

**1023 Caledonia Road – Zoning Application - Preliminary Report**

<b>Date:</b>	August 21, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 - Eglinton-Lawrence
<b>Reference Number:</b>	07 220837 NNY 15 OZ

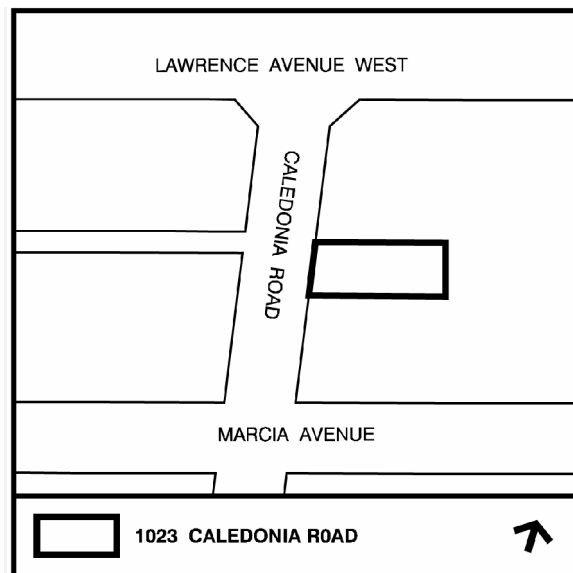
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to rezone the property at 1023 Caledonia Road to allow for a two storey mixed-use building with commercial uses at grade and two residential rental units above.

This report provides preliminary information on the application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for late 2007, provided that any required information is provided in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends 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; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Proposal

This application proposes to rezone the property at 1023 Caledonia Road to permit a two storey mixed-use building with an office use at grade and two residential rental units above. Five parking spaces are located at the rear of the site, which are proposed to be accessed via the existing driveway at 1147 Lawrence Avenue West, the property immediately to the north. The applicant also owns this property. The front yard of the subject property is landscaped.

### Site and Surrounding Area

The site is located on the east side of Caledonia Road, just south of Lawrence Avenue West. The site has an overall area of 577 square metres and currently contains a one-storey single-detached dwelling. The single-detached dwelling will be demolished to make way for the new two-storey building.

Development in the vicinity of the site consists of:

- North: one-storey automobile repair shop and restaurant;
- South: single-detached dwellings;
- East: single-detached dwellings; and
- West: two-storey mixed-use building and single detached dwellings.

### Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS.

The PPS sets the policy foundation for regulating the development and use of land. The key objectives include:

- building strong communities;
- wise use and management of resources; and
- protecting public health and safety.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth including:

- directions for where and how to grow;
- the provision of infrastructure to support growth; and
- protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the subject site *Neighbourhoods*. *Neighbourhoods* are physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartment buildings of a maximum of four storeys.

Policy 4.1.5 states that development in the *Neighbourhoods* designation will respect and reinforce the physical patterns and character of established neighbourhoods with particular regard to a number of matters including: size and configuration of lots, heights, massing, scale and type of dwelling unit, prevailing building types and setbacks.

Small-scale retail, service and office uses located on a major street that are incidental to and support the area can be considered within *Neighbourhoods* if the use is compatible with the area and if the use will not adversely impact adjacent residential uses. Caledonia Road is a major street. The Official Plan also identifies development criteria for new small-scale retail, service and offices uses within *Neighbourhoods*.

## **Zoning**

The site is currently zoned Single Detached Dwelling Fifth Density (R5) zone by the former City of North York Zoning By-law. The R5 zone permits single-detached dwellings and accessory buildings with a minimum lot frontage of 15 metres and maximum lot coverage of 35 percent.

## **Site Plan Control Approval**

An application for Site Plan Control Approval has been received and will be processed concurrently with the rezoning application.

## **Tree Preservation**

An Arborist Report is required to be submitted to determine if there are any trees that qualify for protection under the City of Toronto Private Tree By-law.

## **Reasons for the Application**

An amendment to the Zoning By-law is required as the proposed use is not permitted in the R5 zone.

