

**Final Report  
Official Plan and Zoning By-law Amendment  
Applications  
1066 Avenue Road**

<b>Date:</b>	January 24, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward No. 16 – Eglinton - Lawrence
<b>Reference Number:</b>	File No. 06 191791 NNY 16 OZ

**SUMMARY**

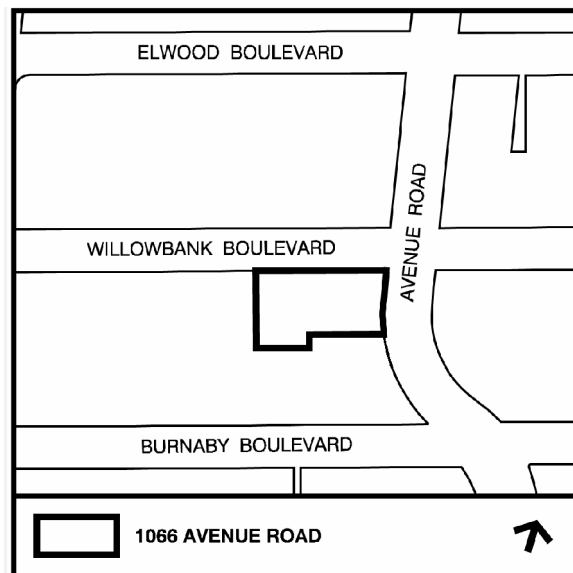
This application proposes to amend the Official Plan and the Zoning By-law for an 87-unit retirement residence at 1066 Avenue Road. The proposed building would have a height of seven storeys (20.0 metres to the peak of the roof) and an overall gross floor area of 7,655m<sup>2</sup>.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
2. City Council amend the Zoning By-law for the former City of Toronto



substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; and

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The subject lands were once part of a larger holding comprising 1066 Avenue Road, the site of the former St. James Bond United Church, and 65 Willowbank Boulevard, the location of the associated manse. In 2005 the Trustees of the St. James Bond Congregation of the United Church of Canada made application under Sections 50, 53 and 54 of the *Planning Act* for the consent of the Committee of Adjustment to divide the holding into two parts for conveyance purposes.

Approval was given in a decision issued on April 15, 2005 and once separate, the site of the church was sold for development purposes. The application for Amendments to the Official Plan and the Zoning By-law were submitted in November 2006. An application for Site Plan Control Approval was received in October 2007.

### **ISSUE BACKGROUND**

#### **Proposal**

The initial proposal consisted of an eight (8) storey, 120-unit building with a height of 23.5 metres and a density of 4.0 times the lot area with 17 parking spaces provided in an underground garage. A preliminary report dated March 12, 2007 recommended that a Community Consultation Meeting not occur until the applicant revise the proposal to be more in keeping with the surrounding neighbourhood. This report can be found at: <http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2267.pdf>

The revised proposal presented to the community at a May 17, 2007 meeting was for a seven (7) storey, 104-unit building with a height of 21.0 metres, a density of 3.4 times the lot area and the provision of 13 parking spaces.

The application was subsequently revised to propose 100 residential units in 6,548m<sup>2</sup> of above-grade gross floor area and a density of 3.3 times the lot area. Seventeen parking spaces were to be provided below grade.

The current proposal is for a seven (7) storey 87-unit retirement residence with a total of 5,995m<sup>2</sup> of above-grade gross floor area and an additional 1,660m<sup>2</sup> GFA proposed in the basement level. The proposed density is 3.0 times the lot area and the proposed height is 20.0 metres to the peak of the sloped roof.

The ground floor would contain common amenity areas for residents including a library and dining area. An at-grade terrace/patio accessible from the common areas would be provided on the Willowbank Boulevard frontage.

The building is proposed to contain a variety of rental suites including bachelor units, one-bedroom, one bedroom and den, and two bedroom units on the 2<sup>nd</sup> to 6<sup>th</sup> floors.

The penthouse level (seventh floor) would contain amenities including an exercise room, a chapel, a multi-purpose room and the mechanical room.

All parking would be provided underground in a one-level structure and a total of 17 parking spaces, including one handicapped space, are proposed. Access to the below-grade parking would be from Willowbank Boulevard at the western end of the site. A one-way service laneway providing vehicular service to the loading area and garbage room would be accessed from Willowbank Boulevard at the west end of the building and exit on Avenue Road at the south end of the site.

The site statistics are presented on the Application Data Sheet (Attachment 5).

## **Site and Surrounding Area**

The site is located on the west side of Avenue Road, south of Willowbank Road and two blocks north of Eglinton Avenue. The property has 37 metres frontage on Avenue Road and a depth of approximately 62 metres. The total site area is 1,995m<sup>2</sup>.

The property is the former site of St. James Bond United Church which has been demolished. The former brick building had a height of 16.0 metres to the peak of the sloped roof and a gross floor area of approximately 2,230m<sup>2</sup>.

Land uses surrounding the subject site are as follows:

North: Detached homes on the north side of Willowbank Boulevard;

South: Two 2-storey apartment buildings immediately south along Avenue Road and detached homes along Burnaby Boulevard;

East: Detached homes across Avenue Road; and

West: Detached homes along Willowbank Boulevard.

## **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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto.

City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan.

## **Official Plan**

The site is designated *Neighbourhoods* on Map 17, Land Use Plan of the Official Plan. The *Neighbourhoods* designation is one of four land use designations intended to protect and reinforce the existing physical character of, in this case, the surrounding low scale residential area. *Neighbourhoods* contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower-scale buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

Low scale local institutions play an important role in *Neighbourhoods* and includes such uses as schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunication installations, and public services and facilities provided by the local, provincial and federal governments.

A key objective to maintaining the stability in *Neighbourhoods* is that physical changes must be sensitive, gradual and generally fit the existing physical character of the area. The Plan also contains policies that require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods.

The land is designated *Neighbourhoods* in the Yonge-Eglinton Secondary Plan. The Yonge-Eglinton Secondary Plan area consists of a wide variety of residential and commercial areas focused on Yonge Street, Eglinton Avenue, Mount Pleasant Road and Bayview Avenue. A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for family and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form. The stability of *Neighbourhoods* must be maintained and reinforced to minimize conflicts among uses in *Neighbourhoods* in terms of land use, scale and vehicular movement. A third objective is to ensure that the form of buildings promote a compatible physical and land use relationship between development within the various land use designations and form a positive visual relationship to the street. Additionally, the Secondary Plan encourages a variety of unit sizes within the Plan area.

## **Zoning**

By-law 438-86 of the former City of Toronto zones the property "R2 Z0.6" which is a Residential District zone permitting a maximum density of 0.6 times the lot area. Permitted uses include an

apartment building, a detached house, a duplex, a row house, a semi-detached duplex, a semi-detached house, a semi-detached triplex, a triplex and a residential care facility.

