

**1510 King Street West – Application to amend the  
(former) City of Toronto Zoning By-law 438-86 – Final  
Report**

<b>Date:</b>	June 12, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Investigation Services, Municipal Licensing and Standards
<b>Wards:</b>	Ward No. 14 – Parkdale-High Park
<b>Reference Number:</b>	File No. 04 180941 STE 14 OZ

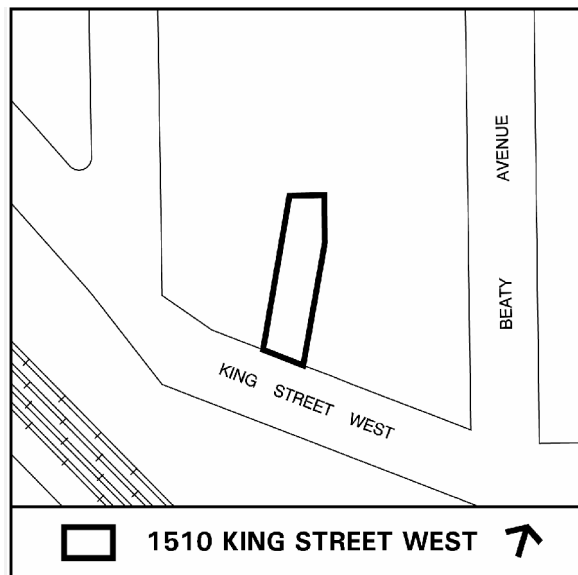
**SUMMARY**

This application proposes to amend By-law 438-86 to allow the owner to maintain 20 dwelling units within the existing residential building at 1510 King Street West.

**RECOMMENDATIONS**

**It is recommended that:**

1. City Council amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required.



## **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

At its meeting on February 3, 2000, Toronto City Council adopted a strategy which had been recommended by Toronto Community Council to deal with the numerous bachelorette and rooming house buildings in Parkdale which have been in existence for many years. Many of these buildings do not comply with the zoning by-law, licensing or building code requirements. Council's strategy provides for regularization of these buildings by way of site specific Official Plan and Zoning By-law Amendments. The amendments recommended in this report are made pursuant to the strategy adopted by Toronto City Council.

## **Proposal**

The owner proposes to maintain 20 dwelling units within the existing residential building. The average size of the units is 22.0 sq. m. and the smallest is 19.4 sq. m.

## **Site and Surrounding Area**

This 609.05 sq. m. site is located on the north side of King Street West, west of Beaty Avenue and just east of Wilson Park Road. It includes a three storey, detached residential building with a rear yard, 4 parking spaces, landscaped open space and a front driveway. The building was originally a single family house. The property is surrounded by a range of housing types including other rooming houses and bachelorette buildings.

## **Official Plan**

No amendments to the Official Plan are required.

## **Zoning**

The site is zoned R3 Z1.0 by Zoning By-law 438-86 as amended. This residential zoning category permits a variety of residential uses with a maximum gross floor area of up to 1 times the area of the lot. A lodging house is not permitted in this area of the City unless such use was in place prior to January 30, 1978. A site specific Zoning By-law amendment is requested to permit the lodging house use to be maintained.

## **Site Plan Control**

The proposal is not subject to Site Plan Approval under Section 41 of the Planning Act.

## **Reasons for Application**

An amendment to the Zoning By-law is required because the proposal does not comply with Zoning By-law 438-86. Under the current zoning, in Section 12 (2) 70, in the area bounded on the north by Queen Street West, on the east by Dufferin Street, on the south by Lake Shore Boulevard West and on the west by Roncesvalles Avenue, a converted house is not permitted unless there are no more than 6 dwelling units and the average unit

size is at least 65 sq .m. Specifically, the following elements of the project do not conform with the by-law:

- 4 parking spaces provided (19 are required);
- the GFA proposed is 659.9 sq. m. (609.05 sq. m. max is permitted);
- 20 dwelling units are proposed where 6 are permitted;
- the average of the floor areas of the proposed dwelling units is 22.0m<sup>2</sup> (65m<sup>2</sup> is the minimum required);
- the Landscaped Open Space is 28% (whereas 30% minimum of the area of the lot is required);
- the building is within 0.89m to the east lot line (whereas 7.5m minimum is required);
- the building is within 3.29m to the west lot line (whereas 7.5m minimum is required);
- the depth of the building is 22.6m (whereas 14.0m is the maximum allowed); and
- the parking station proposed is located 0.9m from a fence along the north and east lot lines (whereas 1.8m minimum is required), and is located 4.13m from the rear of the main building (whereas 6m minimum is required).

### **Community Consultation**

A meeting was held with the Parkdale Housing Committee (PHC) on October 12, 2006, regarding this application. The PHC recommended approval and its comments are attached in Attachment 6.

A community meeting is scheduled for June 14, 2007.

### **Agency Circulation**

The application was circulated to appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

### **COMMENTS**

The City's Parkdale Pilot Project was set up to permit the rezoning of rooming houses which existed prior to January 1978 provided they are upgraded to meet the City's licensing and building regulations and appropriate provisions of the Zoning By-law. The intent of the Pilot Project is to upgrade and protect some rooming house uses to continue to provide this option of low cost housing to area residents.

The documented history of this building indicates that a permit was obtained for the use of the building as a lodging house (rooming house) prior to 1978. Kitchens were added to the dwelling rooms in about 1986. It appears that at least 20 dwelling units existed since.

This building is currently vacant. Significant upgrades will be required to meet the minimum Building Code provisions for which a building permit will be required.

Once approved, the property will be subject to licensing and inspection in accordance with the provisions of the Rooming House By-law.

### **Development Charges**

The development charges for this project are estimated to be \$83,960.00 and will be payable at building permit issuance.

