

**1265-1277 York Mills Road
Rezoning Application - Preliminary Report**

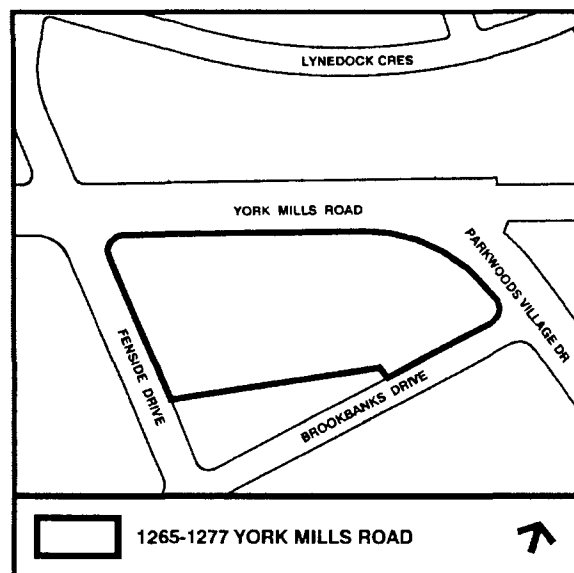
Date:	May 8, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	08 117642 NNY 34 OZ

SUMMARY

This application was made on March 7, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application for 1265-1277 York Mills Road proposes to demolish the existing plaza, car wash and gas station and redevelop the site with a mixed use development comprised of 1,047 condominium apartment units and 3,716 m² of retail uses and a medical office. The proposal includes 6 apartment buildings ranging in height from 10 to 21 storeys.

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. Together with the local Councillor, staff will schedule a community consultation meeting with area residents. A final report and Public Meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009 provided that any additional information is submitted in a timely manner.



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.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish the existing plaza, gas station and car wash and redevelop the site with 1,047 dwelling units in 6 apartment buildings ranging in height from 10 to 21 storeys. The proposal also includes 3,716 m² of retail uses and a medical office.

The first phase of development would occur on the western part of the property with a 21 storey apartment building at the corner of Fenside Drive and York Mills Road and an 8 storey base building continuing along Fenside Drive which is also to include a medical office on the ground floor. A drug/food store is proposed fronting onto York Mills Road. The next phase of development would include four 10 storey apartment buildings at the central part of the property with driveways and outdoor landscaped areas. The buildings along York Mills Road would include ground floor retail/commercial uses. At the east part of the site along Parkwoods Village Drive would be a 21 storey apartment building. Vehicular access to the site would be provided from York Mills Road, Brookbanks Drive and a driveway along the south limit of the property.

The overall proposed density is 3.6 FSI. A total of 1,201 parking spaces are to be provided for the apartment buildings in an underground garage, and 109 parking spaces are proposed for the retail and medical office uses.

Site and Surrounding Area

The 2.46 hectares site is bounded by York Mills Road on the north, Fenside Drive on the west and Parkwoods Village Drive on the east. Uses on the site include the Parkwoods

Village Shopping Centre with 7,900 square metres of gross leasable space, a surface parking lot, a gas station and car wash.

Land uses surrounding the site are as follows:

North: on the north side of York Mills Road are apartment buildings with heights of 7 and 8 storeys.

South: Brookbanks library, surface parking lot and open space. On the south side of Brookbanks Drive is a private school, Brookbanks Park and a 4 storey apartment building.

East: Parkwoods United Church and a 7 storey apartment building.

West: On the west side of Fenside Drive are semi-detached dwellings and a park.

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. 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 designated Mixed Use Areas in the Official Plan. Policies in Section 4.5 indicate that Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, as well as parks and open spaces. Mixed Use Areas are considered growth areas which will provide much of the anticipated increase in the City's new housing and employment. Under the Mixed Use Areas designation, the Plan permits residential uses as well as retail uses.

Development criteria in Mixed Use Areas include: provide a transition between areas of different development intensity and scale through setbacks and stepping down of heights; limit shadow impacts and maintain comfortable wind conditions for pedestrians; locate buildings to frame the edge of streets and parks; provide indoor and outdoor recreation space.