## **Issues to be Resolved**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

On a preliminary basis, the following issues have been identified:

1. Compatibility of the proposed use and physical form of the proposal with the adjacent neighbourhood and land uses;
2. Appropriate siting and massing of the building;
3. Appropriate setbacks for the proposed building;
4. Proposed number and location of parking spaces; and
5. Securing the vehicular access through the planning process.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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Email:critz@toronto.ca

## **SIGNATURE**

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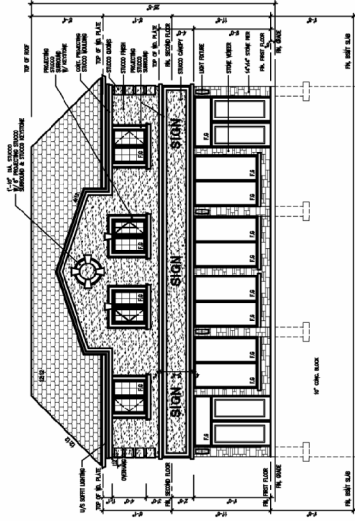
Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

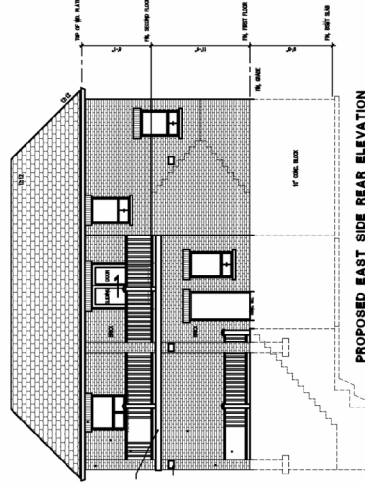
Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet



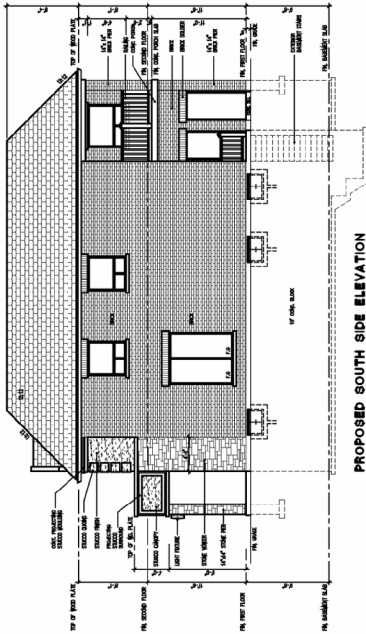
Attachment 2: Elevations



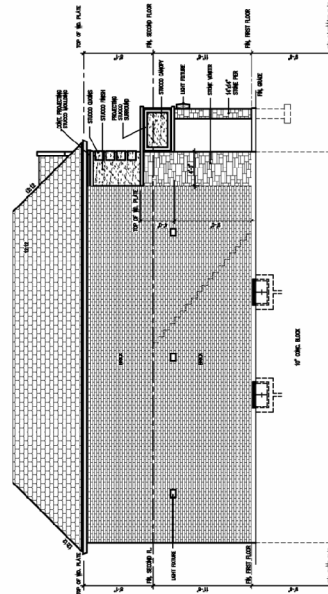
PROPOSED FRONT ELEVATION  
1023 CALEDONIA AVE  
(LOT 163 REG'D PLAN 9184)



PROPOSED EAST SIDE REAR ELEVATION



PROPOSED SOUTH SIDE ELEVATION



PROPOSED NORTH SIDE ELEVATION

1023 Caledonia Road

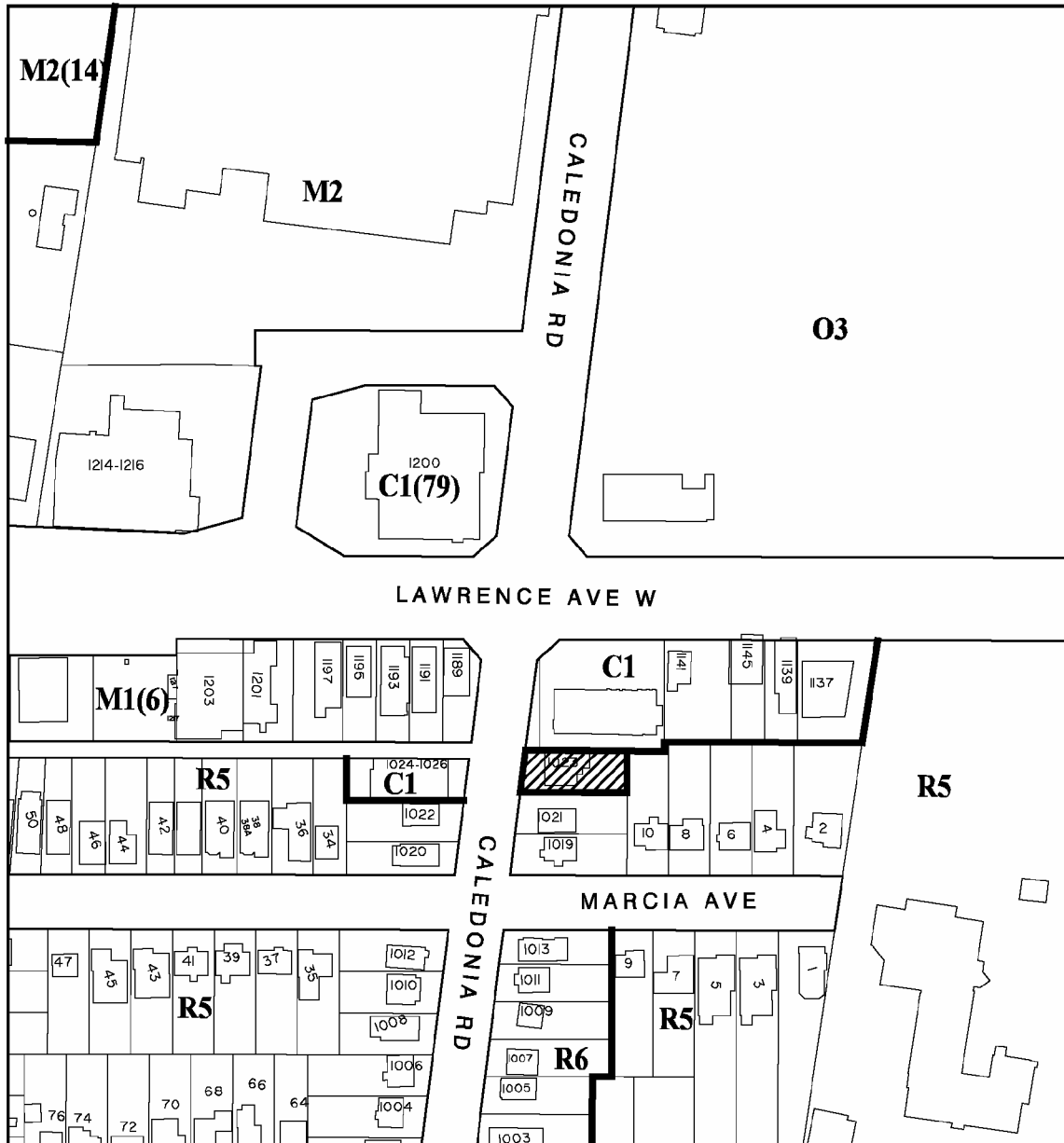
Elevations

Applicant's Submitted Drawing

Not to Scale  
06/15/07

File # 07\_220837\_e1

### Attachment 3: Zoning



1023 Caledonia Rd  
File # 07\_220837\_z

- R5 One-Family Detached Dwelling Fifth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- C1 General Commercial Zone
- O3 Semi-Public Open Space Zone

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 06/13/2007

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 220837 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	May 23, 2007

Municipal Address:	1023 CALEDONIA RD, TORONTO ON M6B 3Z2
Location Description:	PLAN 3184 LOT 163 **GRID N1503
Project Description:	Proposed new mixed use commercial / residential building

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TONY PETRUZZO			TEMAP INVESTMENTS LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	NEIGH	Site Specific Provision:	
Zoning:	R5	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	576.98	Height:	Storeys: 2
Frontage (m):	15.35		Metres: 8.66
Depth (m):	39.02		
Total Ground Floor Area (sq. m):	203.58		<b>Total</b>
Total Residential GFA (sq. m):	159.33	Parking Spaces:	5
Total Non-Residential GFA (sq. m):	159.33	Loading Docks	0
Total GFA (sq. m):	318.66		
Lot Coverage Ratio (%):	35.3		
Floor Space Index:	0.55		

#### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	1
2 Bedroom:	1
3 + Bedroom:	0
Total Units:	2

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

	Above Grade	Below Grade
Residential GFA (sq. m):	159.33	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	159.33	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Cassidy Ritz, Planner</b>
	<b>TELEPHONE:</b>	<b>(416)395-7053</b>