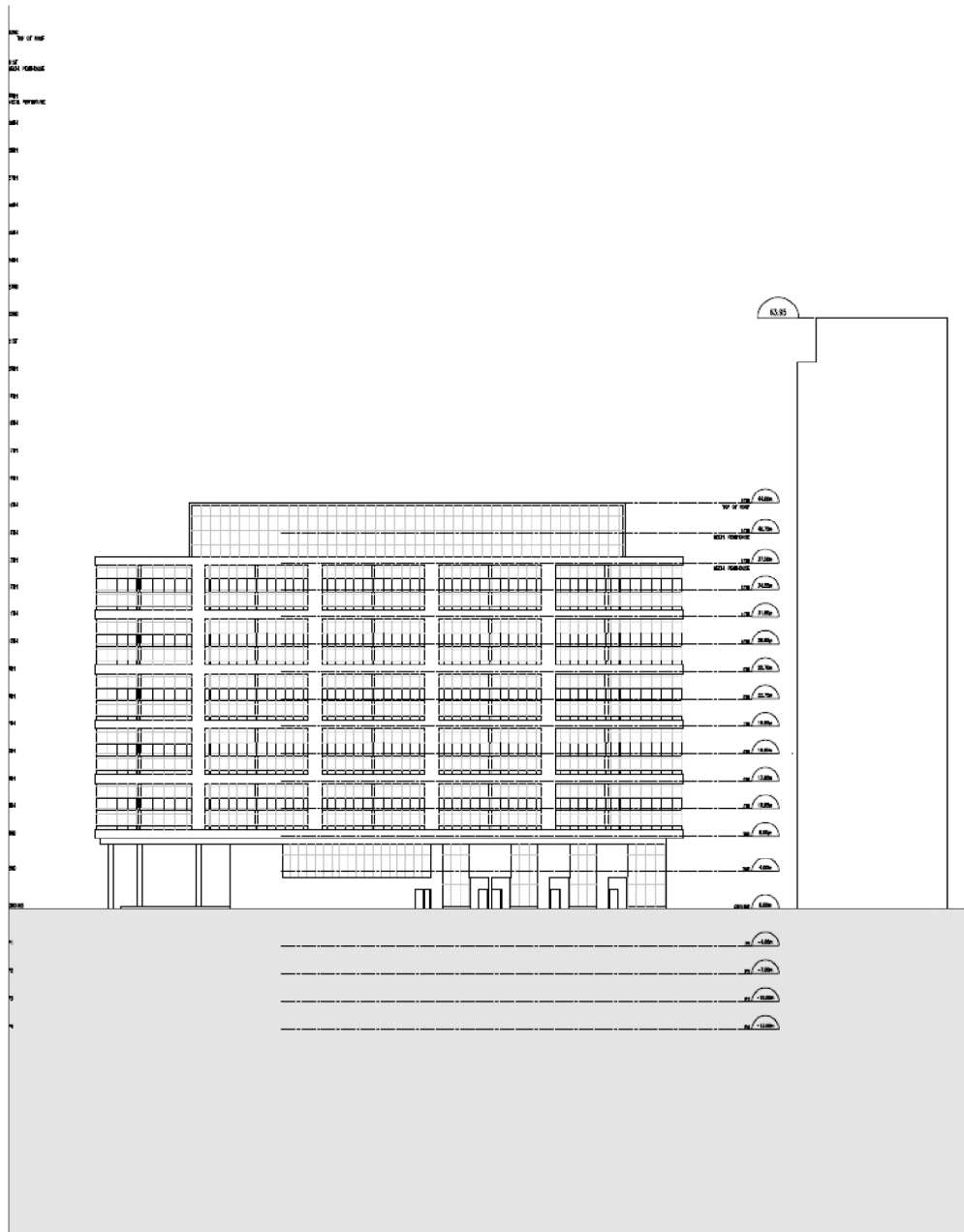
Applicant's Submitted Drawing

Not to Scale
02/06/12

87-107 Davisville Avenue

File # 11_328745

Attachment 3: South Elevation – Davisville Avenue



South Elevation

