



STAFF REPORT ACTION REQUIRED

Supplementary Report- To amend the Final Report for 57 and 59 Elm Grove Avenue

Date:	September 11, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	File Nos. 06 192138 STE 14 OZ & 07-223159 STE 14 OZ

SUMMARY

This report recommends technical amendments to the August 16, 2007 Final Report for 57 & 59 Elm Grove Avenue with respect to number of units, number of parking spaces and gross floor area. This report supersedes and replaces the September 7, 2007 Supplementary Report. As the August 16, 2007 report was adopted by Council at its meeting of September 27, 2007, this report amends the previous recommendations. The Bills to enact the By-law were held to finalize outstanding technical details. The attached Official Plan and Zoning By-law Amendments address these technical details.

RECOMMENDATIONS

The City Planning Division recommends that City Council adopt the Recommendations of the Final Report of the Director of Community Planning, Toronto and East York District, dated August 16, 2007, amended as follows:

- 1) Recommendation 4(ii) be replaced with the following:
 - (ii) Provide written confirmation from the owner to the Chief Planner and Executive Director, City Planning Division that 59 Elm Grove Avenue, containing a pair of semi-detached dwellings fronting on Elm Grove with a total of 2 dwelling units and 4 row houses to the rear, will be registered as one standard condominium corporation.
- 2) the Official Plan Amendment be replaced with Attachment 1 to this report:

3) the Zoning By-law Amendment be replaced with Attachment 2 to this report:

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The following Final Report, dated August 16, 2007, and Supplementary Report dated September 7, 2007 were submitted to the Toronto & East York Community Council at its meeting of September 10, 2007.

Final Report:

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5915.pdf>

Supplementary Report:

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-6618.pdf>

Both reports were then adopted by City Council on September 27, 2007. However, the Bills to enact the Official Plan and Zoning By-law amendments were held to finalize outstanding technical details.

ISSUE BACKGROUND

The applicant has met staff's concerns with the proposal regarding compliance with Development Infrastructure Performance Standards (DIPS), design of the site, and available Landscaped Open Space. The revised application reduces the overall number of units on the site from eleven to nine. Four, two-storey row houses at the rear of the property replace the six unit rowplex originally proposed. The number of parking spaces has also been reduced from eight spaces to six spaces which allows for an increased amount of Landscaped Open Space from 81.40 square metres to 121.83 square metres. These improvements have allowed for additional greening of the site, improved conditions for planting of additional trees, and enabled an appropriate garbage storage location. Staff are in support of the application, as the revisions to the proposal result in improvements to the overall condition of the site and are technical in nature.

The City Planning Division recommends that the recommendations in this report be adopted.

CONTACT

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SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENT

Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Zoning By-law Amendment

Attachment 1: Draft Official Plan Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands municipally known as,
57 & 59 Elm Grove Avenue**

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

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*;

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

1. The text and map annexed hereto as Attachment “A” are hereby adopted as amendments to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 284.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Draft Official Plan Amendment

ATTACHMENT “A”

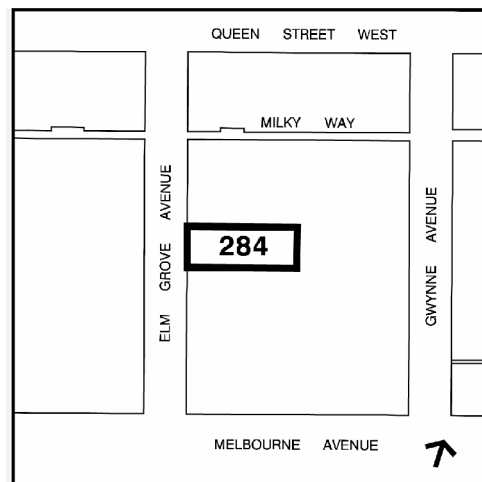
OFFICIAL PLAN AMENDMENT

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

- (a) Chapter 7, Site and Area Specific Policies is amended by adding the following Site and Area Specific Policy No. 284 for the lands known municipally in 2006 as 57 and 59 Elm Grove Avenue, as follows:

“284. 57 and 59 Elm Grove Avenue

For the purposes of the Official Plan and Zoning By-law requirements, the lands at 57 and 59 Elm Grove Avenue shall be considered one development. Within this development, 1 semi-detached building containing a total of 2 units fronting onto Elm Grove Avenue, 4 two-storey row houses containing a total of 4 units to the rear of the semi-detached dwellings and 1 existing converted house containing 3 dwelling units are permitted.



