

TORONTO STAFF REPORT

April 16, 2003

To: Humber York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application to amend the Official Plan and Zoning By-law 438-86, as amended,
to permit a terraced 12 to 17-storey apartment building and 17 townhouse units
Sterling Silver Development Corporation (Northgrave Architect Inc.)
730 Dovercourt Road
Davenport, Ward 18

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

The initial application proposed a 19-storey apartment building containing 179 units and 16,784 m² of floor area. Through discussion with the applicant, the project has been revised to reduce the height of the proposed apartment building to 17 and 12 storeys. In addition, the applicant has introduced 17 townhouse units along Rusholme Road, Hepbourne Street and between the existing buildings.

Comments:

Proposal

To permit the intensification of an existing apartment development at 730 Dovercourt Road through the introduction of 17 townhouse units and a new apartment building with a floor area of approximately 18,700 m² (201,000 sq ft.). The proposed density of the project is approximately 3.2 times lot area.

Site Description

The 22,113 m² site is located within the larger block bounded by Bloor Street on the north, Dovercourt Road on the east, Hepbourne Street on the south, and Rusholme Road on the west. It is occupied by 3 existing apartment buildings ranging in height from 15 to 19 storeys which contain 850 units. The proposed building is located in the northeast quadrant of the site, adjacent to the existing building at 720 Dovercourt Road.

Official Plan

The (former) City of Toronto Official Plan designated the site as a High Density Residence Area with a permitted density of 3.0 times lot area. By-laws may be passed to permit residential development within High Density Residence Areas subject to a number of conditions including: retaining the existing pattern of streets and blocks; achieving a balance between the new building, other buildings on the site and the adjacent streets or other public spaces; and ensuring adequate and appropriate light, view and privacy conditions can be achieved. Policies also require new development to achieve a desirable and safe pedestrian environment, and require that consideration be given to the impacts of the proposal on the adjacent Low Density Residence Areas.

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. Once the Plan comes into full force and effect, it will designate the building as Apartment Neighbourhood. While these areas are generally viewed as stable neighbourhoods where new development will be closely regulated, intensification is permitted provided that it meets the criteria of the Plan. New development should be in a form and scale that will integrate the project with the surrounding neighbourhood. New buildings should be positioned and

developed at a scale that will provide a transition to surrounding uses while reinforcing adjacent streets and public spaces. Proposals will be evaluated to assess shadow and wind impacts and to ensure adequate parking and loading facilities.

Infill development is specifically contemplated in Section 4.2.3 provided that a number of criteria are met. The new development must create a community benefit for the existing residents of the site and preserve or replace recreation space for residents. The design of the building must maintain adequate access to sunlight, views and privacy while reinforcing the street edge and other public spaces adjacent to the site. The design of the building should preserve and enhance landscape features and pedestrian walkways while enhancing public safety on the site.

Zoning

The site is zoned R.2 Z0.6 in the (former) City of Toronto By-law 438-86. By-law 22620, a site-specific zoning by-law adopted on October 27, 1965, permitted the development of the three apartment buildings that occupy the site. The by-law permits a maximum gross floor area of 570,000 sq. ft. (53,271 m²) and requires that 70 per cent of the site be retained for landscaped open space. The by-law also provides specific setback requirements for each building and establishes parking requirements related to the development.

Site Plan Control

An application for Site Plan approval is required.

Reasons for the Application

The applications request permission to amend the Official Plan and site-specific zoning by-law provisions to permit the additional apartment building and townhouse units. Amendments are required to the existing by-law to reflect the additional density / floor area and revised setback, height, landscaping and parking standards. Other necessary amendments identified through the consideration of the application will be incorporated in the Final report.

Issues to be Resolved:

Height and Built Form

Through discussion with the applicant, the height of the proposed building has been slightly reduced. The proposed building will terrace from 17 to 12 storeys toward Bloor Street. Further evaluation of the proposed height, including the submission of shadow and wind studies, will be required to ensure that the project provides an adequate transition to the adjacent neighbourhood.

The introduction of grade-related townhouse units will assist in better defining and supervising the amenity areas between the existing buildings. In addition, the units facing Rusholme Road and Hepbourne Street provide animation and better define the street edge. The units adjacent to

Rusholme Road are proposed to be back-to-back, and surface parking is proposed along Rusholme Road. These aspects of the townhouse development require further consideration.

