

327 Dixon Road – Rezoning Application – Final Report

Date:	December 18, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 4 – Etobicoke Centre
Reference Number:	File No. 06 137571 WET 04 OZ

SUMMARY

This application proposes to permit 6 semi-detached dwellings along the north side of Acme Crescent.

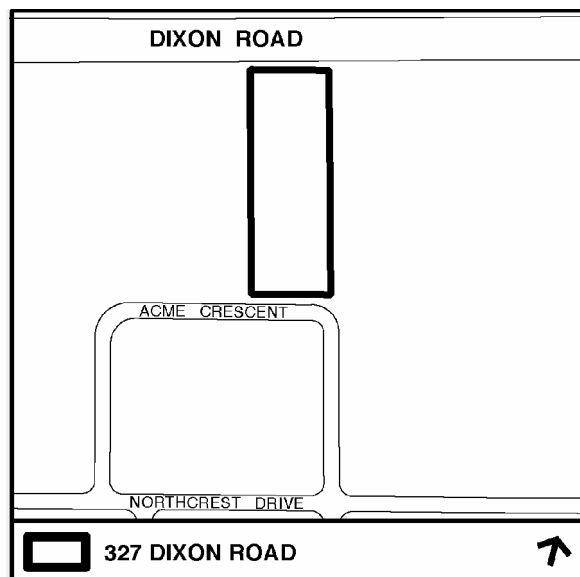
The proposal for semi-detached dwellings at the interface of a high and low density neighbourhood is consistent with the Apartment Neighbourhoods policies under the Official Plan and overall, represents appropriate land use planning for this local context.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the proposed semi-detached dwellings substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. Before introducing the necessary Bills to City Council for enactment, require the issuance of the Notice of Approval Conditions for the Site Plan Application.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On August 22, 1960, By-law No. 12,413 rezoned this property to Residential Fourth Density (R4) with a restriction limiting development to apartment houses only.

On August 19, 1994, By-law No. 1994-123 was passed to permit a similar rezoning just west of the subject property for 8 semi-detached dwellings along the north side of Acme Crescent.

ISSUE BACKGROUND

Proposal

The property presently contains a 6-storey apartment building fronting on Dixon Road with a rear garage and surface parking area that abuts Acme Crescent. The applicant proposes to demolish the parking garage and sever the rear portion of the property to construct 6 semi-detached dwellings fronting onto Acme Crescent. The grounds of the retained parcel containing the rental apartment building will be redeveloped to provide for new surface parking and enhanced open amenity/landscaped areas.

A statistical summary of the proposal is detailed in Attachment 4 of this report.

Site and Surrounding Area

The property has an area of 5 574 square metres (1.38 acres), has 44 metres (144 feet) of frontage on the south side of Dixon Road, and abuts Acme Crescent to the rear. The property contains a 6-storey, 55-unit apartment building with a 1-storey brick parking garage and surface parking area to the rear. An open space area is generally located on the front yard and the portion of the west side yard adjacent to the apartment building. Vehicular access to the property is from Dixon Road. A secondary access from Acme Crescent has been closed by property management in response to a high incidence of non-resident through-traffic for ease of access to Dixon Road.

The site is located within walking distance to an array of local amenities. Frequent service public transit routes originating from the Bloor-Danforth and Yonge-University-Spadina lines are available on Kipling Avenue and Dixon Road. A range of retail

facilities are available at the Westway Plaza on the southeast corner of Kipling Avenue and Dixon Road. Outdoor recreational opportunities are available nearby at Dixon Park and Wincott Park which connects to the Humber Creek park system.

The surrounding land uses are as follows:

North: High density residential and open space

South: Low density residential

East: High density residential

West: High and low density residential

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.

Staff is of the opinion that the proposed development is consistent with the objectives of the Provincial Policy Statement, specifically as it relates to the policies of building strong communities and residential intensification/infilling.

Official Plan

The property is designated as Apartment Neighbourhoods in the Toronto Official Plan, which lists semi-detached dwellings as a permitted use. The Development Criteria policies under this designation state in part, that new development will provide a transition between areas of different development intensity and scale, including lower-scale Neighbourhoods. New buildings are to be massed and located to limit shadowing impacts, and to provide appropriate street edge framing. Additionally where infill development is proposed on an existing apartment building site, these policies also require that an appropriate level of residential amenity including vehicular parking is maintained.

After a detailed evaluation of the application, staff has determined that the proposal is consistent with the Apartment Neighbourhoods policies in the Official Plan. The proposed infill development will provide a harmonious transition between a high and low density neighbourhood. Further, the site plan approval process provides staff with an instrument to ensure that an appropriate level of residential amenity is maintained on the apartment property and provided with the new houses.

Zoning

The Etobicoke Zoning Code typically permits semi-detached dwellings within the Fourth Density Residential (R4) Zone, subject to certain development standards. In this case

however, site specific By-law No. 12,413 passed in 1960 restricts development to apartment houses only.

Site Plan Control

Community Planning is recommending that prior to City Council's enactment of the necessary Bills, the applicant submit an application for Site Plan Control Approval to ensure a high standard of redevelopment for the parking and landscaped open areas on the parcel to contain the existing 6-storey, 55-unit apartment building and the new development.

Reasons for Application

A site specific Zoning By-law amendment is required to permit and establish appropriate development criteria for the proposed semi-detached dwellings. A rezoning is also required to address the resultant zoning deficiencies on the remaining parcel containing the existing 6-storey, 55-unit apartment building.

Community Consultation

A community consultation meeting was held on September 14, 2006 to present the proposal and obtain community input. The meeting was attended by Councillor Gloria Lindsay Luby, Ted Cymbaly and Eric Shaw of Weston Consulting, agents for the applicants, Mr. Raschilla and Mr. Scarpino, owners, City Planning staff, and approximately 30 members of the public.

The following concerns were raised by the public:

- 1) blockage of pedestrian access to nearby parkland;
- 2) removal of covered parking/storage spaces;
- 3) parking lot safety and protection from vandalism;
- 4) impacts along Acme Crescent including noise, traffic, adequate servicing, property values and privacy;
- 5) compensation for loss of parking and open space;
- 6) infrastructure capacity; and
- 7) overcrowding, school capacities.

Agency Circulation

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

COMMENTS

Land Use

The proposed semi-detached dwellings are a permitted use under the Official Plan's Apartment Neighbourhoods designation. Planning staff is of the opinion that the

proposed land use is appropriate and provides a suitable transition from high density development to the north to the low density residential neighbourhood to the south. It is also noted that the proposed development is compatible with the semi-detached dwellings permitted under a previous rezoning on lands further west along the north side of Acme Crescent, and will continue a precedent of orderly urbanization for this undeveloped local residential street segment.

Density, Height, Massing

No new construction is proposed for the existing 6-storey, 55-unit apartment building, therefore this building will continue to function in harmony within its context of other high density residential developments oriented towards Dixon Road. At the rear of the property, an ample building separation distance, buffered by solid board fencing and tree planting, will be maintained to the proposed semi-detached dwellings. Hence, negative impacts related to shadowing, view and privacy are not anticipated.

Regarding the proposed semi-detached dwellings, Planning staff is satisfied that the standards contained in the draft site specific zoning by-law (see Attachment 5) will ensure that appropriate density, height, massing, setbacks and open/landscaped space is maintained. As a result, impacts on privacy, sun, shadow, and wind are minimized. The development standards proposed in the zoning by-law are similar to those established for the semi-detached dwellings further west along Acme Crescent, and are compatible with the standards established for the southerly adjacent low density residential area.

Parking and Open Space

For the apartment property, Planning staff have considered the effect of the proposed severance in terms of the land required to provide an adequate parking area and appropriate open amenity space. In order to maintain the existing main open space area primarily located on the west side yard abutting the apartment building, an estimated total of only 46 parking spaces could be provided on the site. However, Technical Services has stated that a minimum tenant parking ratio of 0.85 stalls per dwelling unit, or 47 stalls, and additional 9 visitor parking stalls for a total on-site parking supply of 56 stalls be provided. In contrast, the Parking and Traffic Study submitted by the applicant indicated a peak resident and visitor parking demand of 45 spaces for this property.

The latest site plan submitted by the applicant demonstrates that the required standard of 56 spaces may be achieved. However, it results in a substantial intrusion into the last significant available landscaping space in the west side yard. To balance the objectives of providing adequate parking and maintaining an acceptable open amenity area on the apartment property while facilitating the further orderly urbanization of Acme Avenue with an appropriate housing form, Planning staff recommend that a maximum of 52 parking spaces be provided. Through the site plan approval process, Planning staff will ensure that the utility of the remaining open space on the apartment property is maximized to achieve an acceptable level of outdoor residential amenity, and to ensure an attractive and efficient parking area design.

It is also noted that although this application pre-dates introduction of The Toronto Green Development Standard, maintaining the smallest possible paved parking area to maximize the amount of available open space improves environmental conditions on the property.

Development Charges

It is estimated that the development charges for this project will be \$62,490.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

The proposal for semi-detached dwellings at this location provides for a suitable transition between the high and adjacent low density neighbourhood, and provides for the continued orderly urbanization of Acme Crescent. The proposal is consistent with the Apartment Neighbourhoods policies under the Official Plan and is compatible with the Zoning standards of adjacent lands. In addition, Planning staff is satisfied that the proposal with a compromised provision for 52 parking spaces and a requirement for site plan approval on the apartment property will result in a desirable form of residential intensification.

CONTACT

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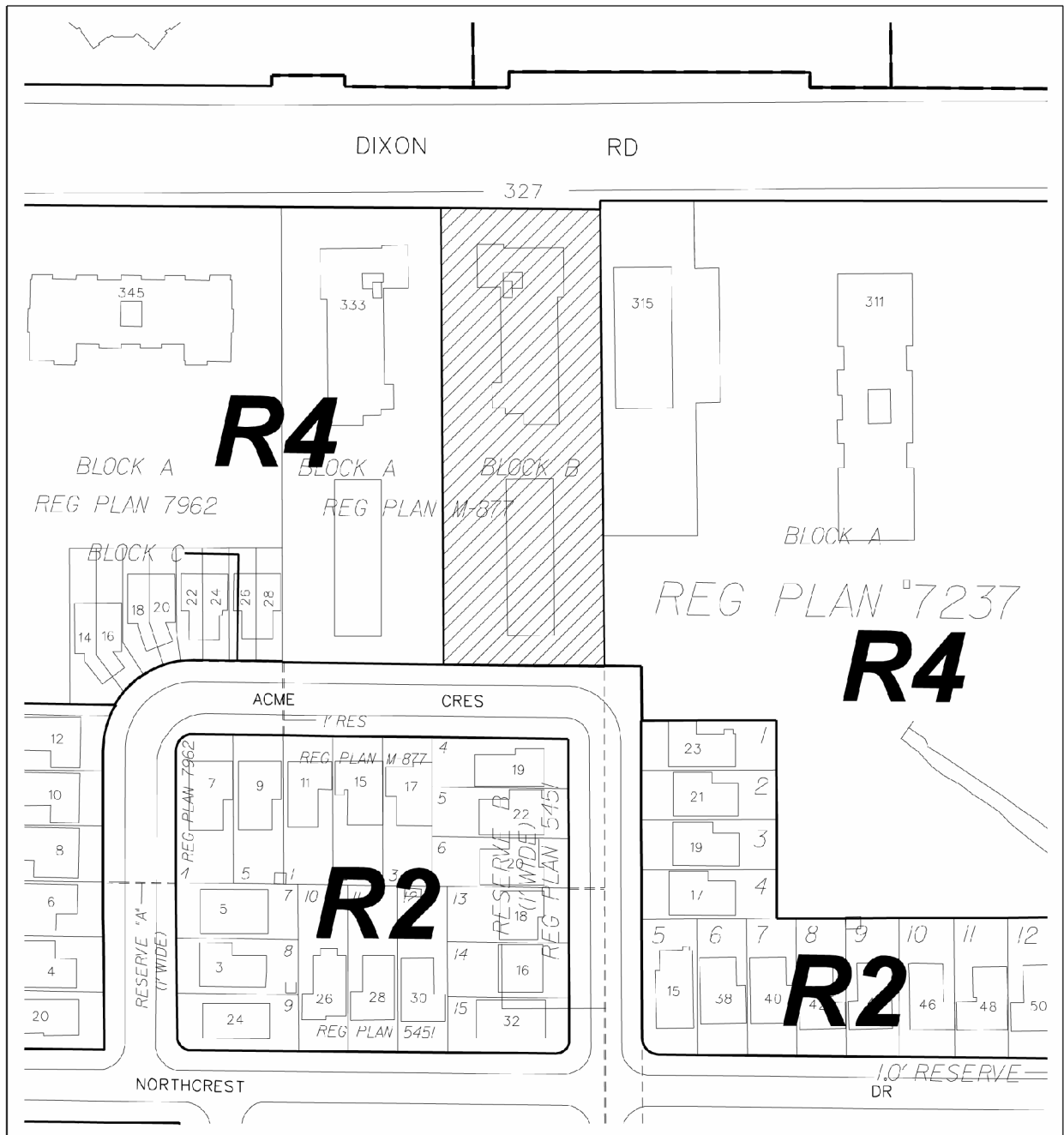
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Official Plan
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