- (b) Map 29, Site and Area Specific Policies, is amended for the lands known municipally in 2006 as 57 and 59 Elm Grove Avenue on the map above as Site Specific Policy No. 284.

Attachment 2: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Report No. _____ Clause
No. ____ as adopted by City of Toronto Council on _____, 2007
Enacted by Council: _____, 2007

CITY OF TORONTO BY-LAW No. xxx-2007

To amend General Zoning By-law 438-86 of the former City of Toronto with respect to lands known municipally in the year 2006 as 57 and 59 Elm Grove Avenue.

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2006 as 57 and 59 Elm Grove Avenue;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment, and

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

1. None of the provisions of Section 4(2)(a), Section 4(4)(b), Section 4(4)(c)(i), Section 4(11)(b), Section 4(11)(c), Section 4(11)(d), Section 4(17), Section 6(3) Part I 1, Section 6(3) Part II 2(ii), Section 6(3) Part II 3(ii)(C)(I), Section 6(3) Part II 4, Section 6(3) Part II 5, Section 6(3) Part II 7, Section 6(3) Part II 8, Section 6(3) Part III 1(a), Section 6(3) Part III 3(a)(c), **and (d)**, Section 6(3) Part IV 4, and Section 6(3) Part VII 1.(ii), Section 6(3) Part IX 1 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 of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of a *converted house*, *row house* and *semi-detached dwellings*, on the lands known municipally in the year 2007 as 57 and 59 Elm Grove Avenue, provided:
2. For the purposes of this by-law, a *lot* shall contain a pair of semis, an existing *converted house* and a 4 *row houses*. The *lot* shall comprise the lands delineated by heavy lines on Map 1 attached to and forming part of this by-law.
3. For the purposes of this by-law, *row house* means one of a series of more than two attached buildings on one lot; and
 - (i) shall not comprise more than 4 *dwelling units*; and
 - (ii) each unit shall have an independent entrance at *grade* and a minimum unit width of 4.9 metres; and
 - (iii) each building is divided vertically and horizontally by a party wall.

4. For the purpose of this by-law, *semi-detached* means a pair of attached *duplexes* located on one lot.
5. No portion of any of the buildings on the *lot* shall extend beyond the lines delineating the building envelope on Map 2 attached to and forming part of this by-law.
6. The *height* of the buildings on the *lot* shall not exceed the maximum *height* permitted as indicated by the letter “H” as shown on Map 2 attached to and forming part of this by-law.
7. A maximum of 9 *dwelling units* shall be permitted on the *lot* of which no more than 2 units shall be *semi-detached dwellings*, no more than 3 units shall be contained in a *converted house* and no more than 4 units shall be *row houses*..
8. The maximum permitted *residential gross floor area* of all buildings and structures on the *lot* shall be 1094 square metres.
9. A minimum of 6 *residential parking spaces* shall be provided on the *lot*.
10. No door openings or windows shall be permitted on the north or south end walls of the *row house*. *Additionally, no door openings or windows shall be permitted on the north or south end walls* of the proposed pair of *semi-detached dwellings*..
11. Notwithstanding Section 5, the following projections are permitted:

Structure	Location of Projection	Maximum Permitted Projection	Other Applicable Qualifications
Projecting balconies	Required setback area from any <i>lot</i> line	0.45 metres	Attached to the east elevation of the <i>row house</i>
Fences and safety railings	Required setback area from any <i>lot</i> line	No restriction	Height of fence or safety railing not to exceed 2.0 metres
Repair, replacement or vertical extension of the existing foundation of a <i>residential building</i>	Required setback area from any <i>lot</i> line	No closer to the <i>lot</i> lines than the existing foundation	Height of existing foundation may be increased by up to 0.3 metres
Exterior insulation and facing material, including any supporting foundation for 57 Elm Grove Avenue	Required setback area from any <i>lot</i> line	0.16 metres	None
Eaves or cornices	Required setback	0.45 metres	None

	area from any <i>lot</i> line		
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12. The aggregate *landscape open space* area shall be no less than 15% of the *lot*.
13. All *parking spaces* shall have a minimum width of 2.6 metres and a minimum length of 5.9 metres.
14. The minimum driveway width shall be 5.7 metres.
15. Portions of the *row house* shall be contained within a 45 degree angular plane projected over the lot from the south row house wall, starting from a *height* of 5.0 metres above *grade* generally as shown on Diagrams 1 and 2 attached to the by-law.
16. For the purposes of this by-law all words, terms and phrases appearing in italics shall have the same meaning as they have for the purpose of the aforesaid By-law No. 438-86, as amended, except as herein provided.
17. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.

