

**Zoning Application - 59 Elm Grove Avenue  
Preliminary Report**

<b>Date:</b>	January 25, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale – High-Park
<b>Reference Number:</b>	File No. 06-192138 STE 14 OZ

**SUMMARY**

An application has been submitted to permit one pair of semi-detached dwellings fronting Elm Grove Avenue and a two-storey rowplex that contains six units at the rear.

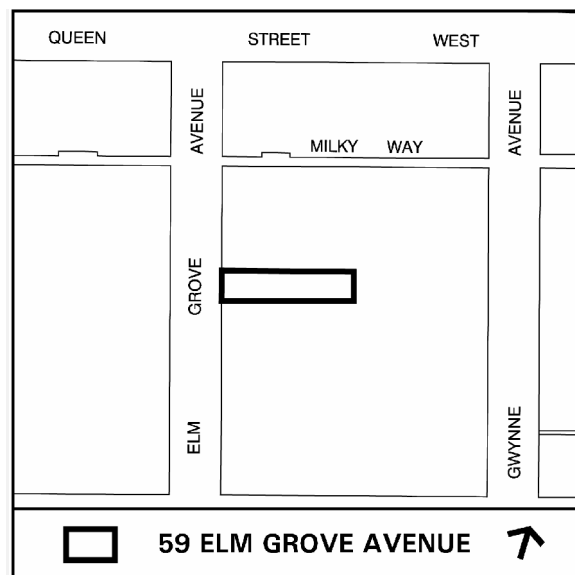
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting, as required by the Planning Act. This meeting will potentially be held in February, 2007.

**RECOMMENDATIONS**

**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 be given according to the Planning Act regulations.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes a pair of semi-detached dwellings fronting on Elm Grove Avenue. Proposed at the rear of the site is a two-storey rowplex, the site of an existing industrial building. The proposal is to access the units from a driveway off of Elm Grove Avenue, similar to the existing condition.

The proposal is for a total of eight units. The three-storey semi-detached dwelling units that front onto Elm Grove will each have three bedrooms and attached garages. The rowplex will contain six one-bedroom units with six parking spaces at grade. The proposed density is 0.97 times the area of the lot, while the proposed height of the semi-detached dwelling is 9.9m and the proposed height of the rowplex is 7.9m.

### **Site and Surrounding Area**

The site is located south of Queen Street West, two blocks west of Dufferin Street. It is 883.41 square metres in size, and is currently occupied by a two-storey commercial/industrial building with a detached industrial building at the rear of the property. The existing structures are proposed to be demolished. The adjacent property at 57 Elm Grove was formerly part of the site and has a semi-detached building that is proposed to remain.

The site is surrounded by the following uses:

North: The site immediately to the north is 61 Elm Grove, where there is a two-storey office building at the rear of the property. Sixty three Elm Grove fronts onto Elm Grove where there is a two-storey residential building. North of 63 Elm Grove is a three-storey residential building.

South: South of the site, there are two to three storey semi-detached and rowhouses.

East: Gwynne Avenue is east of Elm Grove Avenue and consists of two to three storey semi-detached and rowhouses.

West: There are two to three storey semi-detached and rowhouses on the west side of Elm Grove Avenue.

## **Official Plan**

The Official Plan for the City of Toronto designates the site as *Neighbourhoods*, which are physically stable areas made up of a variety of lower scale residential uses. As such, residential development that reinforces the character of the existing residential areas and is of a compatible scale and intensity would be considered appropriate. Furthermore, the development criteria contained in the Official Plan also require new development to have a height, massing, and scale consistent with surrounding built form.

The Official Plan addresses the conversion of former non-residential uses in *Neighbourhoods* by providing infill criteria to integrate new development. The policies require that development in established neighbourhoods shall respect and reinforce the existing character of the neighbourhood by meeting criteria related to the size and configuration of the lots; the heights, massing, scale and dwelling types of nearby properties; and the prevailing patterns of setbacks of buildings.