Section 3.2.1 of the Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability.

The Official Plan also includes policies dealing with the public realm and built form. Section 3.1.2 provides built form policies guiding the appropriate layout and organization of the site as well as the massing of buildings.

Section 3.2.2 of the Plan includes policies on the provision of adequate community services and facilities.

The Plan provides for the use of Section 37 of the Planning Act to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

Zoning

The site is zoned C1 Commercial which permits retail, restaurant, office, medical office and other commercial uses with a total gross floor area of 1.0 FSI. Apartment buildings are permitted with a maximum height of 11.5 metres (4 storeys). Commercial buildings with dwelling units above are limited to a building height of 3 storeys.

Site Plan Control

An application for Site Plan Control approval has not yet been filed.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and an arborist report is required.

Reasons for the Application

An amendment to the zoning by-law is required as the proposal does not comply with the development regulations of the C1 zone and to allow an increase in the permitted height and gross floor area.

COMMENTS

Issues to be Resolved

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

- Appropriateness of the density, built form, massing, building heights and urban design.
- Shadow and wind impacts.
- Location of open space.
- Traffic impact and parking assessment.
- Adequacy of residential amenity space.

- Assessment of community services and facilities in the area.
- Appropriate Section 37 benefits.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

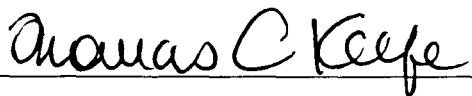
CONTACT

Nimrod Salamon, Senior Planner

Tel. No. (416) 395-7095

Fax No. (416) 395-7155

SIGNATURE

A handwritten signature in black ink, reading "Thomas C. Keefe", is written over a horizontal line.

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

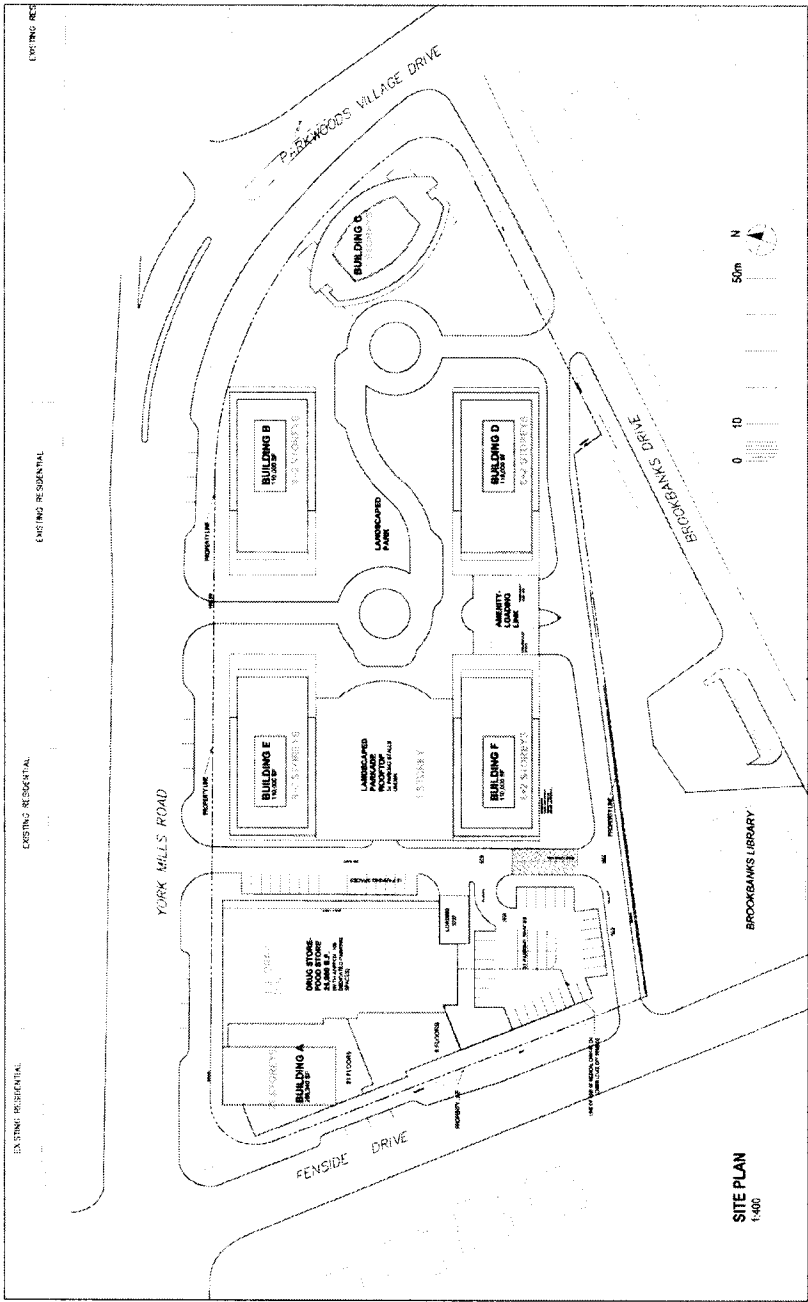
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan

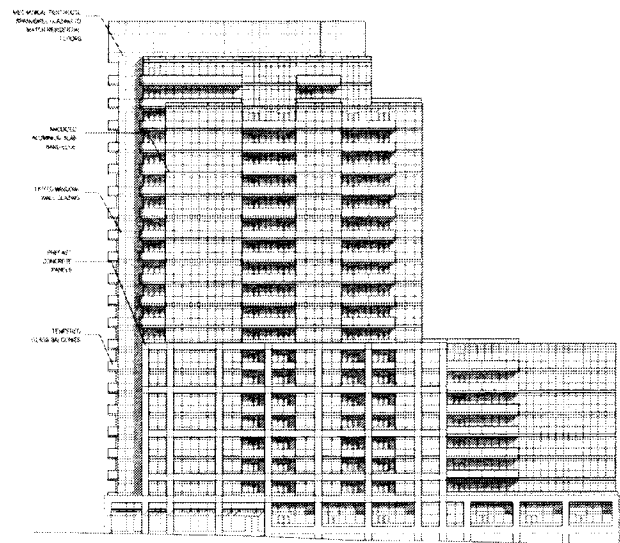


1265 & 1277 York Mills Road

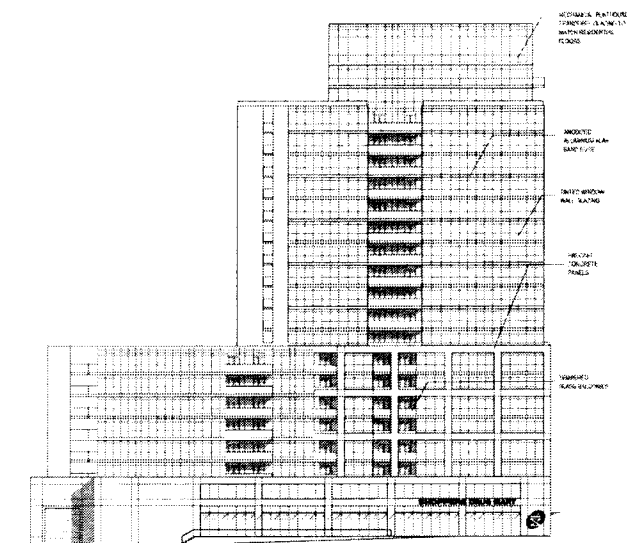
Site Plan
Applicant's Submitted Drawing

File # 08_117642

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03/17/2008



WEST ELEVATION
(FACING FENSIDE DRIVE)



EAST ELEVATION
(FACING INTERNAL COMMERCIAL DRIVEWAY)