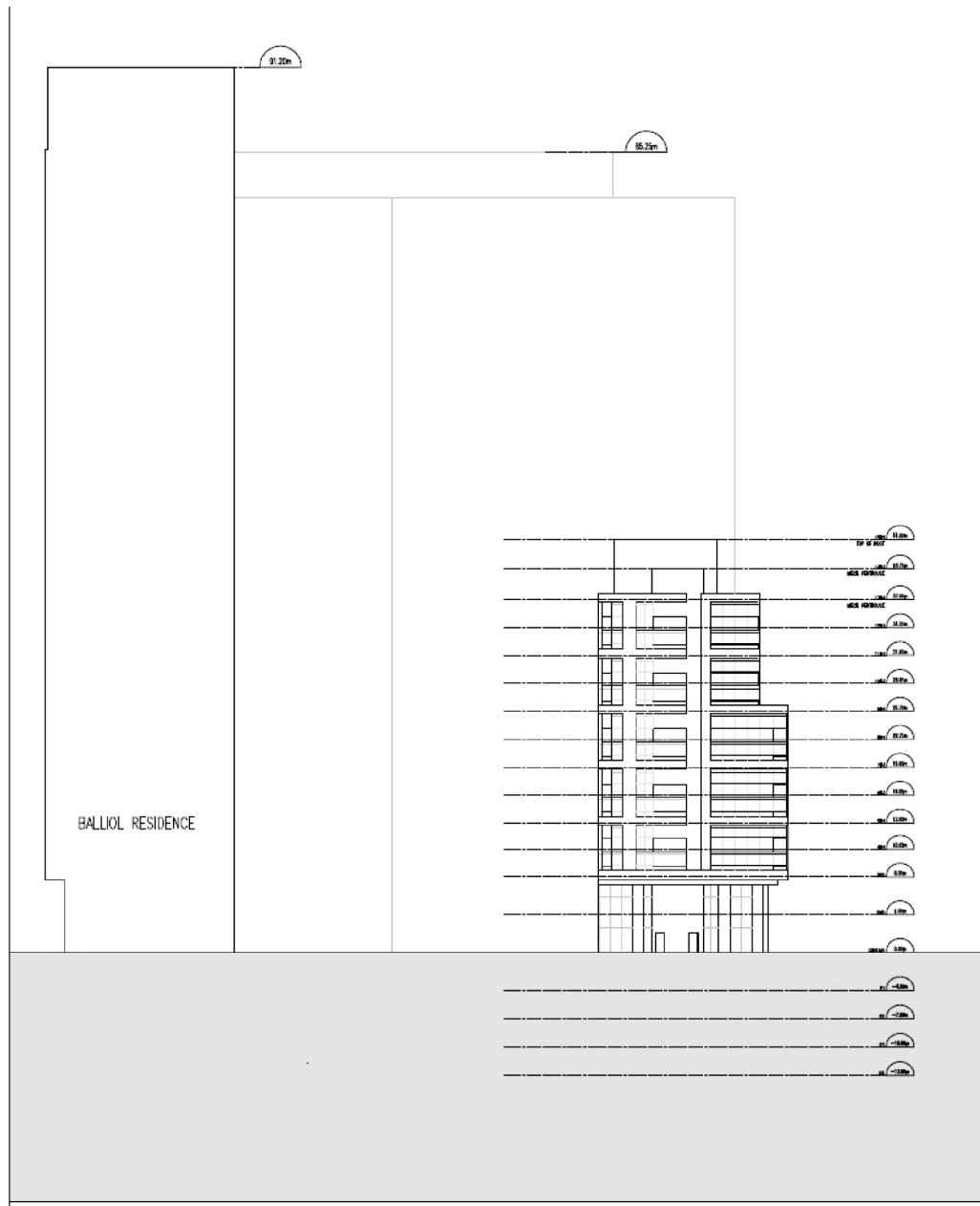
Applicant's Submitted Drawing

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87-107 Davisville Avenue

File # 11_328745

Attachment 4: East Elevation – Davisville Avenue



East Elevation