### **Conclusion**

The proposed project meets the intent of the Parkdale Pilot Project and will permit the upgrading of an existing building to provide regulated rooming house accommodations to residents of the area.

### **CONTACT**

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### **SIGNATURE**

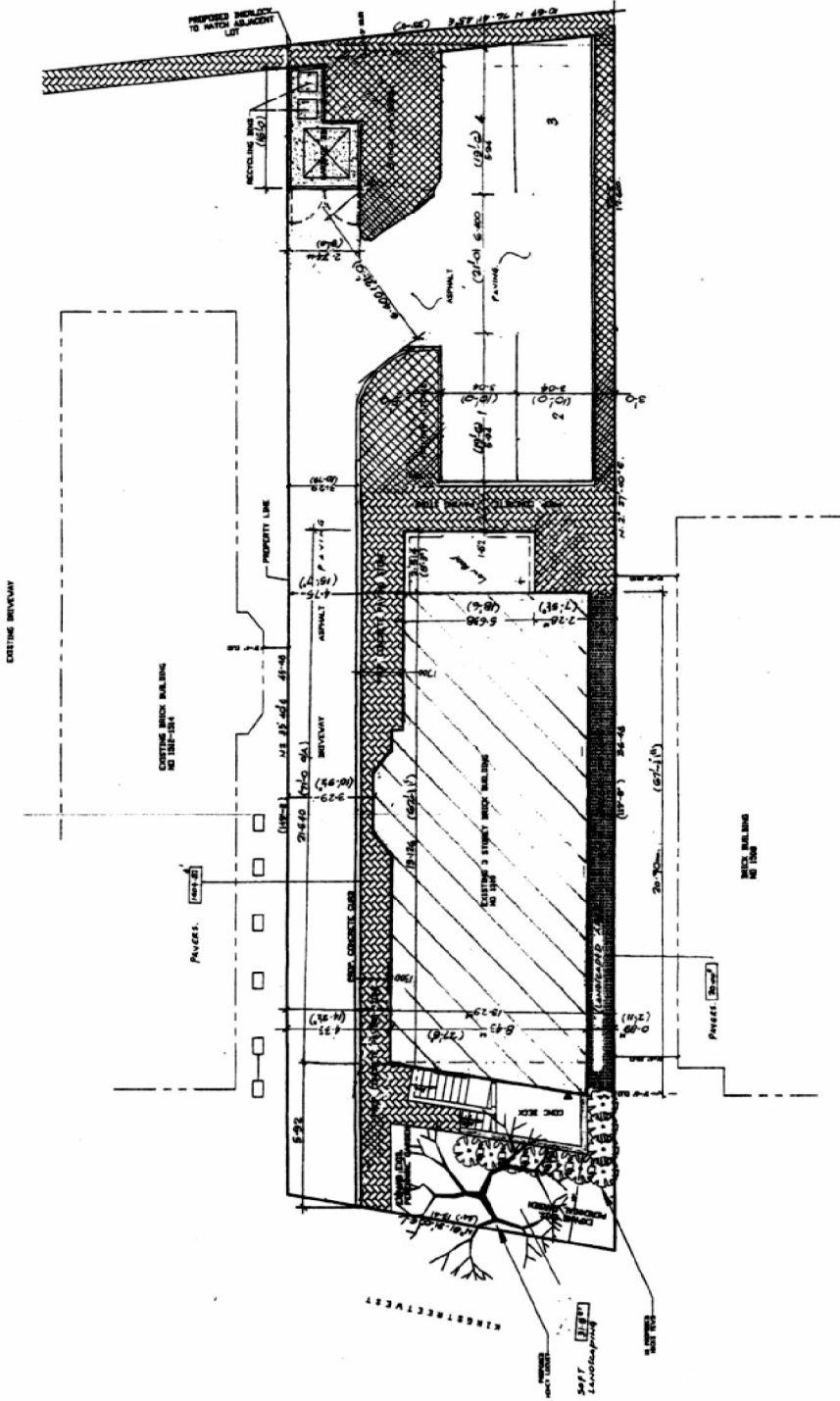
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Lance Cumberbatch  
Director, Investigation Services  
Municipal Licensing and Standards

### **ATTACHMENTS**

- Attachment 1: Site & Landscape Plan
- Attachment 2: Basement Floor Plan
- Attachment 3: First Floor Plan
- Attachment 4: Second Floor Plan
- Attachment 5: Third Floor Plan
- Attachment 6: Left Side Elevation
- Attachment 7: Right Side Elevation
- Attachment 8: Front & Rear Elevations
- Attachment 9: Zoning
- Attachment 10: Agency Comments – October 12, 2006 Parkdale Housing Committee Meeting
- Attachment 11: Draft Zoning By-law Amendment