The maximum height permitted by the Zoning By-law is 9.0 metres. A minimum building setback of 7.5 meters is required from a rear lot line which is the west lot line in this case. The minimum required side lot line setback is 0.45 metres to a building wall with no openings and 1.2 metres to a building wall with openings. The south lot line of this property is considered the side lot line.

## **Site Plan Control**

A Site Plan Control Approval application was submitted on October 12, 2007.

## **Reasons for Application**

The Official Plan envisions that new development in *Neighbourhoods* will be low-scale, limited to buildings of 4 storeys or less. The applicant is proposing an Official Plan Amendment to permit a seven-storey building.

An amendment to the Zoning By-law is required to increase the permitted building height and density of development on the site and to establish appropriate development standards to facilitate the proposal.

## **Community Consultation**

A Community Consultation meeting was held on May 17, 2007 at Oriole Park Public School on the revised submission proposing a seven storey building with 104 units. Approximately 60 residents from the community attended.

The following issues were raised:

- Increased traffic from the development will exacerbate existing traffic problems on Willowbank Boulevard, Avenue Road and in the neighbourhood in general;
- Inadequate supply of on-site parking is proposed;
- The proposed density is too high for this portion of Avenue Road and the neighbourhood; and
- The building is too high compared to the surrounding detached dwellings.

As a result of the community meeting, a Resident's Advisory Group was organized by the Ward Councillor's office. Meetings of the smaller resident's group were held on June 19, August 7 and August 20, 2007 where the above-noted issues were discussed. A further Community Consultation Meeting with the larger community was held on September 17, 2007 and issues similar to previous meetings were raised. The issues have been addressed in the Comments Section below.

In addition to the opposition expressed at the various community consultation meetings, the City has received 12 letters of support for the proposal from neighbourhood residents. With the exception of one letter, all come from households within a kilometre of the development site. The letters describe a senior's residence as an appropriate use for the site. This use is anticipated to be an asset to the neighbourhood which will enable an aging population to remain in familiar surroundings in a facility suitable to their needs.

## **Agency Circulation**

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

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The 2005 Provincial Policy Statement (PPS) issued under Section 3 of the *Planning Act* came into effect March 1, 2005. As this application was filed in 2006, the 2005 PPS is the applicable provincial policy document.

The Provincial Policy Statement requires that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns support strong liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

The proposal is consistent with the PPS. The development promotes intensification through a compact building form utilizing existing infrastructure. The PPS requires that planning authorities provide for an appropriate range of housing types and densities to meet the projected requirements of current and future residents. This development would provide for a range of unit sizes intended for an aging population on a major road with bus service thus promoting additional ridership for the system.

The proposal conforms, and does not conflict, with the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan.

### **Official Plan**

The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. Land use designations are among the Official Plan's key implementation tools for achieving the growth strategy set out in the Plan. The development criteria set out for the various land use designations are critical considerations that apply when development proposals are evaluated but they do not constitute the only considerations. All of the policies of the Plan apply when evaluating development proposals.

The Official Plan designates the subject property *Neighbourhoods*, a designation that is intended to protect and reinforce the existing physical character of, in this case, the surrounding low scale residential area. The stability of the physical character is one of the keys to Toronto's success and there are a number of policies that must be respected by development proposals in *Neighbourhoods*. Physical changes to established *Neighbourhoods* must be sensitive, gradual and generally 'fit' the existing physical character.

Policy 4.1.7 of the Official Plan discourages intensification of land on major streets in *Neighbourhoods* and Avenue Road is identified as a major street by Map 3 in the Plan. The Policy requires that when a more intense form of residential development than that permitted by existing zoning on a major street is proposed, the application will be reviewed with respect to Policy 4.1.5 of the Plan, having regard to both the form of development and its relationship to adjacent development.

Policy 4.1.5 directs that new development in *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood with regard to a number of elements including:

- The size and configuration of lots;
- The heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building types(s);
- Setbacks of buildings from the street or streets;
- Prevailing patterns of rear and side yard setbacks and landscape open space;
- The continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood.

With respect to these criteria, the subject property varies from the local pattern of development in terms of lot size and configuration, while the former church building differed from the prevailing neighbourhood pattern in terms of height, massing, scale and building type. The proposed apartment building will replicate the design of the former church building in terms of setbacks from the street and other lot lines and will replicate the site-specific open space pattern. As such, the proposal will continue the landscape and built-form features that contributed to the unique physical character of this neighbourhood for many decades.

While a key objective of the Official Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*, the Official Plan acknowledges that scattered throughout many established *Neighbourhoods* are lots that differ from the prevailing patterns of lot size, configuration and orientation. The Plan notes these lots are typically sites of former non-residential uses such as institutions that can provide an opportunity to add to the quality of *Neighbourhood* life through their conversion to residential use. The Plan further notes it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood* and Policy 4.1.9 provides special infill criteria to integrate new development on these unique sites into the neighbourhood.

The subject property differs from the pattern of lot sizes and lot configurations in that it is significantly larger than is typical in this neighbourhood. The lot has a frontage of 37 metres on Avenue Road and a flankage of 62 metres on Willowbank Boulevard with a total area of 1,995 square metres. In contrast, abutting properties on Willowbank Boulevard to the west, and other lots in the surrounding neighbourhood, have frontages of 9.0-10.4 metres and lot sizes of approximately 325-385 square metres.

The subject site also differs from the prevailing lot pattern in terms of its orientation. The subject property is oriented towards Avenue Road, a major street which runs north-south. Other lots which front onto Avenue Road have a variety of land uses and building types, including low-rise apartments, duplexes, townhouses, St. Margaret's Anglican Church and Marshall McLuhan Catholic Secondary School. In contrast, the remainder of the neighbourhood is comprised of single detached dwellings oriented to the internal east-west neighbourhood streets.

The property is the site of the former St. James Bond United Church. The St. James Bond Church building had been part of the neighbourhood since approximately 1929, its built form differing from the neighbouring buildings both in terms of its footprint and its height. The height of the former church building was approximately 16.0 metres to the peak of the roof. As such, the site was developed with a building form for more than 75 years that differed from that which predominates in the neighbourhood. The proposed retirement building is reflective of the scale and design of the former St. James Bond United Church.

As noted above, the subject property is an infill site as described by Policy 4.1.9. This policy requires that a proposed building have a height, massing and scale appropriate for the site and be compatible with that permitted by the zoning for adjacent and nearby residential properties. The development must provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed. The policy requires that the building front onto existing or newly created public streets wherever possible and finally, that service areas and garbage storage must be located and screened to minimize the impact on existing and new streets and residences. Each of the criterion are discussed below.

