

**450-452 Dawes Road  
Official Plan, Zoning, Site Plan, Applications – Request  
for Direction**

<b>Date:</b>	January 26, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	31 – Beaches-East York
<b>Reference Number:</b>	File Nos. 05-160748 STE 31 OZ and 05-160768 STE 31 SA

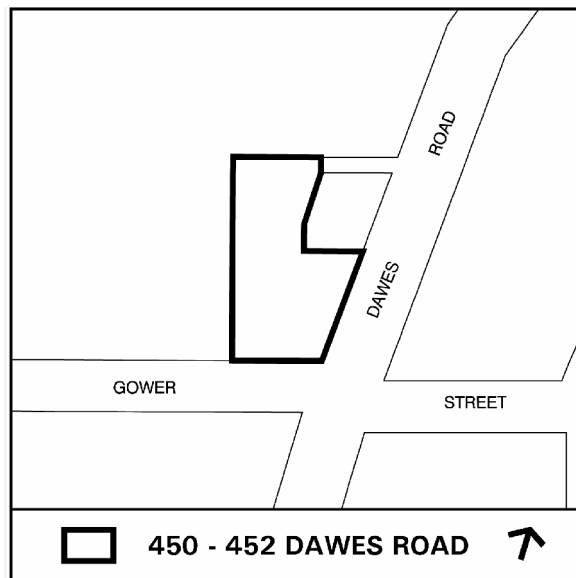
**SUMMARY**

The applicant has appealed the Official Plan and Zoning By-law amendment and Site Plan Control applications to the Ontario Municipal Board (OMB). The applications are to permit twenty 3-storey townhouse units, each with integral garages, and to permit two common element walkways and a common element laneway at 450-452 Dawes Road.

Since the appeal, the applicant submitted a revised proposal which should reflect some of the comments received from City staff.

Appropriate agencies and City Departments are currently evaluating the revised submission. City staff are continuing to work with the applicant in an effort to resolve any outstanding issues.

The OMB has set a hearing date to hear the appeals for April 3, 2007. This report seeks Council’s direction to staff to attend at the upcoming hearing in support of the appeal, if all outstanding issues are resolved with the applicant/appellant.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board hearing in support of the appeals, subject to the resolution of all outstanding issues, including, but not limited to, issues that may relate to Urban Forestry, Urban Design, and Technical Services; and
2. City Council authorize the City Solicitor and necessary City staff take such necessary steps as to implement the foregoing.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The Official Plan and Zoning By-law Amendment applications were submitted on July 18, 2005.

The Preliminary Report (dated October 3, 2005) recommended that staff schedule a community consultation meeting to discuss the application with area residents. The Preliminary Report identified planning issues related to the provision of private streets, the overall design of the development, appropriateness of the proposal within its context, access and parking.

## **ISSUE BACKGROUND**

### **Proposal**

The original proposal was for 21 freehold townhouses with a common element laneway and two common element walkways. The applicant reduced the number of total units from 21 to 20. The applicant also proposes to provide 30 parking spaces each to be located in integral garages at the rear of each townhouse and 2 visitor parking spaces. The proposed number of parking spaces is equal to 1.50 spaces per unit. Ten townhouse units are to contain one parking space per unit, while the remaining 10 units are to contain two parking spaces per unit.

### **OMB Appeal**

On October 25, 2006 the applicant appealed the applications on the grounds that City Council failed to make a decision on the application.

## **COMMENTS**

The site is located at the northwest corner of Dawes Road and Gower Street with an area of 2,933 square metres. The property is occupied by a vacant single-storey commercial building located on the northwest portion of the site and a parking lot along the southern

boundary of the site. The building is approximately 1,400 square metres and was at one time used as a supermarket.

North: townhouses and a park, just north of the townhouses  
Northwest: high-rise apartment building  
South: retail, low-rise dwellings, townhouses  
East: low-rise detached dwellings and townhouses  
West: high-rise apartment building

#### Official Plan

The City's Official Plan designates the property as Apartment Neighbourhoods which allows for apartment buildings, institutions, and small-scale retail and office uses. Apartment Neighbourhoods are stable areas of the City where significant growth is not anticipated. There may, however, be opportunities for additional townhouses or apartments on underutilized sites. All land uses provided for in the Neighbourhoods designation, including townhouses, are also permitted in Apartment Neighbourhoods.

