

# TORONTO STAFF REPORT

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June 15, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report  
OPA & Rezoning Application 05 130483 STE 18 OZ  
Applicant: Ralph Grittani, RG Consulting Inc  
Architect: RG Consulting  
1-11 Sylvan Avenue and 48-66 Havelock St  
Ward 18 - Davenport

Purpose:

To provide preliminary information on a proposal to demolish an apartment building which is listed on the City's Inventory of Heritage Buildings and construct two 4-storey residential buildings and to seek Community Council's directions on further processing of the application and on the community consultation process.

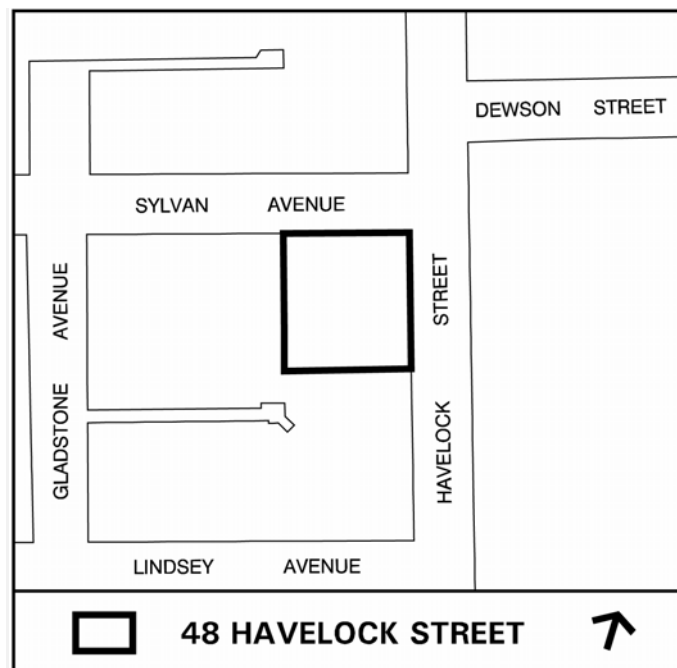
Financial Implications and Impact Statement:

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 Councillor;
- (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; and
- (4) the applicant be requested to:
  - (i) work with City staff to address the issues identified in this report;
  - (ii) submit a Heritage Impact Statement; and
  - (iii) submit a Housing Issues Report.

Background:

On February 3, 2005, Council placed the property on the City's Inventory of Heritage Properties due to its architectural significance.

Comments:

Proposal

The proposal is to demolish the existing building containing 16 rental dwelling units and construct:

- a 4-storey L-shaped building fronting onto Havelock Avenue and Sylvan Avenue; and
- a 4-storey building at the southwest corner of the site, interior to the block.

The proposed redevelopment includes 50 residential condominiums and 61 underground parking spaces.

Site Description

This relatively flat, 1970 m<sup>2</sup> corner site currently contains:

- a 2-storey L-shaped building fronting onto Havelock Avenue and Sylvan Avenue;
- a large rear yard; and
- a one-storey garage with multiples bays along the west property line.

North: 2-3 storey single and semi-detached dwellings  
South: 2-3 storey single and semi-detached dwellings  
East: 2-3 storey single and semi-detached dwellings  
West: 2 storey single and semi-detached dwellings

In-force Official Plan for the former City of Toronto

The Official Plan designates the site Low Density Residence Area. Low Density Residence Areas are regarded as stable. No changes are to be made through zoning which are out of

keeping with the physical character of such areas. The Plan allows rezonings to permit residential buildings with a gross floor area of up to 1.0 times the area of the lot.

According to the Plan, Council shall have regard for maintaining the following elements of neighbourhood structure and character:

- the pattern of streets, lanes and blocks, lot size, frontage and depth characteristics;
- location and pattern of public and private open spaces and topographical features;
- scale of development with respect to the height and massing of buildings;
- siting of buildings in relation to the size and configuration of lots;
- relationship between the public street, the front yards and the primary entrances to buildings;
- relationship between the rear wall of buildings and rear yard open spaces;
- nature of streetscape as defined by landscaping, sidewalk, boulevard and road;
- presence of historic buildings and districts;
- location and availability of public transit and on-street, off-street and below grade parking; and
- location and availability of schools, parks, religious facilities, recreation facilities, libraries and fire halls.

