

**Amendment to the Etobicoke Zoning Code
1279368 Ontario Limited, 1875 Martin Grove Road
File No. Z-2290 (Rexdale-Thistletown)**

(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)

The Etobicoke Community Council, after considering the depositions, and based on the finding of fact, conclusions and recommendations in the report (September 13, 1999) from the Director of Community Planning, West District, and revisions to the proposal submitted by the applicant which are not deemed to be significant and therefore no further notice or hearing is required, and for the reason that the proposal is an appropriate use of the lands, recommends that:

- (1) the conditions to approval in the report (September 13, 1999) from the Director of Community Planning, West District, be amended by adding the following Condition 5:**

“5. Boulevard tree planting to the satisfaction of Parks and Recreation Services.”; and

- (2) the application by 1279368 Ontario Limited for amendment to the Etobicoke Zoning Code to permit four single-family and three (six residential units) semi-detached dwellings (as shown in Attachment No. 1), with the appropriate development standards, to the rear of an existing rental apartment building at 1875 Martin Grove Road, be approved, subject to the conditions outlined in the referenced report, as amended.**

The Etobicoke Community Council reports having held a statutory public meeting in accordance with Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and the regulations thereunder.

The Etobicoke Community Council submits the following report (September 13, 1999) from the Director of Community Planning, West District:

Purpose:

To consider an application to amend the Zoning Code to permit 12 semi-detached dwellings to the rear of an existing rental apartment building at 1875 Martin Grove Road (Exhibit No.1).

Financial Implications and Impact Statement:

City funding is not required. There are no impacts on capital or operating budgets.

Recommendations:

It is recommended that:

- (1) the application by 1279368 Ontario Limited be revised by reducing the number of semi-detached dwellings from 12 to 10 units as discussed in this report;
- (2) the application as revised pursuant to Recommendation No. (1) above be approved, subject to a public meeting to obtain the views of interested parties and subject to the conditions to approval listed in this report; and
- (3) subject to the conditions set out in this report that by-laws to implement the proposed development, as revised, be introduced at Council.

Background:

This proposal is on the vacant rear portion of an existing 12-storey, 94-unit apartment property which extends from Martin Grove Road through to Stevenson Road (Exhibit No. 1). In 1962, Council enacted By-law No. 13584 to rezone the lands to permit the development of a 90-unit apartment building. In 1984, Etobicoke Council refused a zoning amendment application to develop 12 townhouses on this area. In 1988, the Committee of Adjustment approved an application to convert vacant space within the building into an additional 4 dwelling units.

The land along Stevenson Road is a passive open space area and slopes upwards from Stevenson Road. Surrounding land uses consist of single family detached and semi-detached homes to the east of Stevenson Road and apartment buildings to the north and south of this site.

Proposal:

It is proposed to sever the rear portion of 1875 Martin Grove Road and develop 12 semi-detached, 2-storey homes on individual lots fronting on Stevenson Road (Exhibit No. 2).

Exhibit No. 1 is a map showing the location of the site and the surrounding zoning. Exhibits Nos. 2, 3 and 4 are reductions of the site plan and elevations, respectively. The following is a summary of the site data:

| | | | |
|----------------------------|---------------------|-------------------------|-------|
| Site area (total) | 1.04 ha | 2.57 ac | |
| (semis) | 0.24 ha | 0.61 ac | |
| GFA(existing) | 9792 m ² | 105,403 ft ² | |
| (proposed) | 2118 m ² | 22,798 ft ² | |
| Density (existing) | 90.4 uph | 36.6 upa | |
| (proposed) | 101.9 uph | 41.2 upa | |
| FSI (existing) | 0.93 | | |
| (proposed) | 1.14 | | |
| Open Space (existing) | 7548 m ² | 81,248 ft ² | (72%) |
| (excluding land for semis) | 5054 m ² | 54,403 ft ² | (63%) |

Comments:

Official Plan:

The site is designated High Density Residential by the Etobicoke Official Plan which permits all dwelling types. The Plan provides for densities of up to 185 units per hectare (uph)(75 upa) and a maximum floor space index (FSI) of 2.5 in this designation. The proposal conforms with these requirements.

