

TORONTO STAFF REPORT

August 19, 2002

To: Etobicoke Community Council

From: Director, Community Planning, West District

Subject: Final Report
Application to amend the Etobicoke Official Plan and Zoning Code
1428 Royal York Road
The Incorporated Synod Diocese of Toronto
File Number: TA CMB 2002 0004
Etobicoke Centre (Ward 4)

Purpose:

This report reviews and recommends approval of an application to amend the Etobicoke Official Plan and the Zoning Code for a proposal to construct 17 townhouses and 2 single family detached dwellings behind St. Matthias Church at 1428 Royal York Road, just north of La Rose Avenue.

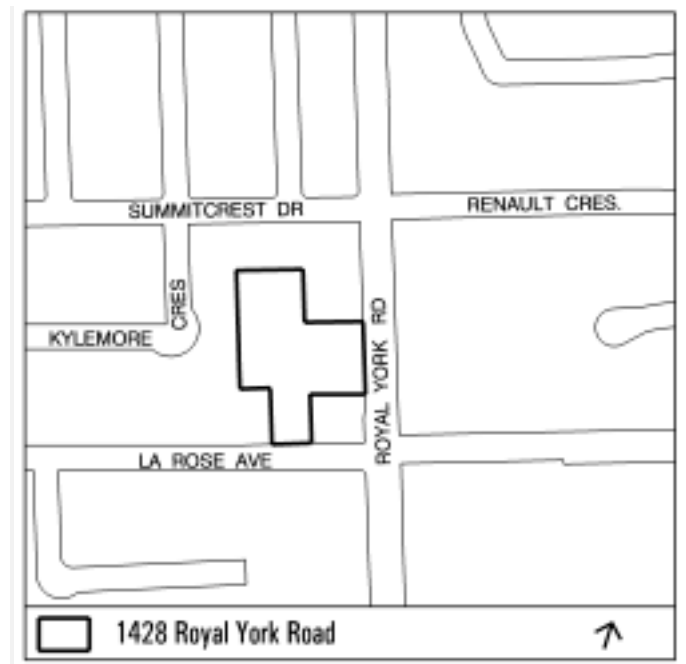
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the Etobicoke Official Plan be amended substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) the Etobicoke Zoning Code be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;



- (3) the City Solicitor be authorised to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) prior to the enactment of the required bills by City Council, the applicant and the church are to enter into Site Plan Agreements under Section 41 of the Planning Act.

Background:

(1) Proposal

This proposal is to construct 17 freehold/condominium, three storey townhouses and 2 single family detached houses to the rear of the existing church, with main access from La Rose Avenue and emergency access through the church parking lot to Royal York Road. The townhouses will form two blocks fronting on a private road/driveway to La Rose Avenue and the detached homes will front on La Rose Avenue (see Attachment No 1). The existing church manse is to be removed to allow access to the proposed townhouses. See Attachment No. 4 for project data.

(2) Site and Surrounding Area

The proposed 0.48 hectare site is to be severed. It is presently part green space and part parking lot behind the existing church. It is an irregular shaped parcel adjacent to single family detached housing to the north, the west and the south. Across La Rose Avenue to the south is a townhouse complex. Adjacent to the east is a medical building with parking lot, the church and its parking lot and three single family homes at the corner of La Rose Avenue and Royal York Road.

(3) Official Plan

The site is designated low density residential in the Etobicoke Official Plan. This designation permits detached, semi-detached, duplex and other attached grade related dwellings not exceeding a density of 35 units per hectare and a maximum height of 3 storeys. This proposal does not meet the density requirements, therefore an amendment is required.

Section 4.2.18 of the Etobicoke Official Plan recognises the redevelopment potential of underused portions of church sites and notes that higher density residential use may be permitted subject to the criteria set out in Section 4.2.19.

Staff have evaluated this proposal within the context of Section 4.2.19 and are of the opinion that it generally meets the requirements as follows:

- (a) it is within reasonable proximity of retail uses east on La Rose Avenue and north on Royal York Road and is close to townhouse and apartment sites at Royal York Road and La Rose Avenue;

- (b) it is in an established residential area with a full range of social and educational services and due to its moderate size and market tenure it is not expected to have a significant impact on community services;
- (c) it has good access to both road and transit facilities;
- (d) it is of suitable size and shape for the site; it results in no undue adverse traffic or shadow impacts on adjacent single family detached residences;
- (e) it is close to local parks and to the open space amenity of the Humber River valley;
- (f) it will contribute towards the housing targets and be within the desired population range; and
- (g) its design provides "eyes on the street" thereby addressing crime prevention and personal safety.