Policy 3.1.1.15 of the Official Plan states that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets.

#### Zoning

The property is zoned CA.4 (Commercial Site Specific) according to Section 8.A.4 of the former Borough of East York Zoning By-law 6752.

#### Site Plan Control

The subject property is subject to Site Plan Control and an application has been filed with this application.

#### Tree Preservation

On-site trees are regulated by the Private Tree By-law. The applicant's Tree Preservation Report states that four of the surveyed trees are not suitable for preservation as they are non-native invasive species, which are detrimental to the health of the urban landscape.

These four trees are located on the northern property line abutting 450 Dawes Road, for which the applicant obtained a permit for their removal. Notice of the tree removal application was posted at the site and Urban Forestry staff received no objections to the application. Urban Forestry staff commented that the retention of the four subject trees is not possible given that construction of a new upgraded concrete laneway as proposed for a fire route is in conflict with the location of the subject trees.

Through negotiations with City staff, the applicant proposes to plant twelve shade trees throughout the property.

### Reasons for the Applications

The proposal does not comply with the Zoning By-law and therefore requires an amendment to the Zoning By-law. The City received the original proposal when the East York Official Plan was in effect and it did not comply with that Official Plan due to the proposed building heights. On July 6, 2006, the OMB brought the new Toronto Official Plan into full force and effect for this site by Order Number 1928. The revised proposal does not require an amendment to the Toronto Official Plan.

### Community Consultation

A community consultation meeting was held on June 1, 2006. Approximately 20 area residents attended the meeting. At the meeting, staff received comments and questions regarding the application including, but not limited to, the overall design of the proposal, shadow impacts, garbage collection, the functionality of the proposed laneway, and visitor parking.

### Agency Circulation:

The original application was circulated to all appropriate agencies and City Departments.

The applicant submitted revised drawings on January 15, 2007 which should incorporate comments received from staff. Appropriate agencies and City Departments are currently evaluating the applicant's resubmission. Planning staff will use the agency/department responses to assist in evaluating the application, and to formulate appropriate by-law standards.

### Streets

City Council adopted a joint Planning and Transportation Committee and Works and Emergency Services Committee Report on December 5, 6, 7, 2005, which recommended that for proposed developments with a private laneway, that a maximum of ten units would be permitted to front onto the laneway. The applicant reduced the number of units to comply with the City's Development Infrastructure Policy and Standards.

An existing 6.0 metre wide dead-end public laneway is located at the northeast boundary of the property. The applicant proposes to upgrade this public laneway and to continue it as a common element laneway to provide access into the site. Given the local context of the site, the proposed common element laneway is appropriate. The applicant proposes to provide pedestrian walkways on either side of the common element laneway.

### Land Use

The proposal for residential uses is in keeping with the applicable Official Plan policies. The application presents an opportunity to develop an underutilized site.

### Urban Design

Staff applied the City's Townhouse Design Guidelines in the evaluation of the original proposal and raised concerns relating to grading and siting. At staff's request, the applicant modified the internal layouts of the units fronting onto the pedestrian walkway in order to improve the units' relationship to grade. The applicant improved this

pedestrian walkway with landscaping treatments. Through negotiations with staff, the applicant revised the plans to improve the proposed streetscape and landscaping along Dawes Road. Urban Design staff is currently reviewing the revised landscape treatment.

#### Access and Parking

Vehicular access to all the townhouses would be from Gower Street. The proposed common elements laneway connects the dead-end public lane that extends westerly from Dawes Road, to Gower Street.

The applicant proposes common element walkways that divide the development blocks and provide pedestrian connections into the interior of the site. A landscaped common element walkway is also proposed for the townhouses facing the neighbouring property to the east.

The applicant is required to establish a Common Element Condominium for the private driveway and walkways.

The applicant proposes to supply two visitor parking spots on-site. The applicant submitted a parking analysis prepared by BA Group, estimating that the proposed development will generate a visitor parking demand for 2 to 4 parking spaces. Given the current supply of on-street parking of 35 spaces within the immediate area, the proposed supply of on-site visitor spaces is acceptable.