Attachment 2: Elevations

Elevations 1

Applicant's Submitted Drawing

Not to Scale
03/17/2008



1265 & 1277 York Mills Road

File # 08_117642



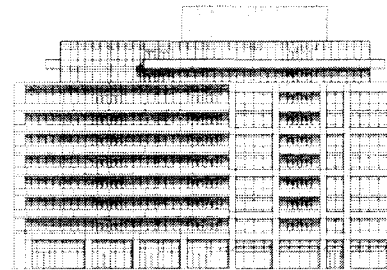
SOUTH ELEVATION



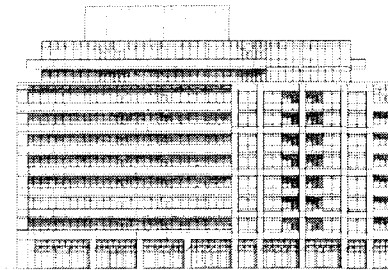
1265 & 1277 York Mills Road

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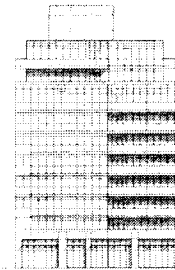
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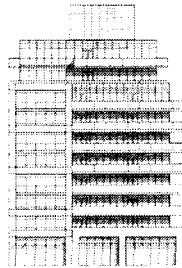
SOUTH ELEVATION
(BUILDING B & E; NORTH
ELEVATION BUILDINGS D & F
SIMILAR)



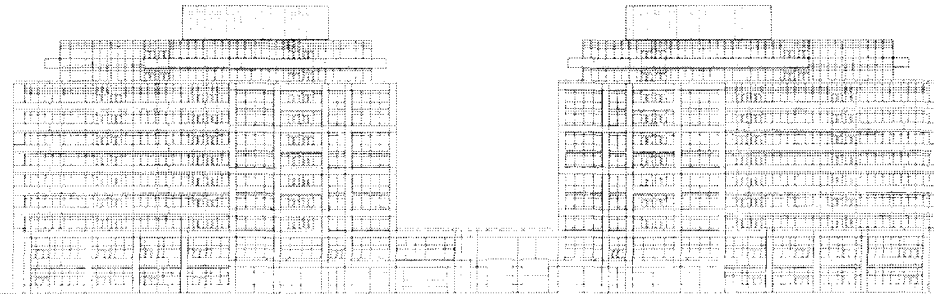
NORTH ELEVATION
(BUILDING B & E)



EAST ELEVATION
(BUILDING E- OTHERS SIMILAR)



WEST ELEVATION
(BUILDING D- OTHERS SIMILAR)



SOUTH ELEVATION
(BUILDING D & F)