This proposal has also been evaluated within the context of the former Metro Official Plan and staff are satisfied that it conforms with the objectives of that plan.

(4) Zoning Code

The site is zoned Second Density Residential (R2) which permits single family detached homes but does not permit townhouses, therefore an amendment is required.

(5) Site Plan Control

A site plan control application has not yet been submitted.

(6) Reasons for Application

Townhouses are not permitted in the R2 zoning on this site and the proposal does not meet the density requirements of the official plan, consequently this application is required.

(7) Community Consultation

As directed by Council, a Community Consultation meeting was held on June 4, 2002, attended by about 30 area residents. The residents had concerns related to parking, unit height, access, driveway location and preservation of mature trees. Residents questioned if two parking spaces per unit plus eight visitor spaces was enough. The proposed 3 storey height was questioned. Full access from Royal York Road rather than only emergency access, was requested. The resident of the house on La Rose Avenue adjacent to the west of the proposed access driveway asked if the driveway could be located between the two proposed single family houses fronting onto La Rose rather than as shown adjacent to her lot. Residents asked that the mature

vegetation along the west property line, as well as trees along La Rose Avenue and Royal York Road, be protected.

(8) Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

(9) Parking

As noted above, residents questioned if two parking spaces per unit, one in the garage and the other in front of the garage, would be enough. Traffic Planning staff indicate that this proposal is required to provide a minimum of two spaces per residence plus three spaces for visitors whereas, it proposes two spaces per residence plus eight visitor spaces and is therefore acceptable.

(10) Unit Height

The proposed three storey height was of concern to some residents. Staff note that the potential impact of height on adjacent rear yards is lessened by design features in the proposal. The rear setbacks proposed are 9.5 metres, 2 metres more than the normally accepted minimum setback. The end units (units 1 and 10), with their sides adjacent to existing single family residences, are designed to have a stepped roofline and most of the third storey is within the roof structure. Staff also note that the existing zoning on the site would permit single family residences up to a maximum height of 11 metres which is in keeping with the proposed height of these townhouse units, which is considered to be acceptable.

(11) Access

Vehicle access is to be from La Rose Avenue with an emergency access proposed from Royal York Road through the adjacent church parking lot. Some residents prefer that the emergency access be completely open rather than used just for emergencies. Royal York Road carries a higher traffic volume than La Rose Avenue and from a traffic safety viewpoint, access should be from the lower volume road. Also, when the church parking lot is in use, it would not be appropriate for residential traffic to be competing with church traffic.

(12) Driveway Location

The resident adjacent to the proposed driveway entrance off La Rose Avenue asked if that location could be moved eastwards between the two single family houses to be built fronting to La Rose. Traffic staff requested the proposed driveway location so that it would align with the access driveway of the existing townhouses on the south side of La Rose Avenue, thereby avoiding conflicts between left turning vehicles into both sites. Staff, as indicated at the

Community Meeting, revisited the issue and have concluded that the proposed location is the safest one. Staff recognise that the impact of traffic from 17 townhouses on the resident to the west is potentially significant and suggest that it can be mitigated through site design buffering features such as a wall and landscape plantings. Therefore staff feel that if the proposal is to be adopted by Council, a site plan application should be submitted by the applicant. That application should contain provisions for a wall and landscaping to protect the existing houses on La Rose Avenue.

(13) Preservation of Mature Vegetation

There are mature trees along La Rose Avenue and Royal York Road and along the site's boundary with residences, especially to the west. Through the site plan control process, the City should endeavour to protect as much of the mature vegetation as possible.

(14) Play Area

Parks staff, responding to the circulation of this application, commented that the applicant should be encouraged to include a pre-school play area. The targeted market may not require this type of area and the site will require to be re-designed if such an area is to be incorporated. There is precedent in Etobicoke, in similar circumstances, for the applicant to provide cash-in-lieu towards upgrading of local park facilities.

(15) Church Parking

This proposal will result in the remainder of the church parking lot being redesigned. Initially Traffic Planning staff requested a parking study to show that the church would have sufficient parking. The applicant submitted information that the redesigned parking area will provide 67 spaces, which is significantly more than the zoning requirement, therefore the study is not required. However the redesign of the church lot will require parking closer to the Royal York Road frontage than presently exists and may impact trees along that frontage, therefore staff feel that a site plan application should also be submitted for the remainder of the church lands, prior to the passing of any zoning by-law.

(16) Solid Waste Disposal

There are a number of issues with respect to solid waste disposal that must be resolved. Staff feel that the details of solid waste disposal for the townhouse site can be resolved via the site plan process, and thus recommend that a site plan application should be submitted and approved prior to the passing of any zoning by-law.

