

**21 Swanwick Ave - Official Plan Amendment & Rezoning Applications - Preliminary Report**

<b>Date:</b>	October 11, 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 32 – Beaches-East York
<b>Reference Number:</b>	07 254834 STE 32 OZ

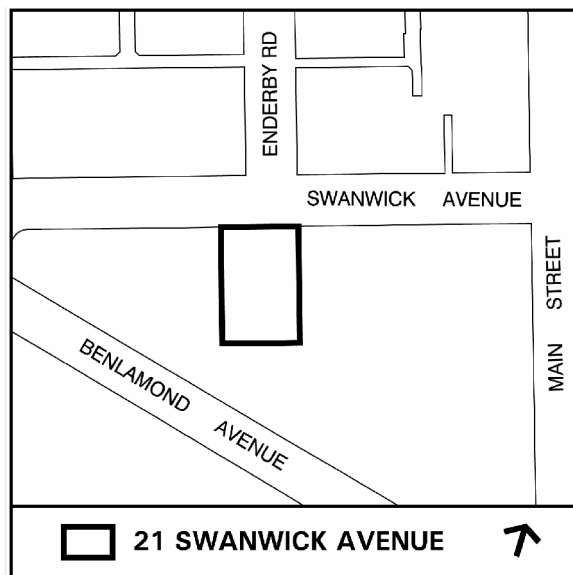
**SUMMARY**

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 the conversion of the existing church building at 21 Swanwick Avenue to accommodate 10 residential units.

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

This application has been circulated to City departments for comment. Staff will hold a community consultation meeting in the fall of 2007.



## **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.
3. 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 to residential use in the form of 10 units, divided vertically. The proposal would involve an addition to the south side of the building and the introduction of dormers in the roof of the building. Private rear yard amenity space would be provided along the east and south sides of the existing building. Surface parking would be provided along the north and west side. Each unit would have a parking space. (See Project Data Sheet – Attachment 8)

### **Site and Surrounding Area**

The property is located on the south side of Swanwick Avenue, mid-block between Main Street and Norwood Road, at the terminus of Enderby Road. The property has generally the same depth as the neighbouring properties, but is much wider as it is occupied by a church. The building historically was used as a place of worship and also incorporated accessory uses such as a daycare centre. The building has been used as a fitness gym for the last couple of years. This is not a permitted use. A daycare centre has remained on the site, but is no longer permitted as it was only permitted as an accessory to the primary use of the building as a place of worship.

The property is abutted by detached houses on all sides.

### **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. 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. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe 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 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 meet the requirements of Neighbourhoods Policy 5 with respect to physical patterns and prevailing building type because it is for the conversion of an existing building.

Several policies regarding heritage conservation encourage the conservation and re-use of 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 property is zoned R2 Z0.6, which allows for a wide range of residential uses to a maximum density of 0.6 times the area of the lot. The height limit is 10 metres. Some community facilities and institutions are also permitted.

## **Site Plan Control**

The proposed development is subject to Site Plan Approval. An application for Site Plan Control was submitted concurrently with this application.

## **Heritage**

The existing church building was originally built in 1893 as the Emmanuel Presbyterian Church. An addition was constructed in 1914. The building was listed as heritage on May 28, 1984 and was designated by City Council on April 24, 2007.

## **Tree Preservation**

The applicant has submitted an Arborist Report with the application and it is currently being reviewed by Forestry staff. The applicant proposes the removal of one City-owned tree. The development would encroach on the tree protection zone for protected trees on the site and on neighbouring properties. A separate application to injure or destroy a protected tree should be made with Forestry.

## **Reasons for the Application**

The site is zoned for residential uses, but the proposed development does not conform to the current zoning on the site. The proposal would result in a residential density of 1.18 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 height of the building (where the addition is proposed), the depth of the building (where the addition is proposed) and setbacks. A full review for zoning compliance will be done by Buildings staff.

