

## **Draft Zoning By-law - Woodbine Park Development (East Toronto)**

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

**The Toronto Community Council recommends that:**

- (1) the Draft By-law attached to the report (October 29, 1999) of the City Solicitor be approved and that authority be granted to introduce the necessary Bill in Council, substantially in the form of the Draft By-law, to give effect thereto; and**
- (2) the report (October 7, 1999) of the Acting Commissioner of Urban Planning and Development Services be adopted.**

The Toronto Community Council reports, for the information of Council, having been advised that the Ward Councillor will conduct a further meeting in the community on this matter.

The Toronto Community Council further reports, for the information of Council, that notice of the public meeting was given in accordance with the Planning Act. The public meeting was held on November 9, 1999, and Mr. J. Niall Haggart, Vice-President, Development, The Daniels Corporation, addressed the Toronto Community Council.

**The Toronto Community Council submits the following report (October 29, 1999) from the City Solicitor:**

Purpose:

This report provides draft by-law amendments to implement the recommendations of the Final Report of the Commissioner of Urban Planning and Development Services (October 7, 1999) concerning the Woodbine Park Development. The amendments will permit an increase in the maximum building height from 10 metres to 11 metres for the row houses in blocks 169 to 173 located on the west side of Woodbine Avenue in the Woodbine Park subdivision.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the Toronto Community Council hold a public meeting in respect of the Draft By-law in accordance with the provisions of the *Planning Act*.

Following the public meeting and in the event the Toronto Community Council wishes to approve the Draft By-law, it could recommend:

- (2) the Draft By-law attached to the report (October 29, 1999 ) of the City Solicitor be approved and that authority be granted to introduce the necessary Bill in Council, substantially in the form of the Draft By-law, to give effect thereto.

Council Reference/Background/History:

Toronto Community Council will have before it at its meeting of November 9, 1999 the Final Report of the Commissioner Urban Planning and Development Services (October 7, 1999) concerning the above-noted subject. This report recommends a Zoning By-law Amendment which will permit an increase in the maximum building height from 10 metres to 11 metres for the row houses in blocks 169 to 173 located on the west side of Woodbine Avenue in the Woodbine Park subdivision.

Comments:

This report contains the necessary Draft By-law, which, if enacted, will give effect to the Planning Report.

Conclusions:

N/A.

Contact:

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Attachment No. 1

**DRAFT BY-LAW**

Authority: Toronto Community Council Report No. , Clause No. ,  
as adopted by City of Council on

Enacted by Council:

**CITY OF TORONTO**

**BY-LAW No. -1999**

To amend Zoning By-law No. 438-86 of the former City of Toronto with respect to a component of the lands generally bounded by Coxwell Avenue, Queen Street West, Woodbine Avenue and Lake Shore Boulevard East and commonly referred to as the Woodbine Park Development.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Height and Minimum Lot Frontage Map 53G-323 contained in Appendix "B" of By-law No. 438-86 of the former City of Toronto, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures in various areas of the City of Toronto", as amended, is further amended by redesignating the lands within that portion of the Woodbine Park Development currently designated "H10.0" to "H11.0", as outlined by the heavy lines on Map 1 attached hereto.

ENACTED AND PASSED this       day of       , A.D. 1999.

(Insert map to show a new height of 11.0 metres for the row houses in blocks 169 to 173 on the west side of Woodbine Avenue.)

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**The Toronto Community Council also submits the following report (October 7, 1999) from the Acting Commissioner of Urban Planning and Development Services:**

Purpose:

This report recommends approval of a draft by-law to introduce a zoning amendment to permit an increase in the maximum building height from 10 metres to 11 metres for the townhouses in blocks 169 to 173 located on the west side of Woodbine Avenue in the Woodbine Park subdivision.

Financial Implications and Impact Statement:

Not Applicable.

Recommendations:

It is recommended that:

- (1) That Map 2 of Zoning By-law 1996-0278 be amended to show a building height restriction of 11 metres rather than 10 metres for the lots fronting on Woodbine Avenue which are zoned R2-Z1.3 and to amend Section 3 of By-law 1996-0279 to reflect that change.

Background:

The applicants are requesting a zoning amendment that will allow them to construct 3 storey townhouses on the subject site. Currently, By-law 1996-0728 permits a maximum height of 10 metres rather than using the average grade along the side yard.

However, finished grade at Woodbine Avenue is up to 1.7 metres lower than grade on the west side or the rear of these lots. As a result of this grade differential from front to back, the applicants cannot fit a suitably designed townhouse with 3 storeys fully above grade on the west side and with a walk in basement level from Woodbine into the existing 10 metre height envelope.

The proposed height amendment will allow 3 storey units similar to the single and semi detached houses constructed immediately to the west of these lots and to some of the existing homes to the east across Woodbine Avenue.