Conclusions:

Planning staff conclude that this proposal satisfies the criteria of the Etobicoke Official Plan for accommodating medium density residential intensification. It is recommended that the application be approved subject to the submission and approval of site plan applications for both the townhouse and the church site.

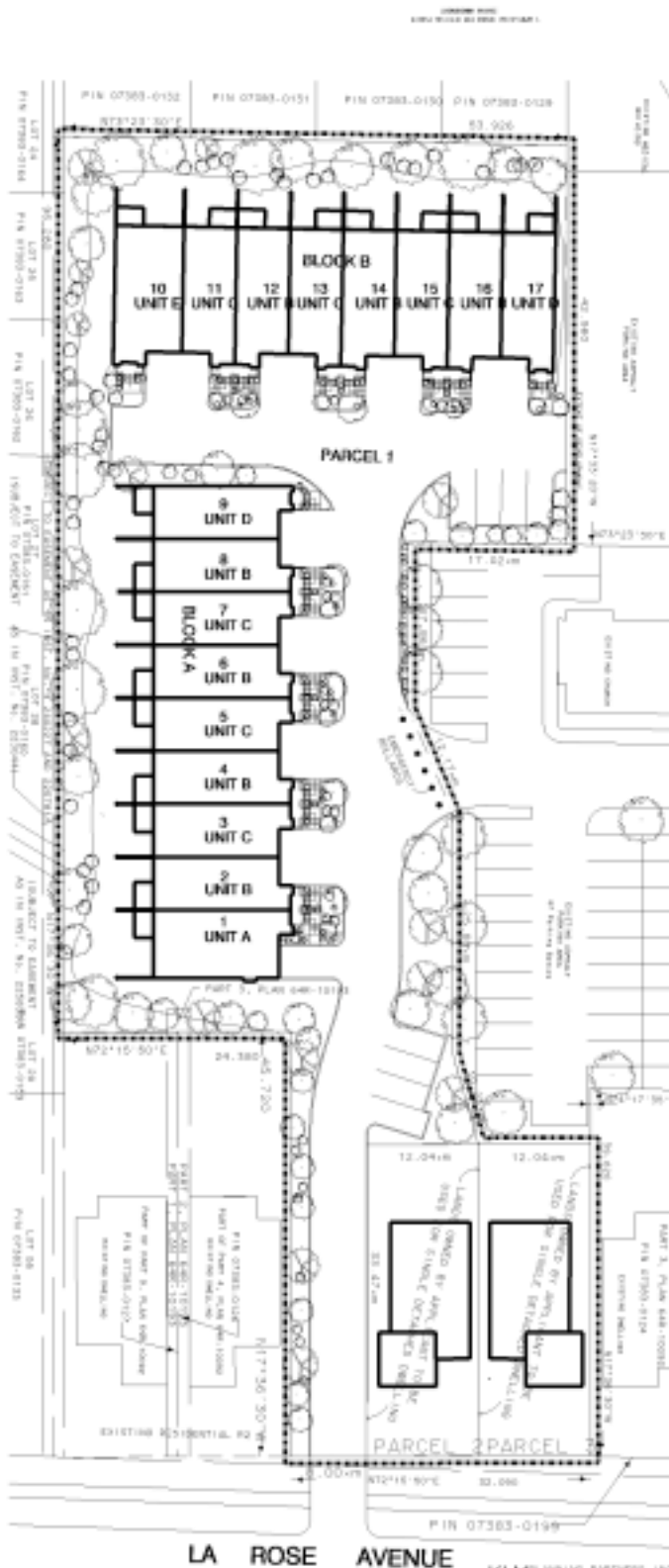
Contact:

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Gary Wright, MCIP, RPP
Director, Community Planning
West District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet [updated as needed]
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