**Policy 4.1.9.a) That the heights, massing and scale be appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties**

This criterion does not require that the proposal be the same as the existing buildings in the neighbourhood; the key concepts are compatibility and appropriateness.

The applicant has used the scale and massing of the previous building on the site to inspire the current proposal. The former church had a greater height and footprint than is typical for the neighbourhood and many of the same design and siting elements of the previous church building have been carried forward into the current development. The applicant has taken care to replicate the former church building style in their proposal by introducing a unique ecclesiastical appearance.

The building has been designed with the roof sloping back at the top of the third floor (9.0 metres in height) with the 4th to 7th floors being incorporated under the roof. The floor plates of the upper floors are correspondingly smaller than the ground floor plate with the top floor being used for a chapel, exercise room, multi-purpose room and mechanical purposes. The incorporation of the upper floors into the roof structure reduces the appearance of height from the surrounding neighbourhood and abutting streets. Dormer windows in the 4th, 5th and 6th floors along the Willowbank Boulevard elevation and the 4<sup>th</sup> and 5<sup>th</sup> floors along the west elevation provide light for the units on these floors.

The Zoning By-law permits a building with a maximum height of 9.0 metres on the site. The height of the building wall facing the west property line is 3 storeys, rising 9 metres above the average grade elevation. The roof angles away from the property line at a 45 degree angle. Similarly, the southern wall of the proposed building rises 9 metres above the average grade elevation before stepping back under a 45 degree angle towards the peak of the roofline.

While the overall height is 7 storeys and 20 metres, the proposed building has a building height as defined in the Zoning By-law of approximately 14.0 metres which is the mid-point between the peak of the roof and the eaves.

The proposed building meets the required Zoning By-law building setback from the west lot line. A minimum of 7.5 metres is required and has been provided. The required building setback from the south lot line is 0.45 metres with no wall openings and 1.2 metres with wall openings. The building is setback 6.0 metres from the south lot line with the exception of a portion of the building in the southwest corner of the site. Here, the previous church was setback 0.26 metres from the lot line and the wall of the proposed retirement residence will replicate this with no wall openings.



The proposed development has a slightly greater mass than the previous church building in terms of its height as discussed above, its width and its length. This presents a challenge to ensure that the proposed building mass is compatible with the surrounding buildings. The design of the proposal incorporates a style that successfully reduces the mass of the building. The incorporation of the upper floors under the steeply sloped roof obscures their presence. Along the southern and western elevations, the roof has been sloped away from abutting dwellings at a 45 degree angle providing an effective transition.

The adjacent properties to the north and south on Avenue Road and the two detached dwellings to the west at 65 and 67 Willowbank Boulevard have the same “R2 Z0.6” zoning as the subject property. An apartment building is a permitted use in this zone so the proposed development is compatible with residential apartments that could be developed on adjacent properties.

The applicant is proposing an overall gross floor area of 7,655m<sup>2</sup>. The applicant has demonstrated the proposed building will provide adequate parking, loading and garbage facilities and that site circulation will function effectively.

In summary, the height, massing and scale of the proposed building is appropriate for the site and compatible with neighbouring properties and Policy 4.1.9.a) is met.

**Policy 4.1.9.b) That adequate privacy, sunlight and sky views for residents of new and existing buildings be provided by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed**

At 20.0 metres to the peak of the roof, the building exceeds what is permitted by the Zoning By-law and also exceeds the height of the previous church building which was 16.0 metres. In the southwest corner of the proposed building, the applicant has reduced the size of upper floors, lowering the number of units in this area and sloping the roof away from the detached dwellings to the west and south. This has produced a greater setback of the upper floors from the adjacent lot lines and enhanced sightlines.

The applicant has provided a Shadow Study for the proposal. As the height and massing of the proposed development is similar to the previous church building, the impact on neighbouring properties does not change. The properties on the north side of Willowbank Boulevard are not affected during the spring and fall equinoxes as the shadows cast by the structure do not cross Willowbank Boulevard at these times of the year. Similar to the previous church building, the peaked roof casts shadows across Avenue Road onto facing properties beginning in the early evening during the spring and fall equinoxes.

At the request of the Resident’s Advisory Group, the architect provided a Shadow Study for a four-storey apartment building that would be permitted without amendment to the Official Plan. The same floorplate in the same location as the proposed building was used to compare the shadow analysis. The shadow cast by a four-storey flat roofed apartment building was very similar to the shadow impact of the proposed building. The additional height has mostly taken place under a 45 degree angular plane which minimizes increases in shadows with increases in height.

The height of the previous church exceeded the height of an average home in the neighbourhood. As important as height, however, is the relationship and transition between the proposed building and the existing buildings to the west and south.

The height and massing of the proposed development along the south lot line approximately replicates the previous church building so that views from the south are not further compromised. In fact, the current proposal with its L-shaped footprint in this area, has a greater setback for a longer length along the southern property line than the previous church building. A proposed setback of 6.0 metres accommodates the service lane and a sidewalk to Avenue Road as well as a row of shrubs for visual buffering. This setback exceeds the Zoning By-law's required 1.2 metre setback.

The design of the building is contextually appropriate for the neighbourhood and compatible with the surrounding residential dwellings. Overall, the privacy, sky views and sunlight impacts of the proposal are no greater than those of the previous church building and Policy 4.1.9.b) has been addressed.

**Policy 4.1.9.c) That development front onto existing public streets wherever possible**

The proposed building will have a strong street presence on both Avenue Road and Willowbank Boulevard. The main entrance to the facility will face Willowbank Boulevard and building residents will have access to ground level patios along Willowbank Boulevard from the common areas. The applicant is proposing landscaping along Willowbank Boulevard and within the City's right-of-way to enhance the streetscape.

A four storey arched-shaped panel reminiscent of a multi-storied ecclesiastical window will provide relief and lightness to the east elevation facing Avenue Road and will function as an urban landmark reminiscent of the previous church. The service lane will exit the site at the south end of the lot with a right-turn only curb configuration.

Policy 4.1.9.c) is therefore complied with.

**Policy 4.1.9.d) That service areas and garbage storage be located and screened to minimize impact on existing streets and residences**

The loading and service area will be located in the southwest corner of the site, well removed from both Avenue Road and Willowbank Boulevard. Given the semi-enclosure of the service and garbage areas within the building itself, noise issues with service and loading should be negligible. Garbage will be kept in an enclosed climate-controlled room in this service area. Resident drop-off and pick-up will also occur here. Vehicular access to the service area will be from Willowbank Boulevard and will be screened from the west property boundary with fencing and landscaping. Fencing will also be provided along the south lot line and the building itself will obscure the view of the loading area and drop-off area from view for southerly neighbours. The right-turn only Avenue Road egress will provide an exit from the site for vehicular traffic using the service area to minimize impact of the traffic on local streets.