Section 4.2.7 of the Official Plan provides for the intensification of High Density Residential designations through the provision of additional residential units on apartment sites, provided that the level of development is within the density limits of the Plan. Proposals to amend the Official Plan or Zoning Code for these purposes are subject to the criteria established in Section 4.2.19 of the Plan (Exhibit 5). Staff has reviewed the proposal within the context of these criteria.

Based on this review, staff is satisfied from a land use point of view that the proposal would generally meet the criteria for housing intensification. The site is close to major retail facilities and to two arterial roads with transit and sufficient capacity to support additional development. In terms of height, density, and floor space index, this small project can be accommodated on the site with limited impact on the existing apartment building and adjacent uses. Access is available to local social and educational services and to parks. Notwithstanding the general compliance with the Official Plan, however, staff have concerns with the loss of on-site open space which is an existing recreational amenity for the apartment building and a buffer between that building and the single family homes on the east side of Stevenson Road. In response to this concern, the applicant proposes to construct a children's play area on lands associated with the apartment building (Exhibit No. 6). The proposal itself will become the buffer between the apartment building and the existing lower density residential development east of Stevenson Road.

Zoning Code:

The site is zoned Fourth Density Residential (R4) which generally permits a range of dwellings including apartment buildings and semi-detached structures. However the site is subject to Site Specific By-law No. 13584 which does not permit semi-detached units on this site. Therefore, in order to permit semi-detached houses, an amendment to the Zoning Code and to By-law No. 13584 is required. An amendment is also required to the Code's R4 development standards for semi-detached dwellings to permit the proposed dwellings, since the lots to be created do not meet the zoning requirements with respect to: lot frontage; lot area; maximum coverage; and, front yard setback.

Site Design and Development Standards:

This proposal differs from the previous proposal on this site, since it is for semi-detached units rather than townhouses and will therefore be more compatible with the single detached and semi-detached neighbourhood to the east side of Stevenson Road. However, the proposed lots are significantly below the standards required by the Zoning Code, particularly for lot frontage and lot area, for semi-detached lots in this zone. It is not possible to increase the depth of the proposed lots due to the location of the underground garage for the apartment building. Staff recommend that the number of units be reduced from 12 to 10 units, resulting in a widening of the lots, bringing them closer to the standards required for semi-detached lots in the area.

The creation of these lots removes open space which has been an amenity area for the apartment residents and a passive aesthetic space for neighbouring residents in the low density residential area to the east of this site. The applicant proposes to replace that space with a children's play area, the location and size of which is not yet determined. Staff suggest that a reconfiguration of

the residual site is necessary in order to make a more usable amenity area, preferably towards the south end of the site, with the existing parking relocating towards the north.

A pedestrian connection between Martin Grove Road and Stevenson Road is also suggested at the south of the site. This connection would provide both a mid-block pedestrian route from Stevenson Road to Martin Grove Road and also provide additional natural surveillance of the proposed play area.

Site reconfiguration normally requires a site control approval process. However, semi-detached dwellings are exempt from site plan control. In this instance, these matters will be secured through an amenities agreement as noted and required by Parks staff in their comments.

Agency Comments:

The Parks and Recreation Division note that this proposal represents a significant loss of on-site private open space for the existing apartment residents. If approved, a 5 percent cash-in-lieu of parkland dedication is applicable. Since there are no landscape areas or recreational amenity spaces provided for either the semis or the existing apartment building, the provision of these matters should be a requirement of approval. The applicant is required to enter an amenities agreement to secure these items.

The Technical Services Division of the Works and Emergency Services Department indicates that water and sanitary services are available on Stevenson Road but connection to the existing storm sewer will only be permitted if a drainage problem is foreseen on this parcel or on neighbouring parcels. Any existing registered storm sewer connection agreements should be de-registered. A private easement to 1875 Martin Grove Road will be required for existing storm and sanitary sewers crossing the site. The applicant will be required to submit a lot grading plan, enter an agreement and post required bonds to guarantee completion of grading and any other required services. Curbs and sidewalks are to be reconstructed as necessary and a deposit for blue and gray recycling boxes will be required.

The Toronto Catholic District School Board advises that students from this development could be accommodated.

The Toronto District School Board advises that not all of the students from this development can be accommodated in the designated schools and alternative arrangements will be required.