This application could have been considered a Committee of Adjustment matter but in the interest of dealing with Woodbine Park zoning matters in a comprehensive manner, this proposal is being dealt with as a zoning amendment and will be considered concurrently with application 198019 which is also a rezoning for Woodbine Park.

#### Comments:

##### 1.0 The Proposal

The applicants are proposing to amend By-law 1996-0278 to allow an increase in the permitted height from 10 to 11 metres for the townhouse buildings within Blocks 169 - 173 of Plan 66M-2332.

The By-law requires that height is to be measured from the sidewalk or curb at the front of the houses (Woodbine Avenue). The finished grade of the subject lots is lower at Woodbine Avenue by up to 1.7 metres than at the rear or the west side of the lots. This condition makes it difficult if not impossible to build 3 fully above grade storeys within the 10 metre height constraint of the By-law.

##### 2.0 Site and Surrounding Area

The proposed height amendment is to apply to Blocks 169 to 173 in the Woodbine Park subdivision. These 5 blocks are located on the west side of Woodbine Avenue, south of the laneway which runs parallel to Queen Street and north of the walkway which provides a pedestrian connection between Woodbine Avenue and Boardwalk Drive. Woodbine Park is currently under construction and is the location of the former Greenwood racetrack.

##### 3.0 Current Official Plan and By-law Designations

Official Plan Amendment No. 58 is the Part II Plan for Woodbine Park. The Plan designates these blocks as medium density residential area. No Official Plan amendment is necessary.

By-law 1996-0278 zoned the site medium density residential and set a height limit of 10 metres for the bulk of the plan including the subject blocks. An amendment to the by-law is required to permit an additional 1 metre of height for these townhouse buildings.

#### 4.0 Planning Considerations

##### 4.1 Public Response

On April 20, 1999 a public meeting was held in the neighbourhood to discuss the applicants' original proposal of 5 blocks of 8 townhouses with a maximum building height of 12 metres. Many of the residents in attendance were concerned with the potential shadow and privacy impact on their homes and with the loss of lake and city views which may have resulted from this project. There appeared to be a general consensus that the 12 metre height combined with the proposed massing of the townhouses was inappropriate for the area.

## 4.2 Height

In response to the concerns expressed at the public meeting, the applicants have revised their plans by reducing the height of the houses from 12 to 11 metres. The resulting 3 storey townhouses still require a height amendment to the by-law but, as a built form, they are similar to the 3 storey houses currently being constructed within the 10 metre height constraint throughout Woodbine Park and to some of the existing homes on the east side of Woodbine Avenue.

The combination of the proposed height reduction and the 20 metre (r.o.w.) street width of Woodbine Avenue means that the redesigned homes will have no significant impact on the existing houses on the east side of Woodbine Avenue.

## 4.3 Massing and Built Form

In addition to the reduction in height, the applicants are proposing to reduce the massing of the project by splitting the single rows of 8 townhouses per block as originally shown into rows of 4. This change allows for increased light penetration between the townhouse blocks and relieves the impression of a continuous wall of townhouses along Woodbine Avenue. Block 169 which is located on the south side of the east-west lane, is the exception which is proposed as a single row of 6 townhouses. This block has been reduced by 2 units to allow commercial parking spaces to be constructed in a perpendicular fashion to the lane.

The applicant is also proposing to vary the built form to include a manor house style with hipped roofs interspersed with more common townhouse designs with pitched roofs. Varying the housing styles will also tend to break up the massing of the project as will the hipped roofs which allow more light between buildings.

### Conclusions:

The proposed modifications to the townhouse designs will result in a development that will provide an attractive eastern edge to the Woodbine Park Subdivision. I am recommending approval of this application.

### Contact:

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Community Planning Division  
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## Application Data Sheet

|                     |   |                     |                  |
|---------------------|---|---------------------|------------------|
| Site Plan Approval: | N | Application Number: | 199002           |
| Rezoning:           | Y | Application Date:   | January 29, 1999 |
| O. P. A.:           | N | Date of Revision:   | July 29, 1999    |

Confirmed Municipal Address: 1669 Queen Street East (Block 169 - 173).

Nearest Intersection:

Project Description: **Amendment to Zoning By-law 438-86 and 1996-0279 to permit the maximum height for 40 rowhouses from 10 metres to 11 metres.**

|                                  |                                  |            |
|----------------------------------|----------------------------------|------------|
| Applicant:                       | Agent:                           | Architect: |
| The Daniels Eastowne Corporation | The Daniels Eastowne Corporation |            |
| 3400 - 20 Queen St. W.           | 3400 - 20 Queen St. W.           |            |
| 598-2129                         | 598-2129                         |            |