#### Landscaping

Urban Forestry staff indicated that the applicant was required to revise their originally submitted Landscape Plan to move the proposed trees into the public street allowance and to incorporate other improvements (asphalt removed, planting beds or turf installed). Urban Forestry staff is currently evaluating the revised Landscape Plan to ensure that all soft landscaping areas have a minimum of 1.0 metre of quality soil to the City of Toronto specifications.

#### Servicing

No loading facilities are proposed for the building, nor are they required by the Zoning By-law. The City will provide curbside collection of waste materials to this residential development along the public streets and the common elements laneway.

#### Other Issues

Should other issues arise from the evaluation of the revised proposal, staff will endeavour to work with the applicant to resolve them.

#### Conclusions

The applicant for 450-452 Dawes Road has appealed the Official Plan and Zoning By-law amendment and Site Plan Control applications to the Ontario Municipal Board. The OMB set April 3, 2007 as a Hearing date.

Since the appeal, the applicant submitted a revised proposal reflecting some of the comments received from City staff. Appropriate agencies and City Departments are currently evaluating the revised submission. City staff are continuing to work with the applicant in an effort to resolve any outstanding issues.

#### Development Charges

It is estimated that the Development Charges for the proposed development at 450-452 Dawes Road will be \$144,400.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **CONTACT**

Jeffrey Cantos, Assistant Planner

Tel. No. 416-338-5740

Fax No. 416-392-1330

E-mail: [jcantos@toronto.ca](mailto:jcantos@toronto.ca)

### **SIGNATURE**

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

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### **ATTACHMENTS**

Attachment 1: Site Plan

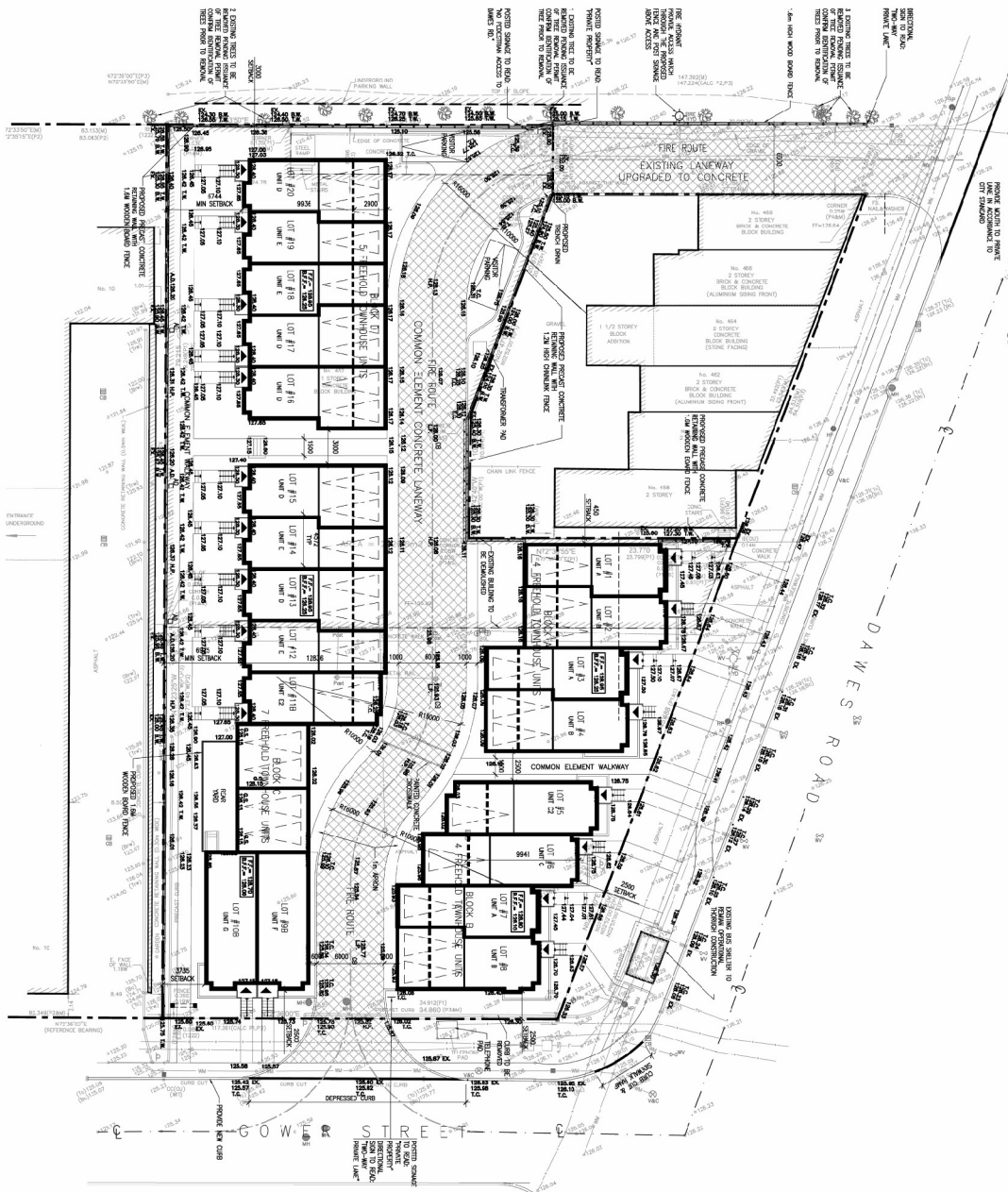
Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Zoning