Provided that the proposed development is found to be in compliance with the development criteria for *Neighbourhoods*, an Official Plan amendment will not be required.

## **Zoning**

The subject site is zoned R2 Z1.0 by Zoning By-law 438-86, as amended. The by-law limits the residential gross floor area to 1.0 times the area of the lot and a maximum height of 10.0 metres.

## **Site Plan Control**

Site plan approval is required to implement the proposal. A site plan application has been submitted, circulated to various City departments and external agencies where required, and will be reviewed concurrently with the rezoning application.

## **Reasons for the Application**

The application proposes development for the site that does not conform to Zoning By-law 438-86 as amended. The proposed building is located to the rear of another building, which is not permitted in the R2 zone. Further areas of non-compliance may be determined through the Zoning Review which will be conducted by City Building staff.

## **COMMENTS**

### **Issues to be Resolved**

This site presents an opportunity for appropriately-scaled residential development. However, a number of potential issues have been identified that require further consideration. These include, but are not limited to: the private driveway, the provision of landscaped open space, the effect of the proposed development on the surrounding residential properties, and the relationship of the development to the residential properties to the east.

The next stage of the process is to schedule a meeting in the community. Provided that the identified issues are addressed and that requested information is provided in a timely fashion, staff anticipate preparing a Final Report on this application in the third quarter of 2007.

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

## **CONTACT**

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## **SIGNATURE**

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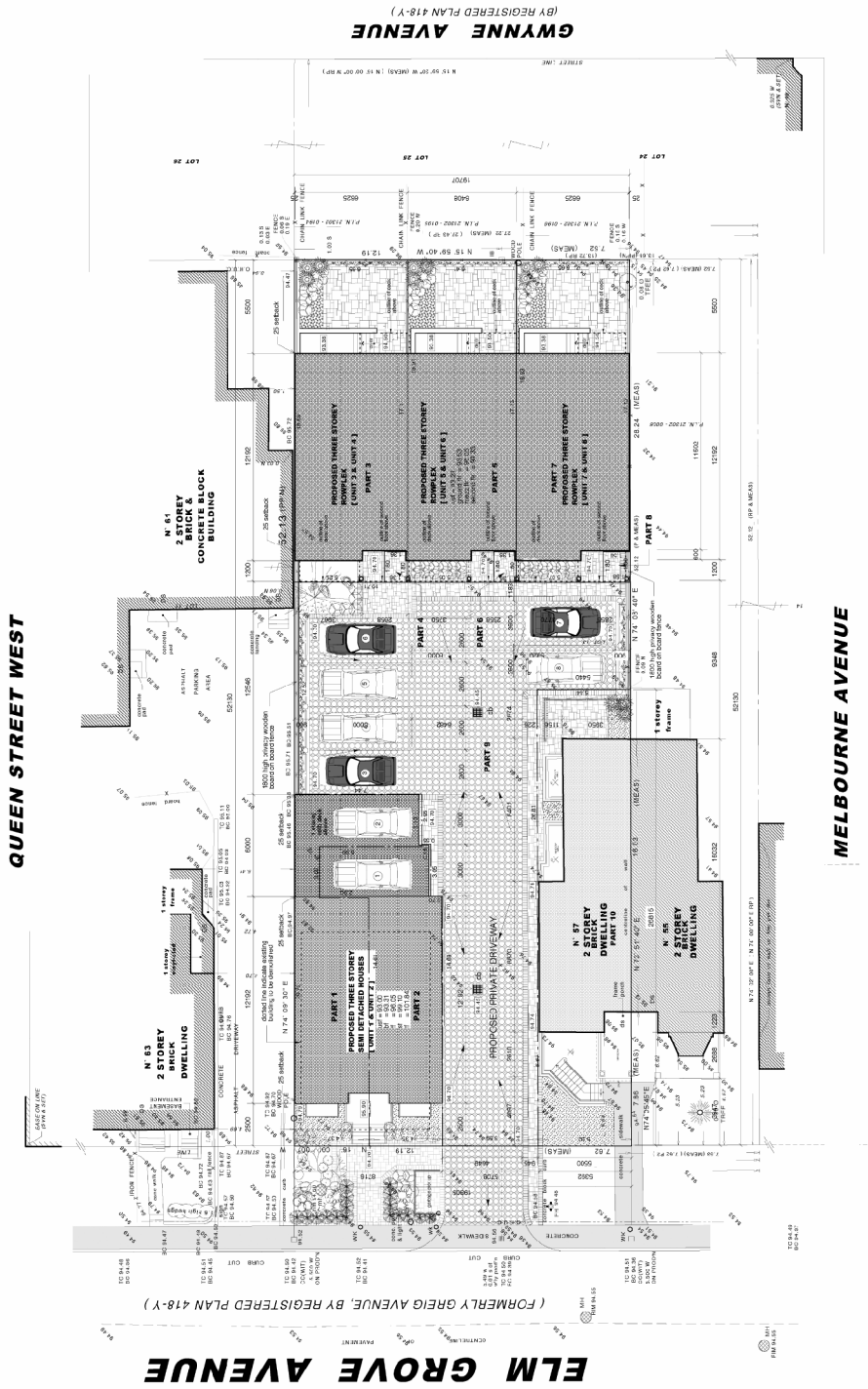
Gary Wright, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations – Front Building  
Attachment 3: Elevations – Front Building  
Attachment 4: Elevations – Rear Building  
Attachment 5: Elevations – Rear Building  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

