

26, 28, and 36 Hounslow Avenue - Zoning By-law Amendment Application - Preliminary Report

Date:	February 3, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	16 261875 NNY 23 OZ

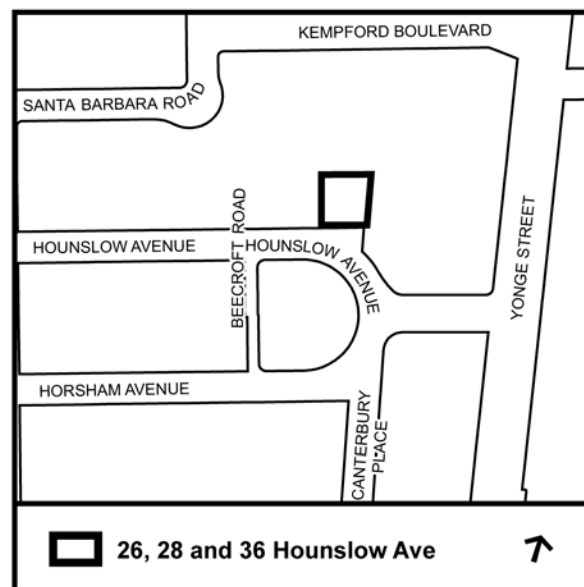
SUMMARY

An application for a Zoning By-law Amendment has been submitted for the lands located at 26, 28, and 36 Hounslow Avenue. The proposal is for 34 stacked townhouses contained within two buildings with vehicular access to one-level of underground parking from Hounslow Avenue. The stacked townhouses are 3 to 4 storeys and 12.53 metres (14.28 metres to the top of the mechanical penthouse) in height with an FSI of 2.22.

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.

This report recommends that a community consultation meeting be scheduled by City planning staff in consultation with the Ward Councillor.

A Final Report and a Public Meeting under the *Planning Act* will be scheduled provided issues identified in this report are satisfactorily addressed and 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 26, 28, and 36 Hounslow Avenue 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

There have been no recent development applications filed on the subject properties.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 20, 2016. During this meeting, concerns were raised by staff relating to lack of visitor parking and setbacks to the publicly accessible walkway amongst other matters. Staff advised the applicant to explore the possibility of acquiring the lands to the west of the site to ensure an orderly redevelopment of the block. Complete application submission requirements were also discussed.

ISSUE BACKGROUND

Proposal

This application proposes to amend the former City of North York Zoning By-law No. 7625 for the lands at 26, 28, and 36 Hounslow Avenue to permit a multi-unit residential development. A total of 34 stacked townhouse units are proposed in two blocks and are comprised of 12 one-bedroom units, 16 two-bedroom units, and 6 three-bedroom units. The proposal includes a one-level underground parking structure containing 29 parking spaces to be accessed from Hounslow Avenue.

The 9 units in the South Block are proposed as through units with entrances taken from Hounslow Avenue. The 25 units in the North Block are proposed as back-to-back stacked townhouses with entrances taken from both the internal courtyard between the two blocks

and the northerly portion of the site. It is intended that these units will integrate with the publicly accessible walkway to the north of the site.

Details of the application are outlined in the chart below and in Attachment 5 – Application Data Sheet.

Category	First Submission December 8, 2016
Site Area	1,554.15 square metres
Proposed Building Setbacks	
<u>South Block</u>	
Front Lot Line (Hounslow Avenue)	1.5 metres
East Property Line	1.75 metres
West Property Line	1.59 metres
<u>North Block</u>	
North Lot Line	2.91 metres
West Lot Line	1.59 metres
East Lot Line	1.75 metres
Separation Distance Between Townhouse Buildings	11.41 metres
Amenity Area	
Indoor	0 square metres
Outdoor	280 square metres
Total	280 square metres
Gross Floor Area	3,454.2 square metres
Floor Space Index (FSI)	2.22
Number of Units	
South Block	9
North Block	25
1 Bedroom	12 (35%)
2 Bedroom	16 (47%)
3 Bedroom	6 (18%)
Total	34
Building Height	3 to 4 storeys (12.53 metres)
Proposed Vehicular Parking (resident: visitor)	29 (29:0)
Proposed Bicycle Parking (resident: visitor)	30 (30:0)

Site and Surrounding Area

The subject site is comprised of three properties known municipally as 26, 28, and 36 Hounslow Avenue. The site is located approximately 100 metres west of Yonge Street.

