

**Rezoning and Official Plan Amendment Application –
703 Dovercourt Road - Preliminary Report**

Date:	February 7, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	06-198213 STE 19 OZ

SUMMARY

An application has been submitted to convert the existing church building into a residential building containing 28 dwelling units.

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.

A public hearing is targeted for Fall 2007, assuming the applicant provides all required information without delay.

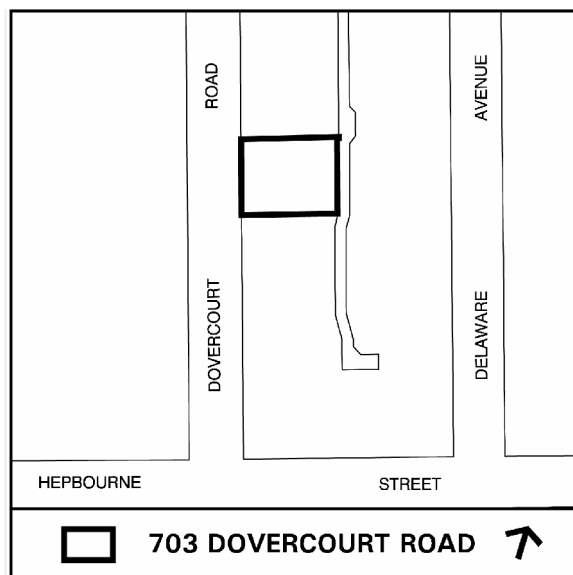
RECOMMENDATIONS

The City Planning Division recommends that:

1. notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.



ISSUE BACKGROUND

Proposal

The proposal is to convert the existing church building into a residential building containing 28 dwelling units. Parking for 23 vehicles, at grade and below grade within the existing structure, would be accessed from the rear lane.

The overall height of the existing building is 22.6 metres. The new development will not exceed that overall height but would include an addition above the rear portion of the existing building, raising the height of that portion of the building. The proposed gross floor area is 3,197 sq. m., resulting in a density of 2.78 times the area of the lot.

Site and Surrounding Area

The site is located on the east side of Dovercourt Road, half a block south of Bloor Street West. There is an existing church building, built in 1906, on the property. The site is regularly shaped, 1150 sq.m. and backs onto a lane.

Adjacent uses are:

North: single and semi-detached houses, a convenience store and a funeral home

South: single-detached houses

East: detached houses, semi-detached houses and rowhouses

West: three high-rise apartment buildings.

Official Plan

The Official Plan designates this site Neighbourhoods. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings, including interspersed walk-up apartments that are no higher than four storeys.

Neighbourhoods Policy 5 states:

5. Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- (a) patterns of streets, blocks and lanes, parks and public building sites;
- (b) size and configuration of lots;
- (c) heights, massing, scale and dwelling type of nearby residential properties;
- (d) prevailing building type(s);
- (e) setbacks of buildings from the street or streets;
- (f) prevailing patterns of rear and side yard setbacks and landscaped open space;

- (g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- (h) conservation of heritage buildings, structures and landscapes.

The proposal does not comply with Policy 5 in Section 4.1 in that it does not reinforce the patterns of prevailing unit type, size and configuration of lots, heights, massing, scale and dwelling type of nearby residential properties, prevailing building type, and the pattern of rear yard setbacks and landscaped open space that predominates in the 'Neighbourhood' that consists predominantly of lower-rise detached and semi-detached dwellings. In order to preserve a valuable heritage building, it is being converted to a residential use. While the existing church building forms part of the existing physical character of the Neighbourhood, the building's form and the proposed unit type (apartments) are exceptional in the 'Neighbourhood' designation.

Several policies regarding heritage conservation encourage the conservation and re-use of listed heritage properties, including but not limited to:

- entering into conservation agreements with owners;
- requiring a Heritage Impact Statement where the development entails an amendment to the Official Plan and/or Zoning By-law; and
- allowing Council to permit additional gross floor area in excess of what is permitted in the Zoning By-law on lands with certain designations and subject to certain conditions.

Zoning

The current zoning on the site is residential with a maximum density limit of 0.6 times the area of the lot and a maximum height limit of 10 metres (R2 Z 0.6 H 10.0). Permitted uses in this zone include houses, apartment buildings and some community facilities and institutions.

Site Plan Control

An application for Site Plan Control has been filed concurrently.

Heritage

The property at 703 Dovercourt Road (Centennial Japanese Church) was included on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest by City Council on December 2, 2004. In 1891, a brick Methodist church was built on the Dovercourt property with a seating capacity of four hundred. By the early 1900's, the church membership had risen to 500 and there was an urgent need for more space. In 1906, the present church at 703 Dovercourt Road was completed. Originally known as Centennial Methodist Church, it became known as Centennial United Church in 1925. In the early 1980's the congregation began to dwindle in size and in 1986, amalgamated

with the Nisei congregation of the Toronto Japanese Church. The Centennial Japanese Church is an important local landmark and is an excellent example of Neo Gothic design.