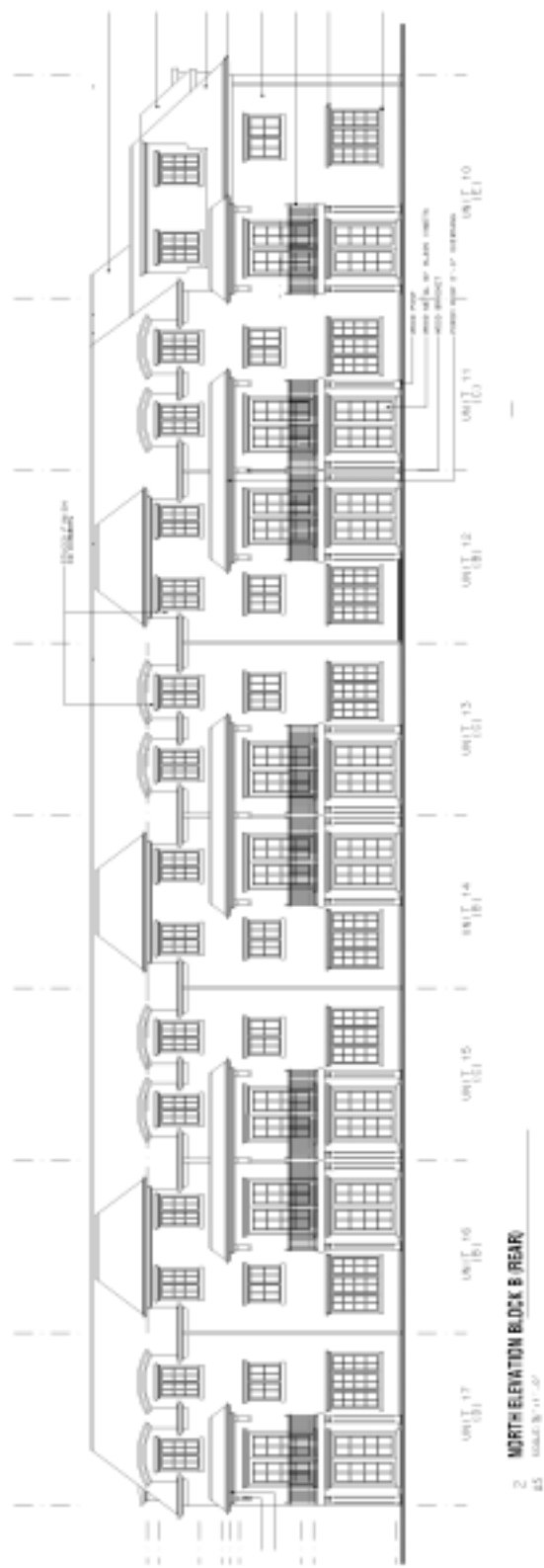
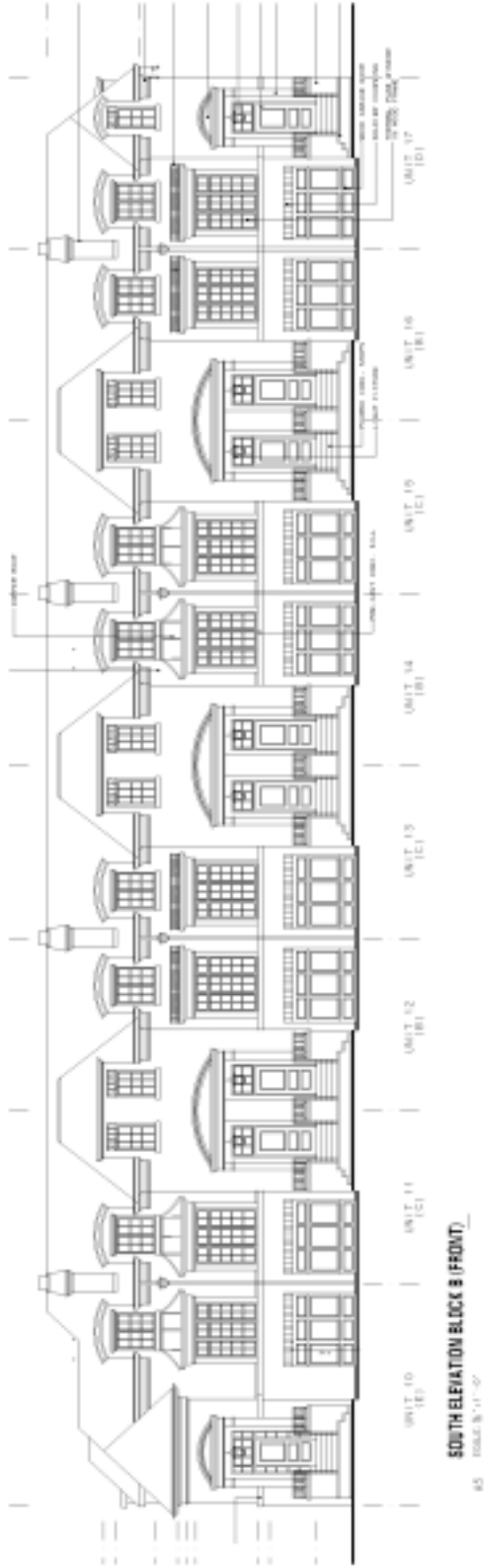