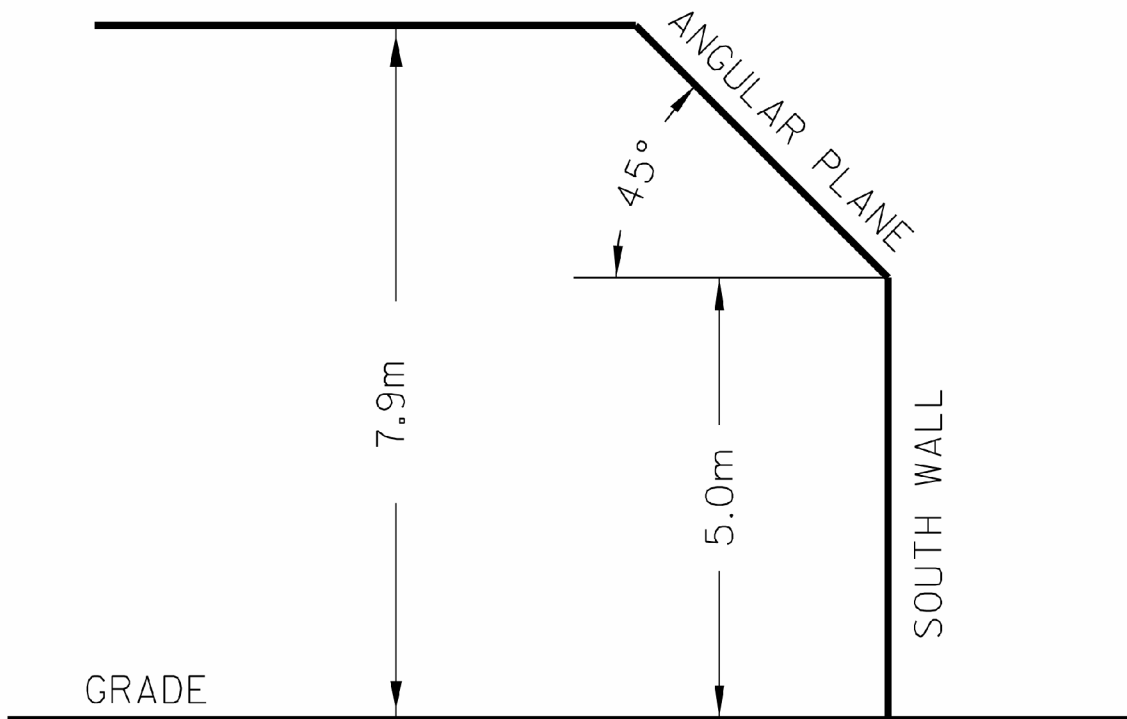
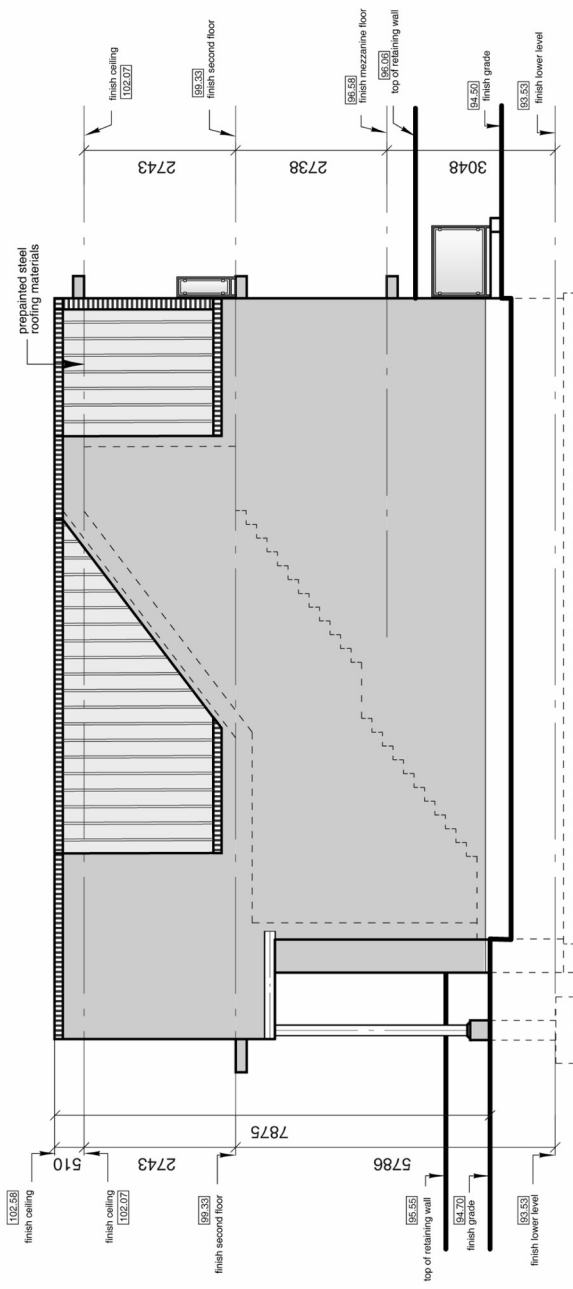


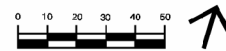
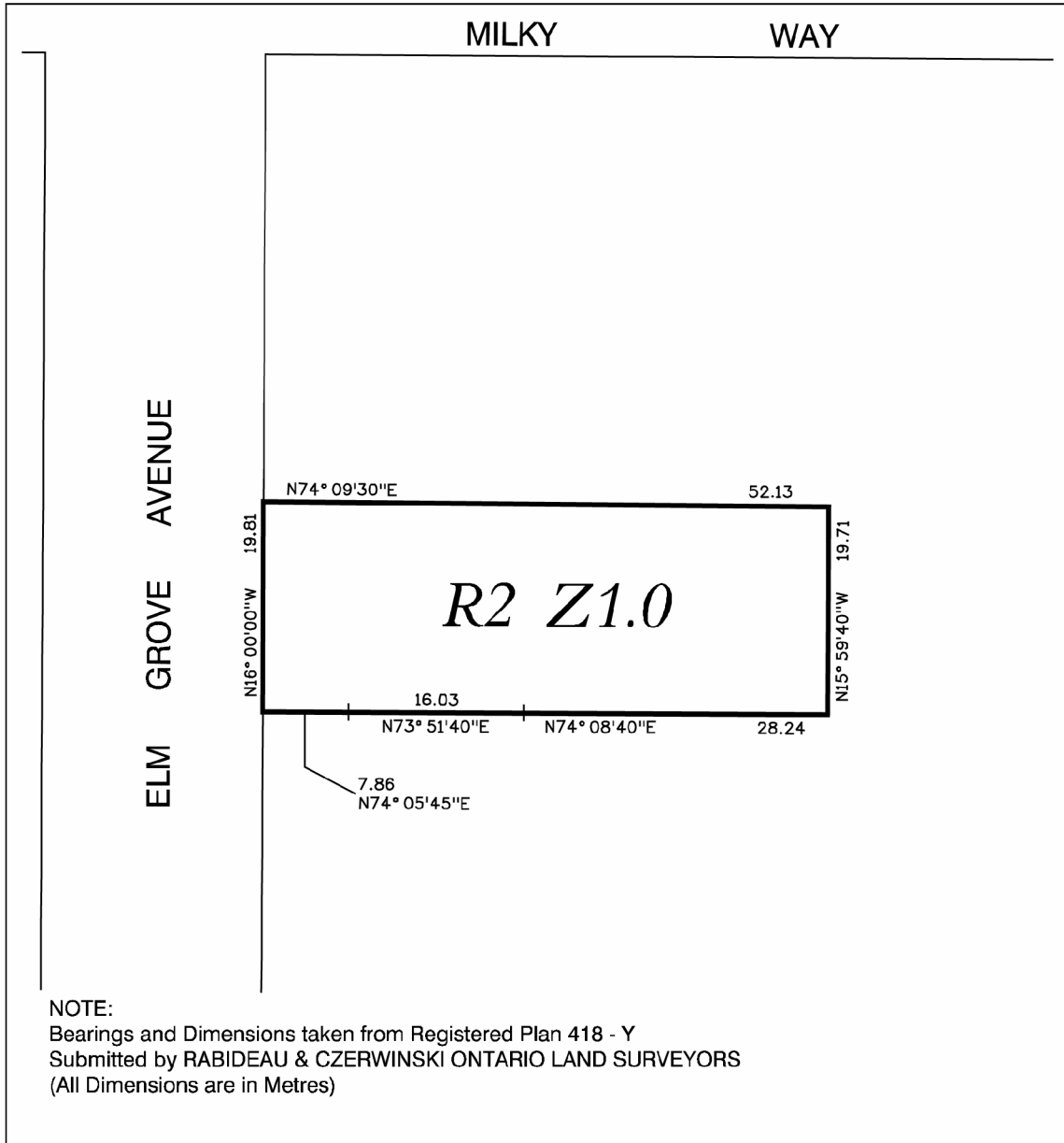
DIAGRAM 1

