

## 259 Dovercourt Rd – Rezoning Application - Preliminary Report

<b>Date:</b>	March 5, 2009
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	08 166057 STE 19 OZ

### SUMMARY

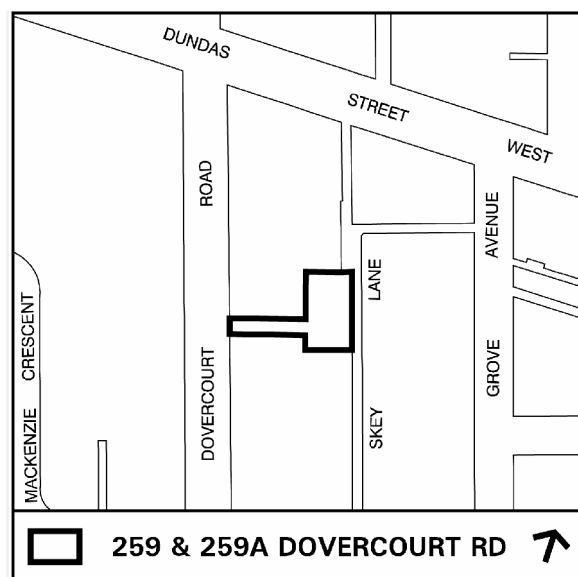
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to construct two new semi-detached dwellings and a new single detached dwelling, each being two storeys in height, at the rear of the property at 259 Dovercourt Road. The new “laneway houses” would front and have vehicular access off Skey Lane. The existing three storey semi-detached dwelling fronting Dovercourt Road would be maintained.

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 and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.



## **RECOMMENDATIONS**

---

### **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.

## **DECISION HISTORY**

In 2003 a rezoning application was submitted for the subject property to permit the construction of 5 new three storey townhouse units at the rear of the property. A preliminary report was heard by Community Council and a community consultation meeting was held, however, the proposal did not proceed further. Due to inactivity, the application was closed by City Planning in January 2008.

A minor variance application was submitted at the beginning of 2008 to the Committee of Adjustment to permit the construction of 3 new laneway dwelling units at the rear of the subject property. Variances were sought with respect to locating more than one residential building on a lot, each building not being assigned its own parcel of land, buildings not located on lots capable of being conveyed in compliance with the Planning Act, rear and side yard setbacks, building depth, and locating buildings to the rear of another building. City Planning staff and the local Councillor objected to the application on the basis that a proposal of this scope would be more appropriately handled as a rezoning application. The applicants subsequently withdrew their Minor Variance application and submitted their current rezoning application for the same proposal.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to construct two new semi-detached dwellings and a new single detached dwelling at the rear of the property at 259 Dovercourt Road. Each of the new “laneway houses” would front Skey Lane and be two storeys in height. The existing

three storey semi-detached dwelling fronting Dovercourt Road would be renovated. Private landscaped open space would be provided for each of the four residential units.

Pedestrian access to the laneway dwellings would be provided via a common pathway/mews connection having entry off Dovercourt Road and Skey Lane. Vehicular access would be from Skey Lane. Each of the new dwellings would have an integral, at grade garage fronting Skey Lane with an additional garage being provided for the residents of the existing semi-detached dwelling on Dovercourt Road.

A garbage storage room is planned to be located off the pedestrian pathway, between the two proposed residential buildings, towards the rear of the property.

### **Site and Surrounding Area**

The site, municipally referred to as 259 Dovercourt Road, is located on the east side of Dovercourt Road, just south of Dundas Street West. The irregular “T” shaped lot has an area of 725.5m<sup>2</sup>, with 6.1 metres of frontage on Dovercourt Road, a depth of 48.0 metres, and 30.5 metres abutting Skey Lane along the rear property line. The existing three storey semi-detached dwelling on site will be maintained.

Land uses surrounding the site are as follows:

- North: two and three storey semi-detached dwellings with two storey mixed use buildings further up along Dundas Street West
- South: two and three storey semi-detached dwellings, a three storey apartment building, and three laneway housing units further south along Skey Lane
- East: two and three storey semi-detached dwellings and row houses to the rear across Skey Lane
- West: two and three storey semi-detached dwellings and row houses

### **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 City of Toronto Official Plan designates the property as *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings.

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character any proposal shall have regard for

- 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 patterns of rear and side yard setbacks and landscaped open space;
- e) setbacks of buildings from the streets 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.