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. A residential building with 10 dwelling units would not constitute a prevailing building type, even though the physical building already exists. As such an Official Plan Amendment is necessary.

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.

## **COMMENTS**

### **Issues to be Resolved**

Prior to final reporting on this application the following issues will require review and resolution:

- (a) Site Servicing: The application has been circulated to the Executive Director of Technical Services for a review of site servicing, emergency access, garbage pick-up and other city services.
- (b) Parking: The proposal includes 10 parking spaces, being one parking space per unit. However, 4 of the proposed parking spaces are located within the City owned right-of-way.
- (c) Heritage: The proposed development will have to be evaluated against the reasons for designation of the building. The owner will be required to hire a qualified heritage consultant to prepare a heritage impact statement. In addition, the owner will be required to enter into a Heritage Easement Agreement.
- (d) Landscaping: The proposal includes a driveway off of Swanwick Avenue and curb cuts for boulevard parking. Much of the property is proposed to be paved for driveways. Opportunities for landscaping, including tree planting on the site need to be investigated
- (e) Official Plan: Staff have to determine if it is appropriate to amend the Official Plan to allow for the adaptive re-use of this designated building.

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/Subdivision Plan

Attachment 2: North Elevation

Attachment 3: West Elevation

Attachment 4: South Elevation

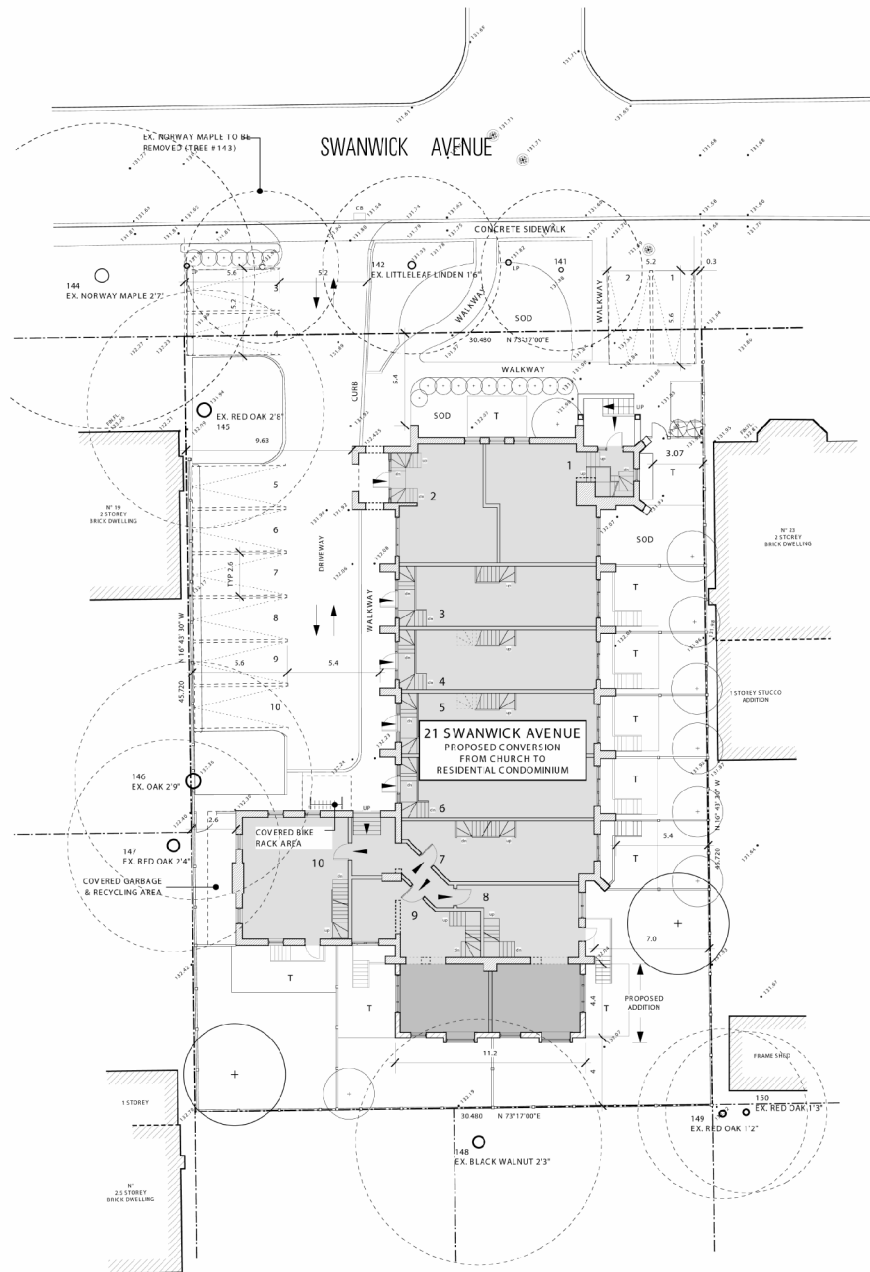
Attachment 5: East Elevation

Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

## 21 Swanwick Avenue

Applicant's Submitted Drawing

Not to Scale 

09/28/07

File # 07\_254821

## Attachment 2: North Elevation



NORTH EXISTING



NORTH PROPOSED

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### North Elevations

Applicant's Submitted Drawing

Not to Scale  
09/26/07

### 21 Swanwick Avenue

File # 07\_254821

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### Attachment 3: West Elevation



WEST EXISTING



WEST PROPOSED

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## West Elevations

Applicant's Submitted Drawing

Not to Scale  
09/28/07

## 21 Swanwick Avenue

File # 07\_254821

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## Attachment 4: South Elevation



SOUTH EXISTING



SOUTH PROPOSED

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### South Elevations

Applicant's Submitted Drawing

Not to Scale  
09/28/07

21 Swanwick Avenue

File # 07\_254821

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## Attachment 5: East Elevation