Density

The density of the existing buildings is 2.40 times lot area. The resulting high-rise apartment buildings are exceptional within the surrounding neighbourhood of low-density homes. The proposed density of more than 3.0 times lot area will further concentrate development density on this site. This aspect of the proposal requires further review.

Impact on Community Services

The existing buildings house 850 units and approximately 2000 residents. The new buildings would generate approximately 500 additional residents. Economic Development, Culture and Tourism (Parks) staff have advised that the site is within a parks deficient area. However, the size and configuration of the site would not permit the dedication of lands for parks purposes.

While the additional townhouse units may provide the opportunity to better define and supervise the interior public areas of the site, there will also be a reduction in the amount of amenity space available to residents. Staff will pursue additional on-site amenity areas or facilities to compensate for the loss of the outdoor space.

Traffic and Parking:

The existing buildings contain 800 parking spaces. The applicant has proposed 210 new spaces comprising 165 for residents and 45 for visitors. The access to the underground garage will be reconfigured as part of the project. Staff will consult with Works and Emergency Services to determine the adequacy of the proposed access and parking arrangements.

Loading

The existing buildings are serviced by a surface loading area in the northwest corner of the property. The applicant has proposed to reconfigure this space and to provide additional screening from the remainder of the site. This aspect of the proposal, and the arrangements for servicing the proposed buildings, will require further review.

Section 37

The Official Plan contains policies that allow additional height and density in exchange for community benefits, provided that the development is otherwise acceptable from a planning perspective. In this case, the applicant has proposed to secure the affordability of the existing units within the development for a period of time to be determined. Further discussion will be required to finalize these arrangements.

In addition, staff will be discussing the potential for community services and facilities to offset the impacts of the proposed development.

Community Consultation:

Staff have received approximately 35 letters via e-mail in opposition to the project. On April 17, Councillor Silva convened a community information meeting to discuss the application. Approximately 40 residents attended the meeting. The residents echoed the concerns noted above. Their primary concern was that the proposal would create an over-concentration of development on the site and within the neighbourhood. Concerns were expressed about the impact of the development on neighbourhood services and facilities including parks, schools and transit, wind and shadow impacts, increased traffic through the surrounding streets, and the loss of on-site open space. There was a unanimous view that the site was currently developed to its maximum potential and that no further development should be permitted.

Conclusions:

The proposed intensification of this apartment site requires further review in the context of Official Plan policies. Of particular concern is the height and density of the proposal, and its potential impacts on the surrounding neighbourhood. Potential community services and facilities and the protection of the existing affordable units within the project will be considered as part of a Section 37 agreement.

Contact:

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Ted Tyndorf
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List of Attachments:

Application Data Sheet
Attachment 1: Site Plan
Attachment 2: Elevation
Attachment 3: Zoning

Application Data Sheet

Combination

Site Plan Approval:	No	File Number:	102037
Rezoning:	Yes	Application Number:	TC CMB 2002 0017
O.P.A.:	Yes	Application Date:	12/19/2002
Municipal Address:	730 Dovercourt Road		
Project Description:	Retain existing apartments and construct additional 19 storey, 179 unit rental apartment building.		

Owner:

Sterling Silver Development Corporation
4211 Yonge Street
(416) 326-9400

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:		Site Specific Provision:	22620; 22461
Zoning District:	R2 Z0.6	Historical Status:	No
Height Limit (m):	10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	22113	Height:	Storeys:	19
Frontage:	197.79		Metres:	53.1
Depth:	124.94			
Ground Floor GFA:	1065	Parking Spaces:	Indoor	Outdoor
Residential GFA:	16784		172	38
Non-Residential GFA:	0			
Total GFA:	69750			

DWELLING UNITS

Tenure Type:	Rental
Bachelor:	19
1 Bedroom:	70
2 Bedroom:	84
3+ Bedroom:	6
Total Units:	179
Total Proposed Density:	3.16

FLOOR AREA BREAKDOWN

	Above Grade
Residential GFA:	16784

COMMENTS Applicant chose to submit application via north district office, hence time delay in processing. Site straddles Wards 18 & 19.

Current Status:	Open	<u>Latest Event</u>	<u>Actual Date</u>
		Suppl. Submission	12/20/2002
		Suppl. Submission	12/19/2002
		Received	12/19/2002
		Received	12/19/2002
		Received	12/19/2002
		Received	12/19/2002
		Suppl. Submission	12/03/2002
		Circulated	11/07/2002

Data Valid: March 7, 2003 Planner: McKillop, David Phone: (416) 392-1317
Area: District - C Planning Office: Toronto - West (TC)