Attachment 2: Zoning



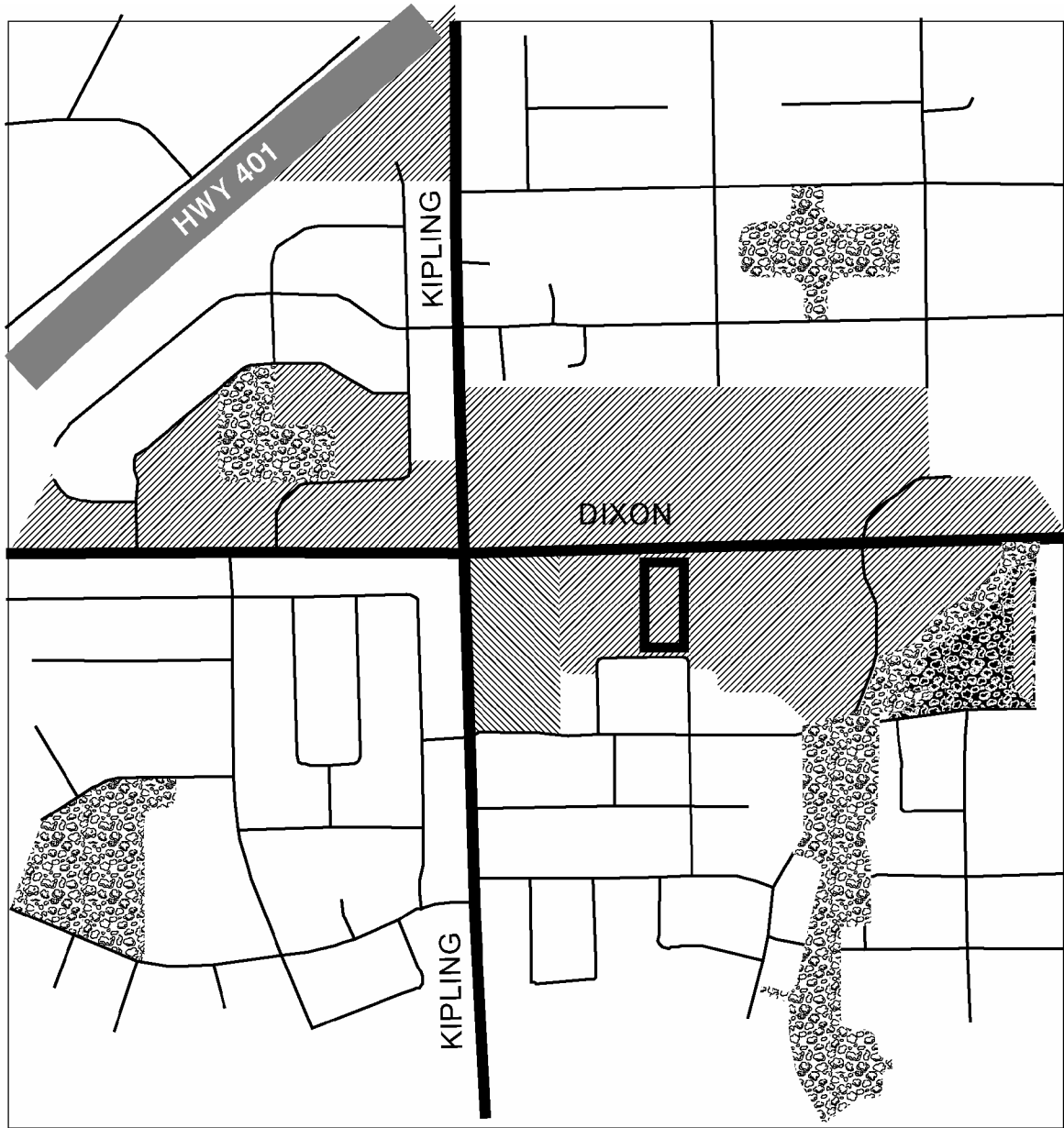
327 Dixon Road
File # 06_137571

- R2 Residential Second Density
- R4 Residential Fourth Density



Not to Scale
Zoning By-law 11,737 as amended
Extracted 06/26/06 - RZ







Attachment 3: Official Plan



TORONTO City Planning Division
Official Plan

327 Dixon Road

File # 06_137571

- | | |
|--|---|
|  Site |  Mixed Use Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |


 Not to Scale
 06/27/06

Attachment 4: Application Data Sheet**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	06 137571 WET 04 OZ
Details	Rezoning, Standard	Application Date:	May 19, 2006

Municipal Address:	327 DIXON RD, TORONTO ON
Location Description:	PL M877 BLK B **GRID W0402
Project Description:	Proposal for 6 semi-detached units fronting on Acme Street on a .56 hectares site currently consisting of a 55-unit 6-storey residential apartment building with surface parking and a 1 storey brick garage

PLANNING CONTROLS

Official Plan Designation:	High Density Residential	Site Specific Provision:	By law 12413
Zoning:	R4	Historical Status:	
Height Limit (m):	11m (14m Apartments)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	55741	Height:	Storeys:	2
Frontage (m):	44		Metres:	8.5
Depth (m):	126.08			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	6409		Parking Spaces:	68
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	6409			
Lot Coverage Ratio (%):	44			
Floor Space Index:	1.14			

DWELLING UNITS**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Rental, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	6409	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	61			

CONTACT:	PLANNER NAME:	Matthew Premru, Planner
	TELEPHONE:	(416) 394-6004

Attachment 5: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code, as amended,
With respect to certain lands on the south side of Dixon Road, municipally known as
327 Dixon Road.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the matters herein set out are in conformity with the Official Plan that is approved and in effect at this time;

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

1. That the Fourth Density Residential (R4) zoning classification of the lands identified as Parcel A and Parcel B on Schedule 'A' attached hereto, is hereby confirmed.
2. The development of the area identified as Parcel A on Schedule 'A' attached hereto shall be restricted to one apartment building subject to the following provisions:
 - (a) Notwithstanding the provisions of Section 320-67E.(1)(b) of the Zoning Code, development shall be limited to a maximum of 55 units.
 - (b) Notwithstanding the provisions of Section 320-18(B)(2a)(1,2,3 & 4) of the Zoning Code, a minimum of 52 parking spaces shall be provided, of this number not less than 8 spaces shall be reserved for visitor parking use only. No portion of the parking is required within buildings or underground structures. The parking spaces shall have a minimum width of 2.6m and 5.6m length.
 - (c) Notwithstanding the provisions of Section 320-18(B)(2)(c) of the Zoning Code, a minimum landscaped area of 1,100 square metres shall be provided for the entire lot.

- (d) Notwithstanding the provisions of Section 320-19(A) of the Zoning Code, the front of the barrier free parking space proposed may abut a retaining wall.
 - (e) A garbage enclosure shall be included in the permitted accessory uses and buildings listed under Section 320-66E of the Zoning Code.
3. Notwithstanding the provisions of Section 320-67B of the Zoning Code, development of the area identified as Parcel B on Schedule 'A' attached hereto shall be restricted to six semi-detached dwelling units subject to the following:
 - (a) Lot frontage: minimum 7.3 metres
 - (b) Lot area: minimum 200 square metres
 - (c) Lot coverage: maximum 45%
 - (d) Floor Space Index: maximum .8
 - (e) Building height: maximum 9.5m, measured from the average grade of the public sidewalk adjacent to the front property line
 - (f) Rear setback: minimum 7 metres
 - (g) Front setback: minimum 6 metres
 - (h) Side setback: minimum 1.2 metres
 - (i) Driveway dimensions: maximum 3 metres width and minimum 6 metres length with positive slope towards the public road allowance
 - (j) Garage dimensions: internal garage dimensions of minimum 3 metres width and 6 metres in length
 4. By-law No. 12,413 as it applies to this property only, requiring in part that only apartment houses may be erected on the site, is hereby repealed.
 5. Where the provisions of this By-law conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.
 6. Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
 7. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