EAST EXISTING



EAST PROPOSED

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### East Elevations

Applicant's Submitted Drawing

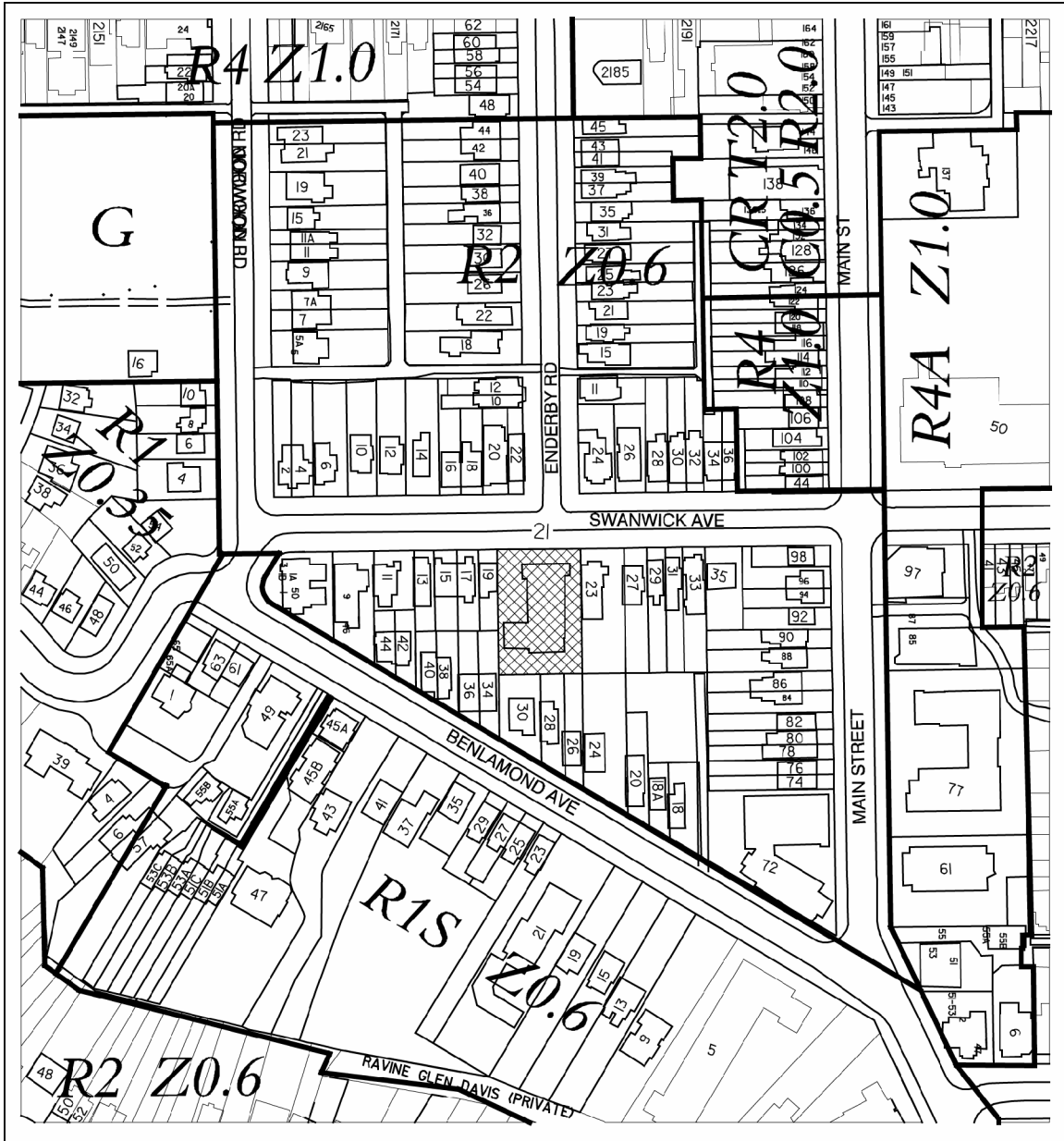
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21 Swanwick Avenue