Policy 4.1.9.d) has been addressed by the location and design of the service area and the site circulation patterns will not hinder existing traffic patterns in the neighbourhood.

**Other Official Plan Policies**

Section 2.3.1 Healthy Neighbourhoods of the Official Plan acknowledges that some physical change will occur over time to *Neighbourhoods* as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that new development in neighbourhoods respects the existing physical character of the areas, reinforcing the stability of the neighbourhood. Specifically,

Policy 2.3.1.1 requires that development within *Neighbourhoods* recognize the stability of existing neighbourhoods and reinforce the physical character of buildings, streetscapes and open space patterns in these areas.

To recognize the importance of the former church building in this community and to continue the landscape and built form features that contributed to the unique physical character of the neighbourhood, the applicant has replicated the former structure in the location, design and architecture of the current proposal. The proposed building will also provide a similar on-site open space pattern to that provided by the previous church building.

Section 3.1.3 contains policies on built form and it was suggested by some residents at the Community Consultation Meetings and Residents Advisory Group that the proposed building should be described as a ‘tall building’ as defined by the Official Plan. A ‘tall building’ is typically one whose height is greater than the width of the adjacent road allowance. The Avenue Road road allowance is presently 23 metres adjacent to the development site. The proposed building being less than 23 metres in height is therefore not considered a tall building as defined by the Official Plan.

The Official Plan requires that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. The development proposes a rental facility for seniors in a neighbourhood that does not presently contain this housing form. As the population ages, there will be a demand for such a facility from current residents who wish to stay in this neighbourhood. This proposal contributes to fulfilling Policy 3.2.1.1.

## **Yonge-Eglinton Secondary Plan**

The site is within the Yonge-Eglinton Secondary Plan area and the land is designated *Neighbourhoods*. The Yonge-Eglinton Secondary Plan area consists of a wide variety of residential and commercial areas focused on Yonge Street, Eglinton Avenue, Mount Pleasant Road and Bayview Avenue.

Policy 2.2 of the Secondary Plan requires that the residential areas contain a full range of housing forms and tenure suitable for family and other households provided for in a manner that is contextually appropriate and compatible with existing residential uses and residential built form. It is a primary objective to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Neighbourhoods* in terms of land use, scale and vehicular movement (Policy 2.4). Policy 2.7 requires that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and that all new buildings within the Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street. To ensure this, the existing scale of developments within the stable *Neighbourhoods* must be maintained and that a transition in height and scale be provided between the new development and the existing buildings. Additionally, the Secondary Plan encourages a variety of unit sizes within the Plan area.

The proposed development is a residential development proposing a variety of unit sizes for a particular segment of the population. The proposed use is not at issue as it is permitted by the Official Plan policies and is compatible with existing residential uses in the neighbourhood. A rental development on this site geared to an older population is an appropriate use for the property and contributes to a full range of housing and choice of tenure for households in the Secondary Plan area. The development will provide a housing alternative for aging residents who wish to stay in their neighbourhood.

The relationship and transition between the proposed building and its neighbouring buildings, particularly to the west and south of the site, has been discussed in detail above. It is staff's conclusion that the height, massing and scale of the proposed building is appropriate for the site and compatible with neighbouring properties.

## **Land Use**

The site is designated *Neighbourhoods* in the City of Toronto Official Plan. Lands so designated are intended to accommodate a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores. Lower scale residential buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

The applicant is proposing a retirement residence, a use geared toward an independent, but older, population. The building will contain 87 rental units in a mid-rise building form which addresses the matter of tenure and form as required by Section 3.2.1.1 which encourages the provision of a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods to meet the current and future needs of residents. The proposed use is also permitted by the existing Zoning By-law.

The proposed residential use on this site is appropriate.

## **Traffic Impact, Access and Parking**

The applicant has submitted a Traffic Impact Study prepared by BA Group Transportation Consultants. The Traffic Impact Study indicates that the existing road network is sufficient to facilitate the proposed development. The Transportation Services Division has reviewed the study and advises it is acceptable.

A full movement driveway located at the west end of the site provides access to, and egress from, the underground parking structure which serves visitors and staff. The driveway also accesses a one-way, at-grade, service lane that circulates around the building and exits through a right-turn movement onto Avenue Road. The service lane provides access to the passenger drop-off area, garbage and loading area, all located at the rear of the building. A mechanical arm and video camera are proposed to be installed at the exit point of the service laneway to facilitate the intended driveway operations. The submitted traffic study has demonstrated sufficient sightline distances for the proposed egress driveway on Avenue Road.

The applicant will be required to convey to the City a 6.1 metre radius corner rounding at the Avenue Road and Willowbank Boulevard intersection.

## **Servicing**

The applicant has provided a Site Servicing and Grading Control Plan and a Stormwater Management Report for the proposed development. Technical Services staff advises that the submitted stormwater management report does not address the City's new Wet Weather Flow Management Guidelines. The report and the Site Servicing Plan must be revised prior to the Zoning By-law going forward to Council.

## **Open Space/Parkland**

The Parks, Forestry and Recreation Division has recommended that this development be subject to a 5 percent cash-in-lieu of parkland dedication payment which will be payable at the time of building permit issuance.

## **Street Trees**

There are four street trees within the city boulevards adjacent the site and two trees on neighbouring properties which were evaluated by the applicant's arborist. Given their declining health, the trees within the boulevard are all to be removed and new trees will be planted on the city owned lands. The two trees on neighbouring properties will be protected throughout the construction process and retained. The proposed site landscaping will contribute to, and enhance, the neighbourhood streetscape.

## **Streetscape**

The proposal supports objectives in the Toronto Official Plan to achieve an aesthetically pleasing streetscape in the following manner:

- The building is located close to the Willowbank Boulevard property line and with the incorporation of private amenity areas along this façade, will provide opportunities for an active streetscape, particularly in fair weather;
- The incorporation of an arched-shaped relief panel along the Avenue Road face of the building provides a community focus reminiscent of the former church; and
- The provision of street trees and landscape material will enhance the pedestrian environment.

## **Toronto Green Development Standard**

Several of the natural environment policies of the Official Plan (Section 3.4) encourage green development. These policies are intended to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

Council has adopted the Toronto Green Development Standard. The applicant has not completed and submitted a Green Development Standards checklist with this application. Staff will pursue the implementation of the standard through the review of the associated Site Plan Control Approval application.

## **Development Charges**

It is estimated that the development charges for this project will be \$370,340. This is an estimate. The actual charge is assessed and collected upon issuance of building permits.