Furthermore, the in-force housing policy framework, including the (former) City of Toronto Official Plan, seeks to preserve existing rental housing.

In particular, the Official Plan discourages demolition of rental housing which in Council's opinion is undesirable and requires Council to strictly apply applicable legislation in considering applications to demolish rental housing. The plan sets out Council's policy not to issue demolition permits for residential property containing dwelling units where the units lost serve a necessary social housing need; or where there would be undue hardship of relocation upon the occupants.

#### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. A hearing date has been set for the fall of 2005.

Once the Plan comes into full force and effect, it will designate the site “Neighbourhoods”. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings including interspersed walk-up apartments. As noted in Section 4.1 of the Plan, “a key objective of this Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood”.

Sections 3.2.1 Healthy Neighbourhoods, 4.1 Neighbourhoods and 3.1.2 Built Form of the Plan outline criteria for new development, including but not limited to various aspects of:

- street, lot and block design;
- heights, massing, scale and general building type;
- yards, setbacks, landscaped open spaces and amenity areas;
- building location and orientation;
- built-form or landscape features unique to a neighbourhood;
- heritage buildings, structure and landscapes;
- compatibility with and impacts on adjacent residential properties;
- privacy, views, sunlight and shadow impacts;
- service and garbage areas;
- traffic and parking;
- energy efficiency and storm water management;
- pedestrian safety and comfort, including wind and shadow impacts; and
- tree preservation and plantings.

The New Official Plan Section 3.2.1 Housing Policy 6 also states that:

“New development that would have the effect of removing a private building or related group of buildings containing six or more rental housing units is not in the public interest and should not be approved unless... in cases where zoning approvals are sought, the following are secured:

- i. at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
- ii. for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- iii. an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, right-of-first-refusal to occupy one of the replacement units and other assistance to lessen hardship.”

The New Official Plan Section 3.1.5 Heritage Resources also encourages the retention, restoration and re-use of heritage buildings.

## Zoning

The current zoning is R2 0.6 which permits residential buildings with gross floor area up to 0.6 times the area of the lot and a height limit of 10 metres. Regulations for R2 areas include a rear yard setback of 7.5 metres.

## Site Plan Control

A site plan approval application has been filed in conjunction with this application for rezoning and official plan amendment.

## Tree Preservation

There are public trees along the street frontages of the site. There are also a number of trees located in a hedgerow along one of the shared property lines. It is not clear whether these trees will be injured or removed if the proposed development is approved. The proposal may require the removal of private and public trees.

## Rental Housing

The existing apartment building contains 16 affordable rental dwelling units. The applicant proposes a tenant assistance package and relocation and off-site replacement of 10 dwelling units. This provides only 63% replacement of existing units rather than 100% replacement.

Additional information has been requested by staff but has not yet been received. The adequacy of the proposal with respect to other aspects of housing policy cannot be evaluated until further detail is provided regarding:

- details of the proposed tenant assistance package;
- details of relocation assistance; and
- location, size, type and quality of the proposed off-site replacement of rental units.

## Heritage Conservation

The proposal indicates the retention of a portion of both facades at the corner of Sylvan Avenue and Havelock Street and the demolition of the remainder of the building. Heritage Preservation Services has been in contact with the applicant and has discussed concepts for the retention and restoration of the existing heritage building. A Heritage Impact Statement that outlines the conservation strategy for the heritage building is required as part of the application submission. This has been requested by staff but has not yet been received.

## Reasons for the Application

The proposed development requires a rezoning because, among other things, the proposed height, density and rear yard setbacks do not meet the requirements of the R2 zone. It requires an amendment to the in-force Official Plan for the former City of Toronto because, among other things, the proposed density (2.4) exceeds that contemplated by the Plan for this area (2.0).

#### Issues to be Resolved

Issues relating to the development include but are not limited to the following:

- height and massing
- building location and orientation
- shadow impacts
- privacy and overlook
- access to light and views
- impact on streetscape
- heritage conservation
- 100 % replacement of rental dwelling units at similar rents
- tenant assistance
- density
- traffic and parking
- waste and recycling storage and pick-up

#### Conclusions:

Planning recommends a community meeting be held, scheduled in consultation with the Ward Councillor in September 2005. The public hearing regarding this application is targeted for December 2005. This target date assumes that the applicant will provide all required information without delay.