Planning Controls (For verification refer to Chief Building Official)

|  |                                 |                  |
|--|---------------------------------|------------------|
| <b>Error! Bookmark not defined.</b> Official | <b>Site Specific Provision:</b> | 96-0280; 96-0279 |
| Plan Designation:                            |                                 |                  |
| Zoning District: R2 Z0.6; R2 Z1.0            | Historical Status:              | No               |
| Height Limit (m): 10.0; 12.0                 | Site Plan Control:              | Yes              |

### Project Information

|                      |                       |                      |                        |
|----------------------|-----------------------|----------------------|------------------------|
| Site Area:           | 6853.0 m <sup>2</sup> | Height:              | 2 and 3                |
| Frontage:            |                       | Storeys:             |                        |
| Depth:               |                       | Metres:              | 11.00                  |
| Ground Floor:        | 3984.9 m <sup>2</sup> | Parking Spaces:      | Indoor Outdoor         |
| Residential GFA:     | 6589.0 m <sup>2</sup> | Loading Docks:       | 40                     |
| Non-Residential GFA: |                       | (number, type)       |                        |
| Total GFA:           | 6589.0 m <sup>2</sup> |                      |                        |
| Dwelling Units       |                       | Floor Area Breakdown |                        |
| Tenure: Freehold     |                       | Land Use             | Above GradeBelow Grade |
| Total 40 Units:      |                       | Residential          | 6589.0 m <sup>2</sup>  |

### Proposed Density

|                           |                          |                     |
|---------------------------|--------------------------|---------------------|
| Residential Density: 0.96 | Non-Residential Density: | Total Density: 0.96 |
|---------------------------|--------------------------|---------------------|

## Comments

Status: Preliminary Report dated January 29, 1999 adopted by TCC on February 17, 1999.

Data valid: January 29, 1999      Section: CP South District      Phone: 392-7333

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### Appendix A Comments from Civic Officials

1. Urban Planning and Development Services, September 20, 1999

Our comments concerning this proposal are as follows:

Proposal: To increase the height of the houses on Blocks 169 to 173, which will be fronting on Woodbine Av. from the permitted 10 metres to 11 metres.

Zoning Designation: R2 Z1.3

Applicable By-law(s): 438-86, 1996-0278 and 1996-0279 , as amended

#### Zoning Review

The following amendment to by-law 1996-0278 will be required.

1. Map 2 of by-law 1996-0278 is to be amended to allow the lots zoned R2 Z1.3 fronting on Woodbine Avenue (Blocks 169 to 173) to be permitted a height of 11 metres from the currently designated 10 metres.



2. Notes: (a) The preliminary sketches (sections) show the basement to be relatively close to the grade at the front of the houses. It should be noted that only basements that are at least 0.9 metres below grade can be excluded from density calculations.
- (b) *The preliminary sketches (sections) show parts of the attic area as finished space. It should be noted that unfinished space that has a vertical clearance of more than 1.37 metres will also be counted as part of density.*

Please forward these comments to the applicant.

2. Works and Emergency Services, October 4, 1999

This is in reference to the application by Daniels Eastowne Corporation, on behalf of EMM Financial Corporation, for the project on the above noted site located on the West Side of Woodbine Avenue, south of Queen St. East.

The subject application proposes an amendment to the Site Specific Zoning By-Law No. 1996-0278 as it relates to the height requirement for the proposed townhouses on the above mentioned site. The original application was to revise the heights from 10.0 metres to 12.0 metres. Subsequently this request was revised to a consideration of a height of 11.0 metres on plans date stamped July 29, 1999 and circulated September 3, 1999.

I advise that I have no further requirements with respect to this application.

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The Toronto Community Council reports, for the information of Council, having also had before it during consideration of the foregoing matter the following communications, which have been submitted to Members of Council under separate cover:

- (November 3, 1999) from Mr. Richard Muruve;
- (November 4, 1999) from Mr. Paul Irvine and Gisel Grima;
- (November 5, 1999) from Mr. Greg George and Mr. John Mountain;
- (November 8, 1999) from Ms. Mary Campbell;
- (November 8, 1999) from Mr. Richard Muruve; and
- (November 4, 1999) from Anthony and Adelaida Brereton.

Insert Table/Map No. 1  
Woodbine Park

Insert Table/Map No. 2  
Woodbine Park

Insert Table/Map No. 3  
Woodbine Park

*(City Council on November 23, 24 and 25, 1999, had before it, during consideration of the foregoing Clause, a communication (November 17, 1999) from the City Clerk, submitting communications received from the following persons regarding the Draft Zoning By-law with respect to the Woodbine Park Development (East Toronto):*

- *(November 3, 1999) from Mr. Richard Muruve;*
- *(November 4, 1999) 25 identical letters in opposition;*
- *(November 5, 1999) from Mr. Greg George and Mr. John Mountain;*
- *(November 8, 1999) from Ms. Mary Campbell;*
- *(November 8, 1999) from Mr. Richard Muruve; and*
- *(November 4, 1999) from Anthony and Adelaida Brereton.)*