KLM PLANNING PARTNERS, INC.
 10000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80231
 TEL: 303.733.8800 FAX: 303.733.8801
 WWW.KLMPARTNERS.COM

Not to Scale
 April 19, 2002
 Attachment 1

1428 Royal York Road
 File TA CMB 2002 0004

Site Plan
 Applicant's Submitted Drawing



Elevations
Applicant's Submitted Drawing

1428 Royal York Road
File TA CMB 2002 0004

Net to Scale
April 22/2002
Attachment 2b

Attachment No. 4

APPLICATION DATA SHEET

Combination

Site Plan Approval:	No	File Number:	
Rezoning:	Yes	Application Number:	TA CMB 2002 0004
O.P.A.:	Yes	Application Date:	02/28/2002

Municipal Address: 1428 Royal York Rd
 Nearest Intersection: w/s Royal York Rd., n/s of La Rose Ave.
 Project Description: Proposed amendments to the Etobicoke Official Plan & Zoning Code to permit the development of 17 (2 or 3-storey) condominium townhomes units, & 2 (freehold) single family dwellings.

Applicant: ENO INVESTMENTS INC. 7501 Keele Street Vaughan L4K1Y2 (905) 761-8200	Agent:	Architect:	Owner: THE INCORPORATED SYNOD DIOCESE OF TORONTO 1428 Royal York Road
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PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Low Density Res	Site Specific Provision:	
Zoning District:	R2	Historical Status:	
Height Limit (m):	11m	Site Plan Control Area:	No

PROJECT INFORMATION

Site Area:	4981	Height: Storeys:	3						
Frontage:	32	Meters:	11.5						
Depth:	42								
Ground Floor GFA:	0	Parking Spaces:	0	Indoor	Type	Outdoor	Type	Off Site	Leased
Residential GFA:	0	Loading Docks:	0	0		0		0	0
Non-Residential GFA:	0		0	0		0			
Total GFA:	4200		0	0		0			

DWELLING

Tenure Type:	Condominium
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3+ Bedroom:	0
Total Units:	19
Total Proposed Density:	0

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	4200	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Industrial/Other GFA:	0	

Attachment 5

Draft Official Plan Amendment

Authority: Etobicoke Community Council Report No. , Clause No. , as adopted
By City of Toronto Council on , 2002
Enacted by Council:

**CITY OF TORONTO
By-law No. -2002**

To adopt Amendment No. -2002 to the Official Plan of the Etobicoke Planning Area in order to redesignate from Low Density Residential to Medium Density Residential lands located at 1428 Royal York Road.

WHEREAS authority is given to Council by Section 17 of the Planning Act, R.S.O. 1990, c.P 13, as amended, to pass this By-law;

AND WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the Planning Act;

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

That the attached Amendment No. -2002 to the Official Plan of the Etobicoke Planning Area, consisting of Part two of the accompanying amendment, is hereby adopted pursuant to the Planning Act, 1990.

ENACTED AND PASSED this of , A.D. 2002-07-31

Mayor
(Corporate Seal)

City Clerk

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. ???-2002 applies to a 0.48 hectare parcel of land located at the rear of 1428 Royal York Road.

The purpose of this amendment is to re-designate a part of the St. Matthias Anglican Church land in order to permit the construction of a residential development containing 19 residential units with access from La Rose Avenue.

1.2 BASIS

In February 2002 Eno Investments Inc. submitted an application to amend the Etobicoke Official Plan from Low Density Residential to Medium Density Residential to permit the construction of 17 townhouses and 2 single family detached dwellings on the site.

The staff report of July 2002 concluded that the proposal to amend the Official Plan was appropriate. At a public meeting held on September 18, 2002, Etobicoke Community Council recommended of the application. At its meeting of , 2002, City of Toronto Council adopted Clause No. of Report No. of the Etobicoke Community Council, thereby the application.

PART TWO-THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the attached map designated as Schedule “A”, constitute Amendment No. –2002 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGE (SCHEDULE “A”)

The area affected by Official Plan Amendment No. –2002 is hereby added to Map No. 4 as shown on Schedule “A” of this Amendment.

2.3 IMPLEMENTATION

This Amendment will be implemented by a site specific amendment to the Zoning Code, Council’s conditions to approval, and the signing and registering of the appropriate agreements.

2.4 INTERPRETATION

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this amendment.