## **Conclusion**

The subject lands are unique in the local context as they are significantly larger than most properties in the area. The applicant has designed an attractive building that is contextually appropriate for the neighbourhood and compatible with the surrounding residential dwellings. As evidenced by the shadow studies prepared by the applicant, there is no shadow impact beyond that cast by the previous church structure. The proposed building with 87 units will make good use of the existing public transit infrastructure. The loading and service area is set back on the site and buffered by both landscaping and

the building itself. The traffic studies prepared by a qualified expert, and accepted by City staff, demonstrate that the neighbourhood streets can accommodate the projected traffic from the development. The proposed development is appropriate for the site and the neighbourhood and the amendments to the Official Plan and the Zoning By-law should be approved as requested.

## **CONTACT**

Cathie Ferguson, Senior Planner  
Tel. No. 416-395-7117  
Fax No. 416-395-7155  
E-mail: cfergus@toronto.ca

## **SIGNATURE**

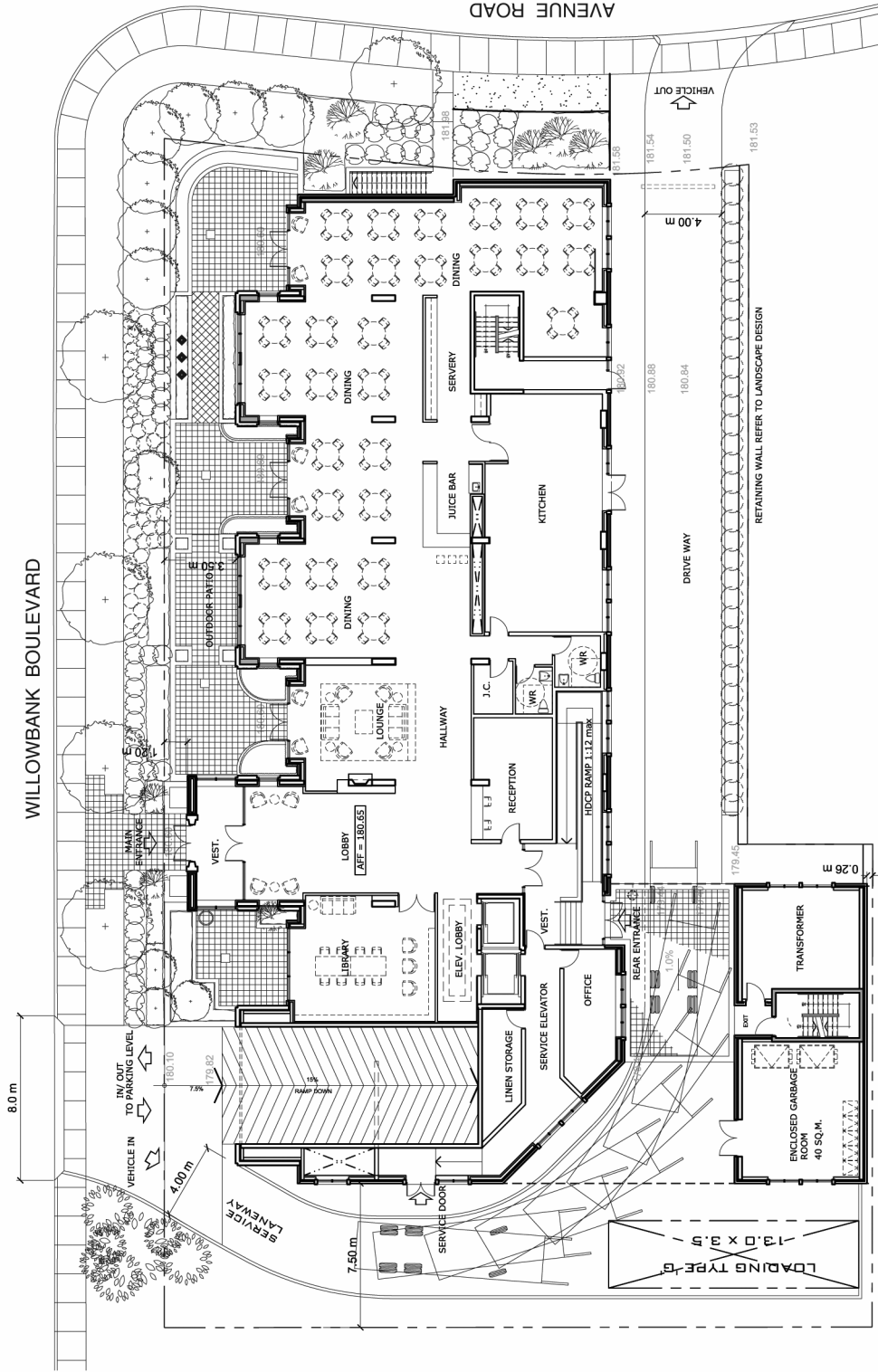
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



1066 Avenue Road

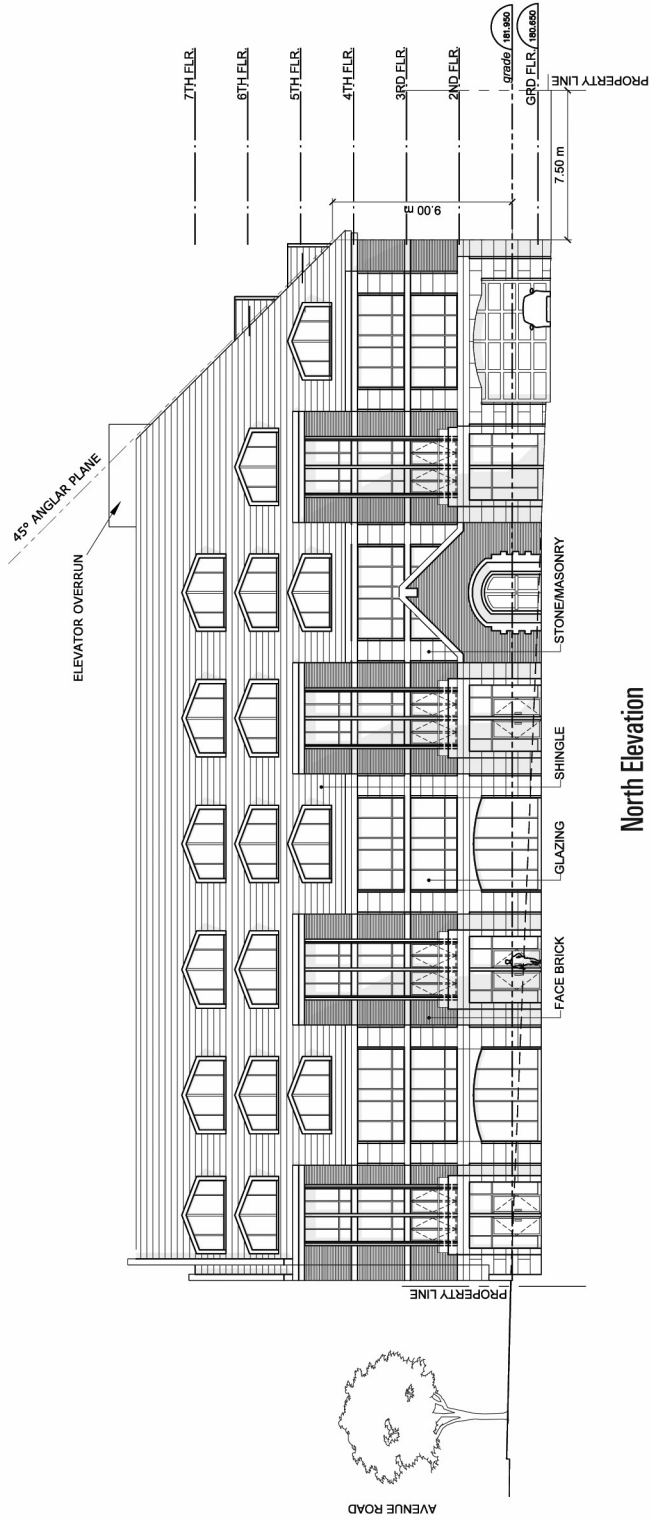
Ground Floor Plan

Applicant's Submitted Drawing

Not to Scale  
01/24/2008

File # 06\_191791

Attachment 2a: North Elevation



1066 Avenue Road

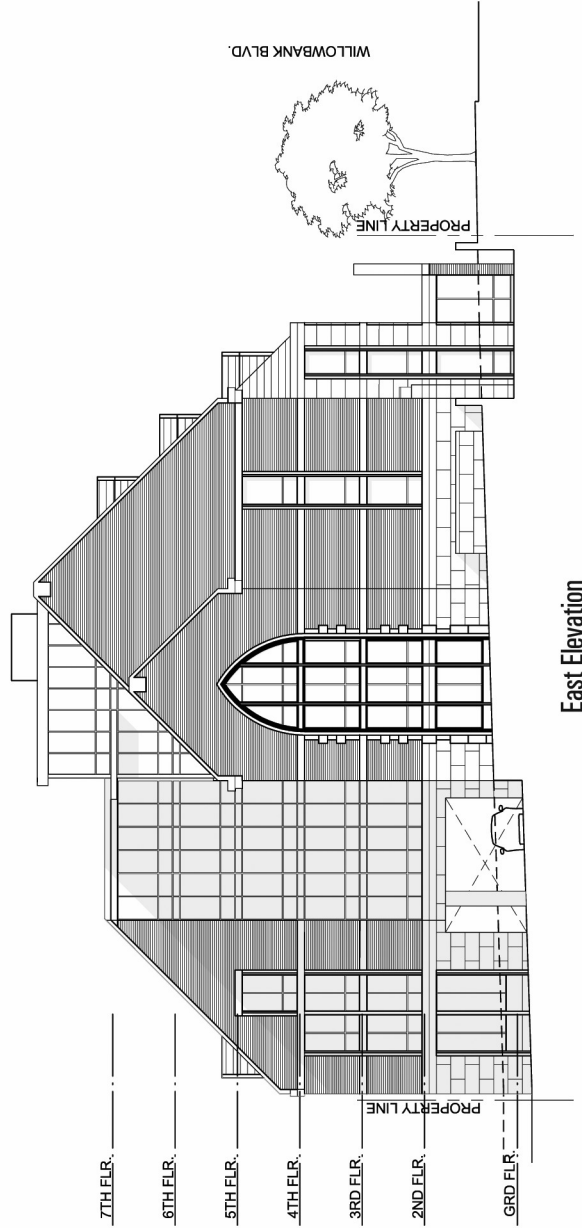
**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
01/24/2008

File # 06\_191791



**Attachment 2b: East Elevation**



**East Elevation**

**1066 Avenue Road**

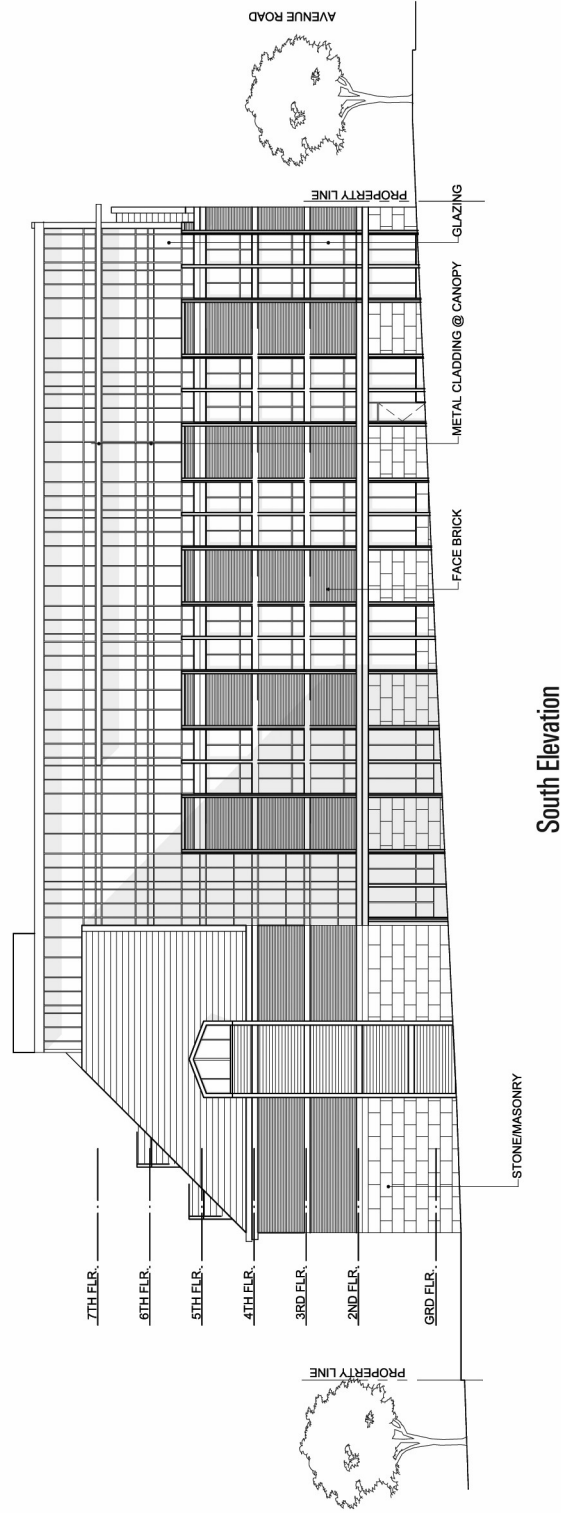
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
01/24/2008

File # 06\_191791

**Attachment 2c: South Elevation**



**South Elevation**

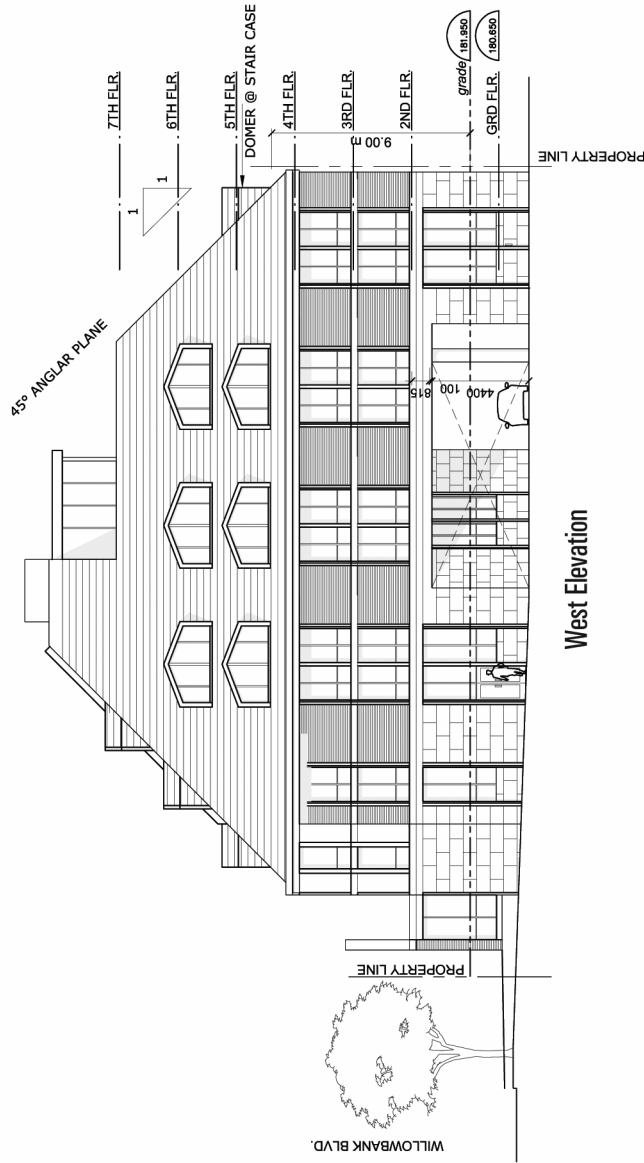
**1066 Avenue Road**

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 01/24/2008

File # 06\_191791

# Attachment 2d: West Elevation



1066 Avenue Road

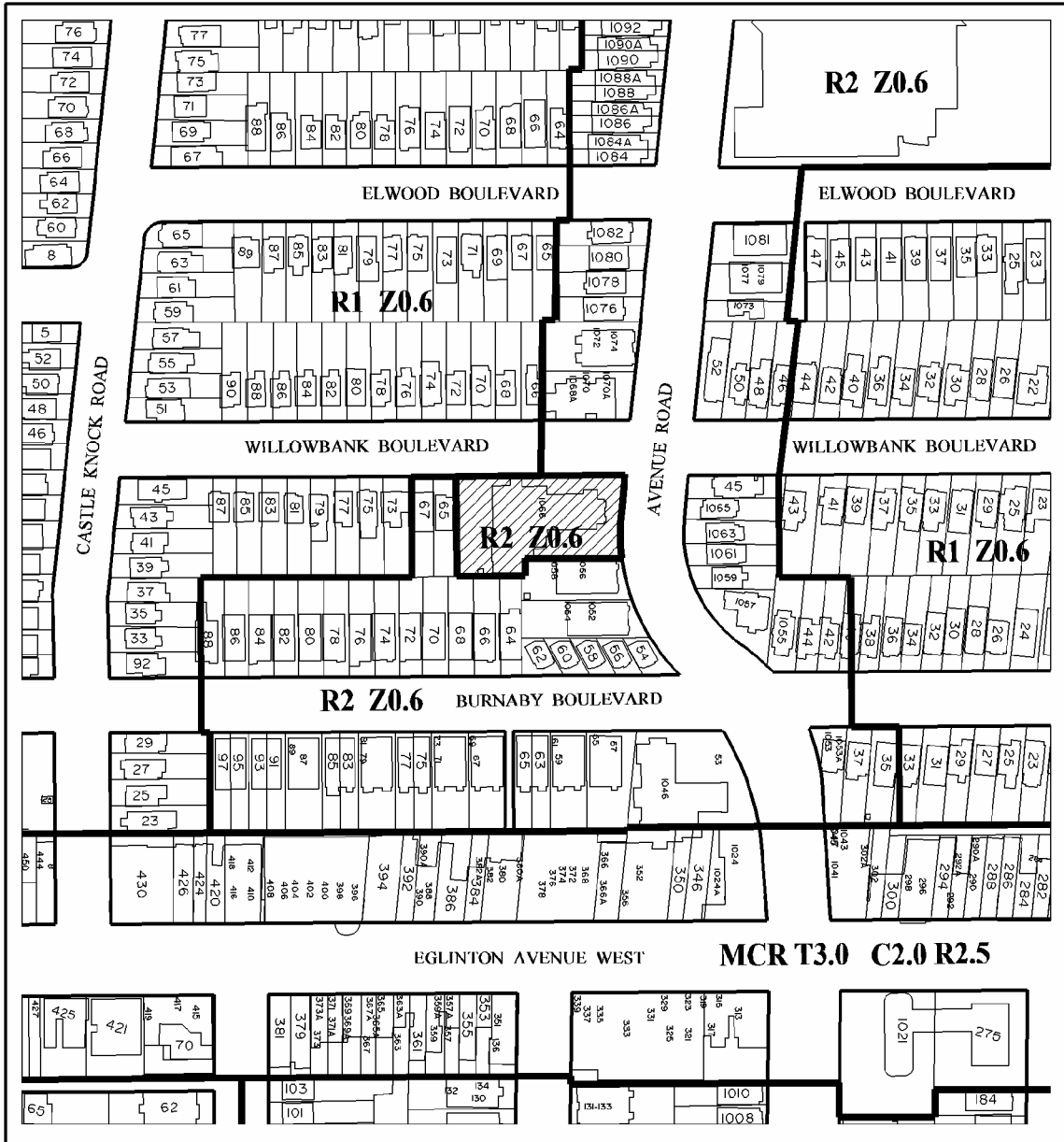
File # 06\_191791

Elevations

Applicant's Submitted Drawing

Not to Scale  
01/24/2008

# Attachment 3: Zoning



1066 Avenue Road  
File # 06\_191791

- R1 Residential District
- R2 Residential District
- MCR Mixed-Use District








Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/22/06

**Attachment 4: Official Plan**



**Toronto** City Planning  
**Official Plan**

**1066 Avenue Road**  
 File # 06\_191791

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



Not to Scale  
 November 2007

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 191791 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 16, 2006