Elevations 3

Applicant's Submitted Drawing

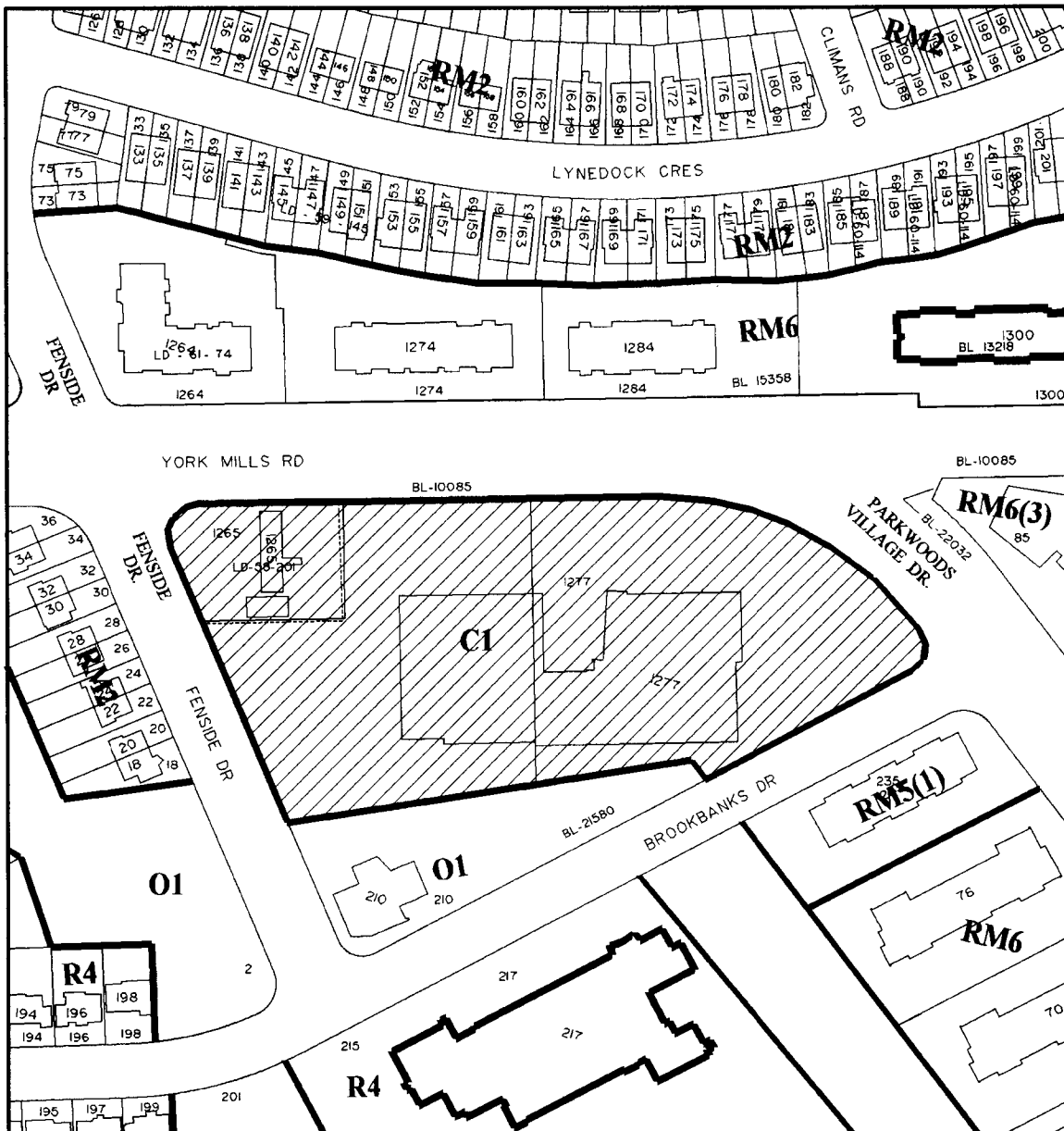
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1265 & 1277 York Mills Road

