

TORONTO STAFF REPORT

July 20, 2000

To: Toronto Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report on Application No. 299012 to amend the Official Plan and Zoning By-law to convert a portion of the existing Riverdale Presbyterian Church into 32 dwelling units with an indoor parking garage at 662 Pape Avenue (Don River)

Purpose:

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

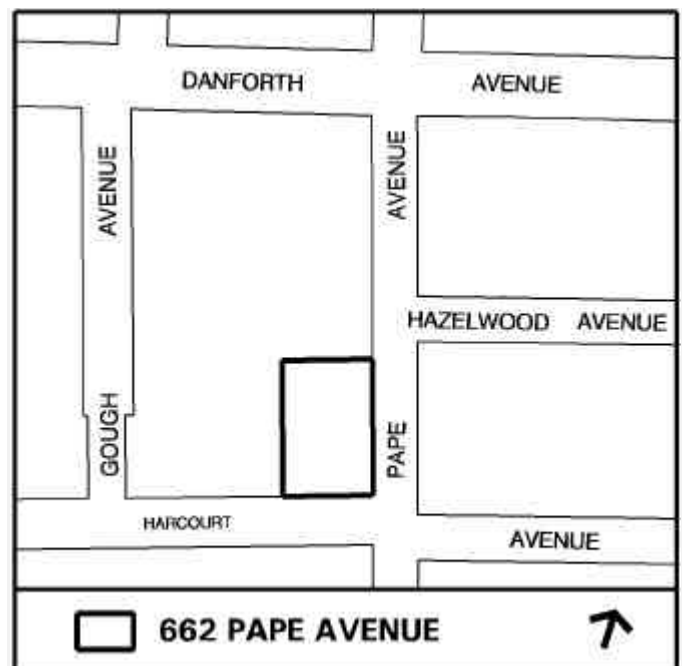
Financial Implications and Impact Statement :

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 Councillors.
- (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 under the Planning Act.

Background:

The proposal is to convert a portion of the existing Riverdale Presbyterian Church into 32 dwelling units with an indoor parking garage. The church intends to operate out of the northern portion of the church for their existing congregation. The existing church building is neither designated nor listed historical.

Comments:

Proposal

The proposal is to convert the south portion of the existing Riverdale Presbyterian Church into 32 dwelling units with an indoor below grade parking garage. In recent years, this portion of the church has been vacant and used periodically as a film location.

The Riverdale Presbyterian Church intends to sell the south vacant portion of the church to Riverdale Developments Ltd. in order to raise revenue for church purposes. The developer in turn will construct the project as a residential condominium. The northerly portion of the church will remain as a place of worship for the existing congregation.

Access to the parking garage will be from Harcourt Avenue. A consent application will be required to sever the proposed residential units from the northerly portion of the existing church.

Site Description

The property is located on the northwest corner of Pape and Harcourt Avenues. The site abuts a Toronto Parking Authority surface parking lot to the west. The site is within 2 blocks of the Pape Subway Station.

Reasons for the Application

The site is designated Low Density Residential Area under the Part I Official Plan of the former City of Toronto and Council may pass by-laws to permit residential buildings having a gross floor area of up to 1.0 times the area of the lot under this designation.

The existing church is 2.0 times the lot area. The density would be 2.49 times the lot area as a result of the proposed conversion.

Once the proposed dwelling units are severed from the existing church, the density on the residential lot would be 2.88 times the lot area and the non-residential density would be 1.8 times the lot area.

The site is zoned R2 Z0.6. The proposal does not comply with the zoning in the following ways:

- the residential and non-residential developments, once severed, will both exceed the density permission;
- the proposal also needs zoning amendments to vary the driveway width, motor vehicle entrance/exit, loading space and number of bicycle and vehicular parking spaces;
- indoor and outdoor residential amenity space requirements need to be varied; and
- the proposed conversion from a place of worship to a residential use does not conform to any listed or defined permitted uses in a residential zone.

Issues to be Resolved:

- a) The issue of light, view and privacy as it relates to the ground level units on the west side of the project were identified as issues in pre-application discussions. The proposal was modified to address these initial concerns.
- b) The design of the individual outdoor amenity space for each residential unit at grade is not yet resolved, both on private property and on the road allowance.
- c) Any parking, loading or access issues will be addressed as required through the circulation to civic officials and public consultation.

Conclusions:

I am recommending that a meeting be held in the neighbourhood to describe the proposal to local residents and to consider any comments or concerns that they may have with respect to the application.

Contact:

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Director, Community Planning, South District

APPLICATION DATA SHEET

Site Plan Approval: Y	Application Number: 299012
Rezoning: Y	Application Date: September 17, 1999
O. P. A.: Y	Date of Revision:

Confirmed Municipal Address: 662 Pape Avenue.

Nearest Intersection: West side of Pape Ave., 1 block south of Danforth Ave.

Project Description: To sever the Riverdale Presbyterian Church site and convert a portion of the church building into a residential condominium building containing 32 dwelling units.

Applicant: Riverdale Development Ltd. 93 Waverley Road 698-7174	Agent: Riverdale Development Ltd. 93 Waverley Road 698-7174	Architect: n/a
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PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA	Site Specific Provision: No
Zoning District: R2 Z0.6	Historical Status: No
Height Limit (m): 10.0	Site Plan Control: Yes

PROJECT INFORMATION

Site Area: 2007.62 m ²	Height:	Storeys: 3 and mezzanine
Frontage: 33.1 m		Metres: 20.40
Depth:		
		Indoor Outdoor
Ground Floor: 925.5 m ²	Parking Spaces: 26	
Residential GFA: 3675.2 m ²	Loading Docks:	
Non-Residential GFA: 1321.8 m ²	(number, type)	
Total GFA: 3675.2 m ²		

DWELLING UNITS

Tenure: Condo
Total Units: 32

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential	3675.2 m ²	
Parking		1062.6 m ²

PROPOSED DENSITY

Residential Density: 1.83 Non-Residential Density: 0.65 Total Density: 2.49

COMMENTS

Status: Preliminary Report prepared.

Data valid: July 18, 2000 Section: CP South District Phone: 392-7196