The subject site is approximately square in shape with frontage of 33.4 metres and a depth of approximately 40.5 metres. The site area measures approximately 1,554 square metres. The site slopes upwards from south to north by approximately 2 metres. Three single detached dwellings currently exist on site.

North: A 21-storey residential apartment building (5444 Yonge Street) connected to a commercial plaza containing several retail tenants including a salon and a pharmacy (5440 Yonge Street) and an internal courtyard comprised of outdoor amenity space, including a tennis court, and a parking area. There is also a 3 metre wide walkway that bounds the subject property.

South: A row of 2 to 3-storey townhouses with garages to the rear (11-39 Hounslow Avenue). Further south are a similar row of 3-storey townhouses with garages at the rear (8- 38 Horsham Avenue). The townhouses located at 22-38 Horsham Avenue are oriented parallel to the street, while those at 8-20 Horsham Avenue follow the curve of Horsham Avenue;

East: An 8-metre wide publicly accessible walkway which runs from Hounslow Avenue to 5444 Yonge Street is located immediately east of the site. At the northwest corner of Horsham Avenue and Yonge Street, there is a 4-storey stacked townhouse block fronting onto Hounslow/Horsham Avenues and a 22-storey condominium building with retail uses on the ground floor which fronts onto Yonge Street (5418 Yonge Street).

West: Single detached dwellings in a *Mixed Use Areas* designation. Starting from the west side of Beecroft Road are single detached dwellings in a *Neighbourhoods* designation.

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. 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. 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.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan contains a number of policies that apply to the proposed development.

Chapter 2 – Shaping the City

Section 2.2.2 Centres: Vital Mixed Use Communities

The proposed development is located in the North York Centre. North York Centre, focused on three subway stations on its Yonge Street spine, is served by both the Yonge subway and the Sheppard subway and is also a terminus for regional transit from communities to the north. It has a major concentration of commercial office space where businesses benefit from access to transit service to the Downtown core as well as from good highway access. It should continue to grow as an important commercial office location, as well as a vibrant residential and cultural centre.

Centres in the Official Plan are a priority for managing growth in the City. They should be vibrant, mixed-use and supported by public transit. Each Centre in the Official Plan will have a secondary plan which will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space and transit oriented development. The plan will also delineate the boundaries of the growth centre, provide a strategy for public realm and parks improvements, support the use of public transit and other transportation models (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly *Neighbourhoods*.

Chapter 3 – Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and

minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies above, new development will also be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses.

New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provide indoor and outdoor amenity space for residents of the new development.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents

The Official Plan is available on the City's website at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

North York Centre Secondary Plan

The subject property is also located within the North York Centre Secondary Plan, and is designated *Mixed Use Area "H"* on Map 8-4 of the Secondary Plan. This designation

provides for residential uses, institutional uses that are not predominantly offices, as well as public parks and recreational uses.

The Secondary Plan provides for a density of 2.6 FSI, plus additional density incentives for certain gross floor area exemptions for the provision of specific uses and facilities. The Secondary Plan limits the maximum height for the site to a maximum of 70% of the horizontal distance from the Relevant Residential Property Line (RRPL). The RRPL is generally representative of the closest property lines of detached or semi-detached dwellings outside the boundaries of the North York Centre, which in this case would be the easterly property line of the single detached dwellings beyond Beecroft Road.

The Secondary Plan also encourages redevelopment that ensures compatibility with the surrounding stable residential areas while contributing to an attractive pedestrian oriented street edge with emphasis on good design and landscaping, buffering and tree features.

The North York Centre Secondary Plan is available on the City's website at:

<https://www1.toronto.ca/planning/8-north-york-centre.pdf>

Zoning

The subject lands are excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is currently zoned One-Family Detached Dwelling Fourth Density Zone (R4) under By-law 7625; as amended. The R4 zoning permits single detached dwellings and accessory uses with a height limitation of 8.8 metres for a residential use.

Site Plan Control

The proposed development is subject to Site Plan approval. A Site Plan Control application has not yet been submitted.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses (2006) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2006 Guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications prior to presenting a finalized version of these Guidelines for Council consideration and adoption in early 2017.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law.

Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. The Tree Inventory & Preservation Plan Report submitted with the application documented 40 trees on and within 6 metres of the subject property. A total of 27 trees are proposed to be removed, of which 4 trees are located within the City's right-of-way.

Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

Reasons for Application

An amendment to Zoning By-law No. 7625 for the former City of North York is required as the R4 zoning that applies to the lands does not permit the proposed 3 to 4 storey residential townhouse development.

COMMENTS

Application Submission

The following was submitted with the application:

- Arborist Report and Tree Preservation Plan;
- Complete set of building elevation, site plan, and survey drawings;
- Draft Zoning By-laws;
- Geotechnical Study and Stormwater Management Report;
- Landscape and Lighting Plan;
- Parking Study;
- Planning Rationale Report;

- Toronto Green Standard Checklist, and;
- Transportation Impact Study.

A Notification of Complete Application was issued on January 6, 2017.

Issues to be Resolved

On a preliminary basis, issues include, but are not limited to:

- Appropriateness of the scale and number of dwelling units proposed;
- Compatibility with the surrounding context;
- Conformity with the design direction in the City's Urban Design Guidelines for Infill Townhouses and updated Townhouse and Low-Rise Apartment Guidelines;
- Adequacy of the proposed indoor and outdoor residential amenity space on site;
- Assessment of the location and design of the loading space, garbage storage area, and pickup;
- Assessment of site servicing including stormwater management;
- Appropriateness of site organization and dwelling unit entrance locations;
- Appropriateness of setbacks proposed along the pedestrian walkways to the north and east of the site;
- Fit with future development west of the site;
- Overlook and privacy impacts with respect to the rooftop amenity areas on adjacent properties to the west and north;
- Tree preservation;
- Separation distance between townhouse blocks and the proposed back-to-front unit relationship;
- Appropriate landscaping, building design, setbacks and massing to ensure an attractive street edge along Hounslow Avenue and publicly accessible walkways; and
- Potential traffic impacts on the surrounding road network, supply of resident parking, lack of proposed visitor parking and vehicular access/circulation to the underground parking;

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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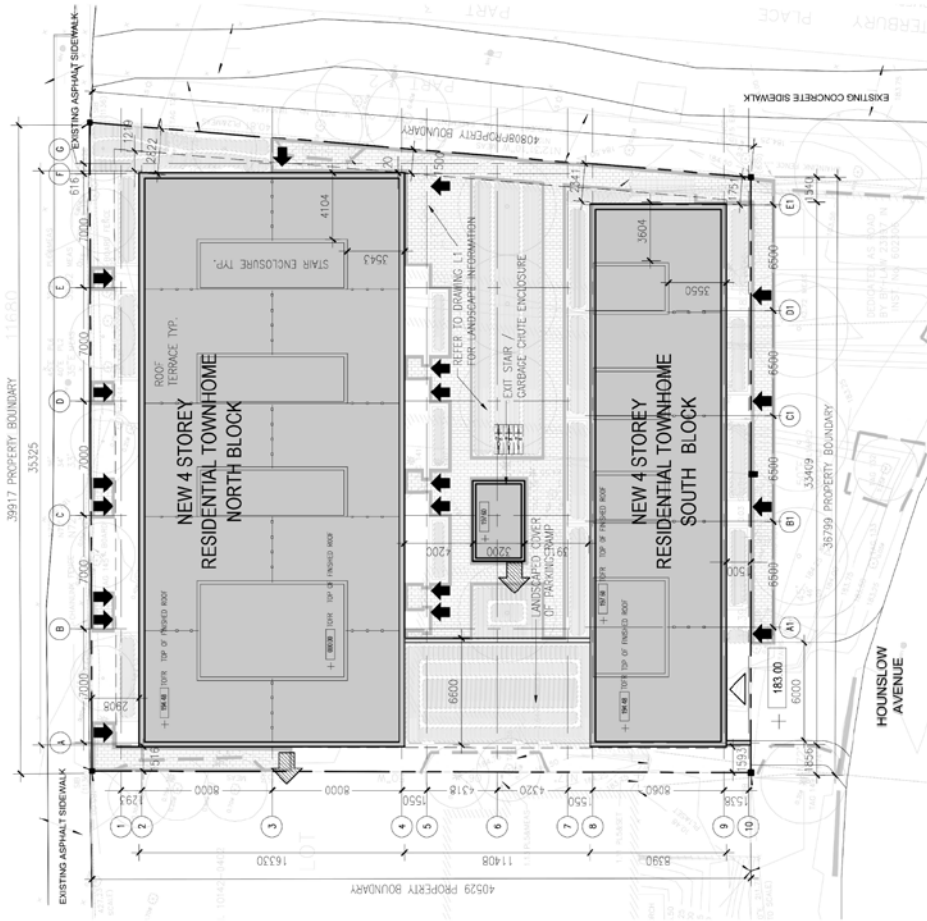
SIGNATURE