Further, infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) 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;
- c) front on to existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## Zoning

Under Former City of Toronto Zoning By-law 438-86 the subject site is zoned R4 Z1.0 (Attachment 6). The R4 zoning classification permits a wide range of residential uses up to a total density of 1.0 times the area of the lot. The maximum permitted height for the site is 10.0 metres.

## Site Plan Control

An application for Site Plan Approval has been submitted. Any approval should be obtained concurrently with the Rezoning application.

## **Toronto Green Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

## **Reasons for the Application**

The applicant has submitted a proposal that conflicts with multiple by-law standards, including:

- locating more than one residential building on a lot;
- each building not being assigned its own parcel of land;
- buildings not located on lots capable of being conveyed in compliance with the Planning Act;
- rear and side yard setbacks;
- building depth; and
- locating buildings to the rear of another building.

Given the scale and nature of the project and its potential impacts, a rezoning application was required so that the proposal can be evaluated thoroughly by all necessary City divisions and provide a suitable community consultation process.

An Official Plan Amendment application will be required if it is determined that the proposed development does not comply with the Development Criteria outlined in the Neighbourhoods section of the Official Plan.

## **COMMENTS**

### **Application Submission**

The applicant has provided a Planning Rationale Report, Toronto Green Development Standards checklist, Stormwater Management Report, Shadow Diagrams and Arborist Report in support of their application.

Additional studies and/or analysis may be identified through the evaluation of the application.

A Notification of Complete Application was issued on July 2, 2008.

### **Issues to be Resolved**

On a preliminary basis, issues to be resolved prior to the presentation of a Final Report include the following:

1. Site servicing, garbage and fire safety issues;
2. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent properties;

3. Vehicular and pedestrian access and circulation; and
4. Suitability of constructing residential buildings having a “house behind a house” relationship.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Jeff Markowiak, Planner  
Tel. No. 416-397-4647  
Fax No. 416-392-1330  
E-mail: jmarkow@toronto.ca

## **SIGNATURE**

---

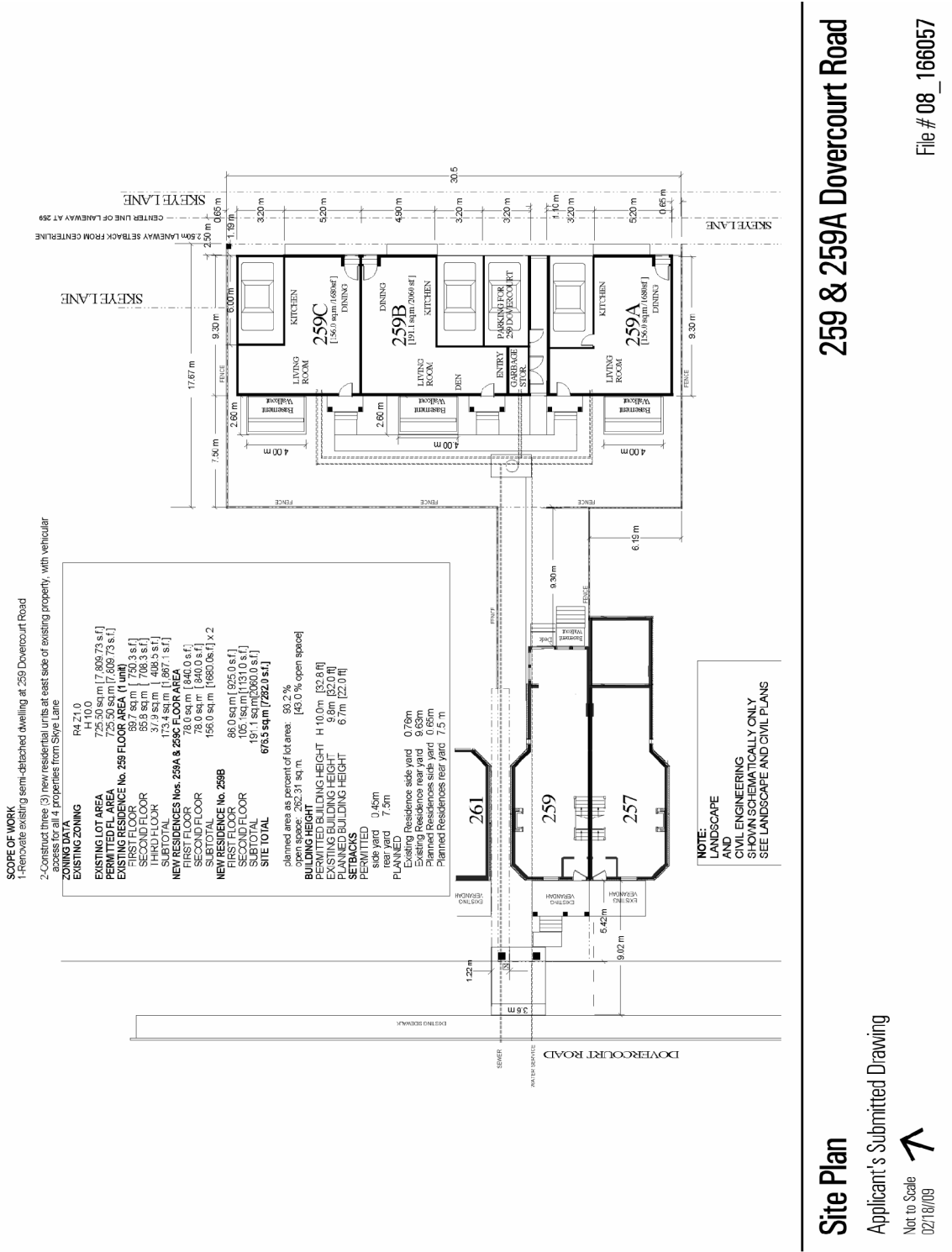
Raymond David, Director  
Community Planning, Toronto and East York District