Etobicoke Official Plan Amendment No. 105 - 2002

Schedule "A"

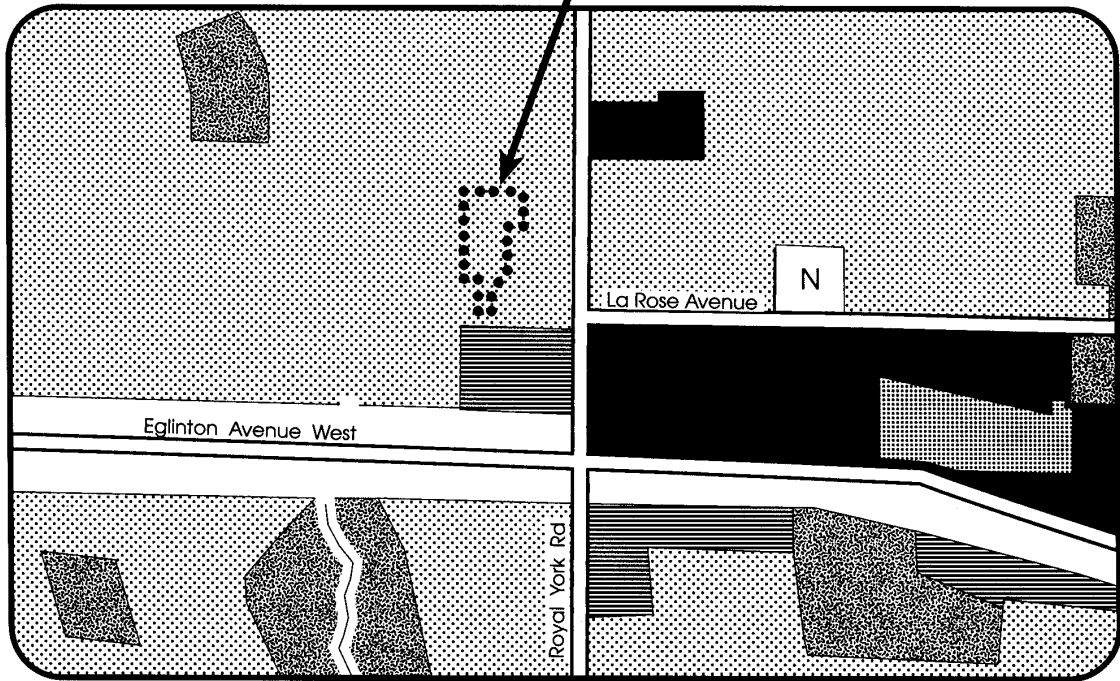
1428 Royal York Road

File # TA CMB 2002 0004









Map 4

is amended by redesignating the subject land from Low Density Residential to Medium Density Residential.



Land Use

 Low Density Residential	 Institutional
 Medium Density Residential	 Open Space
 High Density Residential	
 Neighbourhood Retail	



Not to Scale
Extracted 07/31/02 - GW

Attachment 6
Draft Zoning By-law Amendment

Authority: Etobicoke Community Council Report No. , Clause No. , as adopted by City of
Toronto Council on ,2002
Enacted by Council

CITY OF TORONTO

BY-LAW No. -2002

**To amend chapters 320 and 324 of the Etobicoke Zoning Code with respect
to certain lands located at 1428 Royal York Road.**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P 13, as amended, to pass this By-law; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. -2002 as adopted by the Council of the City of Toronto;

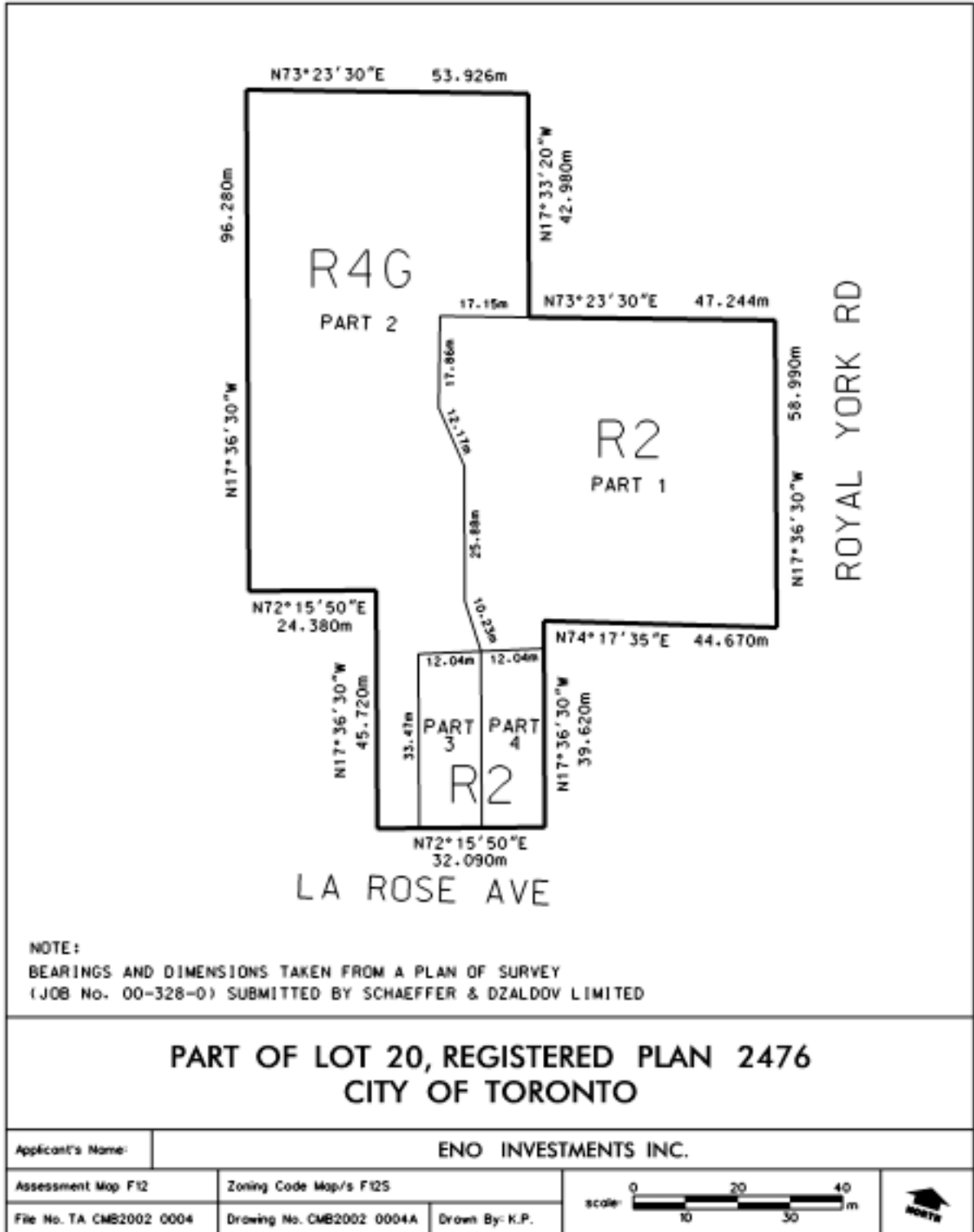
AND WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the Planning Act;