#### Contact:

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Gary Wright  
Director, Community Planning, South District

List of Attachments:

Attachment 1: SitePlan

Attachment 2: Elevations (Street Building – East and North Views)

Attachment 3: Elevations (Courtyard and West Views)

Attachment 4: Elevations (Street Building – West and South Views)

Attachment 5: Elevations (Rear Building – South and East Views)

Attachment 6: Official Plan (Map)

Attachment 7: Zoning (Map)

Application 8: Application Data Sheet





**Attachment 2: Elevations (Street Building – East and North views)**



**BLOCK A & B - EAST ELEVATION  
FACING HAVELOCK STREET**  
SCALE: 1 : 150



**BLOCK B & C - NORTH ELEVATION  
FACING SYLVAN AVENUE**  
SCALE: 1 : 150

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**Elevations**

**48 (48A - 66) Havelock Street & (1 - 11) Sylvan Avenue**

Applicant's Submitted Drawing

Not to Scale  
06/07/05

File # 05\_130483

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**Attachment 3: Elevations (Courtyard and West Views)**



**BLOCK C & D - WEST ELEVATION**  
SCALE: 1 : 150



**BLOCK A & D  
SOUTH ELEVATION**  
SCALE: 1 : 150

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**Elevations**

**48 (48A - 66) Havelock Street & (1 - 11) Sylvan Avenue**

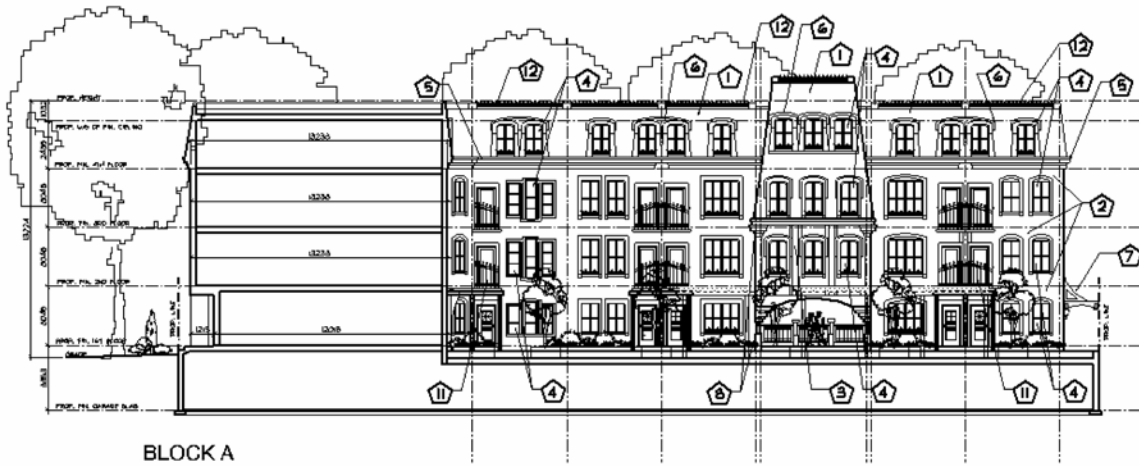
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Not to Scale  
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**Attachment 4: Elevations (Street building – West and South)**