Joe Nanos
Director, Community Planning
North York District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2a:	North and South Elevations
Attachment 2b:	East Elevation
Attachment 2c:	West Elevation
Attachment 3:	North York Centre Secondary Plan
Attachment 4a:	North York Zoning By-law No. 7625
Attachment 4b:	City of Toronto Zoning By-law No. 569-2013
Attachment 5:	Application Data Sheet

Attachment 1: Site Plan



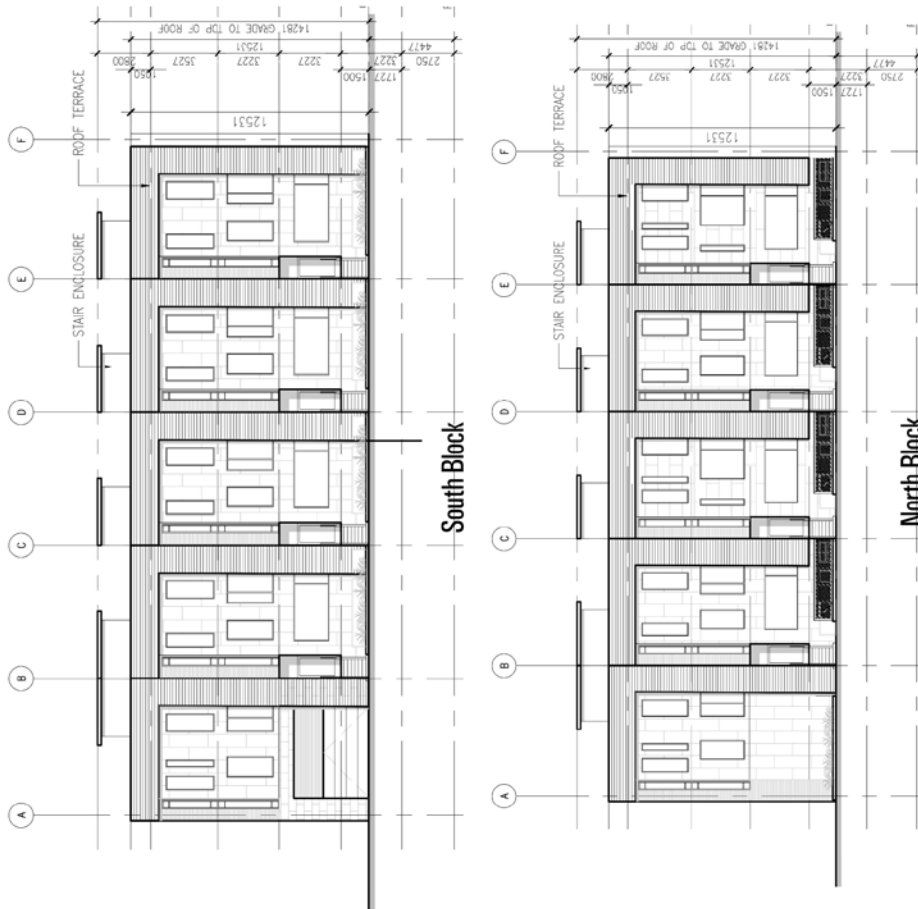
26, 28 and 36 Hounslow Ave

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 01/03/2017

File # 16 261875 NNY 23 0Z

Attachment 2a: North and South Elevations



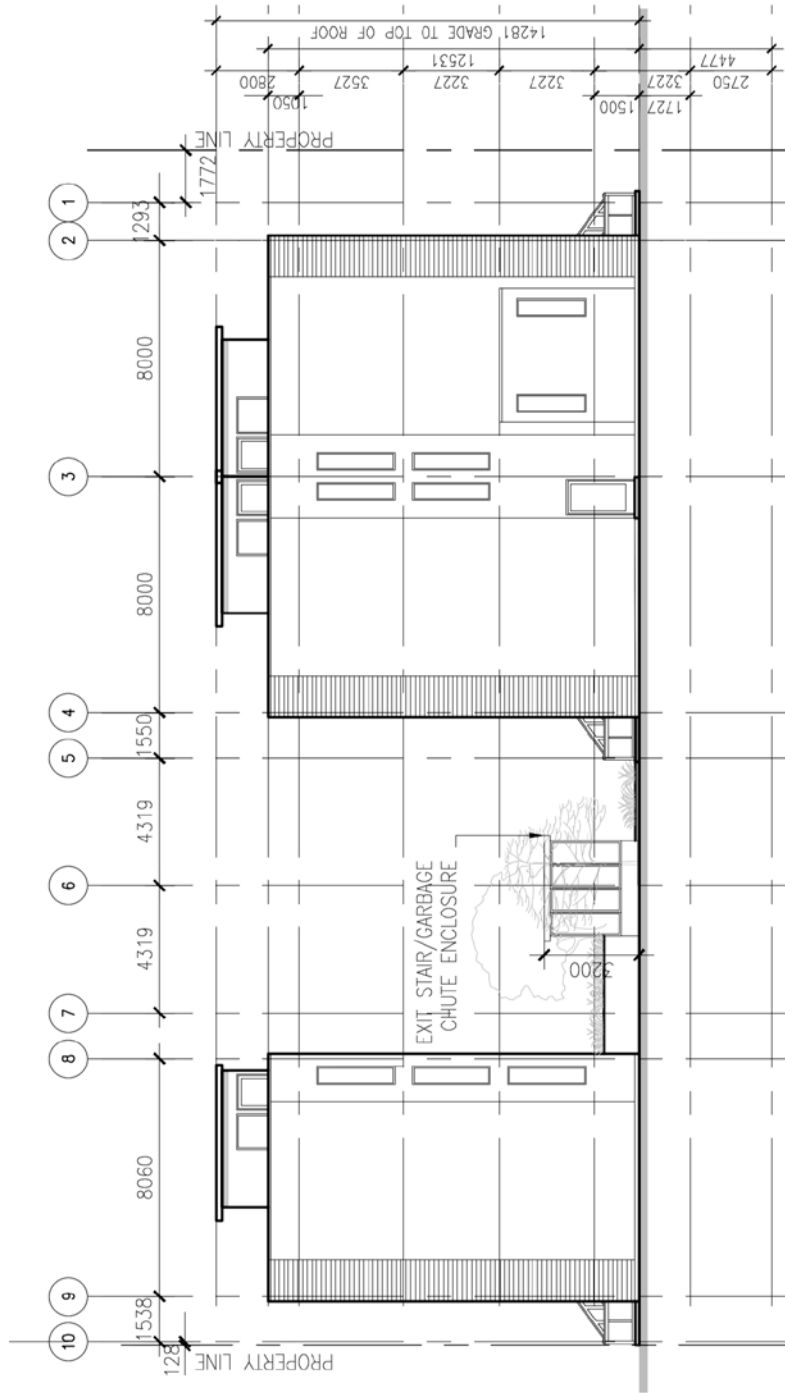
26, 28 and 36 Hounslow Ave

South Elevation
 Applicant's Submitted Drawing

Not to Scale
 01/03/2017

File # 16 261875 NNY 23 0Z

Attachment 2b: East Elevation