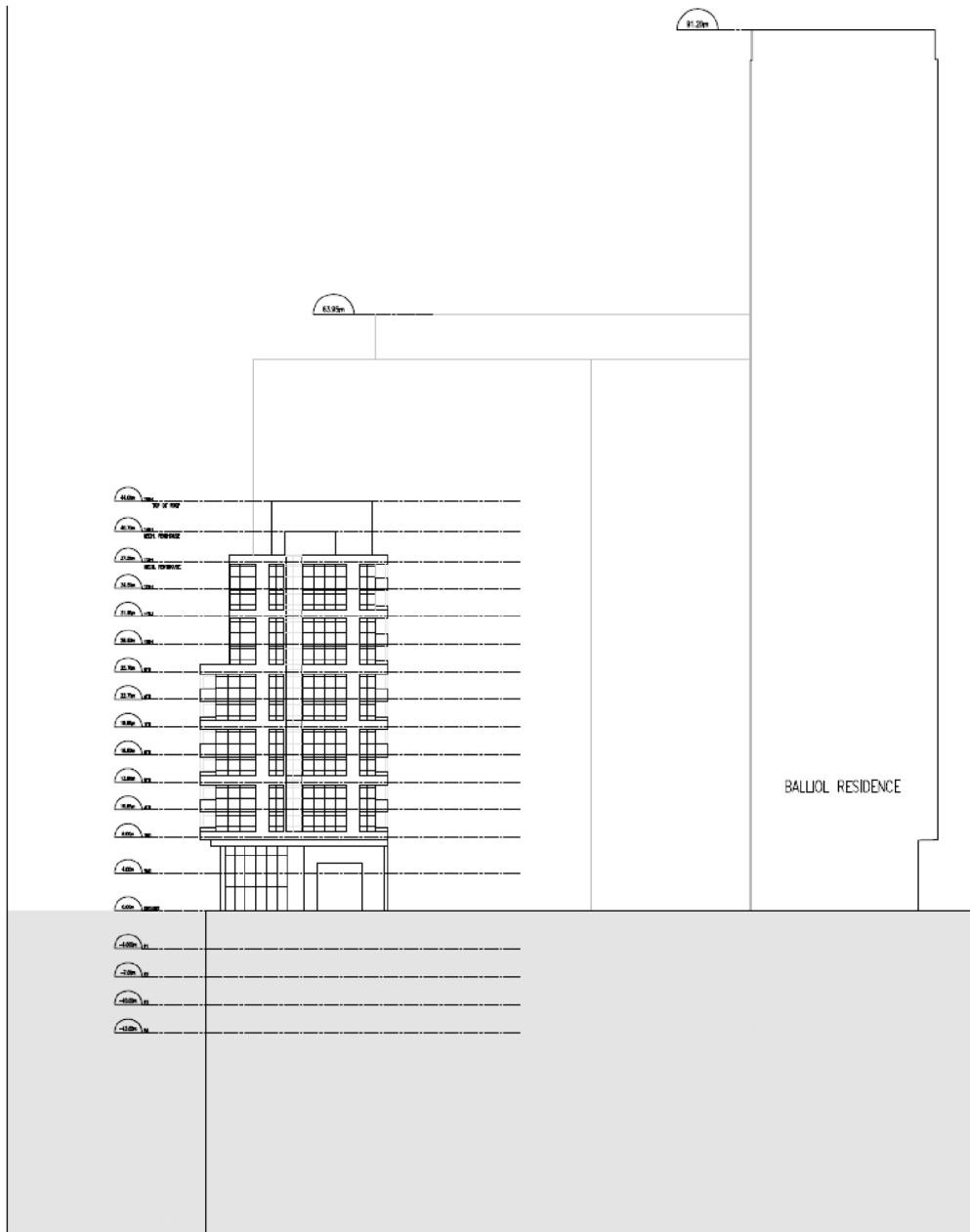
Applicant's Submitted Drawing

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87-107 Davisville Avenue

File # 11_328745

Attachment 5: West Elevation – Davisville Avenue



West Elevation

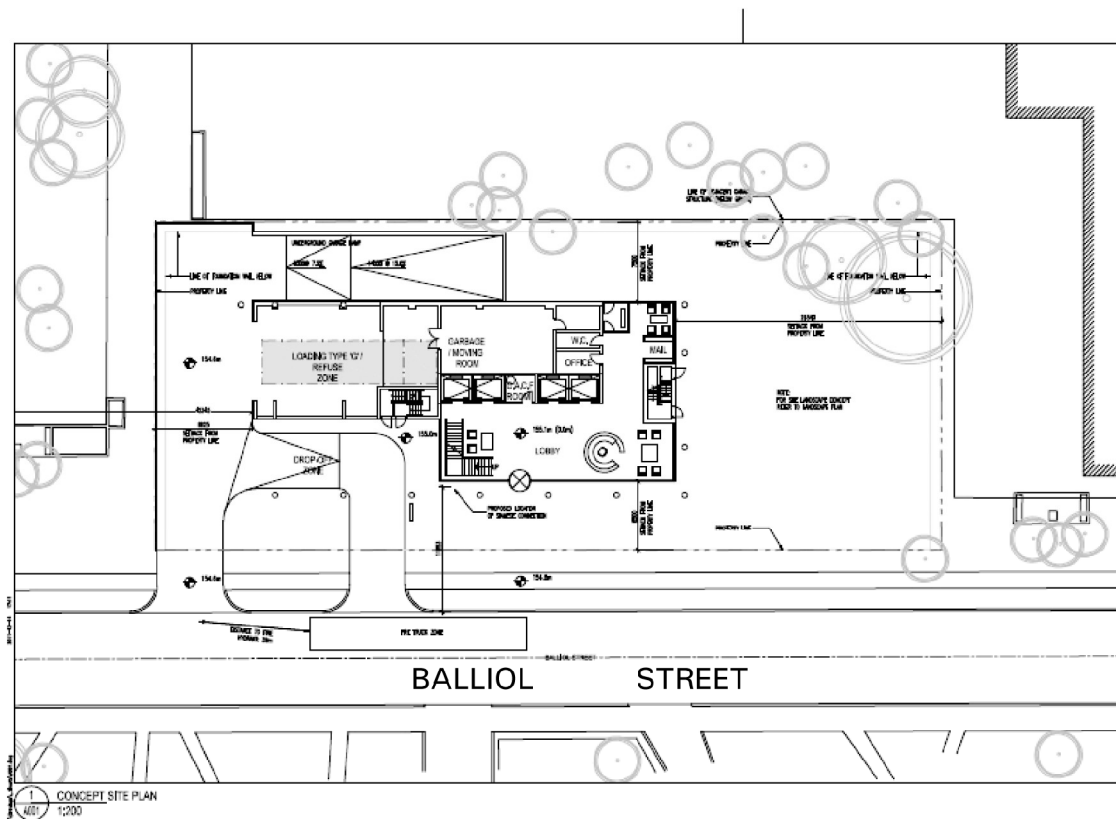
Applicant's Submitted Drawing

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87-107 Davisville Avenue

File # 11_328745

Attachment 6: Site Plan – Balliol Street



Site Plan

108-128 Balliol Street

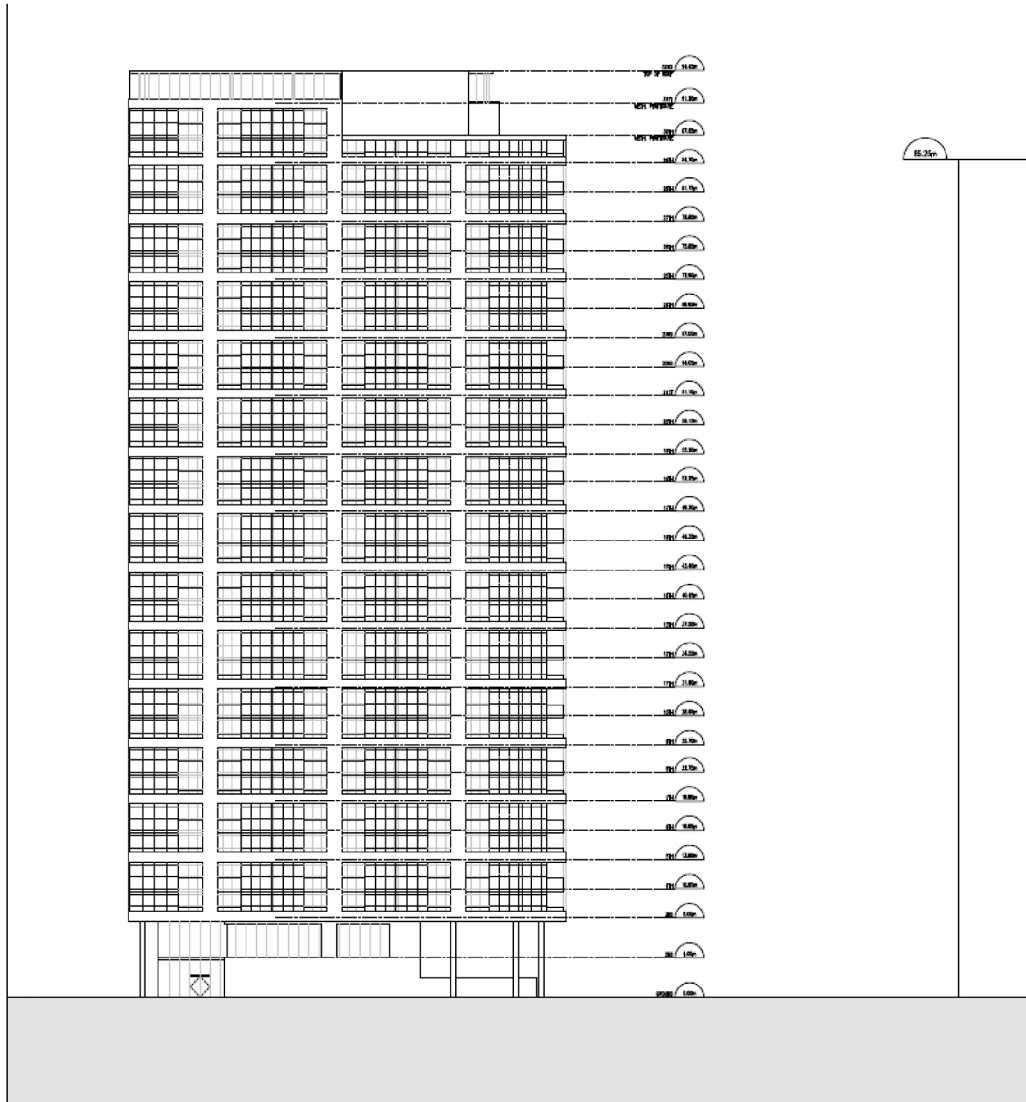
Applicant's Submitted Drawing

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Attachment 7: North Elevation – Balliol Street