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# Attachment 6: Zoning



21 Swanwick Avenue

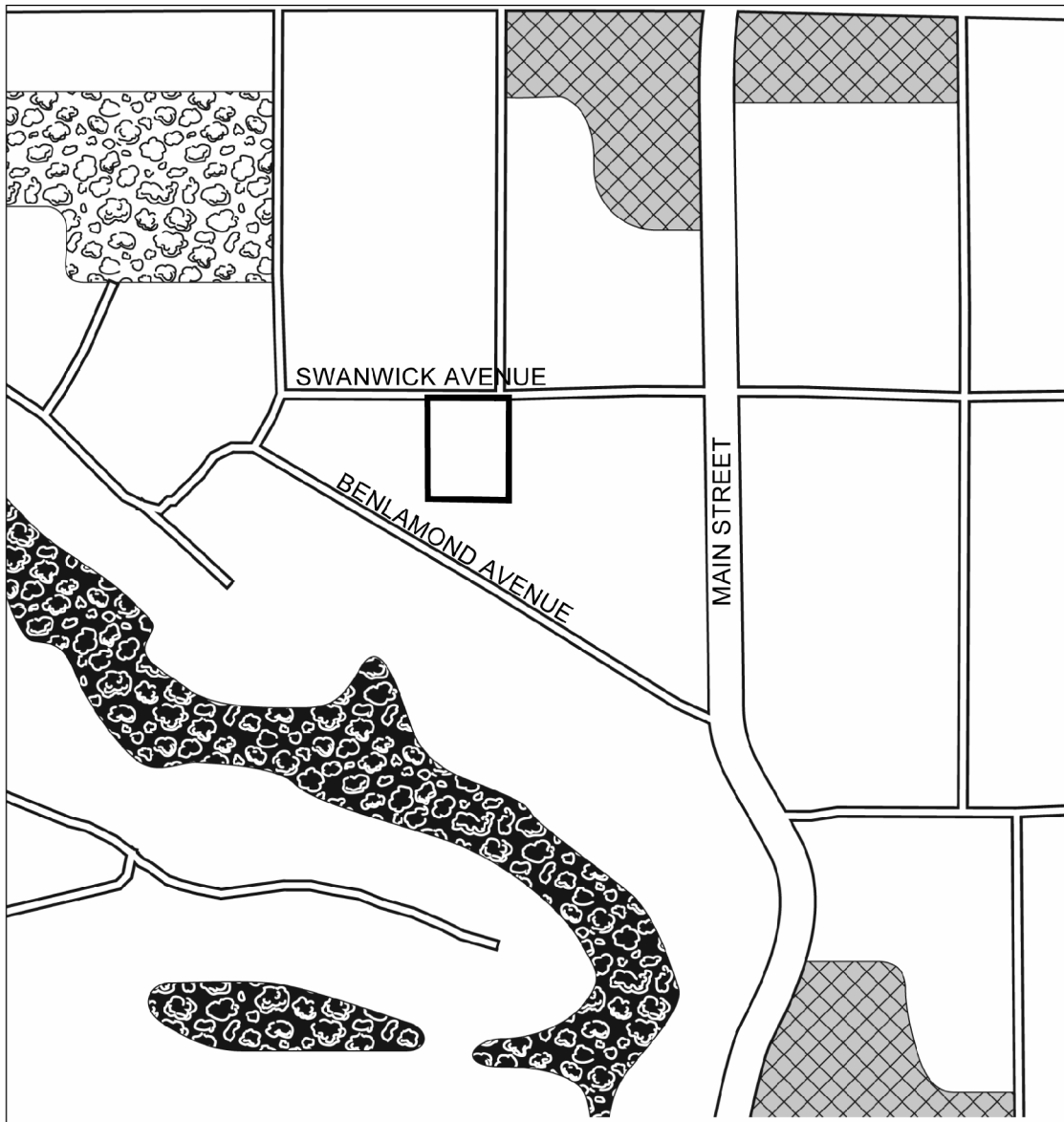
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- G Parks District
- R1 Residential District
- R1S Residential District
- R4 Residential District
- R4A Residential District
- CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 09/01/07 - EM

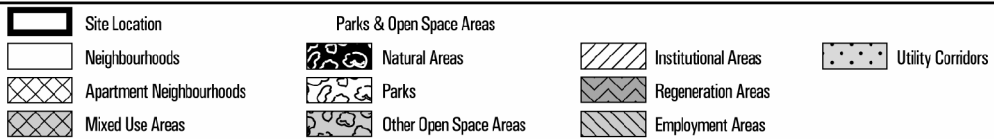
## Attachment 7: Official Plan



**TORONTO** City Planning Division  
**Official Plan**

**21 Swanwick Avenue**

File # 07\_254821



### Attachment 8: Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 254834 STE 32 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 21, 2007

Municipal Address: 21 SWANWICK AVE, TORONTO ON M4E 1Z2  
 Location Description: PL 635 BLK 9 LTS 2 & 3 PT LT20 RP 63R4380 PT 1 \*\*GRID S3205  
 Project Description: Proposal to convert existing place of worship into 10 row-houses. See SPA - 07 254821

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bernard H. Watt Architect Bernard Watt			1625568 Ontario Limited

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	NA
Zoning:	R2 Z0.6	Historical Status:	Y
Height Limit (m):	10	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1393.55	Height:	Storeys:	3
Frontage (m):	30.48		Metres:	15.7
Depth (m):	45.72			
Total Ground Floor Area (sq. m):	518.4			<b>Total</b>
Total Residential GFA (sq. m):	1648.3		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1648.3			
Lot Coverage Ratio (%):	37			
Floor Space Index:	1.18			

#### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	6
3 + Bedroom:	4
Total Units:	10

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

	Above Grade	Below Grade
Residential GFA (sq. m):	1648.3	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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