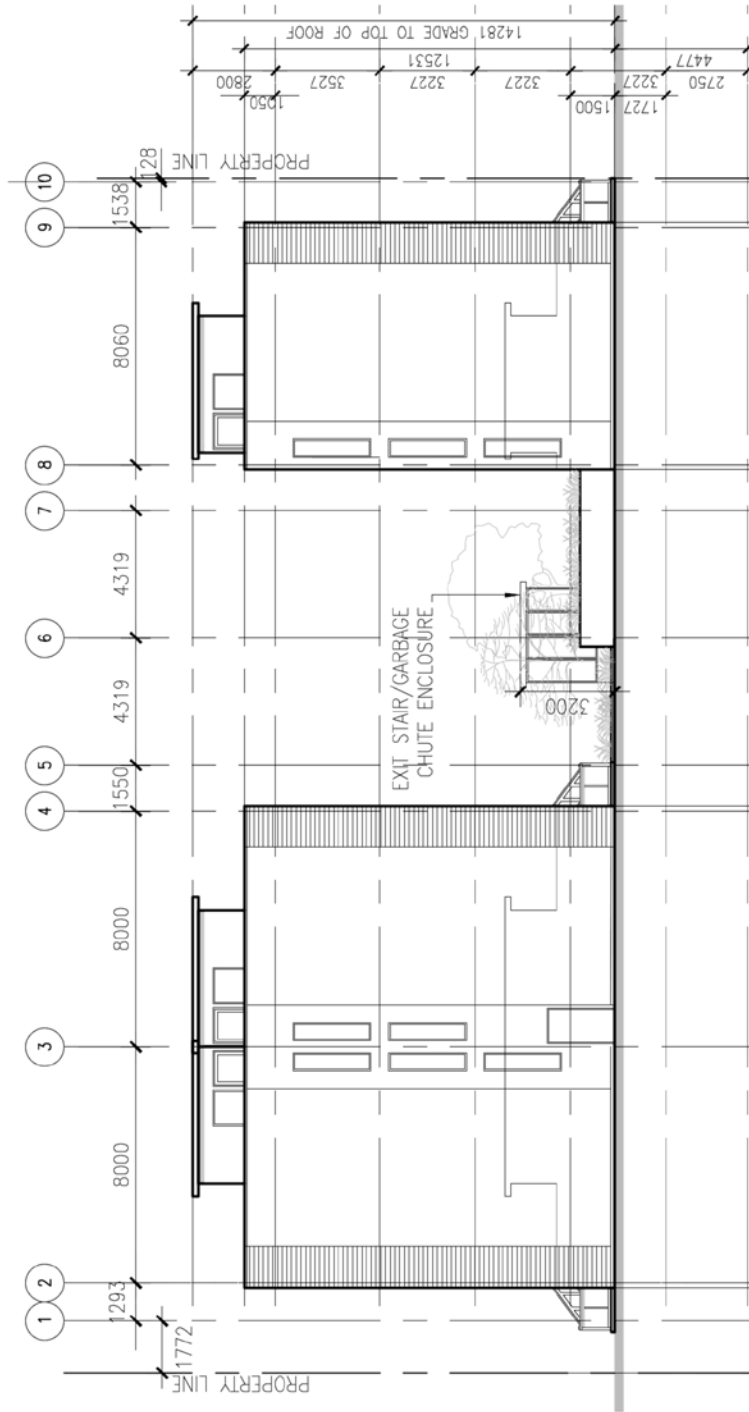
26, 28 and 36 Hounslow Ave

East Elevation
 Applicant's Submitted Drawing

Not to Scale
 01/03/2017

File # 16 261875 NNY 23 0Z

Attachment 2c: West Elevation

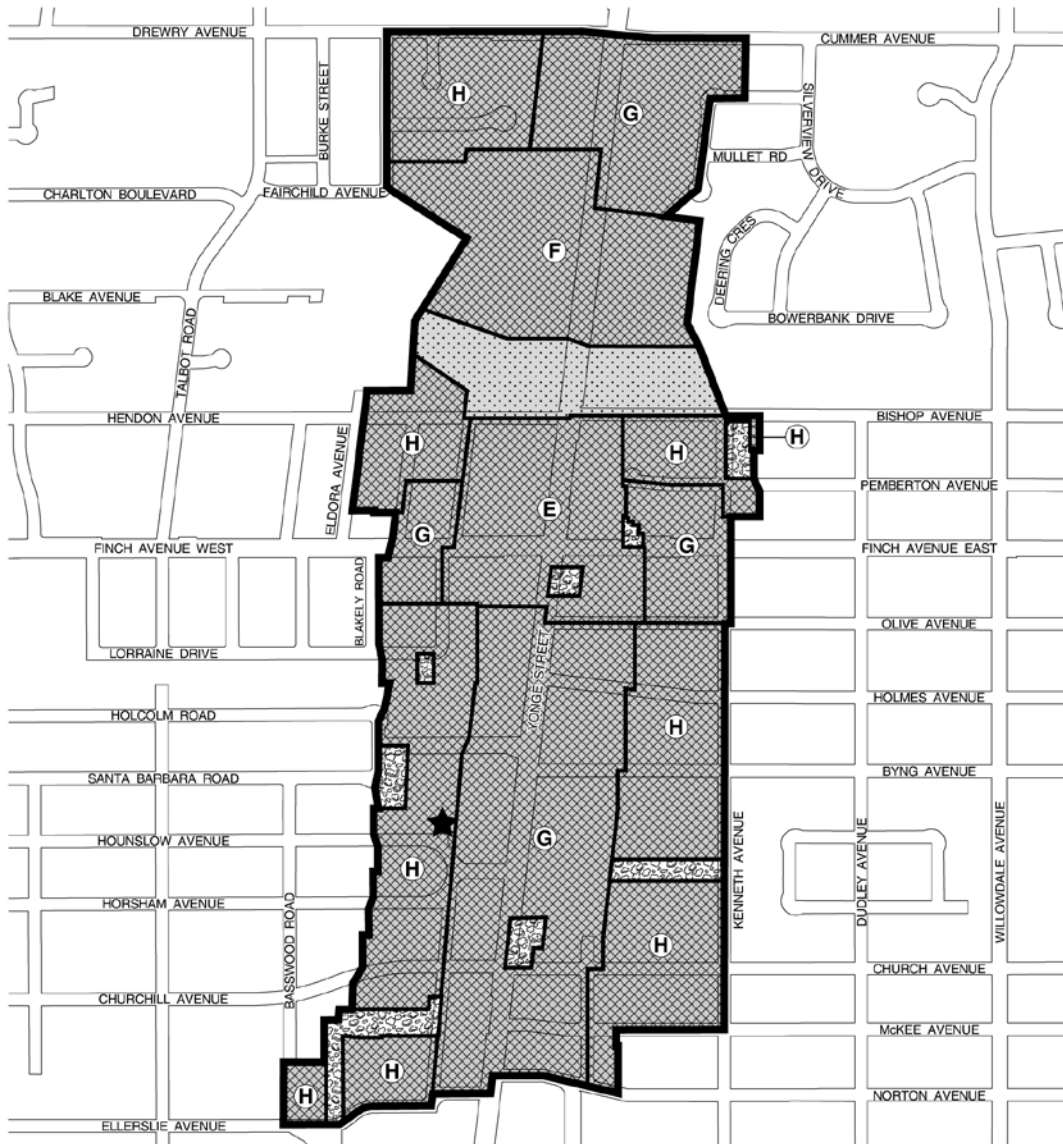


West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/03/2017

26, 28 and 36 Hounslow Ave

File # 16 261875 NNY 23 0Z






Attachment 3: North York Centre Secondary Plan



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01/24/2017

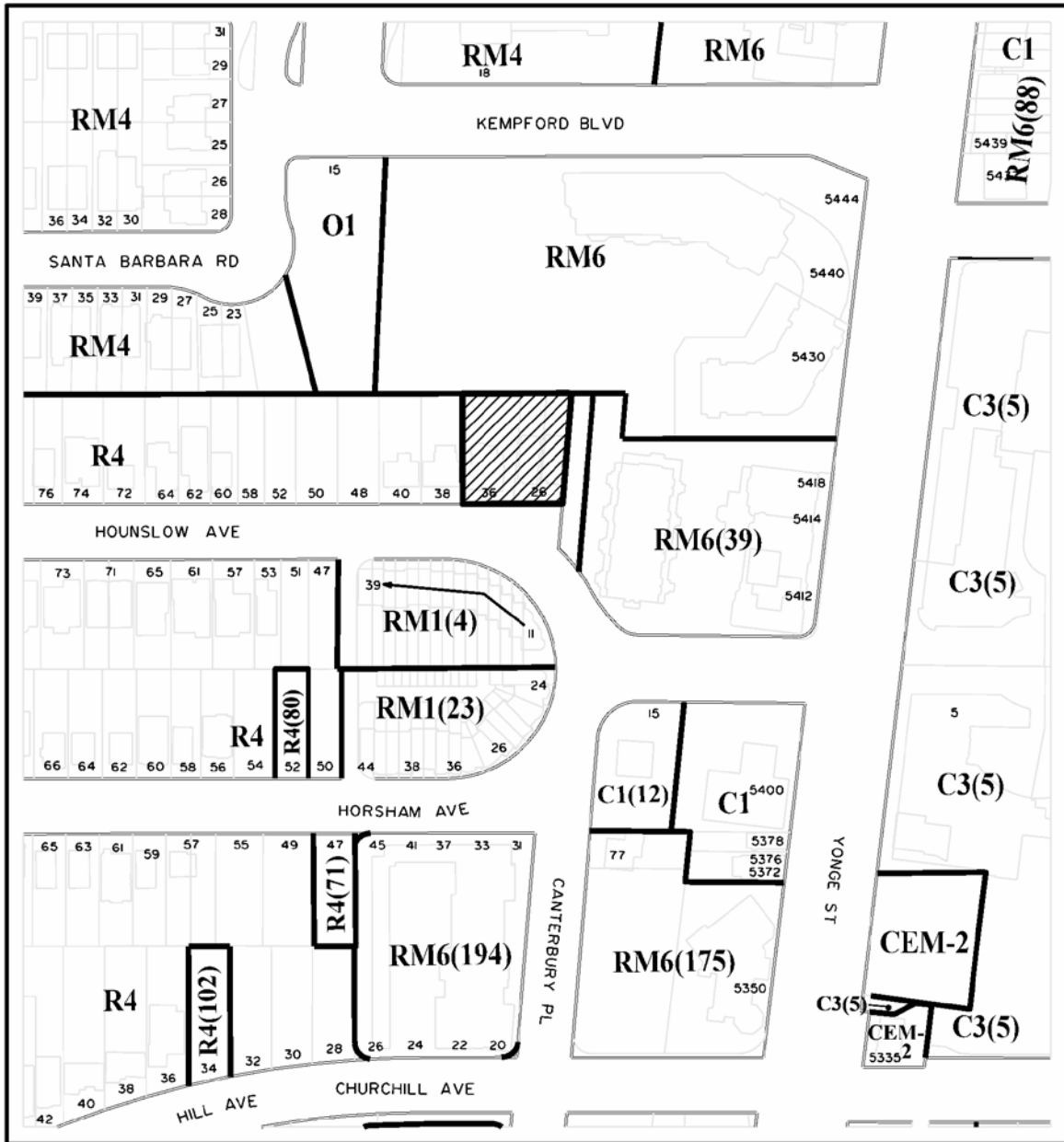
North York Centre Secondary Plan

26, 28 and 36 Hounslow Ave

-  Secondary Plan Boundary
-  Mixed Use Areas
 - Area E - Maximum 65% Commercial Use
 - Area F - Maximum 50% Commercial Use
 - Area G - Maximum 20% Commercial Use
 - Area H - 0% Commercial Use
-  Parks and Open Space Areas