# Attachment 1: Site Plan

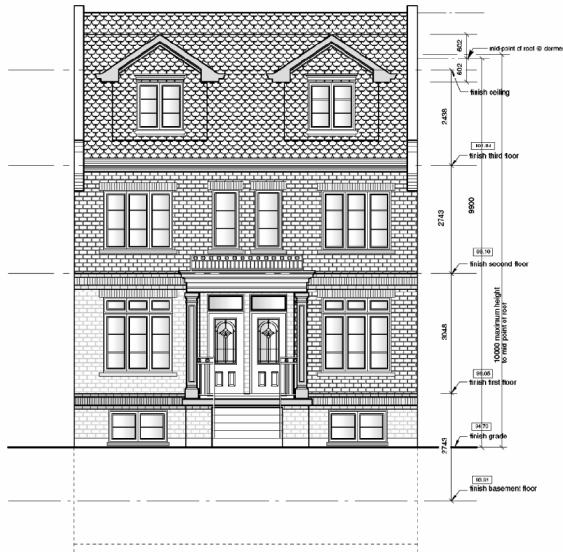


**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/19/07

**59 Elm Grove Avenue**

File # 06\_192138

## Attachment 2: Elevations - Front Building



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

### Elevations - Front Building

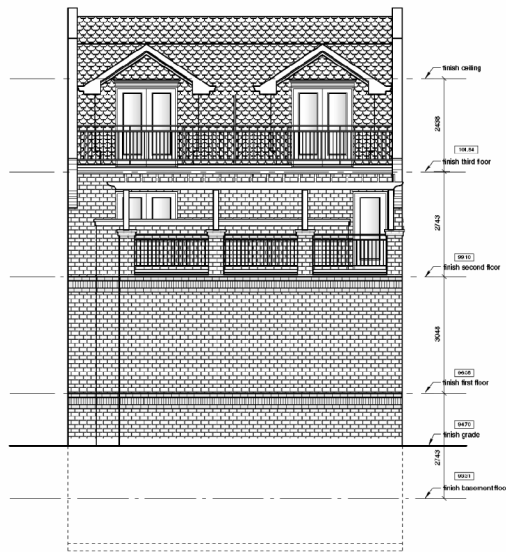
Applicant's Submitted Drawing

Not to Scale  
01/19/07

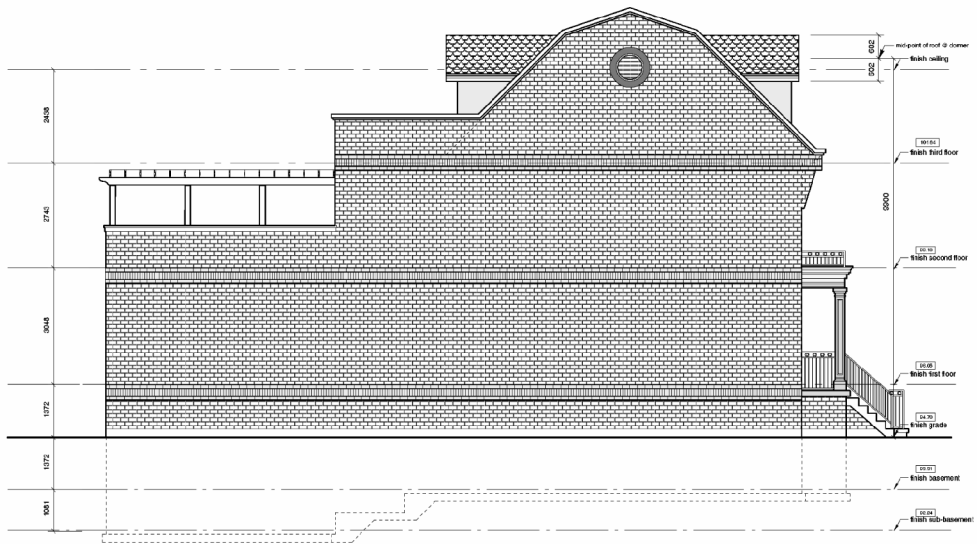
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### Attachment 3: Elevations - Front Building