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
01/25/07



## 450 - 452 Dawes Road

File # 05\_160748

## Attachment 2: Elevations



**BLOCK A FRONT ELEVATION**



**BLOCK A BACK ELEVATIONS**



**BLOCK A & B SIDE ELEVATION**

### Elevations

Applicant's Submitted Drawing

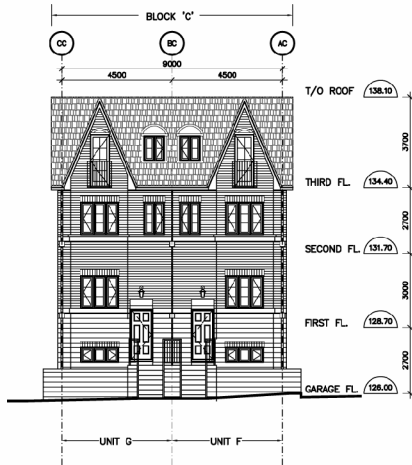
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08/14/06

450 - 452 Dawes Road

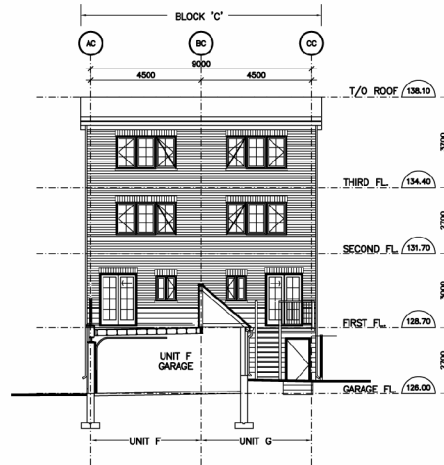
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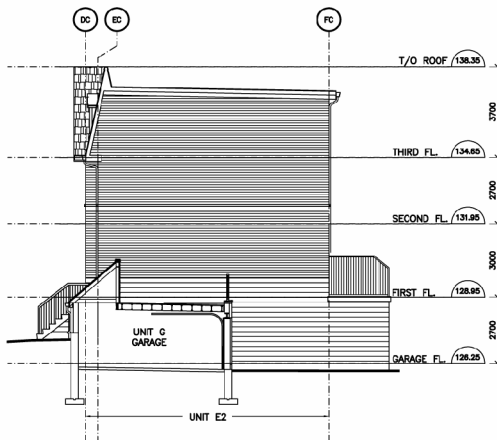
### Attachment 3: Elevations