North Elevation

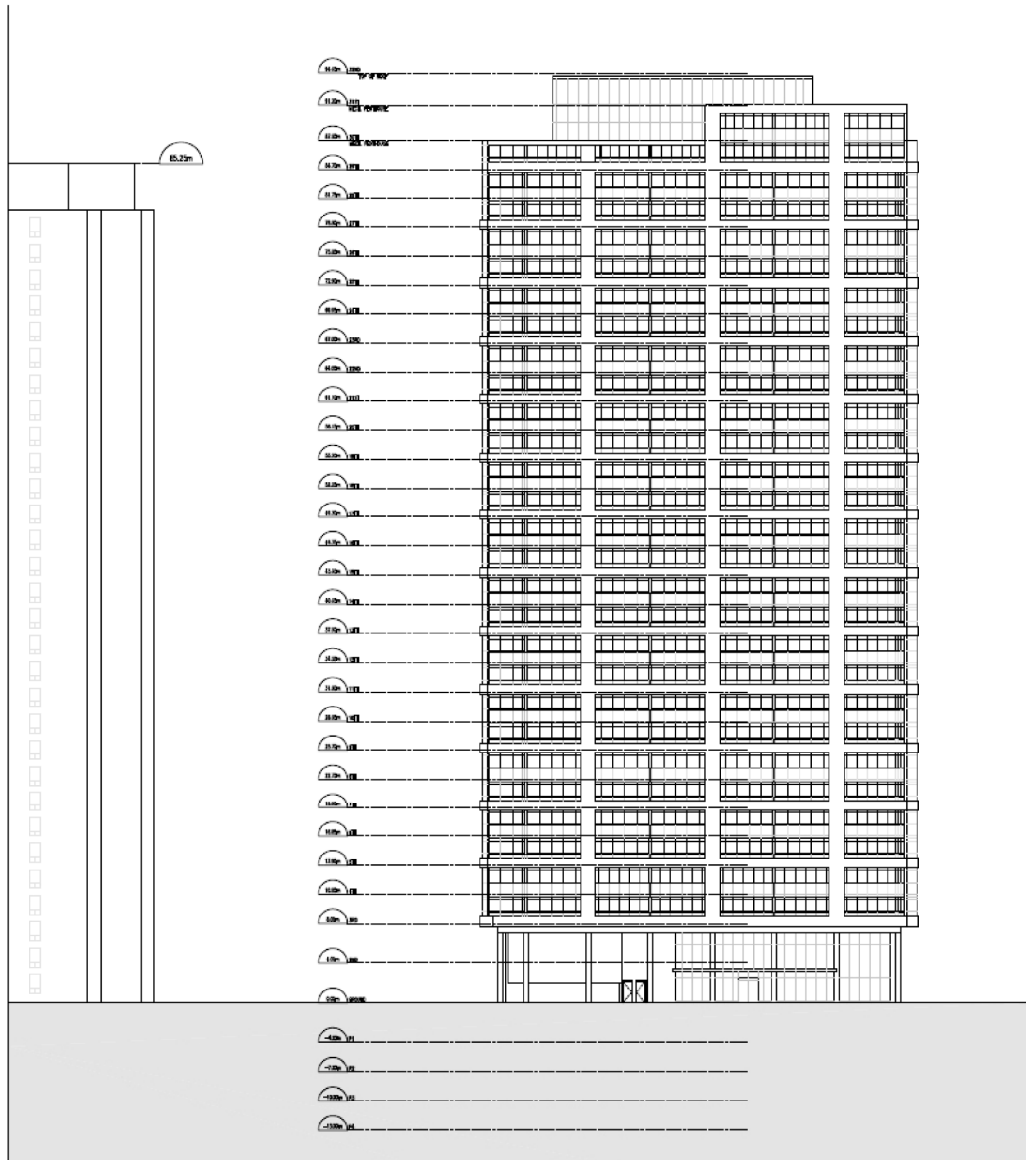
Applicant's Submitted Drawing

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108-128 Balliol Street

File # 11_328745

Attachment 3: South Elevation – Balliol Street



South Elevation

Applicant's Submitted Drawing

Not to Scale
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108-128 Balliol Street