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

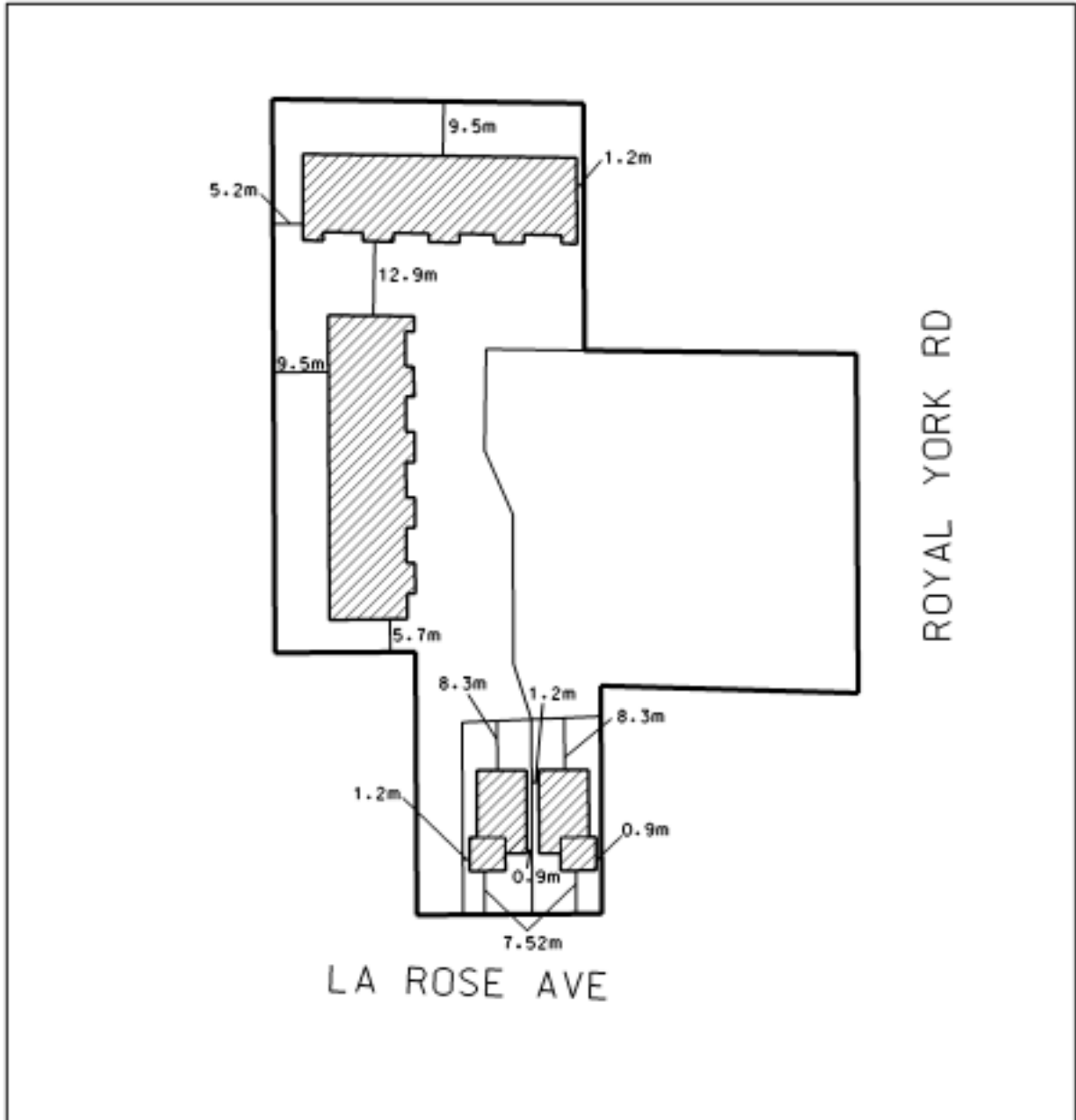
1. That the zoning map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law No.11,737, be and the same is hereby amended by changing the classification of Part 2 of the lands located in the former Township of Etobicoke as described in Schedule "A" annexed hereto from Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) and affirming the Second Density Residential (R2) classification on Parts 3 and 4 of the lands, provided that the following provisions shall apply to the development of the lands.
2. Notwithstanding the definition of "lot" in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply collectively to the (R4G) lands, as identified on Schedule 'A' attached hereto in their entirety and nothing in this by-law shall preclude the townhouse dwelling or single-family detached dwelling units from being divided into individual lots within the meaning of the Planning Act.
3. For the purposes of this by-law, townhouse dwelling units shall be defined as "multiple dwellings consisting of a series of attached dwelling units each having a direct access from the outside."

4. Notwithstanding Sections 320-18, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to Part 2, the (R4G) lands, described in Schedule 'A' attached hereto:
- (a) A maximum of 17 townhouse dwelling units shall be permitted.
 - (b) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of each townhouse dwelling.
 - (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) chimney breasts, eaves or other projections extending a maximum of 0.6 metres from any exterior wall of a building provided they are a minimum of 1 metre from the street line or public right-of-way;
 - (iii) open , uncovered (or roofed) porchway, veranda, decks, balconies and grade related patios protecting a maximum of 1.5 metres from the exterior front wall and 2.0 metres from the exterior rear wall of the dwelling unit.
 - (d) The maximum building coverage shall not exceed 29% of the land area of Part , exclusive of those provisions included within Section 4(c) of this by-law.
 - (e) The minimum landscape open space shall not be less than 38% of the land area of Part 2 of the lands. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section 4 (c) of this by-law.
 - (f) The maximum building height of each unit shall be 11.5 metres, measured as the perpendicular distance between the average finished grade along the front property line, measured across the front of each unit, to the highest point of the roof.
 - (g) The minimum width of each dwelling unit shall be 5.5 metres.
 - (h) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade and one parking space shall be provided on the driveway at grade immediately in front of the garage entrance of each dwelling unit.
 - (i) Permitted accessory uses shall include private home daycare, central air conditioning units and tool sheds, within the required setback, and satellite dishes not exceeding 1.2 square metres in area . Carports, detached garages, television


Toronto Schedule 'A' BY-LAW



Toronto Schedule 'B' BY-LAW



**PART OF LOT 20, REGISTERED PLAN 2476
CITY OF TORONTO**

Applicant's Name:		ENO INVESTMENTS INC.	
Assessment Map F12	Zoning Code Map/s F125		scale:  m
File No. TA CMB2002 0004	Drawing No. CMB2002 0004B	Drawn By: K.P.	