**REAR ELEVATION**



**LEFT SIDE ELEVATION**

## Elevations - Front Building

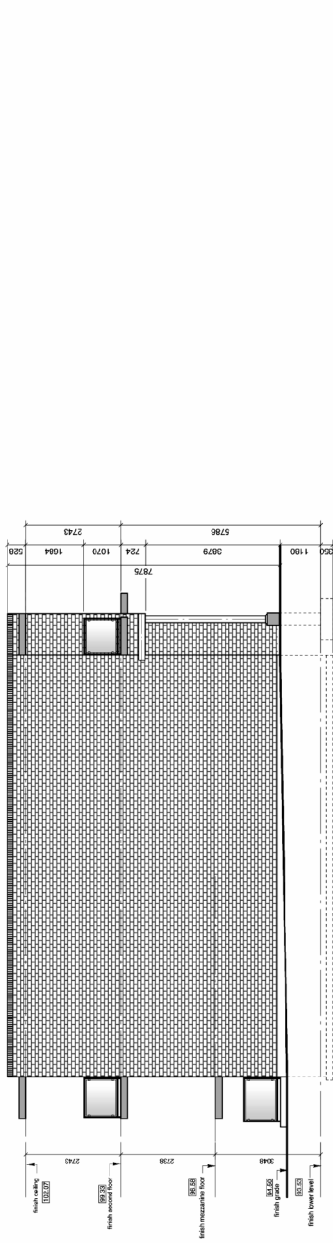
Applicant's Submitted Drawing

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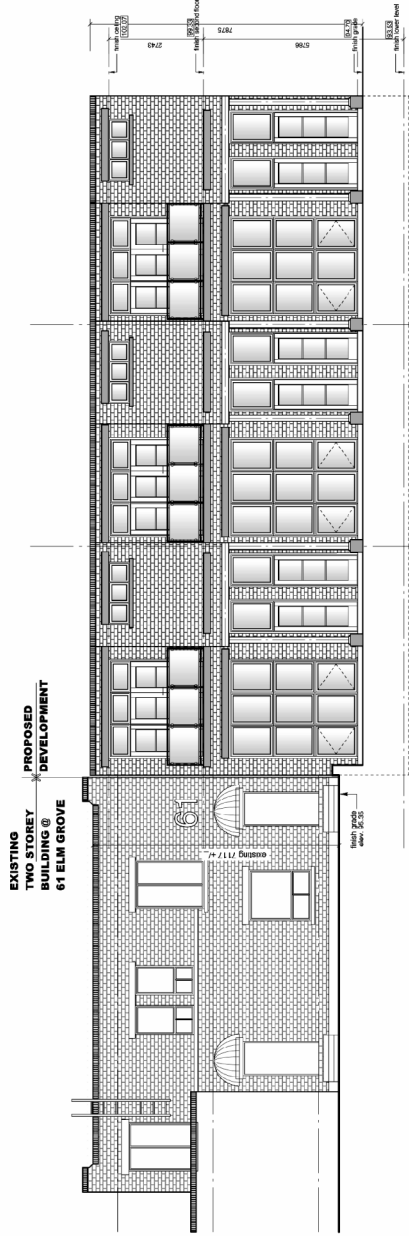
59 Elm Grove Avenue

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Attachment 4: Elevations - Rear Building