# Attachment 1: Site & Landscape Plan



1510 King Street West

Site & Landscape Plan

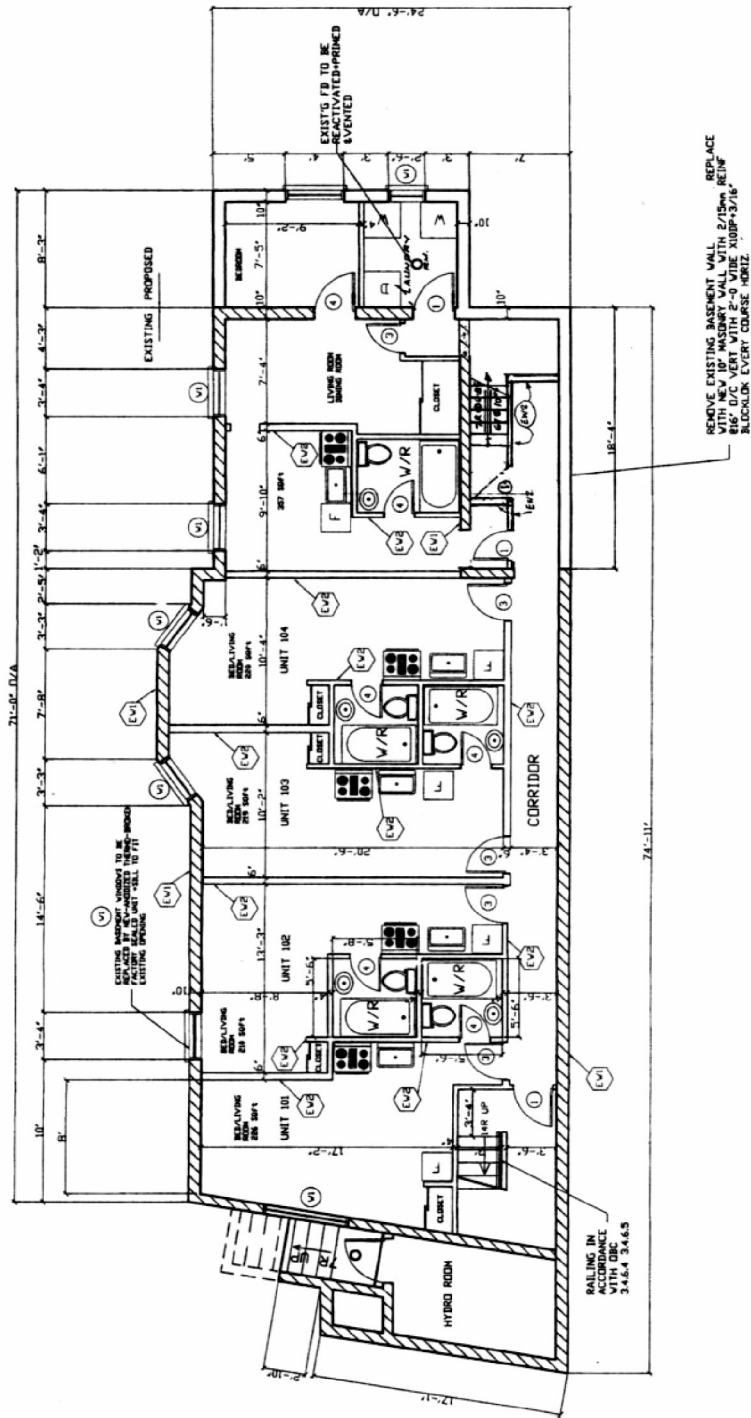
Applicant's Submitted Drawing

Not to Scale  
06/2/07

File # 04\_180941



# Attachment 2: Basement Floor Plan



1510 King Street West

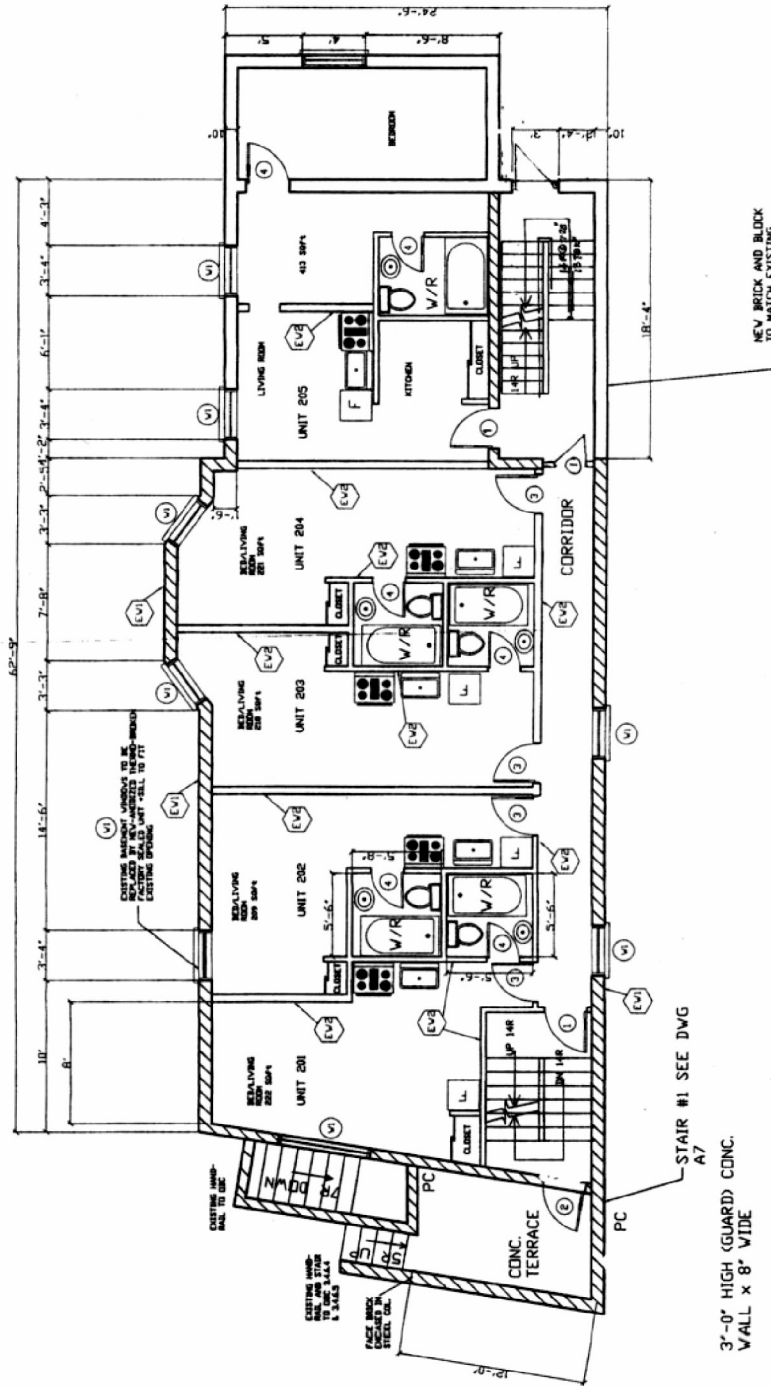
Basement Floor Plan

Applicant's Submitted Drawing

Not to Scale  
06/2/07

File # 04\_180941

# Attachment 3: First Floor Plan



1510 King Street West

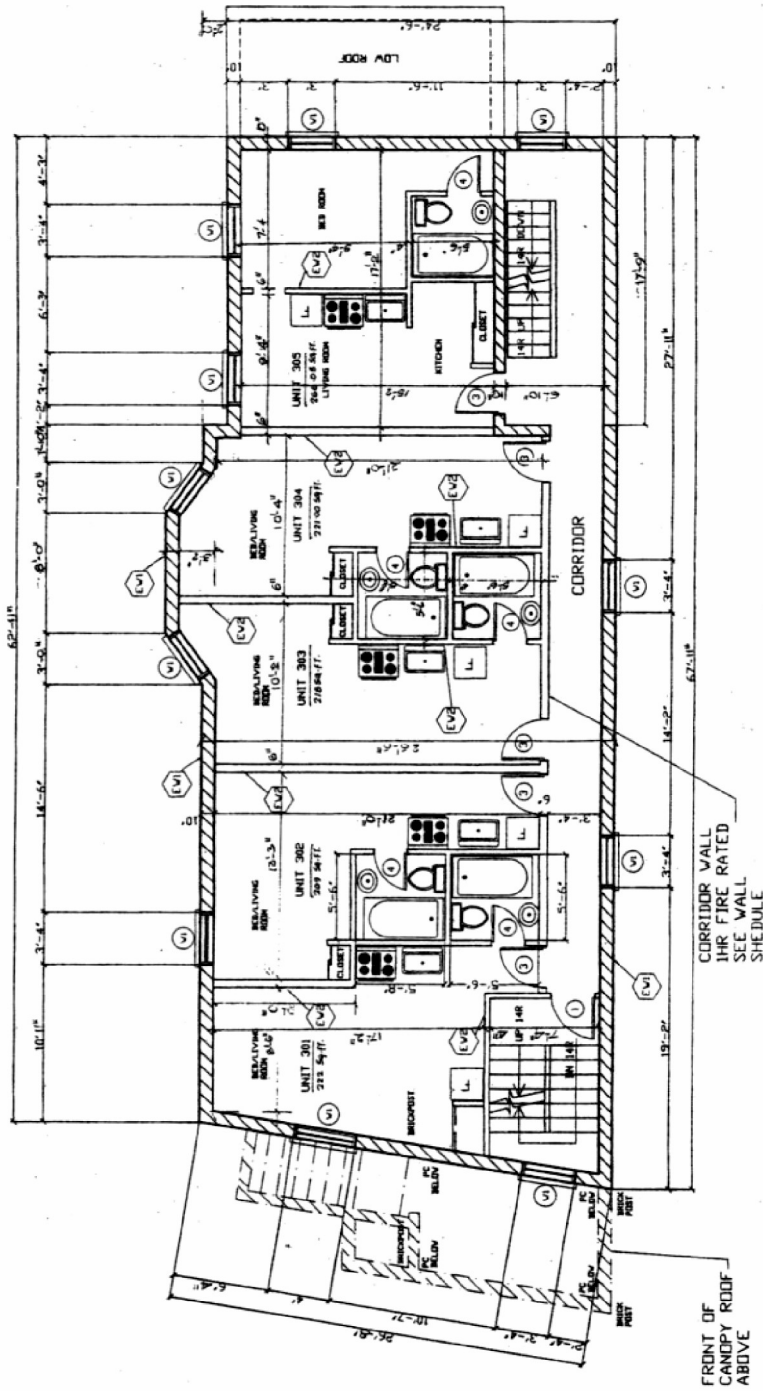
First Floor Plan

Applicant's Submitted Drawing

Not to Scale  
06/2/07