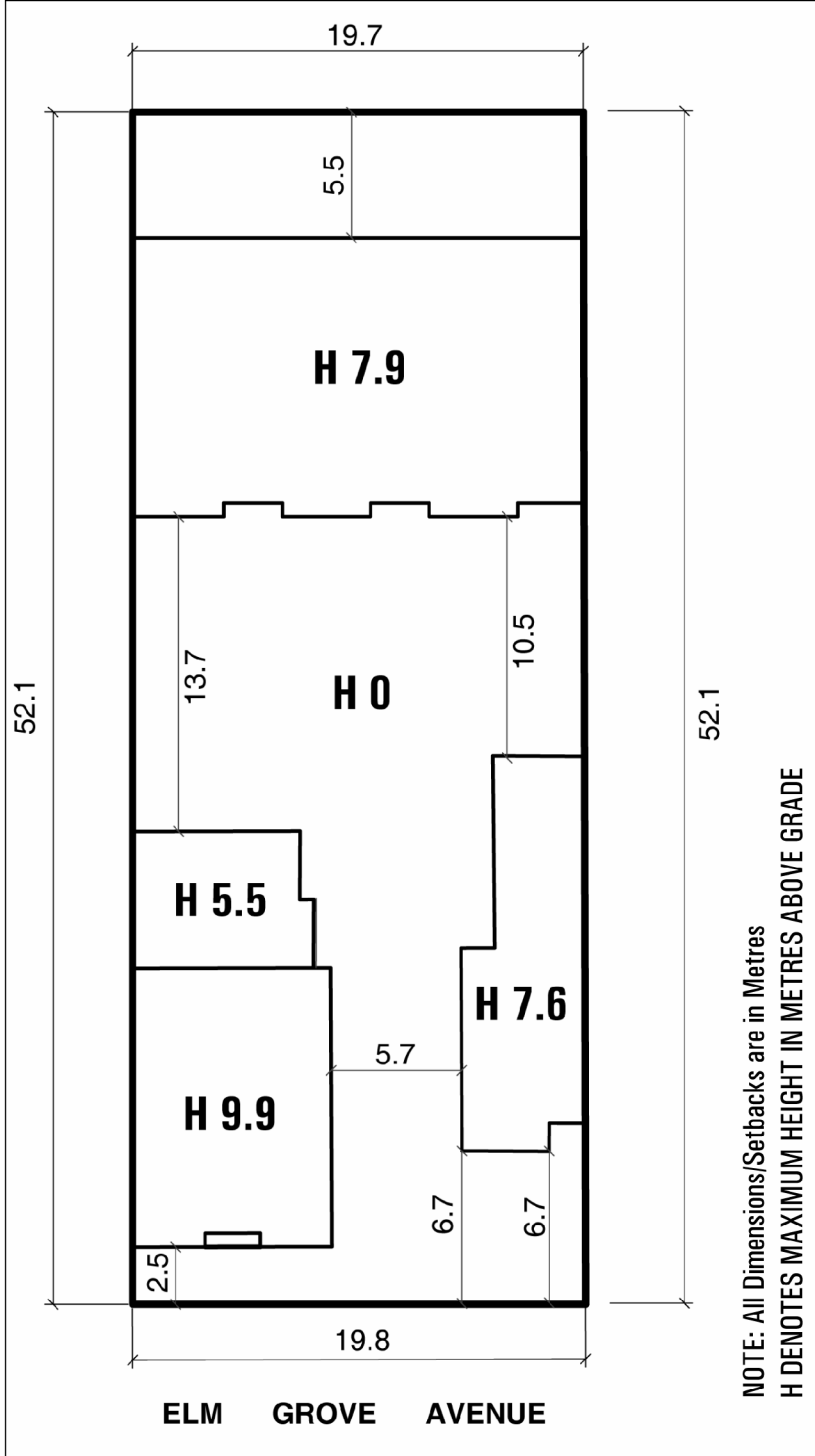
Angular Plane requirements shall apply generally to those areas shown with vertical stripes on Diagram 2.



SOUTH ELEVATION

DIAGRAM 2





NOTE: All Dimensions/Setbacks are in Metres
 H DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