LEFT SIDE ELEVATION



FRONT ELEVATION

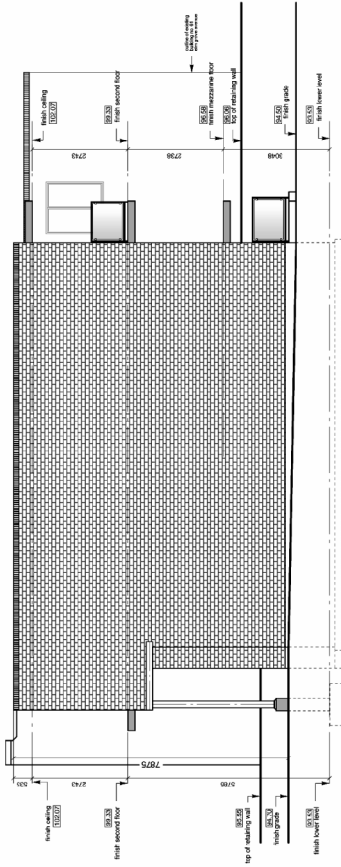
Elevations - Rear Building  
 Applicant's Submitted Drawing  
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59 Elm Grove Avenue

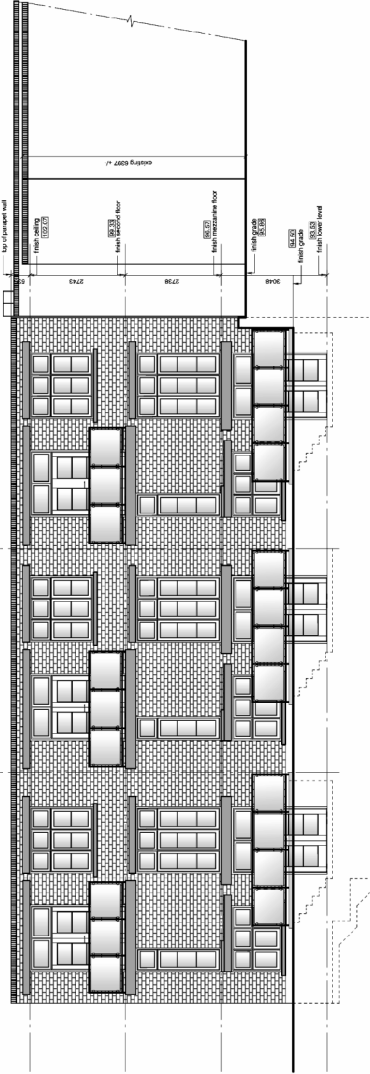
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Attachment 5: Elevations – Rear Building



RIGHT SIDE ELEVATION



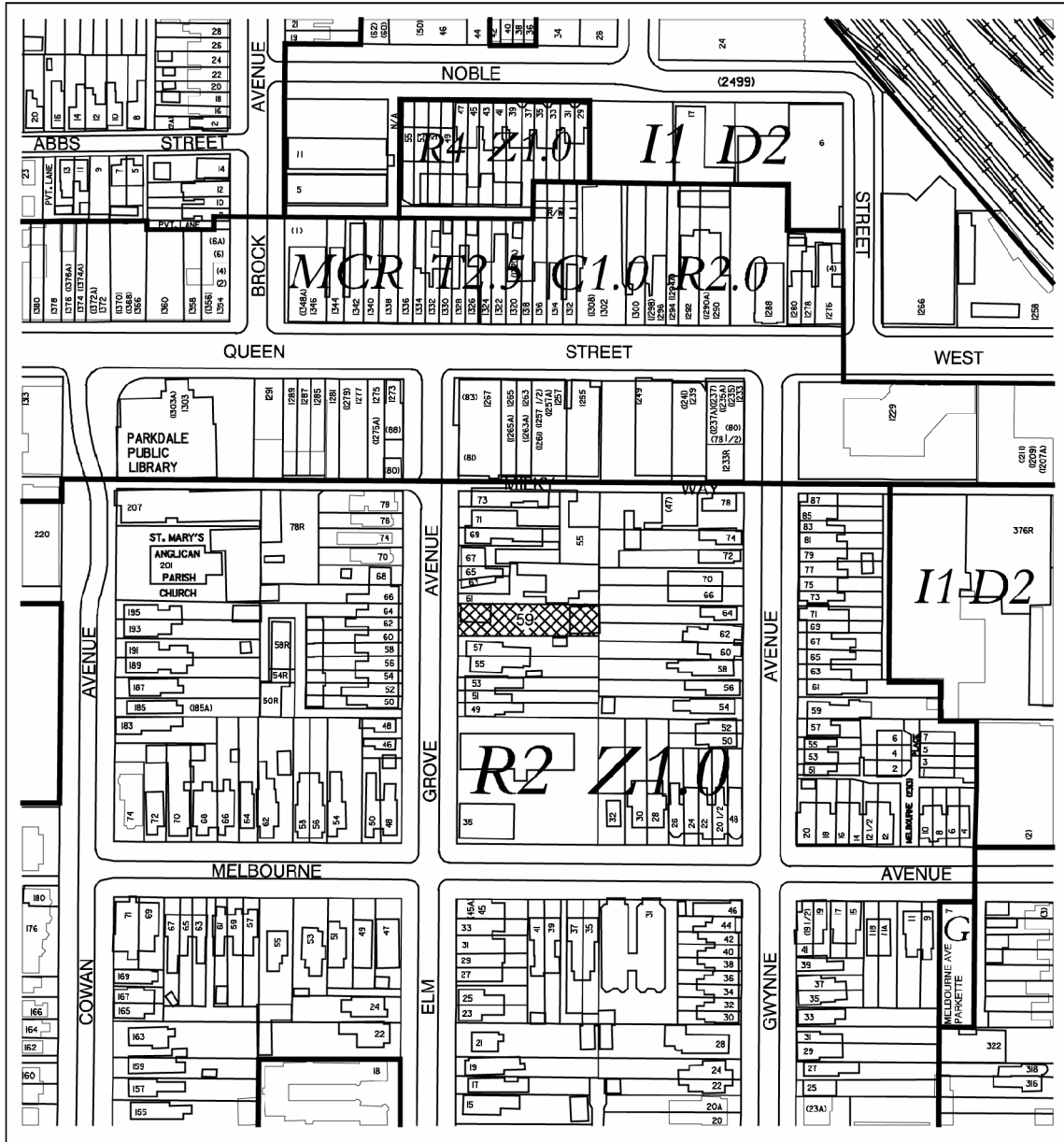
REAR ELEVATION

Elevations - Rear Building  
 Applicant's Submitted Drawing  
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# Attachment 6: Zoning



**TORONTO** City Planning Division  
**Zoning**

**59 Elm Grove Avenue**  
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- G Parks District
- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District
- I1 Industrial District



Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 01/17/07 - DR