**BLOCK A  
WEST ELEVATION**  
SCALE: 1 : 150



**BLOCK C  
SOUTH ELEVATION**  
SCALE: 1 : 150

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**Elevations**

**48 (48A - 66) Havelock Street & (1 - 11) Sylvan Avenue**

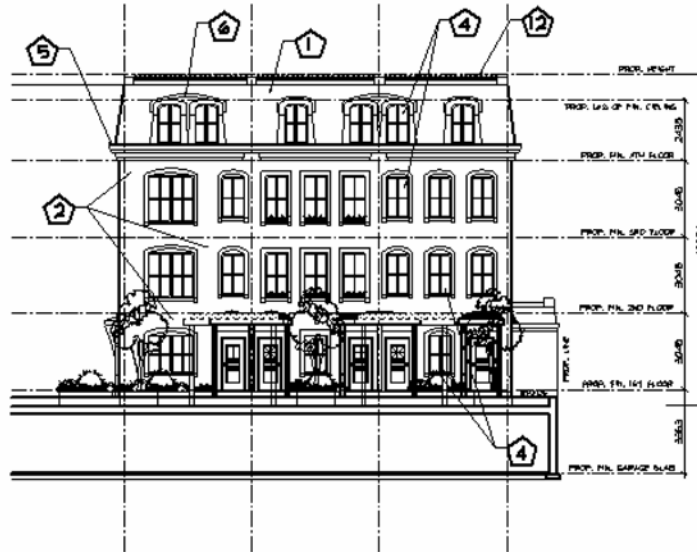
Applicant's Submitted Drawing

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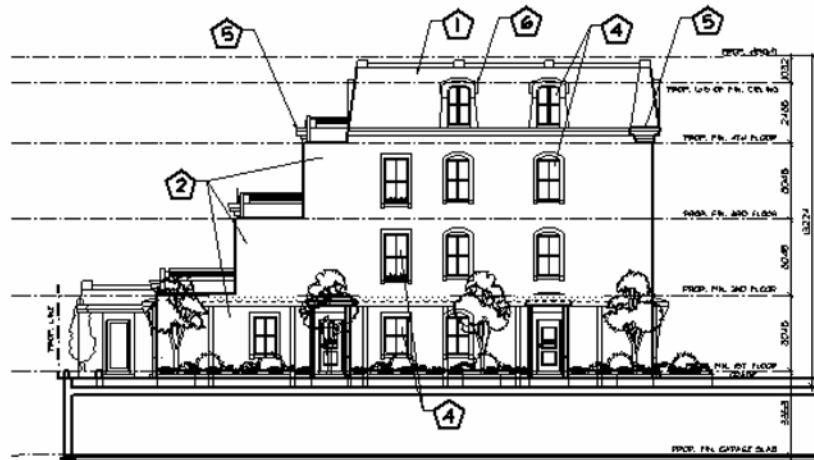
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**Attachment 5: Elevations (Rear Building - North and East Views)**