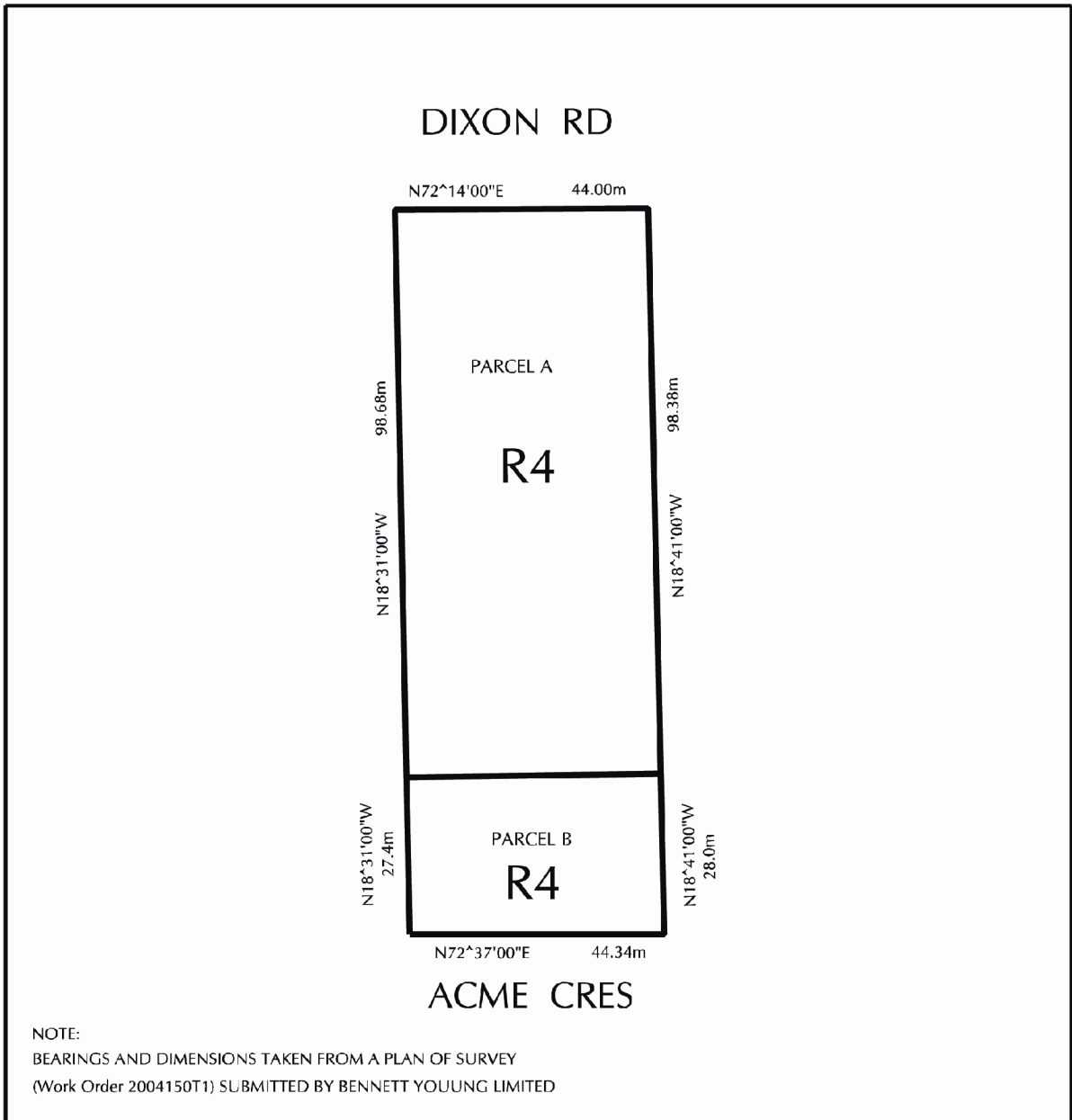
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____-2007 _____, 2007	Lands located on the south side of 327 Dixon Road, municipally known as 327 Dixon Road.	To amend the R4 provisions of the Zoning Code to permit 6 semi-detached dwelling units, subject to site specific development standards.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Toronto Schedule 'A' BY-LAW



**PART OF BLOCK B, PLAN M-877
 CITY OF TORONTO**

Applicant's Name:	WESTON CONSULTING GROUP INC.		
Assessment Map F12	Zoning Code Map/s F12N		scale:
File No. 06_137571	Drawing No. 06_137571_dz1	Drawn By: K.P.	