(P:2009\ClusterB\pln\teycc\6867026056.doc) –cc

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: East Elevation  
Attachment 3: West Elevation  
Attachment 4: North and South Elevations  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

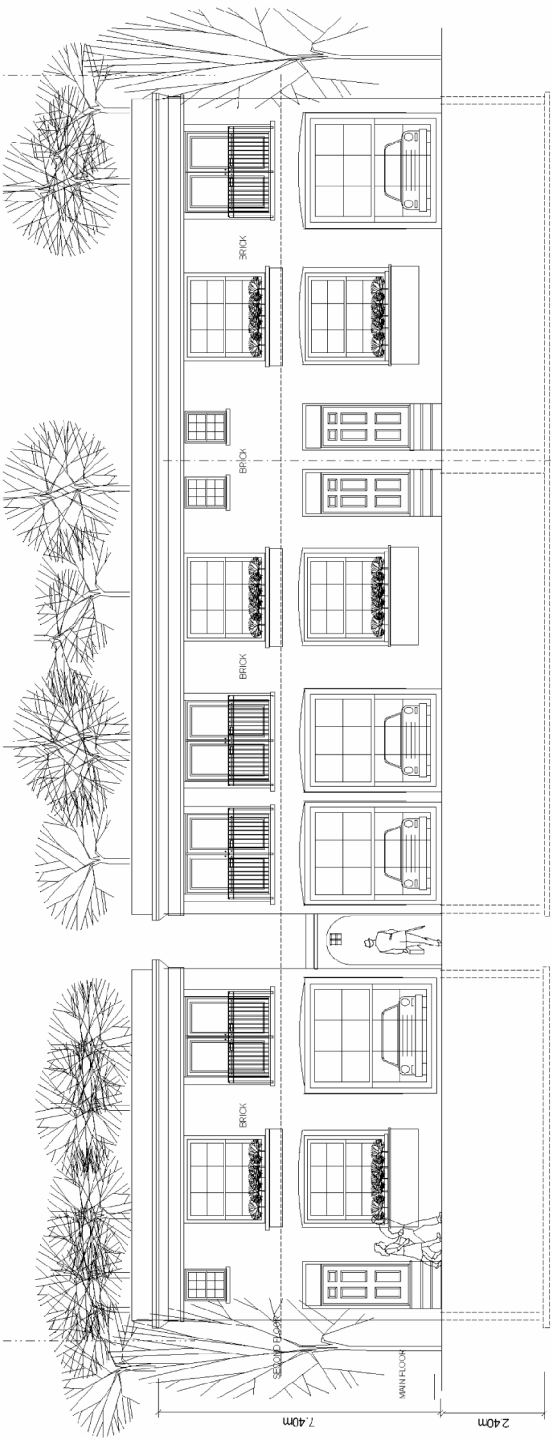
Applicant's Submitted Drawing

Not to Scale  
02/18/09

259 & 259A Dovercourt Road

File # 08\_166057

Attachment 2: East Elevation



East Elevation

Elevation

259 & 259A Dovercourt Road

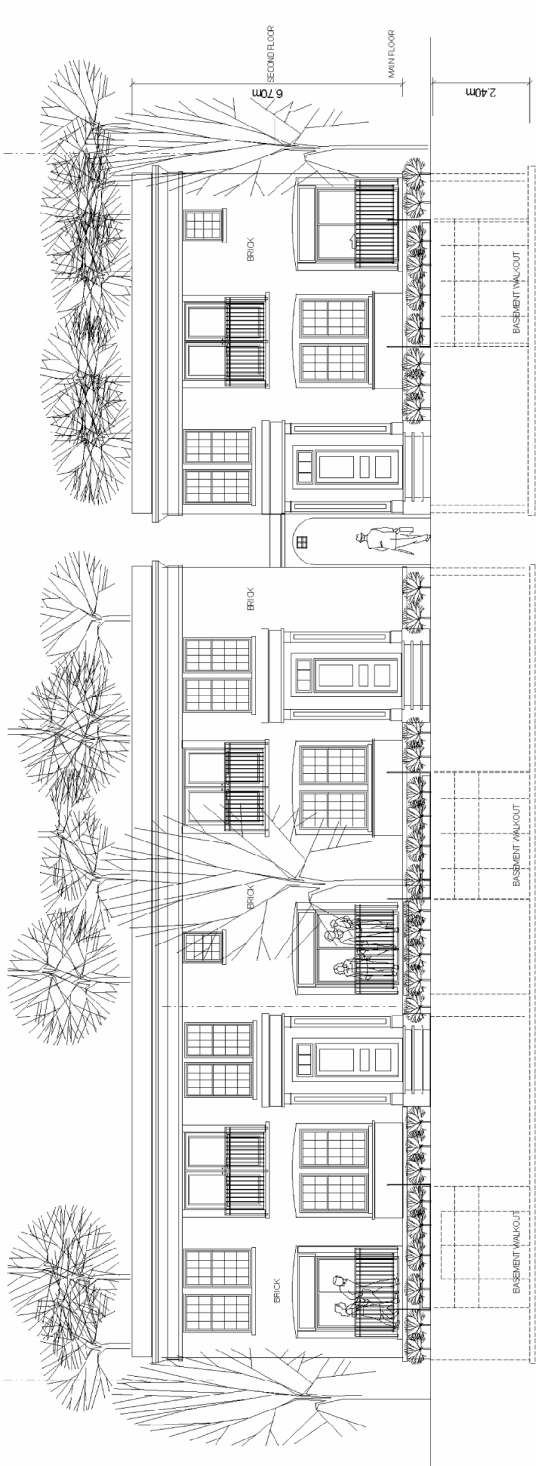
Applicant's Submitted Drawing

Not to Scale  
02/18/09

File # 08 166057



Attachment 3: West Elevation



West Elevation

Elevation

259 & 259A Dovercourt Road

Applicant's Submitted Drawing

Not to Scale  
02/18/09

File # 08\_166057

Architectural elevation drawing of the North and South elevations of a building. The drawing shows a two-story brick structure with a central entrance and a rear walkout from the basement. Dimensions are provided for various sections: 7.50m, 6.70m, 0.87m, 3.20m, 7.40m, 0.75m, 2.40m, and 6.70m. The drawing is labeled "NORTH ELEVATION (typical)" and "SOUTH ELEVATION (typical)".