The Traffic Planning Division of the Works and Emergency Services Department indicates that the level of traffic generated from this development is not expected to impact the operation or level of service of the abutting road network. There is no objection to this proposal subject to it providing a minimum of two parking spaces per unit and a minimum separation of 6.0 metres between driveways. The latter will facilitate on-street visitor parking.

Fire Services requires hydrant coverage in accordance with the Ontario Building Code.

The Urban Design Division of Urban Planning and Development Services notes that the applicant should also be required to provide street trees along the Stevenson Road frontage.

Community Meetings:

A community meeting was held on July 5, 1999, to allow area residents an opportunity to review the proposal. Approximately 25 to 30 residents attended. The concerns expressed by area residents were related to: traffic using Stevenson Road as a short cut to Kipling Avenue; speeding on Stevenson Road; apartment visitors parking on nearby Sequin and Pamela Courts for extended periods; perceived visitor parking shortfall for the existing apartment building; possible widening of Stevenson Road; drop in area property values due to the construction of the semis and the loss of open space; the condition of the apartment building; crime; and, the loss of sunlight.

A second community meeting was held on September 7, 1999, to review with concerned residents the technical responses to the issues raised at the earlier meeting. About nine residents attended and remain concerned about the issues previously listed. It was also noted that a previous application on the site for townhouses had been refused.

Conclusions:

This application has been evaluated within the context of the housing intensification policies of the Official Plan. Staff is of the opinion that the proposal generally complies with the criteria for housing intensification and can be supported subject to: a satisfactory resolution of issues related to the location and design of the proposed children's play area; the reconfiguration of the residual apartment building site; and a reduction in the number of lots from 12 lots to 10 lots.

Many of the concerns of the community expressed at the community meetings are not related to the proposal or are not matters that can be addressed through a rezoning application. With respect to the parking issue, the proposed semis would provide two parking spaces per dwelling, which meets by-law requirements. Additional on-street visitors parking will be facilitated by the requirement for a 6.0 metres separation between driveways of adjacent buildings. The proposed height of the buildings is also within by-law standards and would not result in any significant shadowing impacts.

If approved, the following conditions should apply:

Conditions to Approval:

Fulfillment of the following conditions prior to the enactment of an amending by-law:

- (1) Submission of plans showing: a reduction in the number of dwellings to ten units; details of the proposed children's play area including its location; and reconfiguration of the residual apartment site and lot pattern for the semi-detached units, to the satisfaction of the Staff Advisory Committee on Development Control.

- (2) Confirmation that the applicant has entered into an amenities agreement.
- (3) Submission of a grading and servicing proposal to the satisfaction of the Works and Emergency Services Department; the signing of required agreements; submission of required bonds; and, payment of any necessary fees.
- (4) Confirmation that the requirements of Bell Canada and Enbridge Consumers Gas have been satisfied.

The amending by-law should permit the additional semi-detached dwellings and provide appropriate exemptions from the site-specific by-law and the R4 requirements of the Zoning Code. It should also require a minimum separation of 6.0 metres between driveways of adjacent buildings.

Contact:

Ed Murphy, Senior Planner, Community Planning, West District
Tel.: (416) 394-8234; Fax: (416) 394-6063

Insert Table/Map No. 1
Exhibit No. 1 - Martingrove Road

Insert Table/Map No. 2
Exhibit No. 1 - Martingrove Road

Insert Table/Map No. 3
Attachment 1 - Martingrove Road

The following persons appeared before the Etobicoke Community Council in connection with the foregoing matter:

- Mr. Suresh Singh, representing 1279368 Ontario Limited;
- Mr. Julius Rokas, Etobicoke, expressing concern about the potential increase in traffic and insufficient available street parking; and
- Mr. Gerardo Melchionna, Etobicoke, expressing concern about traffic and potential parking problems on the cul-de-sac streets opposite the proposed development due to parking restrictions on Stevensosn Road.

(A copy of each of Exhibits Nos. 3 to 6, referred to in the foregoing report, was forwarded to all Members of Council with the agenda for the Etobicoke Community Council meeting of November 9, 1999, and a copy of each is on file in the office of the City Clerk.)