**BLOCK D**  
**NORTH ELEVATION**  
SCALE: 1:150



**BLOCK D**  
**EAST ELEVATION**  
SCALE: 1:150

**Elevations**

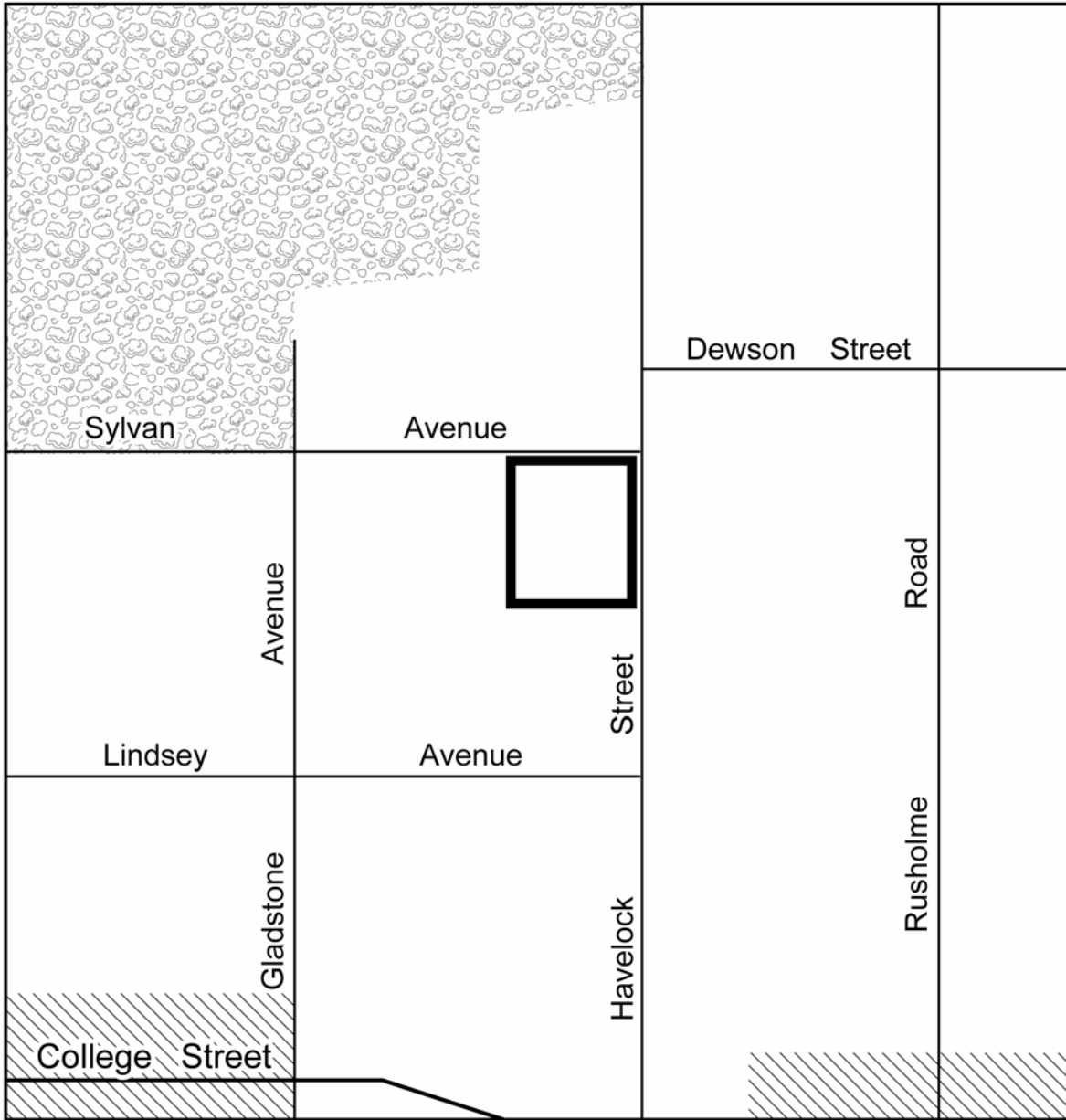
**48 (48A - 66) Havelock Street & (1 - 11) Sylvan Avenue**