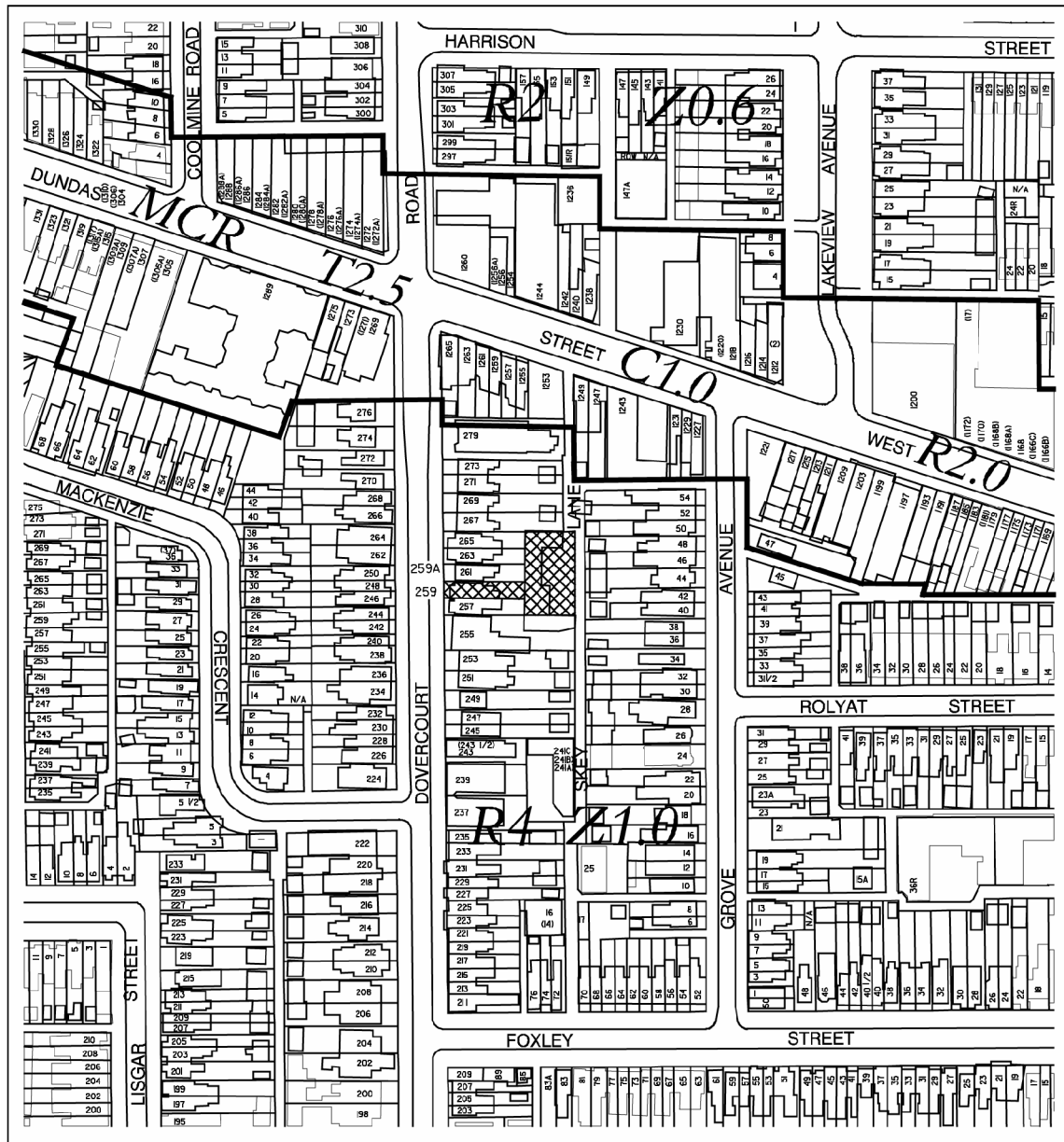
# 259 & 259A Dovercourt Road

Applicant's Submitted Drawing

Not to Scale  
02/18/09

File # 08\_166057

## Attachment 5: Zoning



**TORONTO** Urban  
Development Services  
**Zoning**

**259 & 259A Dovercourt Road**

File # 08\_166057

R2 Residential District  
R4 Residential District  
MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 02/18/09 - DR

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	08 166057 STE 19 OZ
Details	Rezoning, Standard	Application Date:	June 5, 2008
Municipal Address:		259 DOVERCOURT RD	
Location Description:		CON 1 FB PARK PT LT26 **GRID S1906	
Project Description:		Rezoning to permit the retention of an existing 2½ storey semi-detached dwelling and the construction at the rear adjacent to a public lane a rear lot development gaining access from Skey Lane consisting of a pair of two-storey semi-detached dwelling units and a two-storey detached dwelling. Total unit count of four dwellings on the development site.	
<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MARK HALL		MW Hall Corporation	2129139 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: R4 Z1.0	Historical Status: N
Height Limit (m): 10	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	725.5	Height:	Storeys:	2
Frontage (m):	6.1		Metres:	9.75
Depth (m):	0			
Total Ground Floor Area (sq. m):	311.7			<b>Total</b>
Total Residential GFA (sq. m):	676.5		Parking Spaces:	4
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	676.5			
Lot Coverage Ratio (%):	43			
Floor Space Index:	0.93			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	676.5	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:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	4			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jeff Markowiak, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 397-4647</b>