File # 11_328745

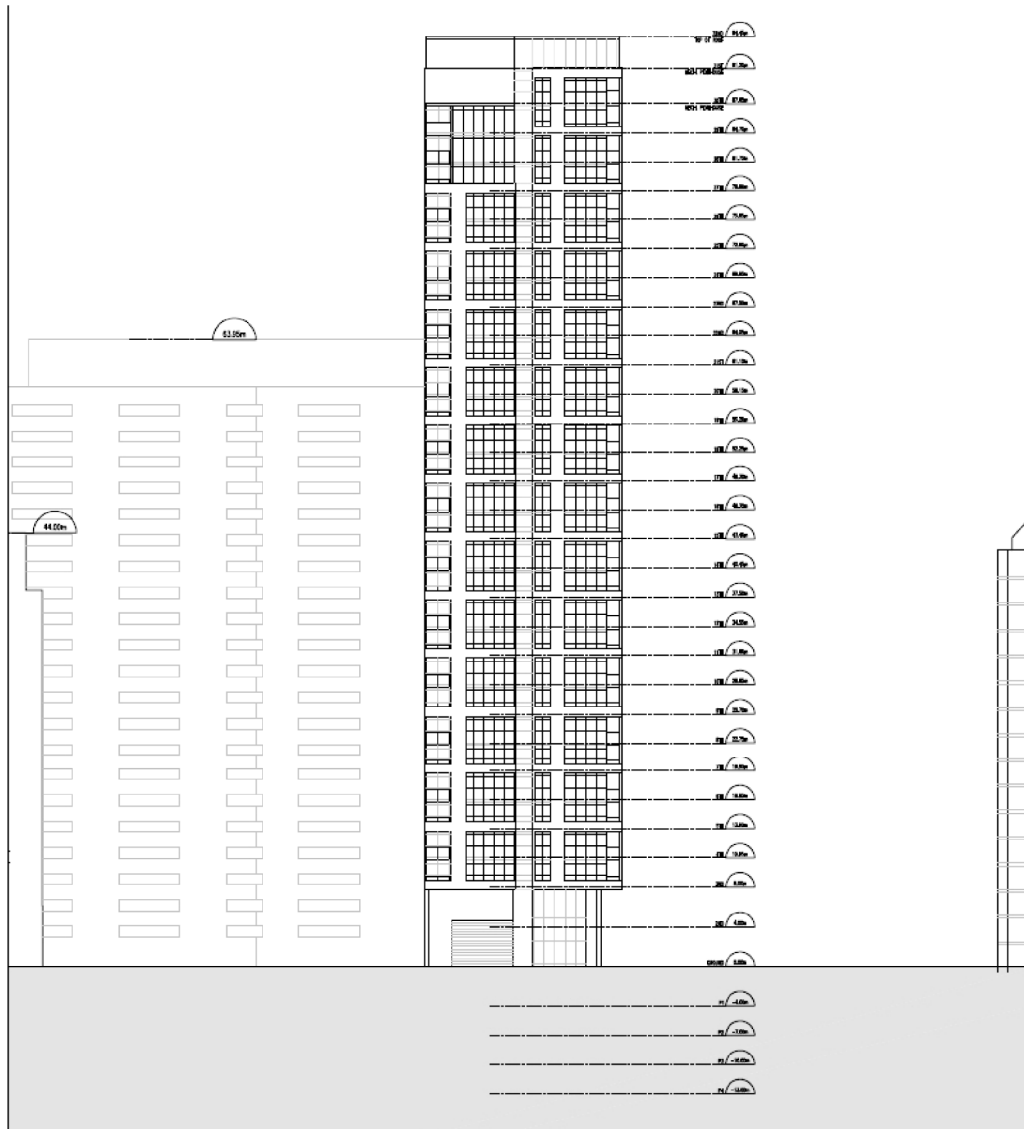
Architectural elevation drawing of the Durrville Residence. The drawing shows a multi-story building with a grid of windows. A series of horizontal lines on the left indicate floor levels, with elevations ranging from 0.00 to 10.00. The building is labeled 'DURRVILLE RESIDENCE' in the title block. A scale bar is located at the bottom right of the drawing.

108-128 Balliol Street

File # 11_328745

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Attachment 10: West Elevation – Balliol Street