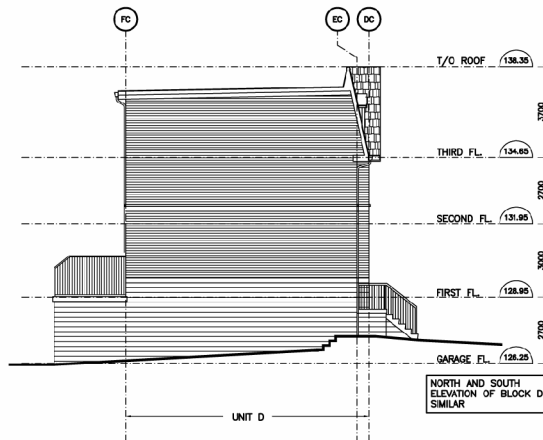
SOUTH ELEVATION - BLOCK C



INSIDE NORTH ELEV - BLOCK C



INSIDE SOUTH ELEV - BLOCK C



NORTH ELEVATION BLOCK C

## Elevations

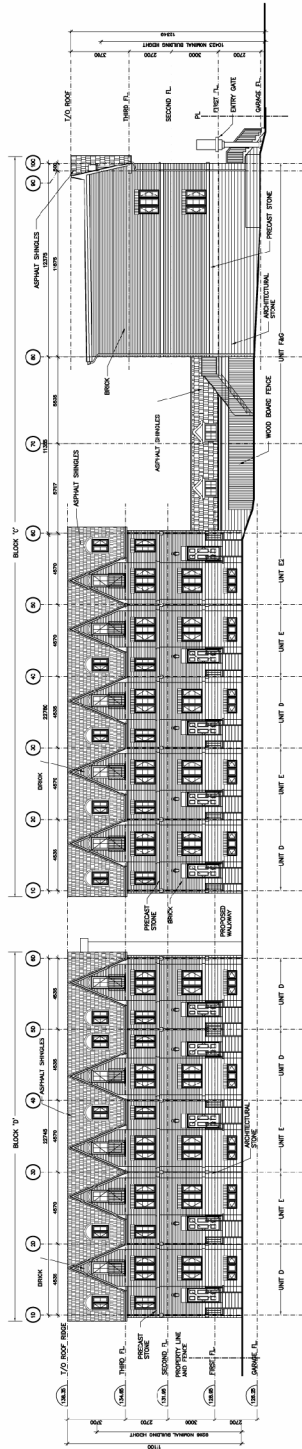
Applicant's Submitted Drawing

Not to Scale  
08/14/06

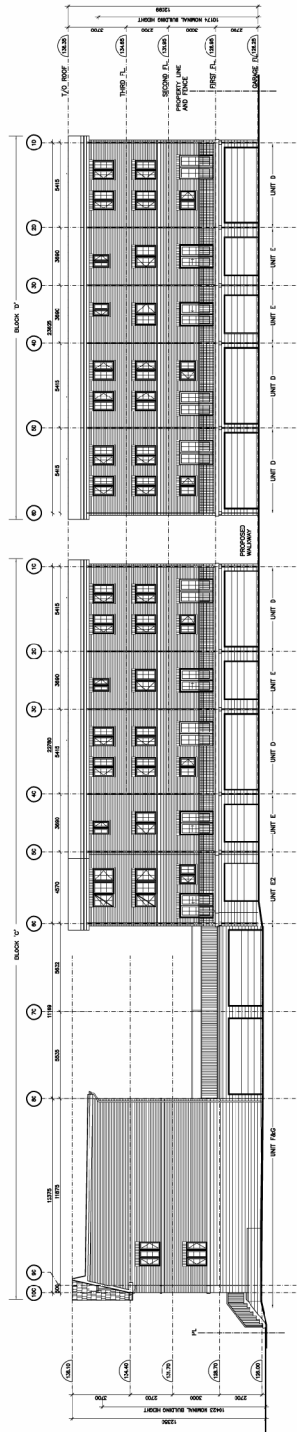
450 - 452 Dawes Road

File # 05\_160748

# Attachment 4: Elevations



WEST ELEVATION - BLOCK C AND D



EAST ELEVATION - BLOCK C AND D

450 - 452 Dawes Road

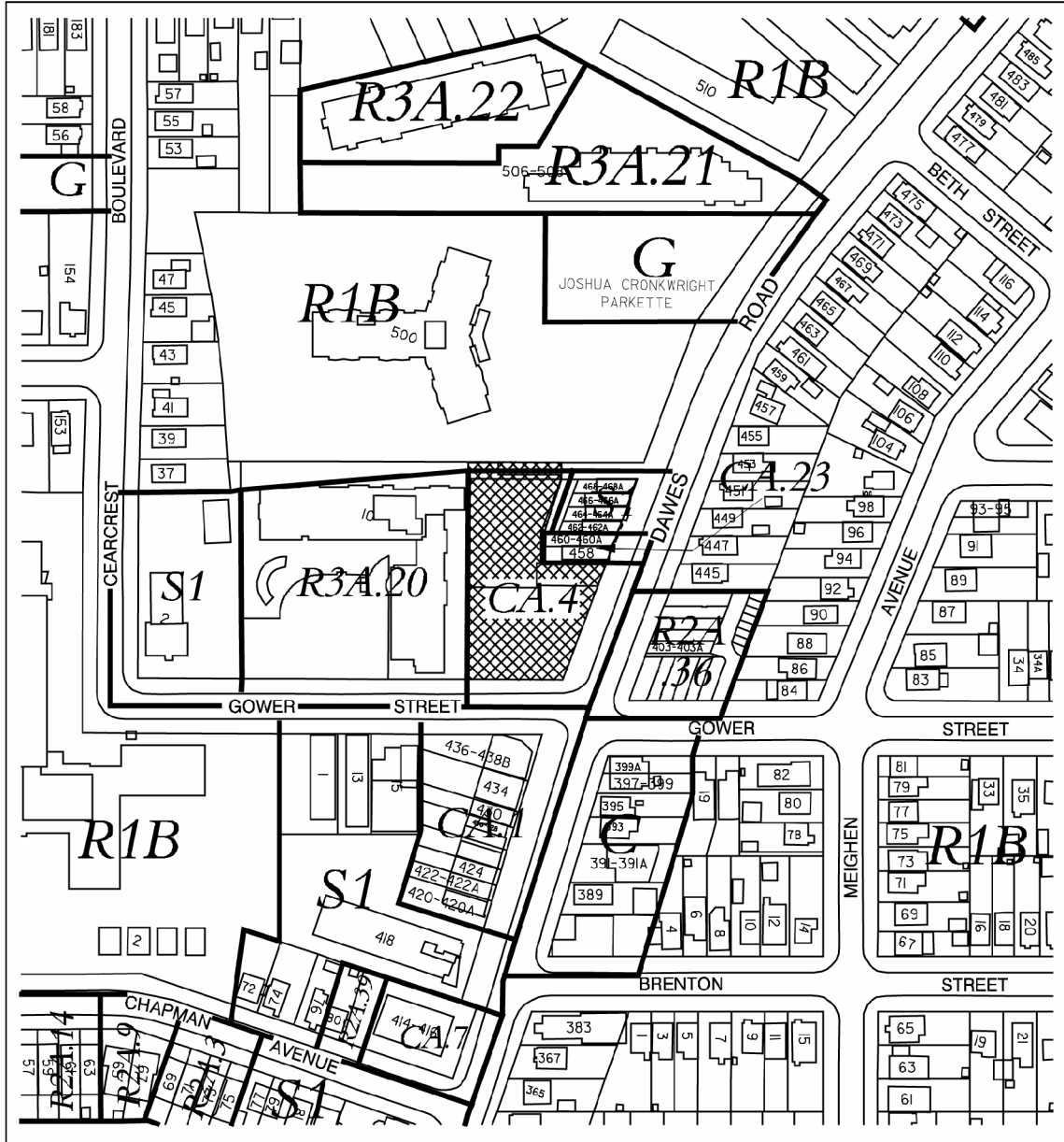
Elevations

Applicant's Submitted Drawing

Not to Scale  
08/14/06

File # 05\_160748

## Attachment 5: Zoning



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

**450 & 452 Daves Road**

File # 05\_160748

- |                                |                       |
|--------------------------------|-----------------------|
| R1B Low Density Residential    | S1 Special Industrial |
| R2A Medium Density Residential | G Conservation        |
| R3A High Density Residential   |                       |
| C Commercial                   |                       |
| CA Commercial Site Specific    |                       |



Not to Scale  
Zoning By-law 6752 as amended  
Extracted 09/27/05 - TA