The applicant has submitted a Heritage Impact Statement for review by heritage staff. Generally, the proposal is sympathetic to the heritage attributes of the building and staff will continue to work with the applicant to refine the proposal.

Green Development Standards

The owner will be encouraged to consider the City's new Green Development Standards at the site plan application stage.

Reasons for the Application

The proposed development does not conform with the current zoning on the site. The proposal would result in a residential density of 2.78 times the area of the lot, significantly more than the density of 0.6 times the area of the lot permitted by the Zoning By-law. Several additional aspects of the proposal do not meet the R2 zoning regulations, including but not limited to the amount of resident and visitor parking proposed, the height of the building (where the addition is proposed) and the depth of the building (where the addition is proposed).

The proposed development does not conform with the City of Toronto Official Plan. The policies of the Neighbourhoods designation require development in established Neighbourhoods to respect and reinforce the existing physical character of the neighbourhood including physical patterns and prevailing building types.

Heritage conservation policies permitting additional gross floor area above that permitted in the Zoning By-law for a lot containing a conserved heritage building do not apply for areas designated Neighbourhoods such as this site. An amendment to the Official Plan would be required.

COMMENTS

Issues to be Resolved

A community meeting was held on February 21, 2007 at the Dewson Street Junior Public School. Approximately 25 member of the public attended the meeting.

Following the community consultation meeting and a preliminary review of the application, the following issues will be evaluated during review of this application:

- density;
- appropriateness of the addition above the rear of the existing building;
- privacy and overlook relating to windows, balconies and walkways;

- resident and visitor parking;
- traffic (in the laneway, on Delaware Avenue and on Dovercourt Road);
- lighting;
- laneway-related issues (snow storage, security, dumping, noise, direction of the one-way lane);
- waste management (garbage and recycling);
- landscaped open space;
- conservation and re-use of a building listed on the City's *Inventory of Heritage Properties*, including alterations;
- application of Green Development Standards; and
- neighbourhood impacts during construction period (traffic, parking, noise, etc.).

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

CONTACT

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SIGNATURE

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

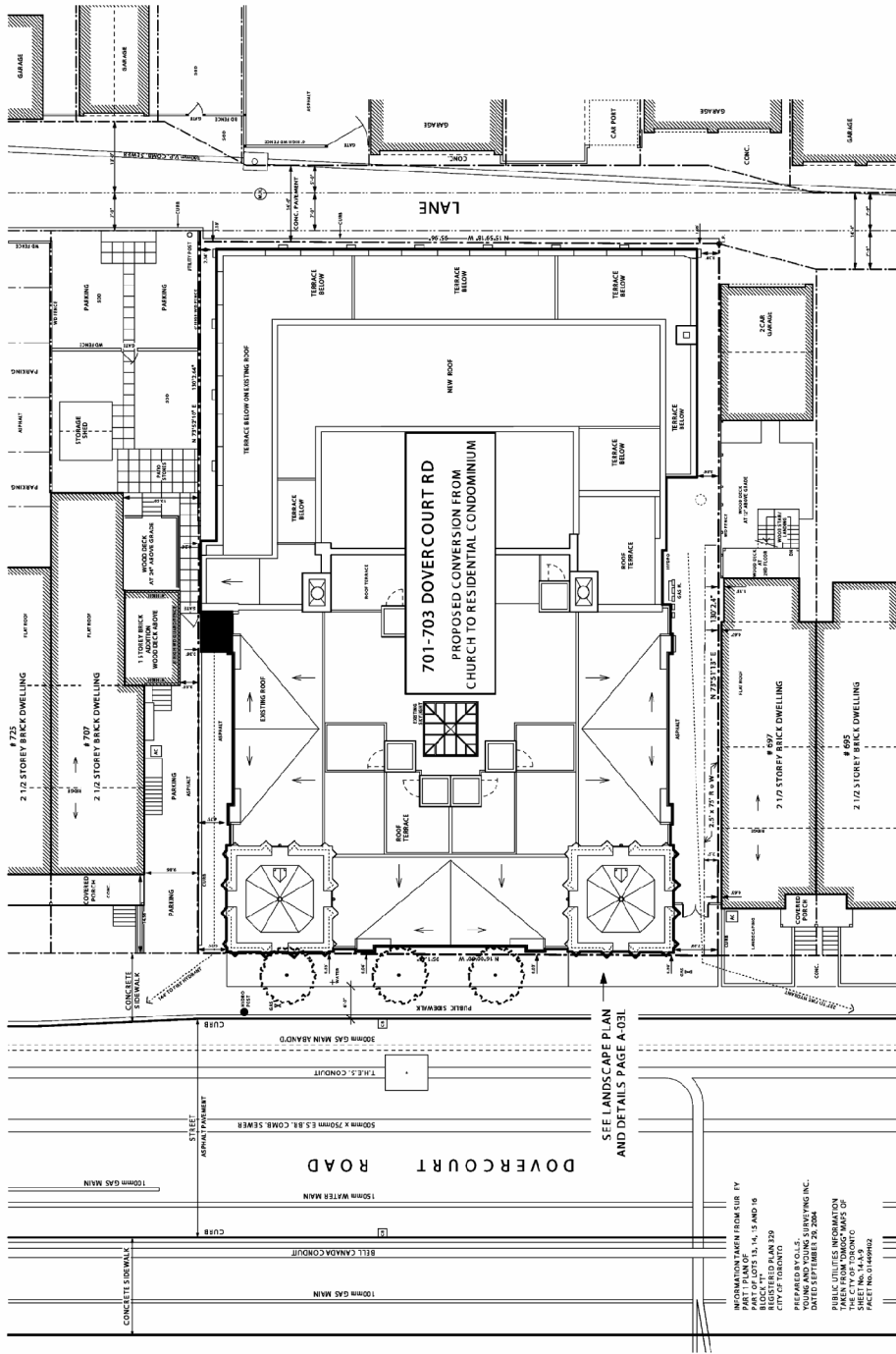
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ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: West Elevation
 Attachment 3: East Elevation
 Attachment 4: North Elevation