-  Utility Corridors
-  Subject Site

File # 16 261875 NNY 23 0Z

Attachment 4a: North York Zoning By-law No. 7625



Zoning By-Law No. 7625

26, 28 and 36 Hounslow Ave

File # 16 261875 NNY 23 02

Location of Application

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- O1 Open Space Zone
- CEM-2 Restricted Cemetery Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Extracted 01/24/2017

Attachment 4b: City of Toronto Zoning By-law No. 569-2013




Zoning By-Law No. 569-2013

26, 28, and 36 Hounslow Ave

File # 16 261875 NNY 23 0Z

 Location of Application

-  See Former City of North York By-Law No. 7625
- R4 One-Family Detached Dwelling Fourth Density Zone
 - RM1 Multiple-Family Dwellings First Density Zone
 - RM4 Multiple-Family Dwellings Fourth Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - O1 Open Space Zone



Not to Scale
Extracted: 01/13/2017

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 261875 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	December 8, 2016
Municipal Address:	26, 28, and 36 Hounslow Avenue		
Location Description:	PLAN 2057 PT LOT 7 RP 64R16974 PART 2 **GRID N2302		
Project Description:	Proposal for 34 stacked townhouses contained within two buildings with vehicular access to one-level of underground parking from Hounslow Avenue. The stacked townhouses are 3 to 4 storeys and 12.53 metres (14.28 metres to the stair roof) in height with an FSI of 2.22.		

Applicant:	Agent:	Architect:
Bousfields Inc. c/o Tony Volpentesta 3 Church Street, Suite 200 Toronto, ON, M5E 1M2	Mattamy Homes c/o Brad Clifton 7880 Keele Street Vaughan, ON, L4K 4G7	Quadrangle Architects Ltd. 901 King Street West, Suite 701 Toronto, ON, M5V 3H5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R4	Historical Status:	N
Height Limit (m):	8.8 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1554.15	Height:	Storeys:	3 to 4
Frontage (m):	33.4		Metres:	14.28
Depth (m):	40.5			
Total Ground Floor Area (sq. m):	764.4			Total
Total Residential GFA (sq. m):	3454.2		Parking Spaces:	29
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3454.2			
Lot Coverage Ratio (%):	49.2			
Floor Space Index:	2.22			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	12 (35%)
2 Bedroom:	16 (47%)
3 + Bedroom:	6 (18%)
Total Units:	34 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3454.2		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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