File # 08_117642

Attachment 3: Zoning



Toronto City Planning
Zoning

1265 & 1277 York Mills Road

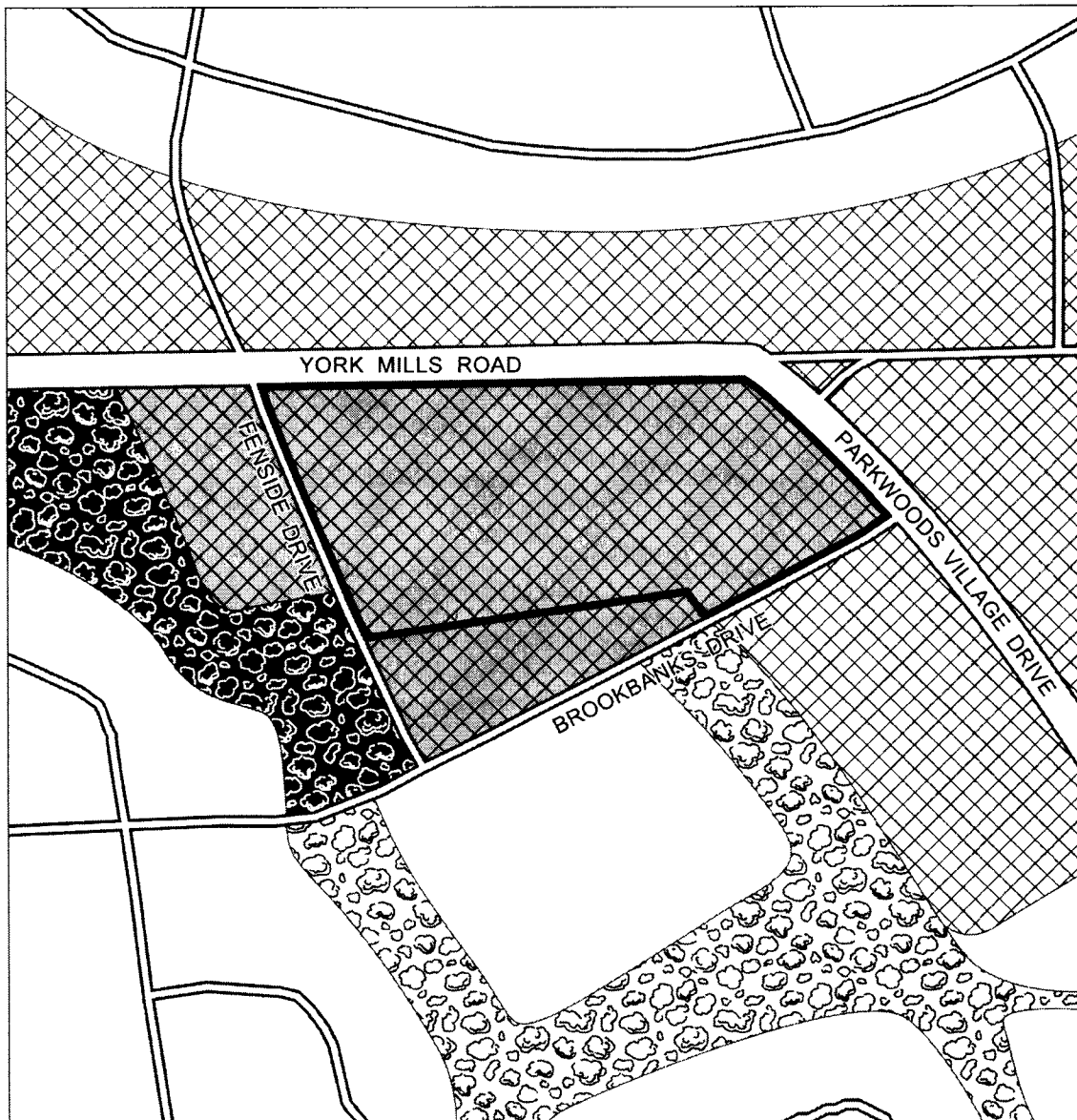
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R4 One-Family Detached Dwelling Fourth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

O1 Open Space Zone

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Zoning By-law 7625
Extracted 03/17/2008

Attachment 4: Official Plan



Toronto City Planning
Official Plan

1265 & 1277 York Mills Road

File # 08_117642

	Site Location		Parks & Open Spaces Areas
	Neighbourhoods		Natural Areas
	Apartment Neighbourhoods		Parks
	Mixed Use Areas		

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03/26/2008

Attachment 5

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 117642 NNY 34 OZ
Details	Rezoning, Standard	Application Date:	March 7, 2008

Municipal Address: 1277 YORK MILLS RD
Location Description: PLAN 539 PT BLK H **GRID N3404
Project Description: Redevelop the site with a mixed use development consisting of 1,047 dwelling units in 6 apartment buildings ranging in height from 10 to 21 storeys and includes 3,716 m² of retail uses and a medical office.

Applicant:	Agent:	Architect:	Owner:
DIAMONDCORP			2060227 Ontario Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C1	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	24587	Height:	Storeys:	10-21
Frontage (m):	303		Metres:	0
Depth (m):	122			
Total Ground Floor Area (sq. m):	8347			Total
Total Residential GFA (sq. m):	84297		Parking Spaces:	1310
Total Non-Residential GFA (sq. m):	3716		Loading Docks	0
Total GFA (sq. m):	88013			
Lot Coverage Ratio (%):	33.9			
Floor Space Index:	3.58			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	84297	0
Bachelor:	0	Retail GFA (sq. m):	3716	0
1 Bedroom:	524	Office GFA (sq. m):	0	0
2 Bedroom:	523	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	1047			

CONTACT:	PLANNER NAME:	Nimrod Salamon, Senior Planner
	TELEPHONE:	(416) 395-7095