West Elevation

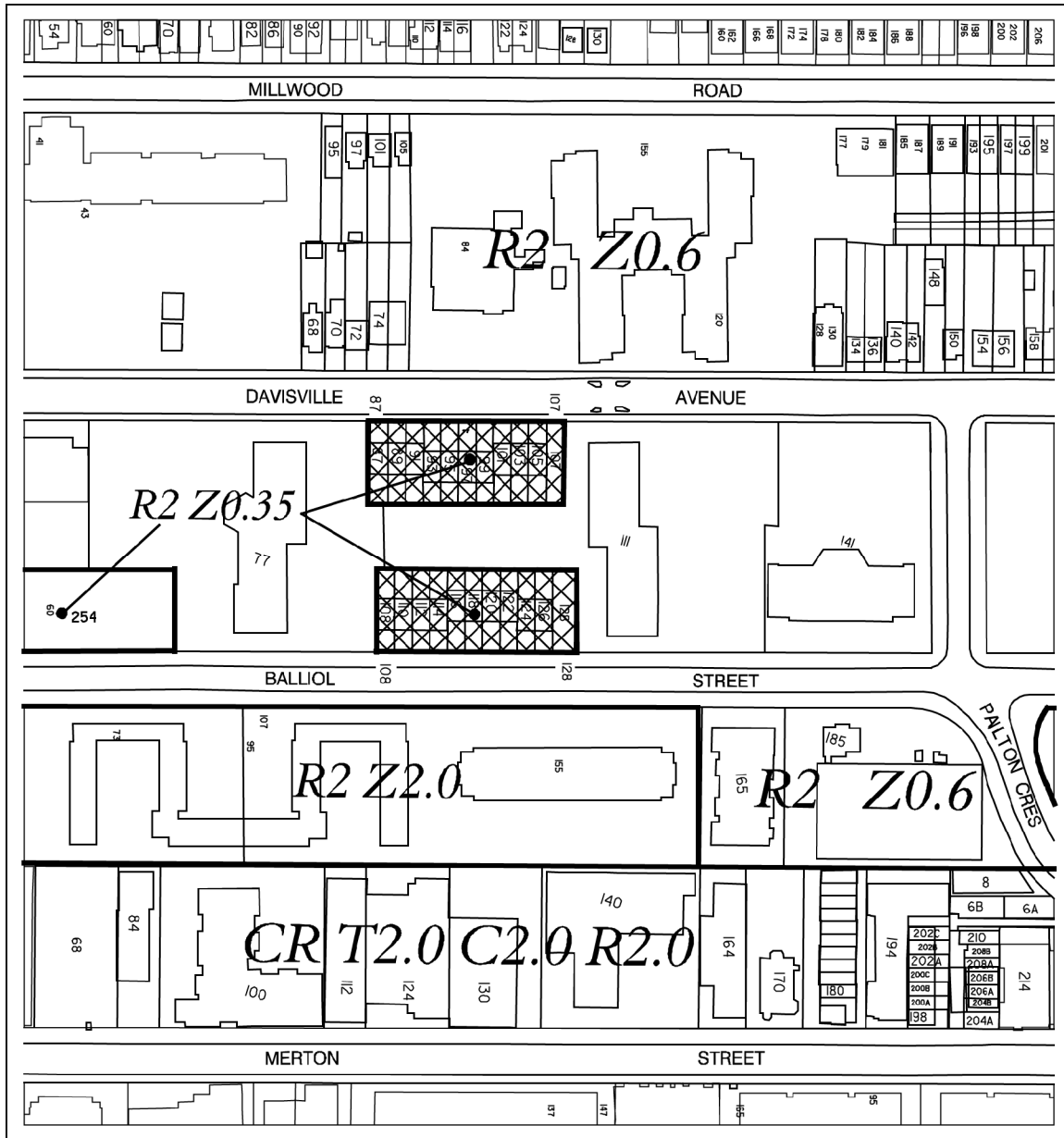
Applicant's Submitted Drawing

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02/06/12

108-128 Balliol Street

File # 11_328745

Attachment 11: Zoning



87-107 Davisville Avenue and 108-128 Balliol Street

File # 11_328745_02

R2 Residential District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/07/2012

Attachment 12: Application Data Sheet

Application Type	Rezoning	Application Number:	11 328745 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2011
Municipal Address:	107 DAVISVILLE AVE		
Location Description:	PLAN 799 YORK PT LOT 43 & 44 RP 63R3343 PART 15 **GRID S2208		
Project Description:	Rezoning application to permit the redevelopment of the sites municipally known as 87-107 Davisville Ave and 108-128 Balliol Street for the purposes of a 12 storey rental apartment building fronting onto the south side Davisville Ave and for the purposes of a 29 storey rental apartment building fronting onto the north side of Balliol Street. In total, the site would be developed with 500 rental apartment units complete with 285 vehicular parking spaces located in a below grade parking facility. The existing 21 townhouse rental apartment units located on the sites would be demolished to accommodate the proposal.		

Applicant:	Agent:	Architect:	Owner:
ROBERT GLOVER			688288 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R2 Z0.35	Historical Status:
Height Limit (m):	38	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	4422	Height:	Storeys:	29 & 13
Frontage (m):	72.5		Metres:	84.7 & 37.5
Depth (m):	30.5			
Total Ground Floor Area (sq. m):	1086.93			Total
Total Residential GFA (sq. m):	30996		Parking Spaces:	285
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	30996			
Lot Coverage Ratio (%):	24.6			
Floor Space Index:	7.01			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	30996	0
Bachelor:	136	Retail GFA (sq. m):	0	0
1 Bedroom:	274	Office GFA (sq. m):	0	0
2 Bedroom:	90	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	500			

CONTACT:	PLANNER NAME:	Tim Burkholder, Sr. Planner
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