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Date: February 13, 2018

To: France Rochette (Old Orchard Grove Ratepayers Association)

From: Yishan Liu, Assistant Planner, Community Planning, North York District

Re: Request for Zoning By-law Amendment process to deal with revised development proposal for 228 Wilson Avenue (current Zoning By-law 1071-2014)

This letter is in response to correspondence dated February 5th and 9th from the Old Orchard Grove Ratepayers Association requesting a Zoning By-law Amendment for the revised development proposal at 228 Wilson Avenue.

Planning staff are aware that the current proposal submitted for site plan approval (17 277685 NNY 16 SA) does not entirely comply with the previously approved Site-Specific Zoning By-law 1071-2014. The zoning by-law application had two community consultation meetings and two working group meetings. A community information meeting was also held prior to the submission of the current site plan application. Staff would like to clarify that for a proposal to obtain site plan approval, the application must comply with the by-law requirements; the by-law cannot be amended through site plan approval. The applicants need to apply to Committee of Adjustment in order to amend the by-law. Committee of Adjustment is a public process. The *Planning Act* requires that all neighbours within 60 metres of the proposal be notified a minimum of 10 days before the hearing date, although North York Committee of Adjustment staff generally mail their notices at least 3 weeks ahead of the hearing date. Signage is also required to be posted on the property. Neighbouring residents will have the opportunity to attend the hearing or write to the Committee of Adjustment prior to the hearing. If the application is refused at Committee, the applicant will not be able to proceed with their current proposal. The current proposal would require variances for number of dwelling units, gross floor area, and parking.

The site plan application proposes 131 rental dwelling units, of which 55 are proposed to be one-bedroom and 76 units are proposed to be two-bedroom. This is an increase of 23 units from the previously approved 108 condominium dwelling units, the previous condominium proposal had a unit mix of 49 one-bedrooms, 51 two-bedrooms and 8 three-bedrooms. Planning staff note that the proposed building structure is not increasing in size, the greater number of dwellings units is achieved through smaller unit sizes and the elimination of three-bedroom units.

It appears that Gross Floor Area (GFA) is increasing from 11,000 square metres to 13,300 square metres which was unusual as the building is not increasing in size. Following discussion with a zoning examiner, staff was able to conclude that the applicants had erroneously summed their overall GFA in their original rezoning application, having only taken into consideration GFA from

floors 1 to 17; they excluded the mechanical penthouse and underground parking levels from their GFA calculation. Overall GFA for the previous rezoning application was actually closer to 12,500 square metres.

The current proposal correctly accounts for GFA on all floors including the 2 levels of mechanical penthouse as well as the non-parking space areas of the underground parking garage. The proposed GFA of the current proposal for floors 1 to 17 is 11,300 square metres; staff expect this number to decrease as the current proposal is slightly larger than the pre-approved building envelope and staff have been clear with the applicants that they are to build within the pre-approved envelope. The mechanical penthouse area is also currently double the size of the previously mechanical penthouse area, this will need to be revised to be smaller, as such the overall GFA is expected to decrease to less than 13,000 square metres.

For the Committee of Adjustment application, planning staff will have the opportunity to comment on the application with a staff report. Staff would be able to recommend a condition that should the application be approved, the GFA for floors 1 to 17 be limited to 11,300 square metres, this will ensure the GFA is in line with the previous approval.

Transportation Services staff have requested further amendments to the applicant's traffic/parking study before they can determine if the number of proposed parking spots is adequate for the rental building. The proposed number of parking spaces may change depending on Transportation Services' comments.

Should you have any questions or require any additional information, please do not hesitate to contact Yishan Liu at Yishan.Liu@toronto.ca or 416-395-7044.

Sincerely,

Al Rezoski
Manager, Community Planning