File # 04\_180941

Attachment 4: Second Floor Plan



1510 King Street West

Second Floor Plan

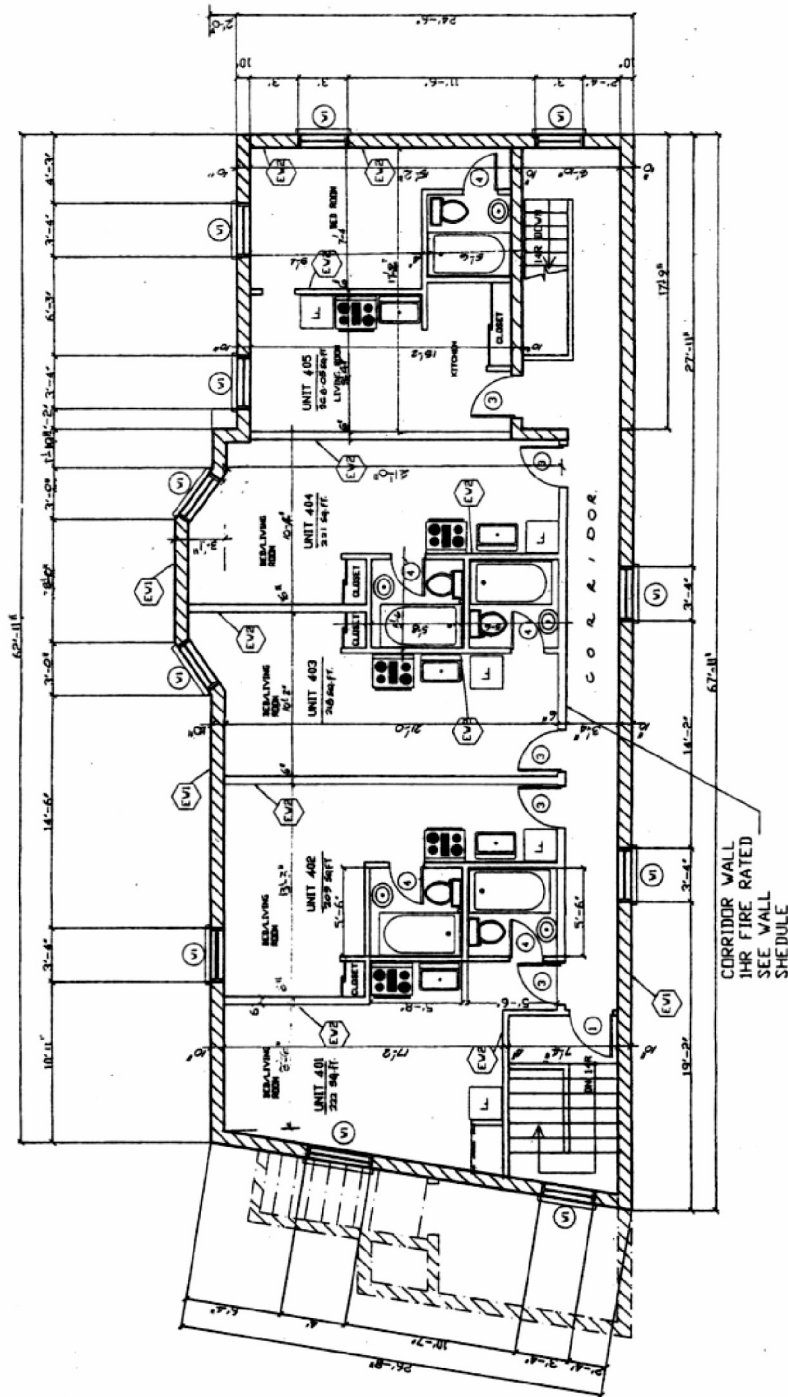
Applicant's Submitted Drawing

Not to Scale  
06/2/07

File # 04\_180941



Attachment 5: Third Floor Plan



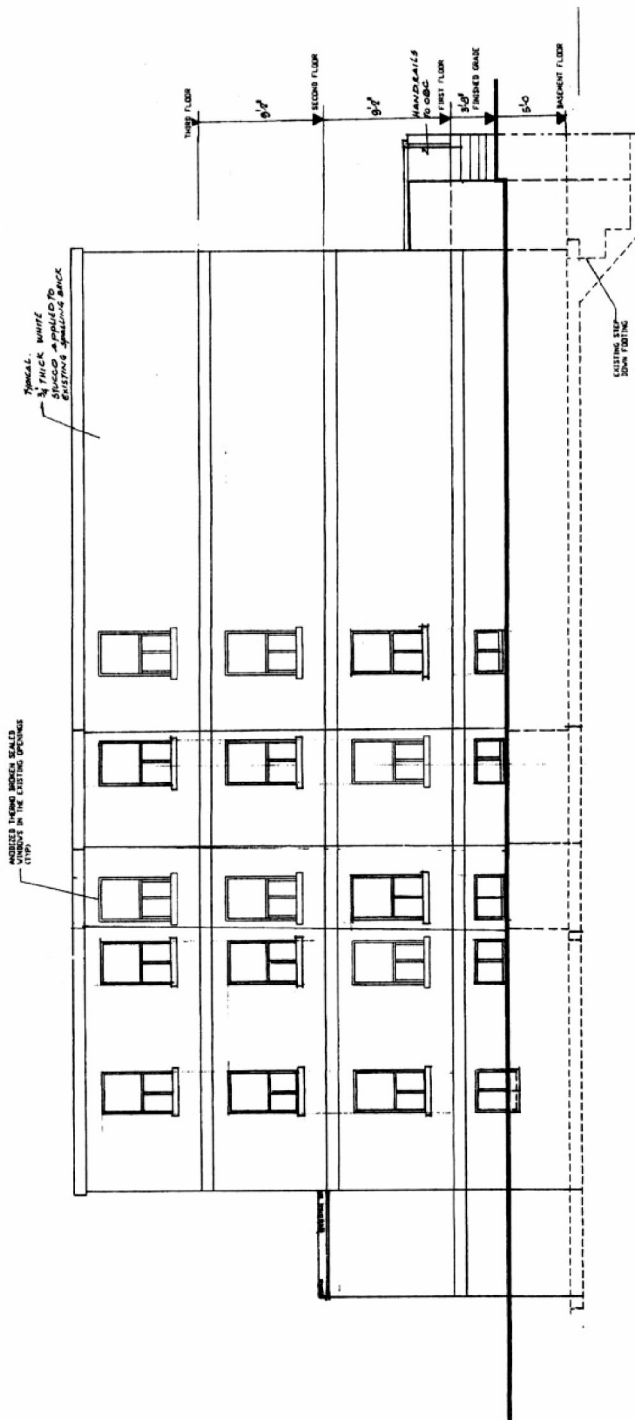
1510 King Street West

Third Floor Plan  
 Applicant's Submitted Drawing

File # 04\_180941

Not to Scale  
 06/2/07

Attachment 6: Left Side Elevation



1510 King Street West

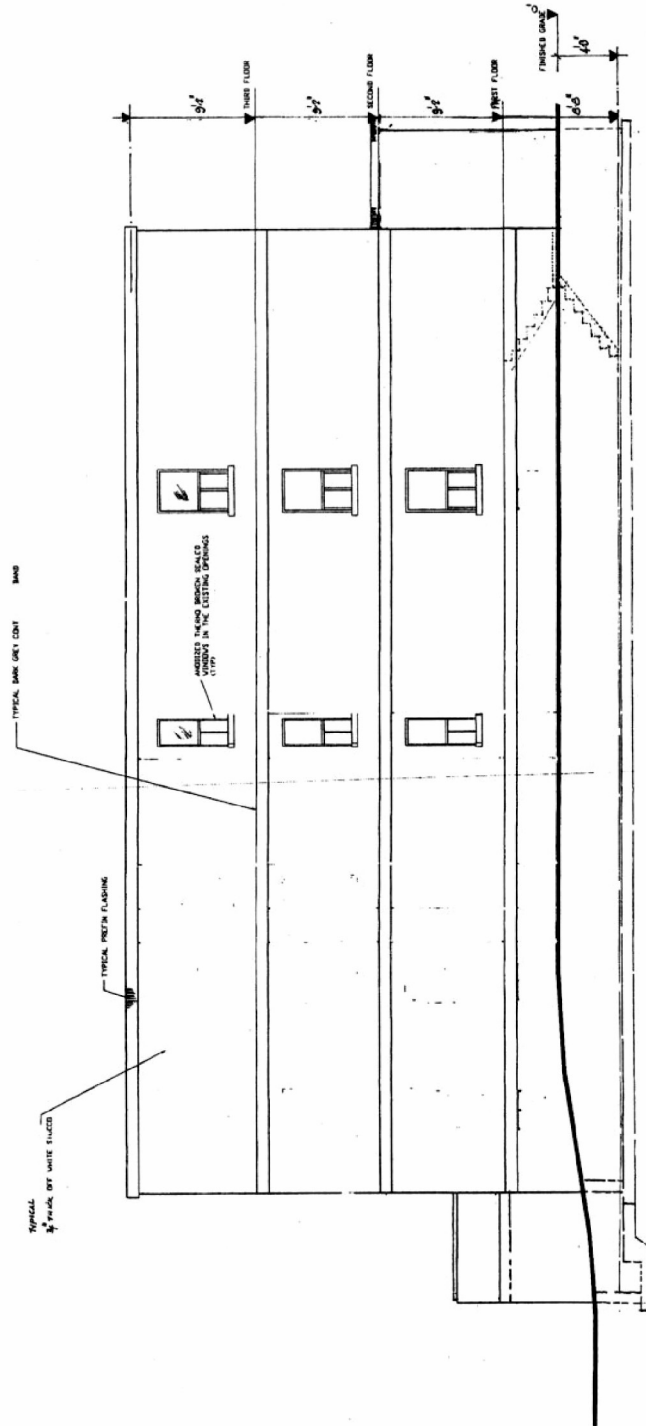
Left Side Elevation

Applicant's Submitted Drawing

Not to Scale  
06/12/07