Municipal Address: 1066 AVENUE RD, TORONTO ON M5N 2C6  
 Location Description: PL 423 PT BLK M \*\*GRID N1606  
 Project Description: Proposed 7 storey, 87 unit Seniors Apartment

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ALAN SLOBODSKY			FORAM AVENUE HOLDINGS INC

### PLANNING CONTROLS

Official Plan Designation: NEIGH	Site Specific Provision:
Zoning: R2 Z0.6	Historical Status:
Height Limit (m): 9	Site Plan Control Area: N

### PROJECT INFORMATION

Site Area (sq. m):	1995.4	Height:	Storeys:	7	
Frontage (m):	61.8		Metres:	20.0	
Depth (m):	36.6				
Total Ground Floor Area (sq. m):	930.0				<b>Total</b>
Total Residential GFA (sq. m):	4755.0		Parking Spaces:	17	
Total Non-Residential GFA (sq. m):	1240.0		Loading Docks	1	
Total GFA (sq. m):	5995.0				
Lot Coverage Ratio (%):	58.5				
Floor Space Index:	3.0				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Other		Above Grade	Below Grade
Tenure Type:	0	Residential GFA (sq. m):	5,995.0	1,660.0
Rooms:	14	Retail GFA (sq. m):	0	0
Bachelor:	71	Office GFA (sq. m):	0	0
1 Bedroom:	2	Industrial GFA (sq. m):	0	0
2 Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
3 + Bedroom:	87			
Total Units:				

**CONTACT: PLANNER NAME: Cathie Ferguson, Senior Planner**  
**TELEPHONE: (416) 395-7117**

## **Attachment 6: Draft Official Plan Amendment**

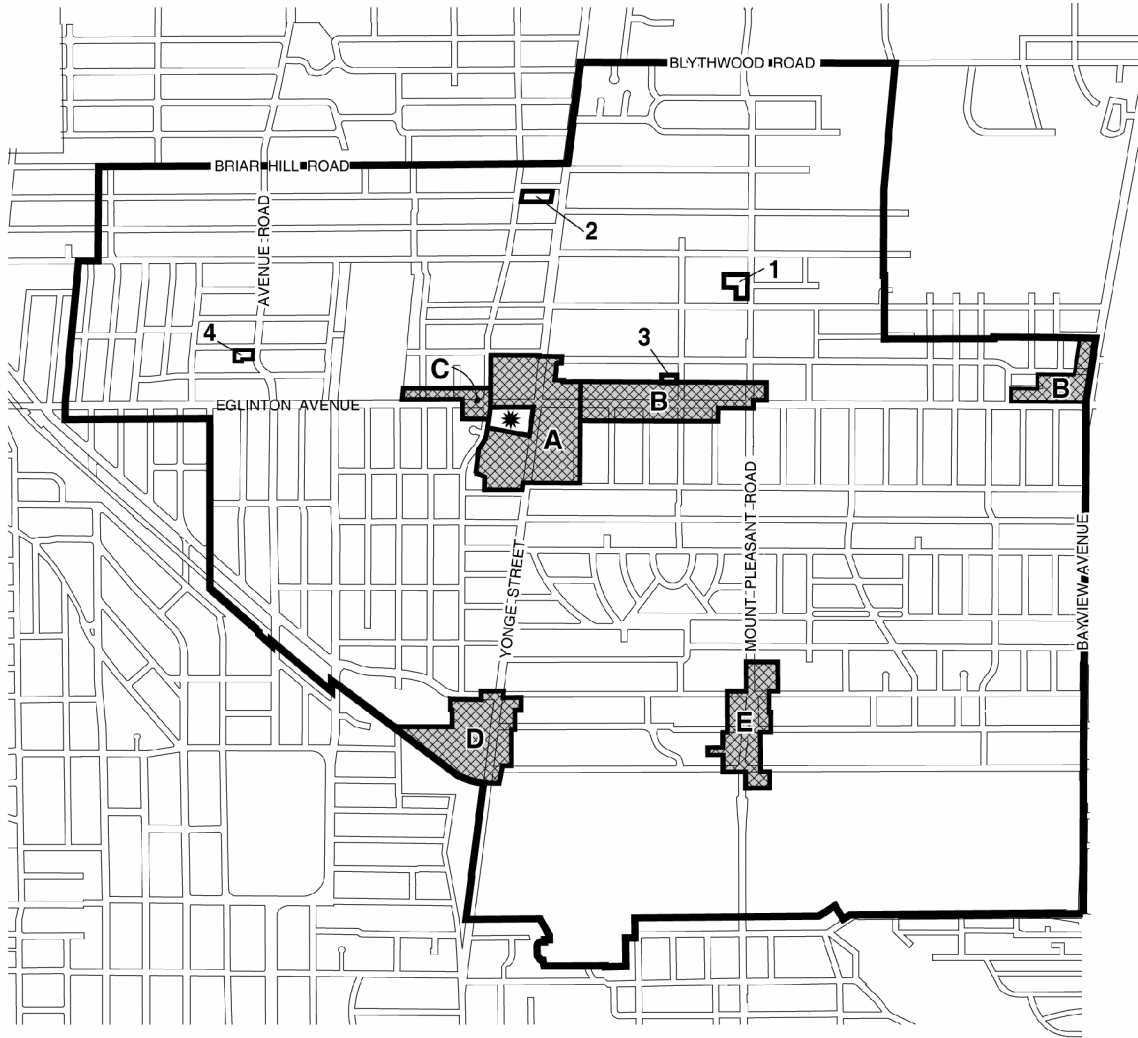
### **PROPOSED AMENDMENT No. 40 TO THE CITY OF TORONTO OFFICIAL PLAN**

The Official Plan of the City of Toronto is amended as follows:

1. Map 21-1, Land Use, of Chapter 6, Section 21 (Yonge-Eglinton Secondary Plan) is amended by adding the lands known municipally in 2008 as 1066 Avenue Road as Site and Area Specific Policy Area 4, as shown on the attached Schedule “A”.
2. Chapter 6, Section 21 (Yonge-Eglinton Secondary Plan) is amended by adding the following to Section 7 (Site and Area Specific Policies):

**‘4. 1066 Avenue Road**

On the lands shown as 4 on Map 21-1, an apartment building having a maximum height of 7 storeys and 20 metres is permitted.’







Not to Scale 



## Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Special Study Area
-  Site and Area Specific Policies

November 2007