- Attachment 5: South Elevation
- Attachment 6: Section
- Attachment 7: Official Plan
- Attachment 8: Zoning
- Attachment 9: Application Data Sheet

Attachment 1: Site Plan



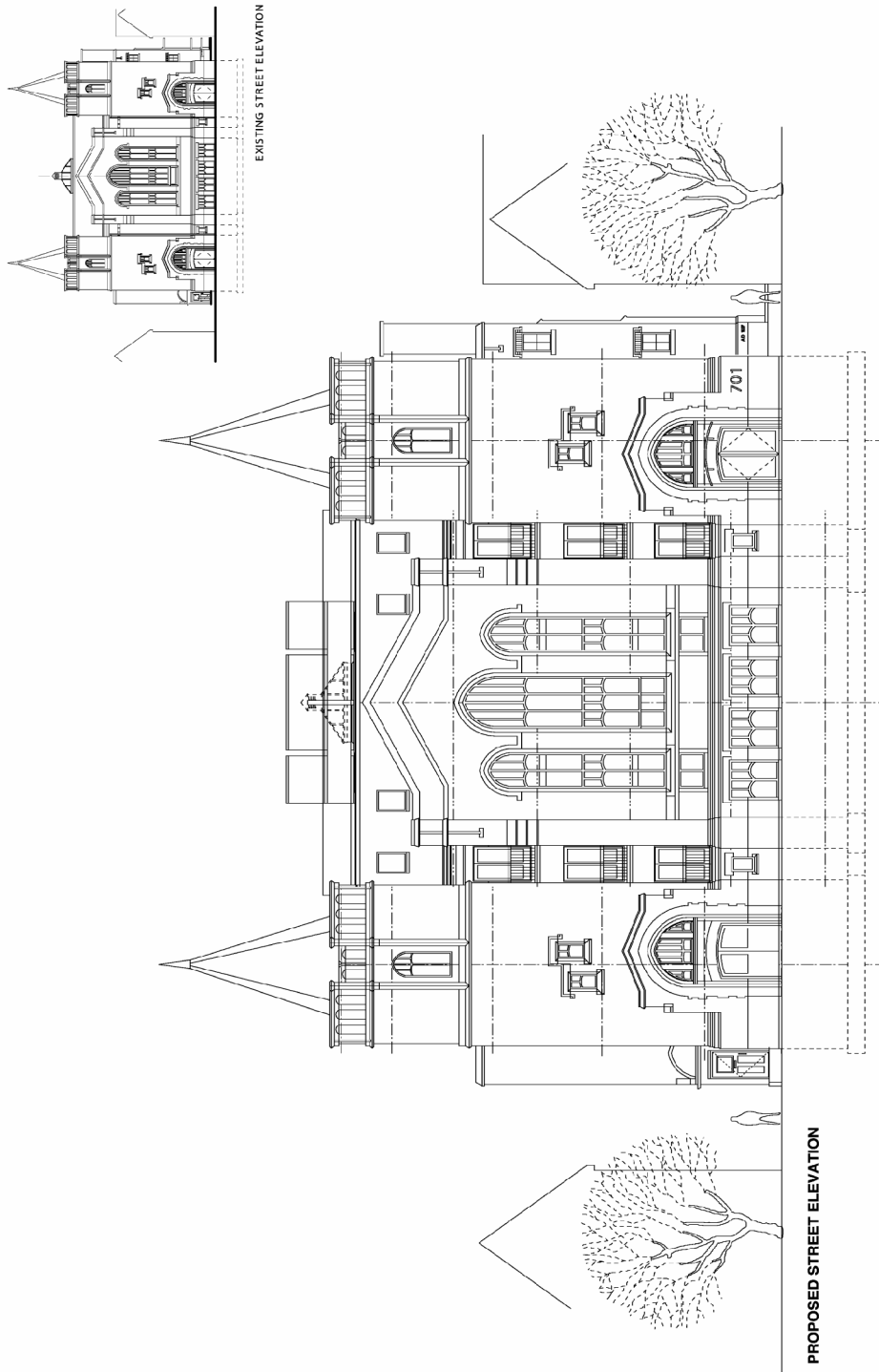
703 Dovercourt Road

Site Plan
Applicant's Submitted Drawing

File # 06_198213

Not to Scale
02/08/07

Attachment 2: West Elevation



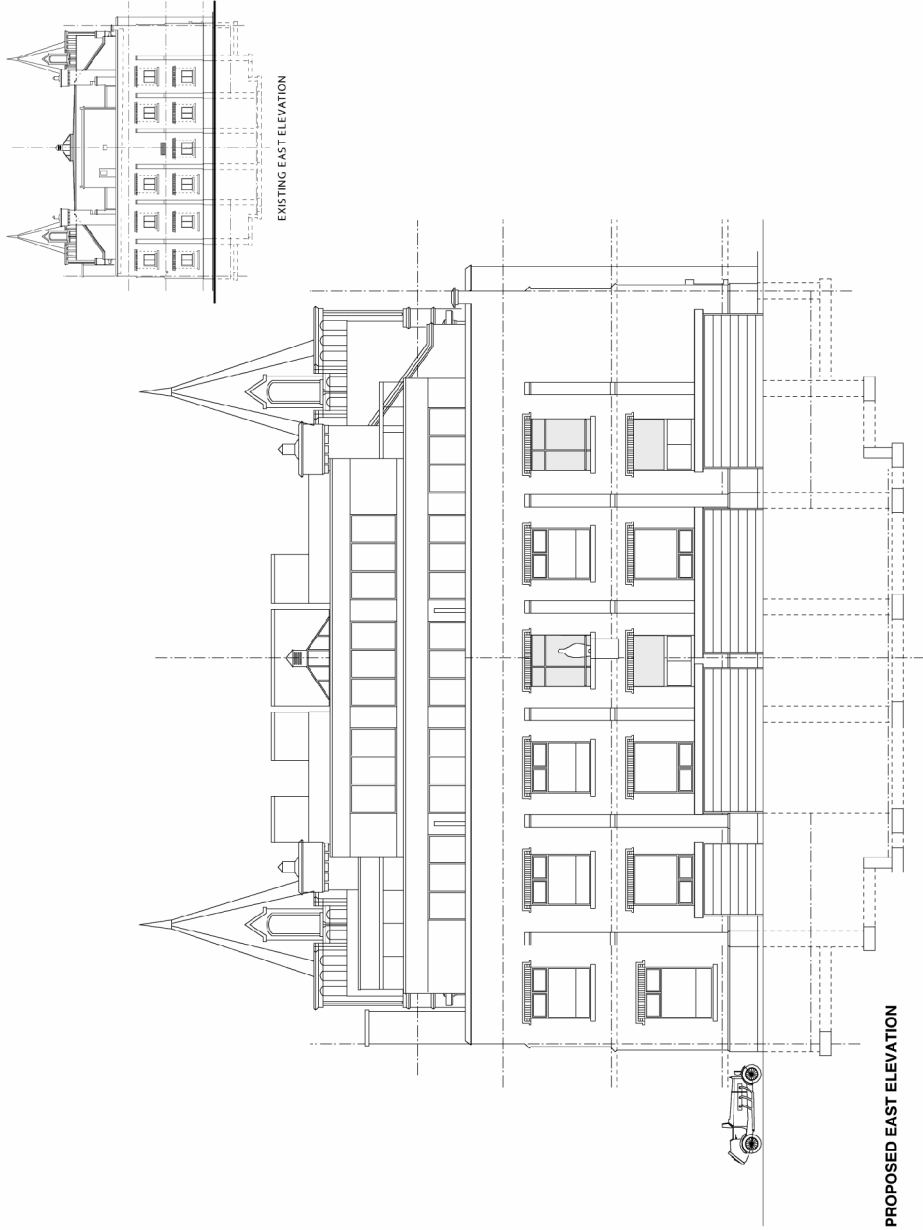
703 Dovercourt Road

Elevations
Applicant's Submitted Drawing

Not to Scale
02/08/07

File # 06_198213

Attachment 3: East Elevation

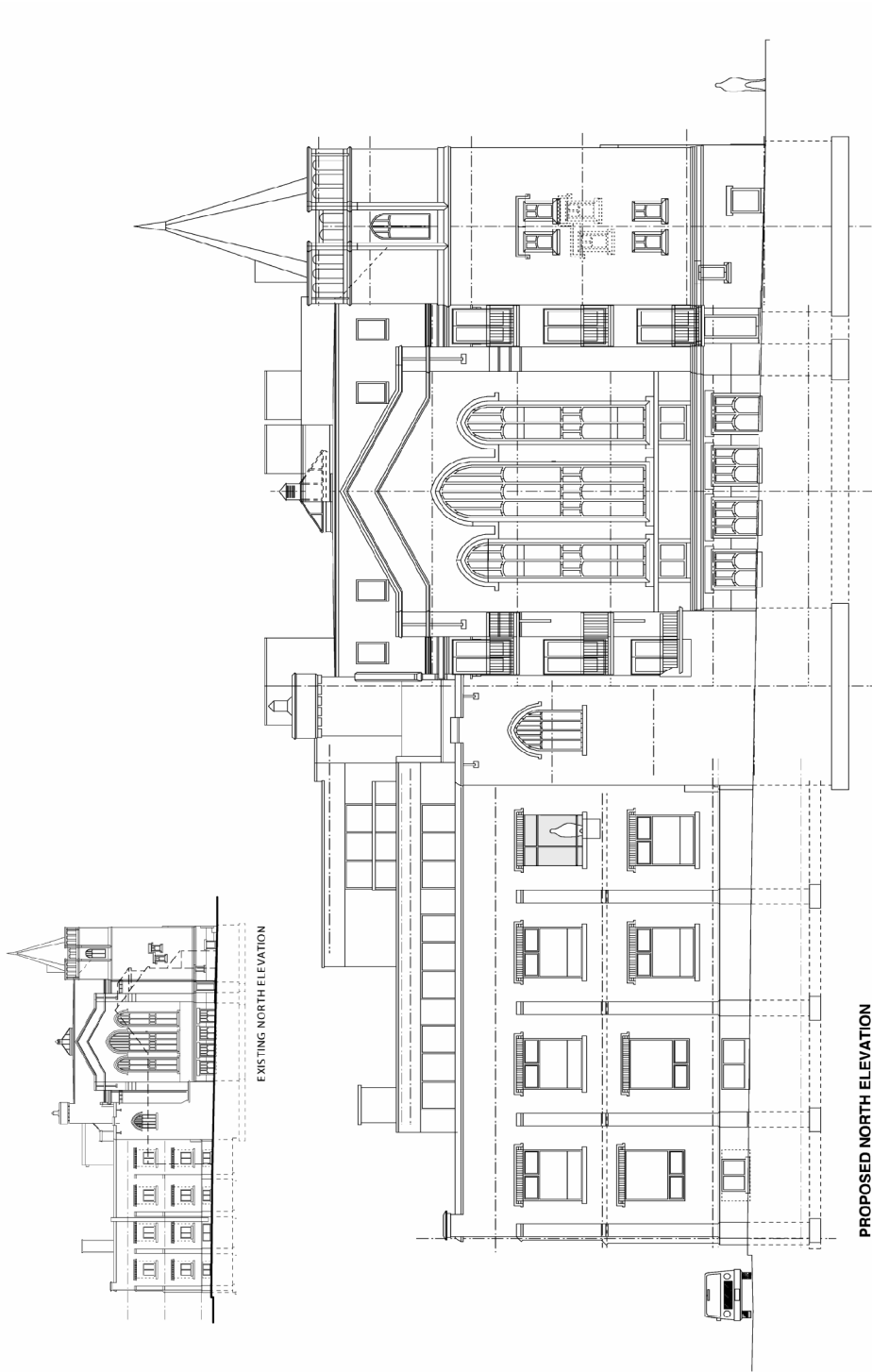


703 Dovercourt Road

Elevations
Applicant's Submitted Drawing
Not to Scale
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Attachment 4: North Elevation



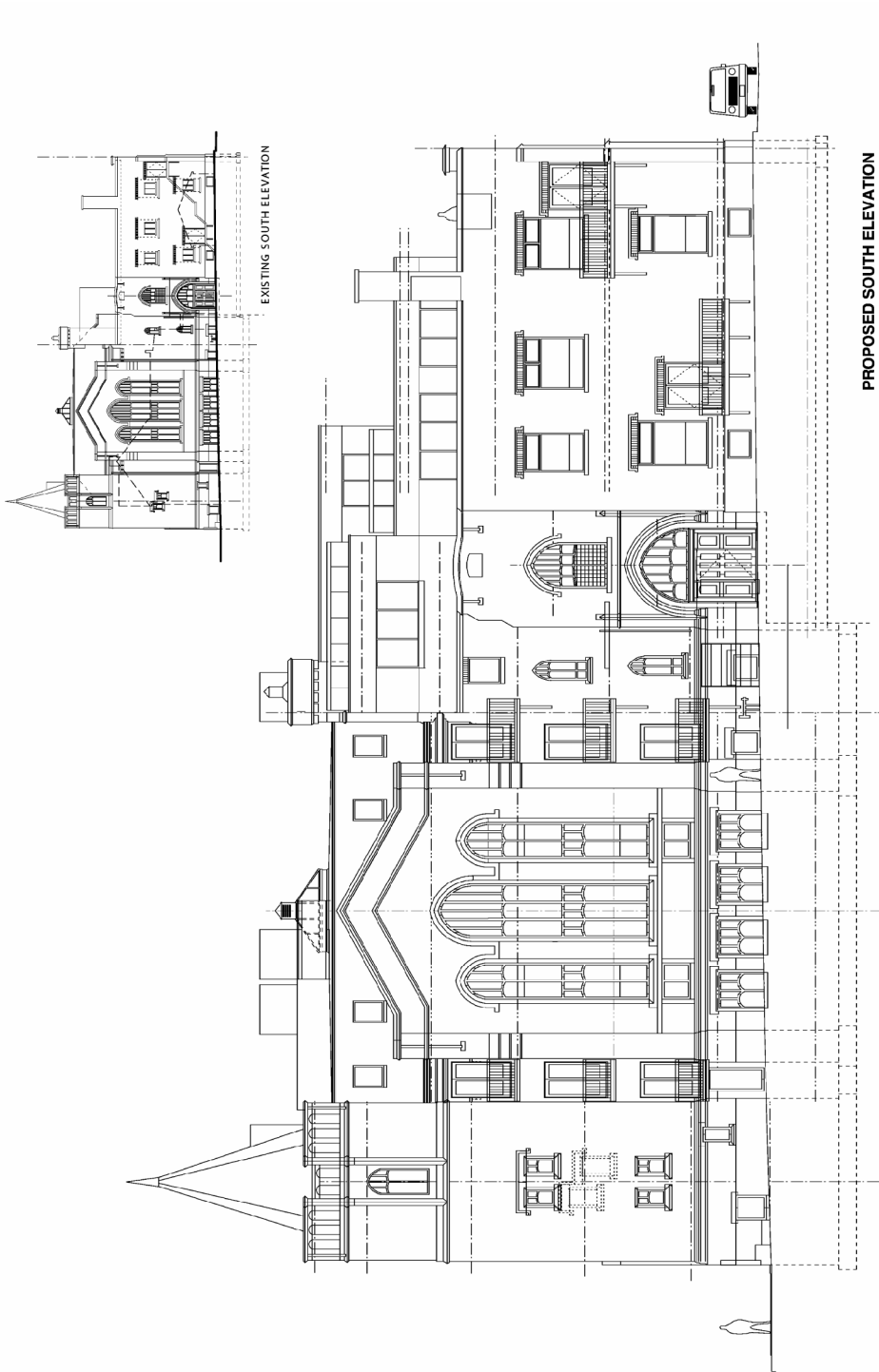
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Elevations
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Attachment 5: South Elevation

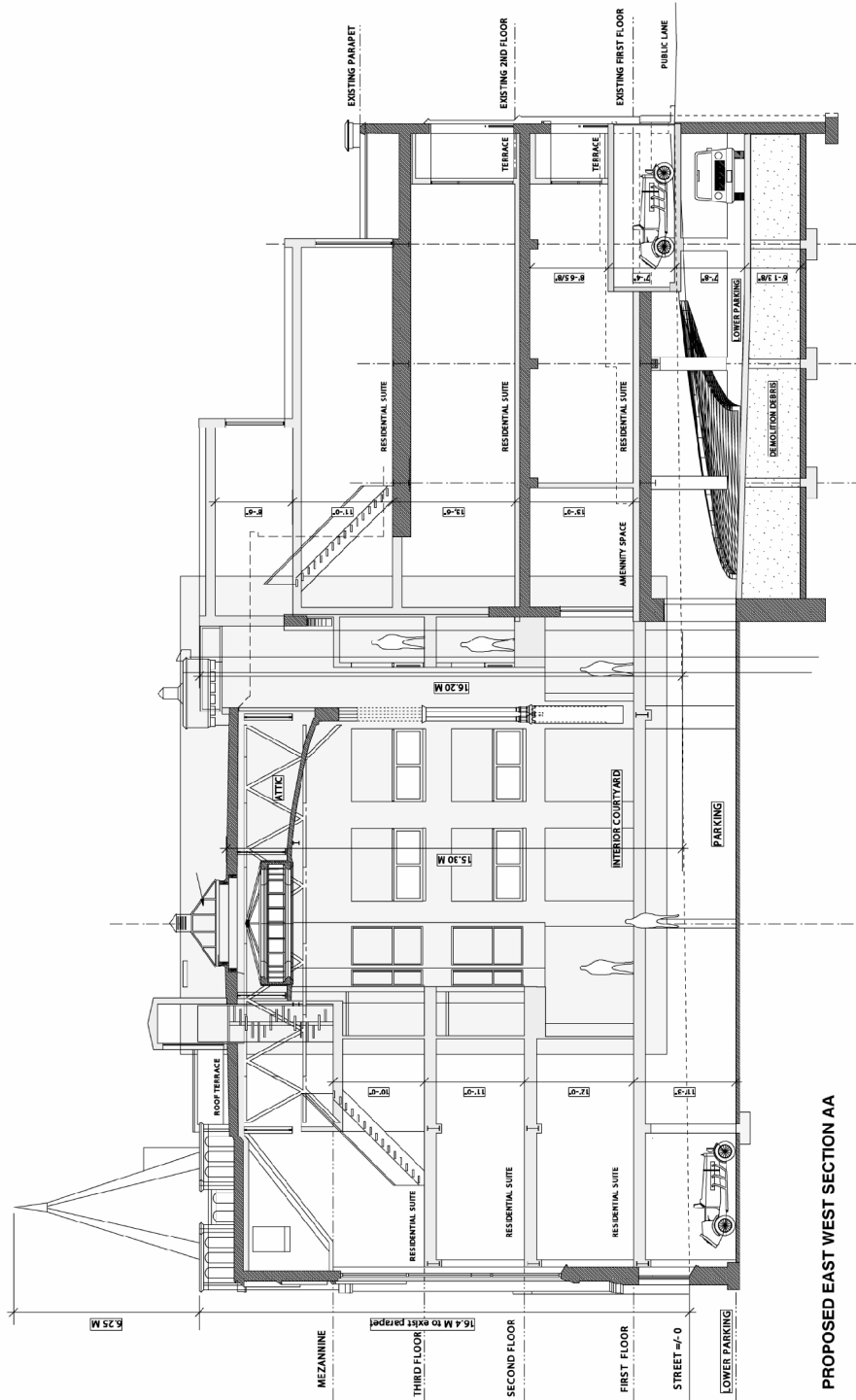


Elevations
703 Dovercourt Road

Applicant's Submitted Drawing
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Attachment 6: Section



PROPOSED EAST WEST SECTION AA

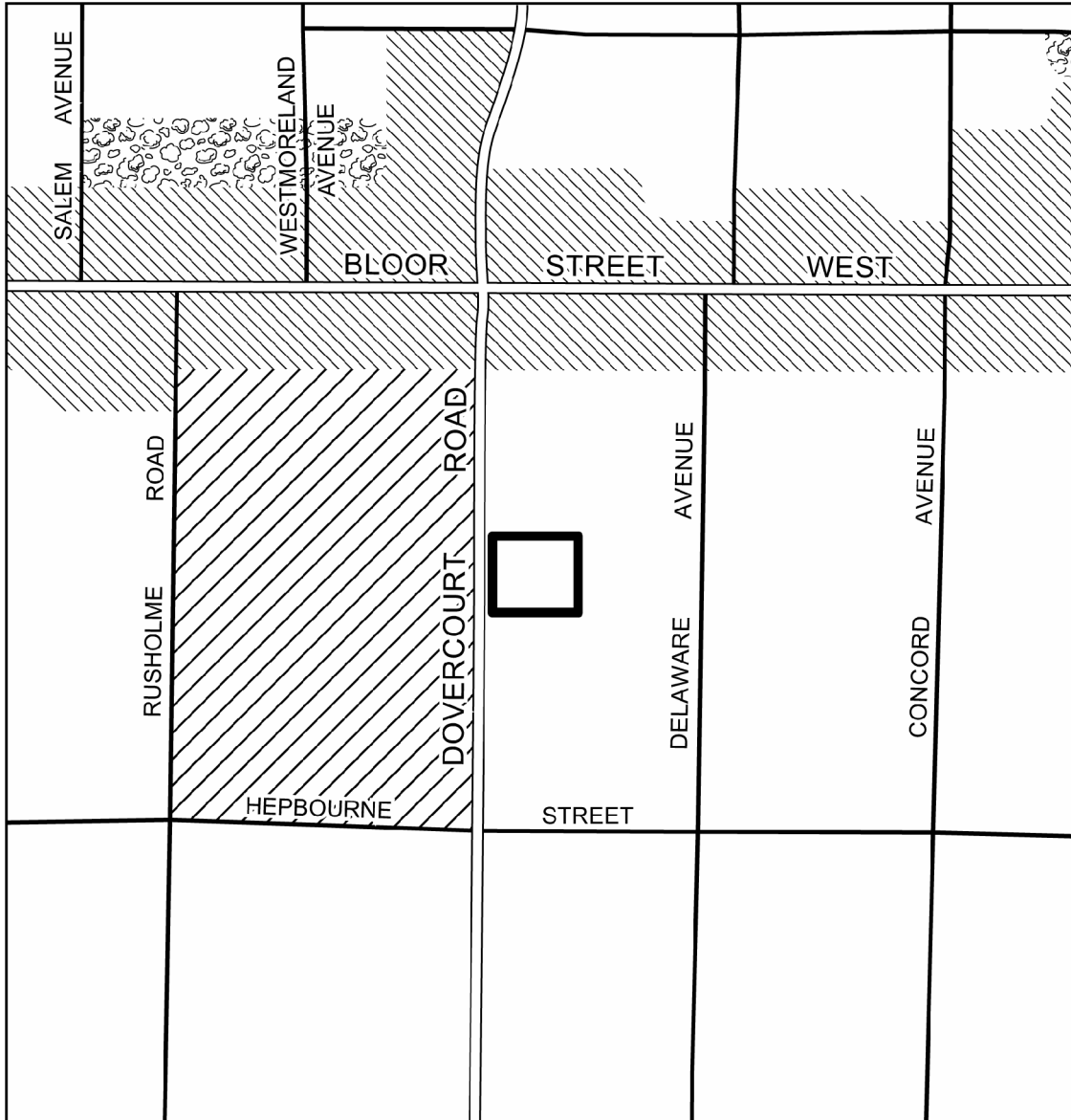
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Sections
Applicant's Submitted Drawing

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02/08/07

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Attachment 7: Official Plan



Toronto City Planning Division
Official Plan

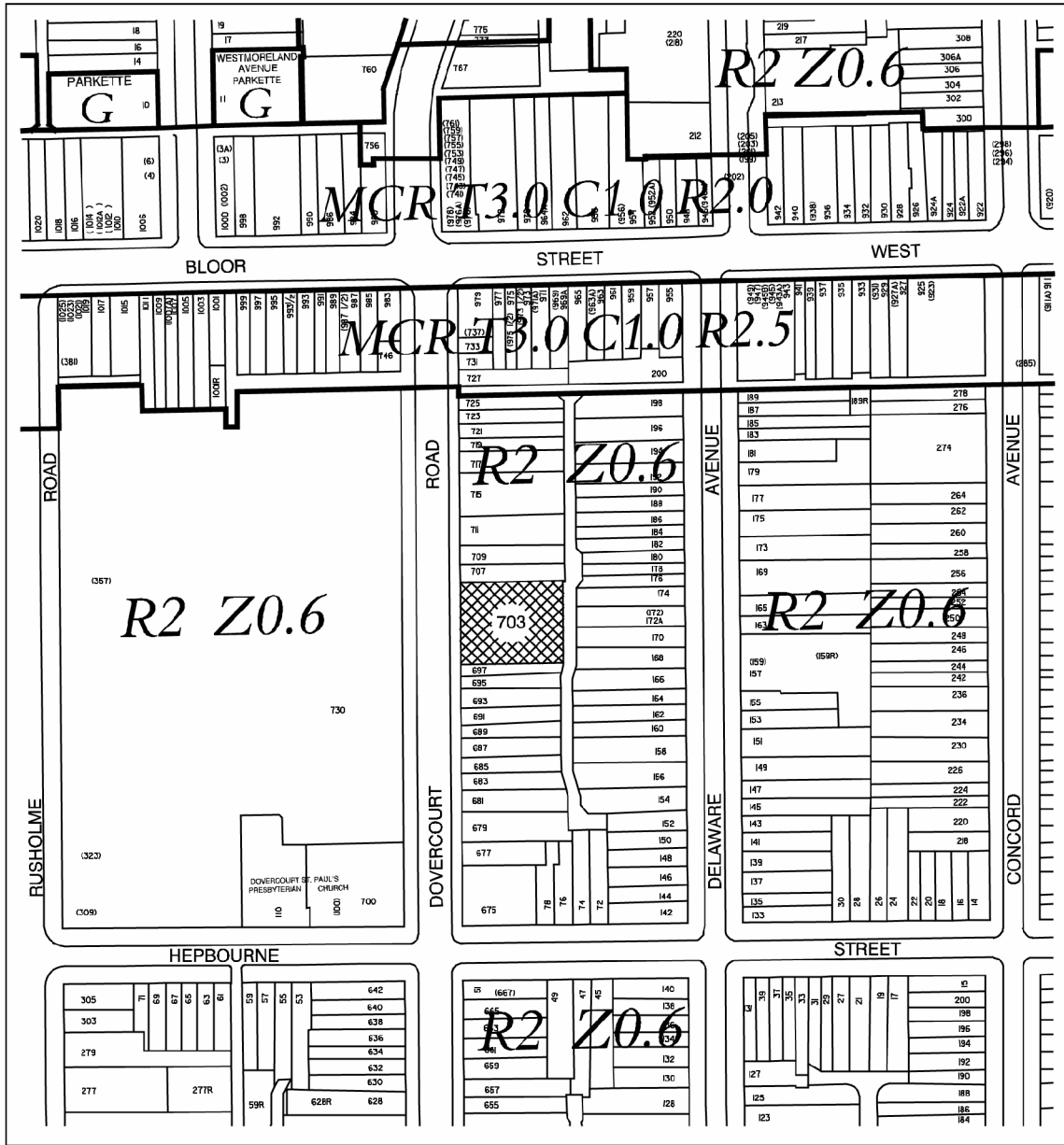
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-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


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Attachment 8: Zoning



703 Dovercourt Road

File # 06_198213

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



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/02/07 - DR

Attachment 9: Application Data Sheet

Application Type	Rezoning and Official Plan Application	06 198213 STE 19
	Number:	OZ
Details	Application Date:	December 15, 2006
Municipal Address:	703 DOVERCOURT RD, TORONTO ON M6H 2W7	
Location Description:	PL 329 BLK T PT LT16 LTS 13 TO 15 **GRID S1902	
Project Description:	Convert Existing Place of Worship (Centennial United Church) to Residential Building Containing 28 Dwelling Units and Below Grade Garage	

Applicant:	Agent:	Architect:	Owner:
Bernard H Watt Architect		Bernard H Watt Architect	2010801 Ontario Limited

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	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):	1150.3	Height: Storeys:	4
Frontage (m):	28.99	Metres:	21
Depth (m):	39.68		
Total Ground Floor Area (sq. m):	981.2		Total
Total Residential GFA (sq. m):	3197	Parking Spaces:	23
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	3197		
Lot Coverage Ratio (%):	85		
Floor Space Index:	2.78		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3197	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	13	Office GFA (sq. m):	0	0
2 Bedroom:	15	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	28			

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