File # 04\_180941

Attachment 7: Right Side Elevation



1510 King Street West

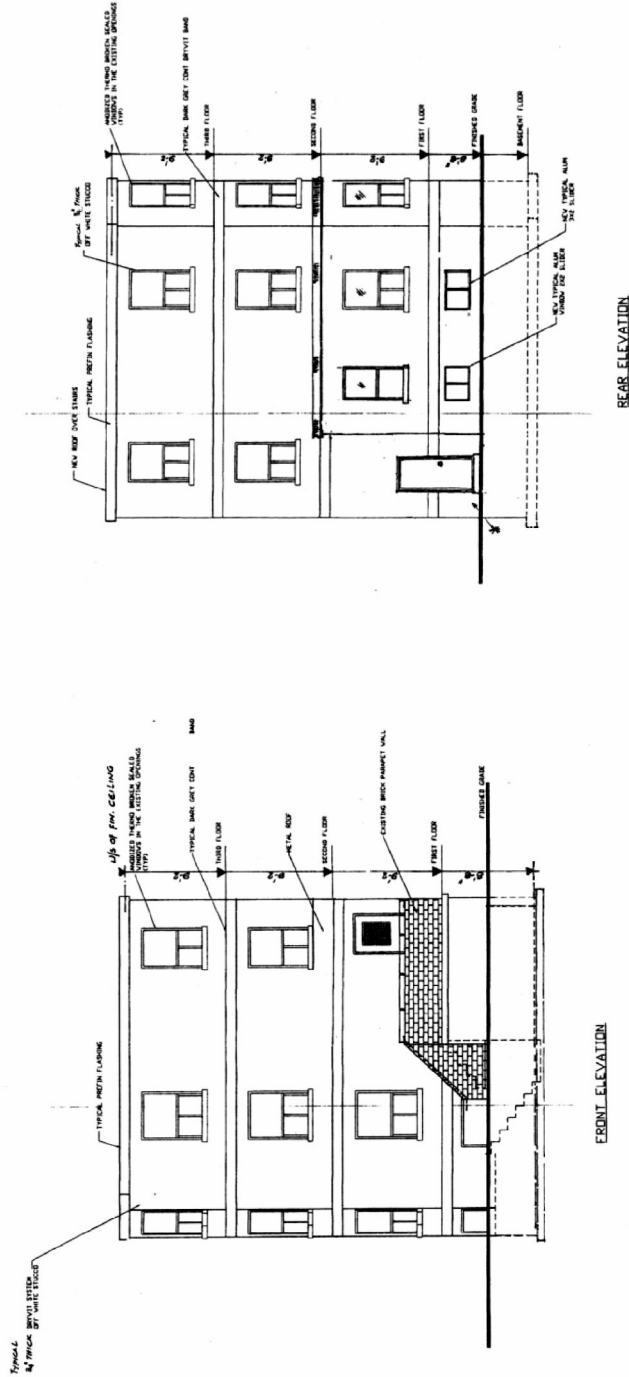
Right Side Elevation

Applicant's Submitted Drawing

Not to Scale  
06/12/07

File # 04\_180941

# Attachment 8 Front & Rear Elevations



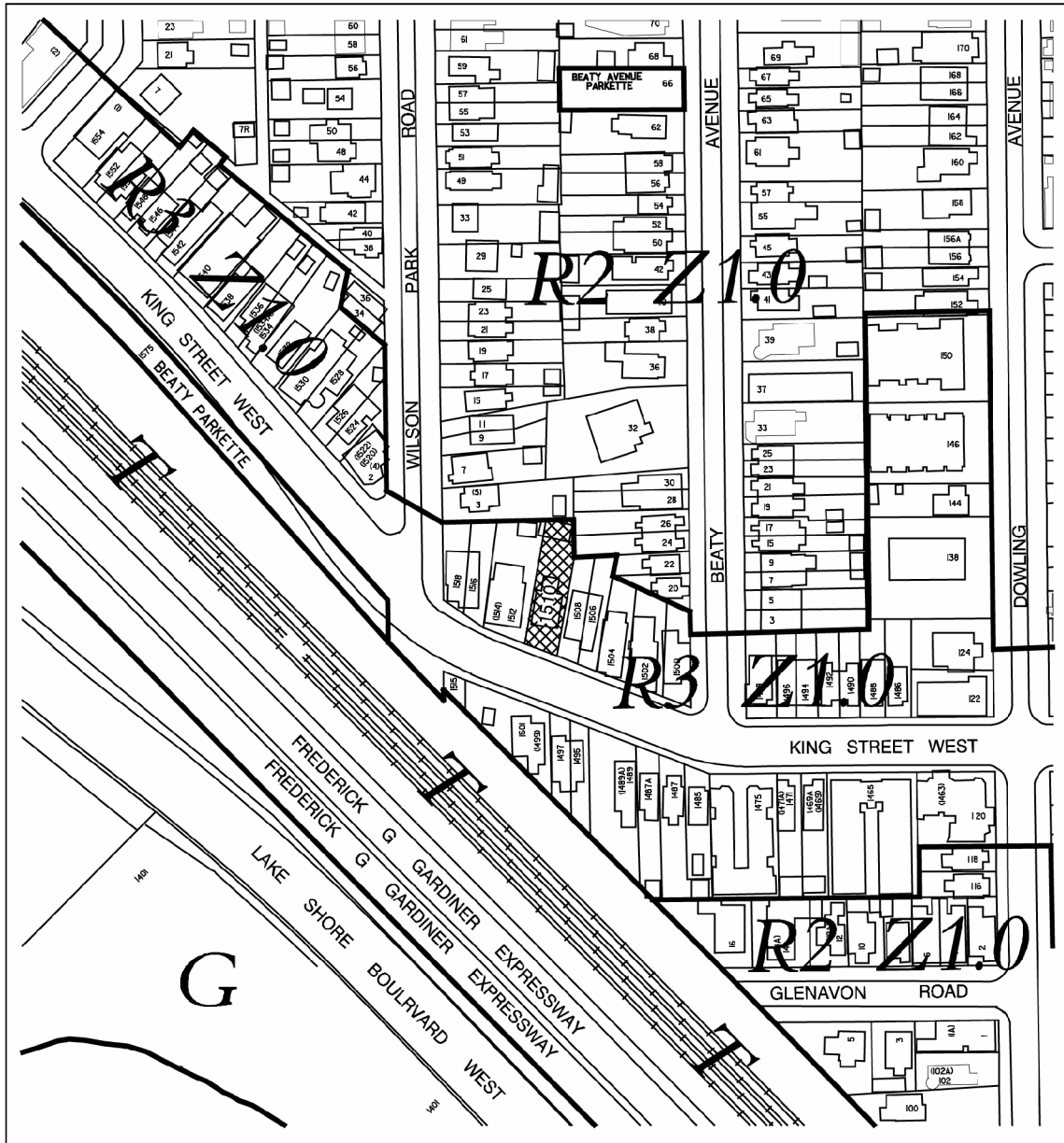
1510 King Street West

Front & Rear Elevations  
 Applicant's Submitted Drawing

File # 04 180941

Not to Scale  
 06/12/07

## Attachment 9: Zoning Map



**1510 King Street West**  
File # 04\_180941

- G Parks District
- R2 Residential District
- R3 Residential District
- T Industrial District

Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 06/12/07 - DR

## **Attachment 10 Agency Comments**

### **Parkdale Housing Committee October 12, 2006, 6:00 – 7:00 PM 2238 Dundas Street West**

#### **Present:**

Bruce Voogd (Chair, R-M Residents Assoc.)  
Jack Davies (Tenant)  
Allan Griffith (Tenant)  
Josée Brome (Tenant) – by phone  
Roger Riendeau (Parkdale Residents Assoc.)  
Art Bergs (Inspector)  
Harris Ramrup (Coordinator – PPP)  
Councillor Sylvia Watson

#### **Regrets:**

Laura Griffith (Treasurer, Tenant), Tracey Smith (Minute Taker), Norma Deeton (Assistant – PPP), Elizabeth Glibbery (Toronto/EY MLS Mgr), Tomislava Ivankovic (RHOA), Joanne Knutson (Habitat Services), Victor Willis (PARC), Margaret Moores (Habitat Services), Dimitri Kotelnikov (RHOA), Ray Van Eenoghe (Secretary, RHOA), Devin Horne (Parkdale BIA), John Colautti (Constituency Assistant), Ram Ramchaittar (Rooming House Owner), Joe Magalhaes (Supervisor, W District, MLS)

#### **Introductions**

Bruce welcomed everyone to the meeting.

#### **Minutes of May 16, 2006**

The meeting Agenda of today and the Minutes of May 16, 2006 were approved as circulated.