Applicant's Submitted Drawing

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06/07/05

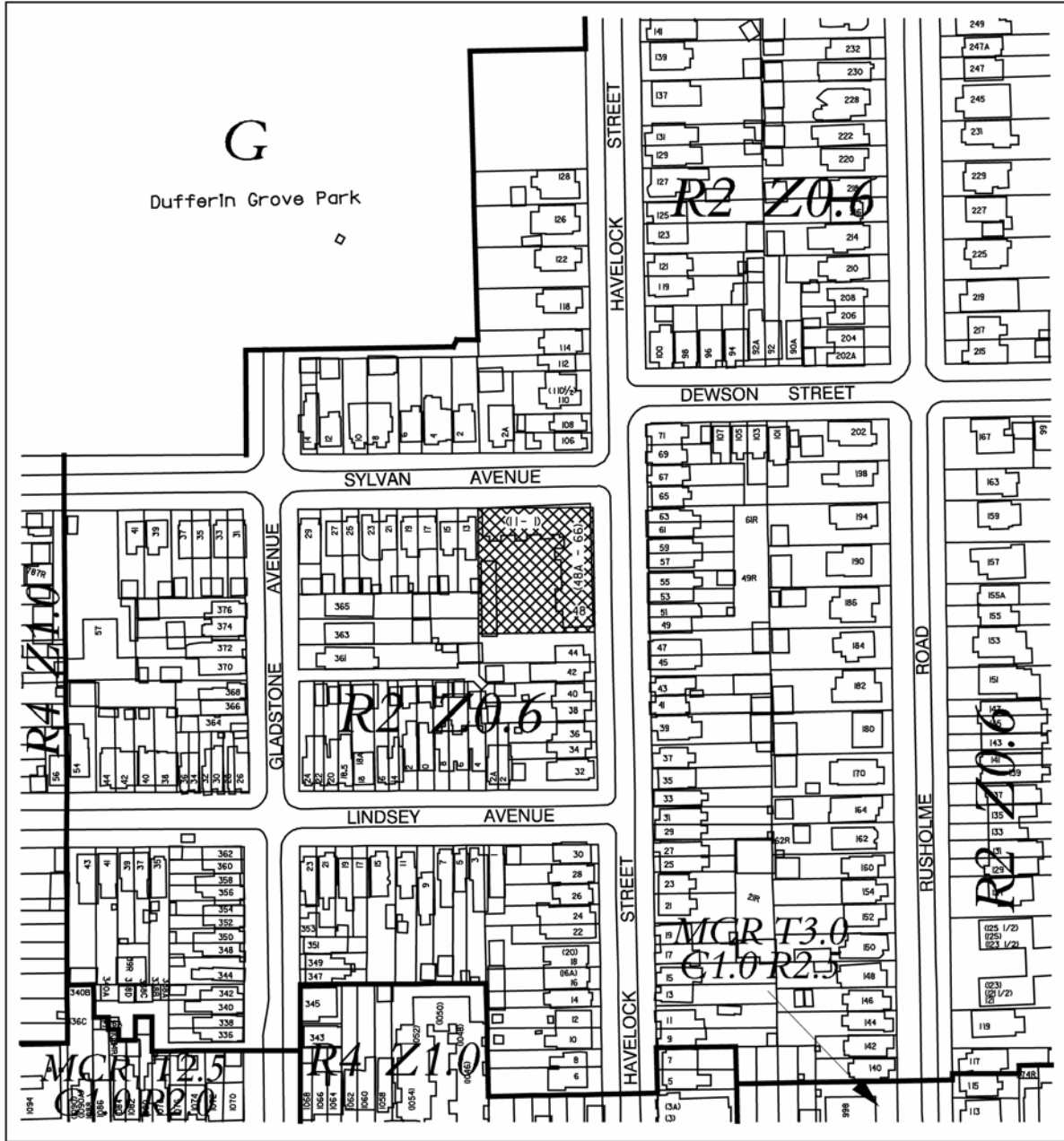
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Attachment 6: Official Plan (Map)



-  Site
-  Low Density Residence Areas
-  Low Density Mixed Commercial - Residential Areas
-  Open Space

### Attachment 7: Zoning (Map)



48 (48A - 66) Havelock Street & (1 - 11) Sylvan Avenue

File # 05\_130483

- G Parks District
- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 06/01/05 - TA

**Attachment 8: Application Data Sheet**

Application Type: Official Plan Amendment & Rezoning      Application Number: 05 130483 STE 18 OZ  
 Details: OPA & Rezoning, Standard      Application Date: May 9, 2005  
 Municipal Address: 2 A SYLVAN AVE, Toronto ON  
 Location Description: PL 405 PT LTS 194 & 195 \*\*GRID S1805  
 Project Description: Proposed demotion of 16 rental units and construction of 50 new residential condominium units. Note concurrent site plan application 05-130503 STE 18 SA.

**Applicant:** RG Consulting Inc Ralph Grittani      **Architect:** RG Consulting Inc.      **Owner:** JDC Property Management

**PLANNING CONTROLS**

Official Plan Designation: Low Density Residential      Site Specific Provision:  
 Zoning: R2 Z0.6      Historical Status: Listed  
 Height Limit (m): 10      Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m): 1970.2      Height: Storeys: 4  
 Frontage (m): 47.54      Metres: 13.25  
 Depth (m): 41.44  
 Total Ground Floor Area (sq. m): 1261.9      Total  
 Total Residential GFA (sq. m): 4645.2      Parking Spaces: 56  
 Total Non-Residential GFA (sq. m): 0      Loading Docks 0  
 Total GFA (sq. m): 4645.2  
 Lot Coverage Ratio (%): 64  
 Floor Space Index: 2.4

**DWELLING UNITS**

Tenure Type: Condo  
 Rooms: no info  
 Bachelor: no info  
 1 Bedroom: no info  
 2 Bedroom: no info  
 3 + Bedroom: no info  
 Total Units: 50

**FLOOR AREA BREAKDOWN** (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4645.2	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/other GFA (sq.m):	0	0

**CONTACT: PLANNER NAME: Elise Hug, Planner**  
**TELEPHONE: (416) 392-0758**