#### **1510 King Street West**

At our meetings of January 17, March 7, and April 11, the Parkdale Housing Committee considered the application to the Parkdale Pilot Project of 1510 King Street West. After much deliberation, a meeting with the owners, and a site visit on March 9, the Parkdale Housing Committee decided that the present application by the owner could not be recommended to the Parkdale Pilot Project. In a letter dated May 7, 2006, we encouraged the owner to resubmit a revised application that meets the following criteria:

1. the renovations stay within the envelope of the building;
2. the renovations comply with the building code and fire code entirely, and
3. the renovations result in larger units.

On July 25, Craig Peskett and Roger Riendeau of the Parkdale Residents Association, and Bruce met with Antonio and Philomena Sciscent, the owners at 1510 King Street and reiterated out concerns, urging them to send in a revised application that met our three criteria.

Harris now presented a revised application to the Parkdale Pilot Project for 1510 King Street West.

The documented history of this building indicates that a permit was obtained for the use of the building as a lodging house prior to 1978. Kitchens were added to the dwelling rooms in about 1986. There is indication that at least 20 dwelling units exist since.

The owner is proposing to maintain the current number of units, consisting of 16 bachelors and 4 one bedroom units.

The average size of the units is 21.88m<sup>2</sup>.

The smallest unit is 19.4m<sup>2</sup>.

4 parking spaces will be provided on the lot.

The building was inspected for Fire Code, Housing Standard and Building Code. The inspections revealed that the entire building needs to be upgraded and a Building permit is required to complete the work. The owners met with city officials to discuss the deficiencies and to work out a timetable for compliance.

There will be a community meeting scheduled shortly to receive input from the community concerning this re-zoning. A final report will be made to the Toronto and East York Community Council, at which time the public is invited to make deputations. If the Toronto and East York Community Council recommends, and City Council approves the re-zoning, a site-specific by-law will be passed legalizing the use.

Now that the PHC has been assured that this application meets the criteria we laid out in our May 7 letter, the PHC has no concerns with this property.

**Action: The PHC approved this property application. Bruce will send a letter of approval to PPP staff.**

**Meeting Adjourned**

**Agenda for the next meeting will include:**

1. Welcome
2. Approval of the Minutes of October 12, 2006
3. Business arising from the minutes
4. New properties to be presented
5. Ongoing mandate of PHC
6. Other Business
7. Adjournment



## Attachment 11 Draft Zoning By-law Amendment

Authority: Toronto East York Community Council Report No. \_\_\_\_ . Clause No. \_\_\_\_\_,  
as adopted by City of Toronto Council at its meetings on \_\_\_\_\_, \_\_\_\_  
and , 2007.

Enacted by Council: \_\_\_\_\_

### CITY OF TORONTO

Bill No. \_\_\_\_\_

By-Law No.\_\_\_\_\_, 2007

#### **To amend the Zoning By-law 438-86 of the former City of Toronto in respect of the lands known as 1510 King Street West**

WHEREAS City Council at its meeting of February 1, 2 and 3, 2000 established the Parkdale Pilot Project for the purpose, among others, of regularizing the numerous bachelorette and rooming house buildings in the Parkdale area;

AND WHEREAS the owner of the lands known municipally as 1510 King Street West has applied for consideration in accordance with the Project process;

AND WHEREAS the application meets the criteria and thus it is appropriate to amend the General Zoning By-law to permit the proposed use;

AND WHEREAS the Council of the City of Toronto has had referred to it a proposed Zoning By-law respecting the site;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act*, R.S.O. 1990, c P13 regarding the proposed Zoning By-law;

AND WHEREAS the Council of the City of Toronto, at its meeting held on July 16 and 17, 2007, determined to amend the Zoning By-law for the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

## EXEMPT PROVISIONS

- 1) Subject to the requirements of this by-law, none of the following provisions of By-law No. 438-86, as amended, being “A by-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses for lands and the erection and use of certain buildings and structures in various areas of the City of Toronto” as amended, shall apply to prevent the use of a *residential building* on those lands outlined by heavy lines on Map 1:

### PARKING

- a) Section 4 (4) b
- b) Section 6 (2) 21.(iv)

### DENSITY

- c) Section 6 (3) Part I 1

### MINIMUM UNIT SIZE

- d) Section 6 (2) 1 (iv)
- e) Section 12 (2) 70 (ii)

### BUILDING ENVELOPE

- f) Section 4 (ii)
- g) Section 6 (3) Part II 5
- h) Section 6 (3) Part II 3

### LANDSCAPE OPEN SPACE

- i) Section 6 (3) Part III 1.(a)

## **SUBSTITUTE PROVISIONS**

- 2) No person shall use a *residential building as a converted house* on those lands outlined by heavy lines on Map 1 unless:

### **PARKING**

- a) no less than 4 *parking spaces* are provided and maintained on the *lot*.
- b) such spaces are located in a parking station as shown on Map 1.

### **NUMBER OF UNITS**

- c) no more than 20 *dwelling units*, all of which may contain two or more *habitable rooms* are provided within the *converted house*, with no dwelling unit floor area less than 19.4m<sup>2</sup>.

### **DENSITY**

- d) the residential gross floor area of the *converted house* does not exceed 659.9m<sup>2</sup>.

### **BUILDING ENVELOPE**

- e) no portion of the *converted house* is located otherwise than wholly within the existing *building envelope*.

### **LANDSCAPE OPEN SPACE**

- f) not less than 28% of the lot area be provided and maintained as *landscape open space*.

## **DEFINITIONS**

- 3) For the purpose of this by-law:
  - i) *building envelope* means the area shaded by diagonal lines on Map 1.

**GENERAL**

- 4) With the exception of any defined terms to the extent modified by this by-law, all other provisions of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2007.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk