

707, 709, 711, 715 & 717 Dovercourt Road - OPA & Rezoning Applications - Preliminary Report

Date:	March 26, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	09 108744 STE 19 OZ

SUMMARY

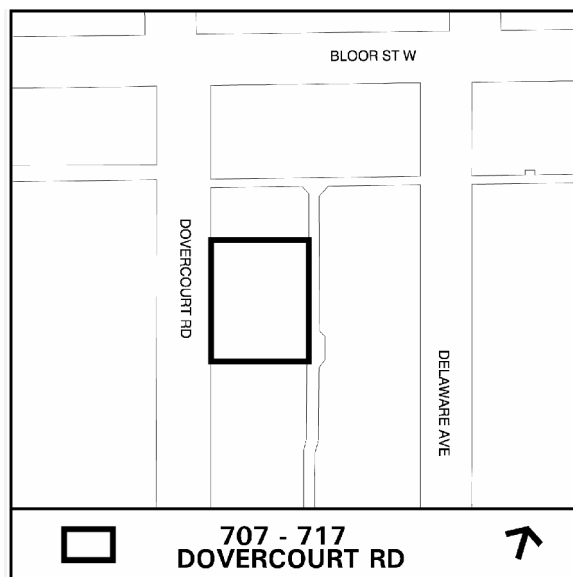
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redevelop the properties at 707-717 Dovercourt Road with an 8 storey condominium containing 83 residential units and two levels of underground parking.

This report provides preliminary information on the above-noted applications 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

There are no previous applications or decisions related to the subject property.

Pre-Application Consultation

A pre-application consultation meeting was held where City Staff informed the applicants that the Planning Department could not support a proposal to construct an 8 storey condominium on the subject lands given its designation as *Neighbourhoods* in the Official Plan, the character of the area and the potential impacts on the adjacent residential properties. Complete application submission requirements were also discussed.

ISSUE BACKGROUND

Proposal

The application proposes to construct an 8 storey condominium at 707-717 Dovercourt Road. The building would be 22.4 metres in height, having a 6 storey base element set back 2 metres from the front property line with the seventh and eighth floors being set back an additional 4 metres. An approximate 10 metre setback from the rear property line is also provided to accommodate landscaped outdoor amenity space for condo residents. The ground floor would contain dwelling units with verandas that are oriented to have direct pedestrian access from the street and rear laneway. The main residential lobby for the building would be located at the southwest corner of the building off Dovercourt Road.

A total of 83 residential units are proposed with a breakdown being 69 (83%) one bedroom units and 14 (17%) two bedroom units. The total gross floor area for the project is 6,782m², which represents a density of 3.54 times the area of the lot.

Vehicular access to the two storey underground garage is located at the northeast corner of the building off the rear laneway; access to the laneway is provided from existing connections off Dovercourt Road and Delaware Avenue to the north of the site. A total of 58 parking spaces would be provided, 5 of which are to be visitor spaces. Site servicing, garbage pick-up and loading would also occur off the rear laneway, with access to the loading area provided via a 'mews' connection from Dovercourt Road along the south side of the building.

For further statistical information, refer to the Application Data Sheet found at Attachment 8 of this report.

Site and Surrounding Area

The development site, which is comprised of properties municipally referred to as 707, 709, 711, 715 and 717 Dovercourt Road, is located on the east side of Dovercourt Road just south of Bloor Street West. The rectangular shaped site has an area of 1,918 square metres with 47.6 metres of frontage on Dovercourt Road and a depth of 40.3 metres.

The subject lands currently contain a 3 storey semi-detached dwelling, 3 storey single detached dwelling and three 3 storey buildings formerly owned and operated by Cardinal Funeral Homes; all would be demolished.

Land uses surrounding the site are as follows:

- North: 2 and 3 storey semi-detached dwellings, 2 storey mixed use buildings with 2 to 3 storey mixed use buildings further north along Bloor Street West
- South: a former church converted into a 3 storey condominium with a mix of 2 to 3 storey single and semi-detached dwellings further south
- East: a mix of 2 to 3 storey single and semi-detached dwellings
- West: two 19 storey apartment buildings, a 15 storey apartment building and a former church converted into a 2 storey condominium

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* (Attachment 6), which are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4-stories.

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, policy 4.1.5 of the Plan states that 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, proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

To ensure that 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

Zoning

Under Former City of Toronto Zoning By-law 438-86 the subject site is zoned R2 Z0.6 (Attachment 7). The R2 zoning classification permits a wide range of residential uses up to a total density of 0.6 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.

Other By-law

A Rental Housing Demolition and Conversion Application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) is required to permit the demolition of the four residential dwellings at 707, 707, 711 and 717 Dovercourt Road. A Declaration of Use and Screening Form was submitted by the applicant identifying only 5 rental units on site, however a site visit conducted by the City's Community Housing Policy Department revealed that the single and semi-detached dwellings on the lands actually contain a total of 7 rental units. An application for Rental Housing Demolition and Conversion, and the required supporting documents, is required for the city to issue a Notification of Complete Application.

Reasons for the Application

An amendment to the Official Plan is required as the proposal does not comply with the policies of the Official Plan including the *Neighbourhoods* policies. The applicants are proposing to change the designation of the lands from *Neighbourhoods* to *Apartment Neighbourhoods*.

An amendment to the Zoning By-law is required to permit the scale and density of the building requested for this site.

COMMENTS

Application Submission

The applicant has provided a Planning Rationale Report, Urban Design Rationale Report, Site Access Assessment Report, Stage 1 Archaeological Resource Assessment Report, Toronto Green Development Standards checklist, Declaration of Use and Screening Form, 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 Incomplete Application issued on March 12, 2009 identified that a complete and satisfactory Housing Issues Report and complete Section 111 Rental Housing Demolition and Conversion Application is outstanding and required for a complete application submission.

Section 37 Agreement

Should staff recommend support for an increase in height and density, a Section 37 Agreement will be negotiated during the review of the application.

Issues to be Resolved

The project submitted by the applicants does not comply with Official Plan Policies and is considered by Planning Staff to represent an over development of the property.

The property's designation as *Neighbourhoods* in the Official Plan identifies that future development should be in the form of lower scale buildings such as detached or semi-detached houses, townhouses or walk-up apartments that are no higher than 4-storeys. The *Neighbourhoods* designation is intended to protect and reinforce the existing physical character of the area and has not been identified as an area for growth – any development must be sensitive, gradual, and generally “fit” the existing physical character. The proposed 8 storey condominium does not satisfy any of these policies and is not appropriate for this site.

As such, Planning Staff can not support the application as currently proposed. However, Staff will endeavour to work with the applicants towards designing a project that will be consistent with Official Plan policies, be sensitive to the existing physical character of the area and result in minimal impact on the adjacent neighbourhood.

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

1. The appropriateness of the proposed density and height of the development in the context of the Official Plan policies and objectives;
2. The appropriateness of the proposed density and height of the development in relationship to the adjacent neighbourhood;
3. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with adjacent properties;
4. Site servicing, loading and garbage pick-up;
5. Vehicular and pedestrian access and circulation;

6. The provision of vehicle and bicycle parking for both visitors and condominium unit owners; and
7. Replacement or relocation of the 7 rental units on site should it be required through the Section 111 Rental Housing Demolition and Conversion Application review process.

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

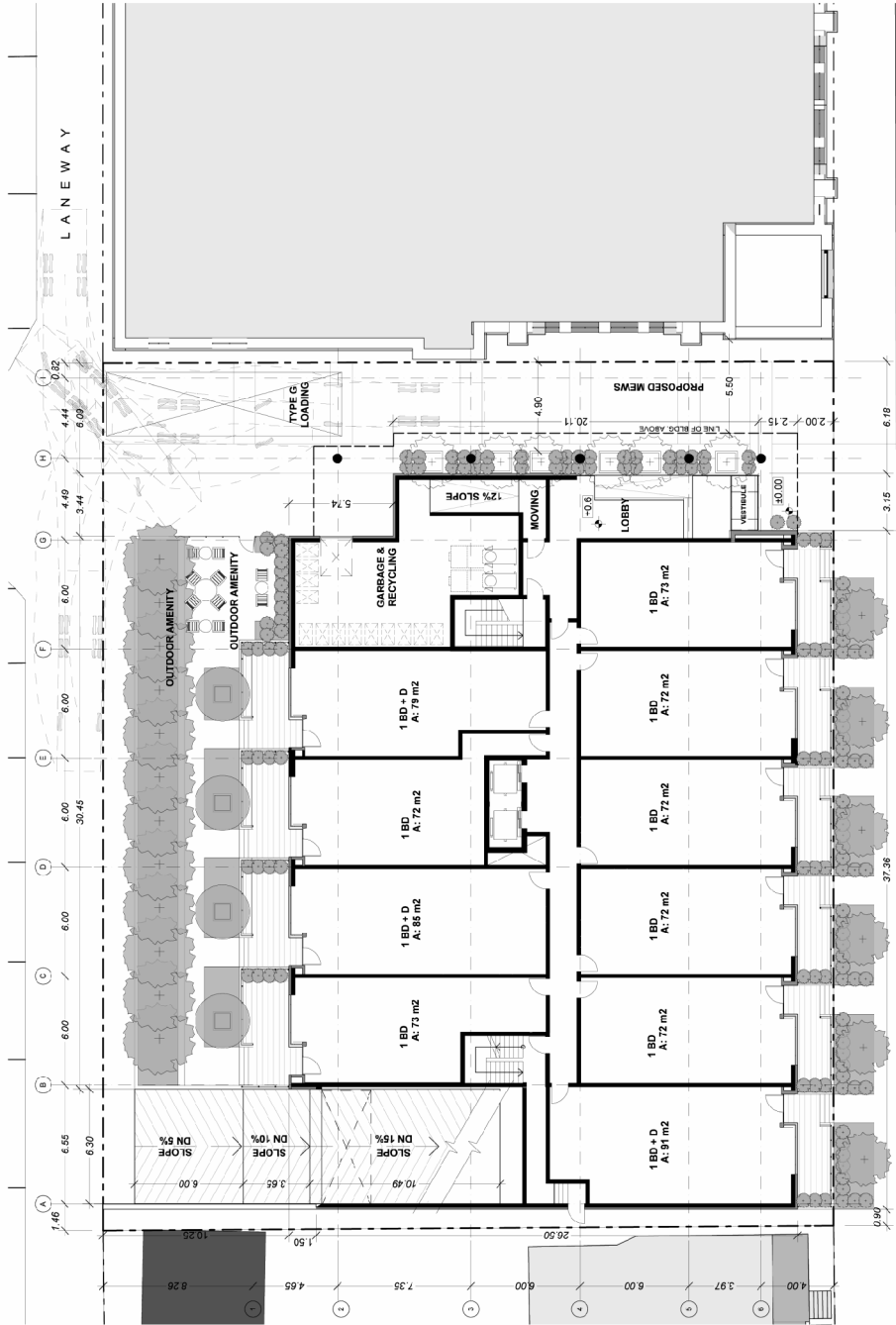
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West (Front) Elevation
Attachment 3: East (Rear) Elevation
Attachment 4: North Elevation
Attachment 5: South Elevation
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



707 - 717 Dovercourt Road

File # 09_108744

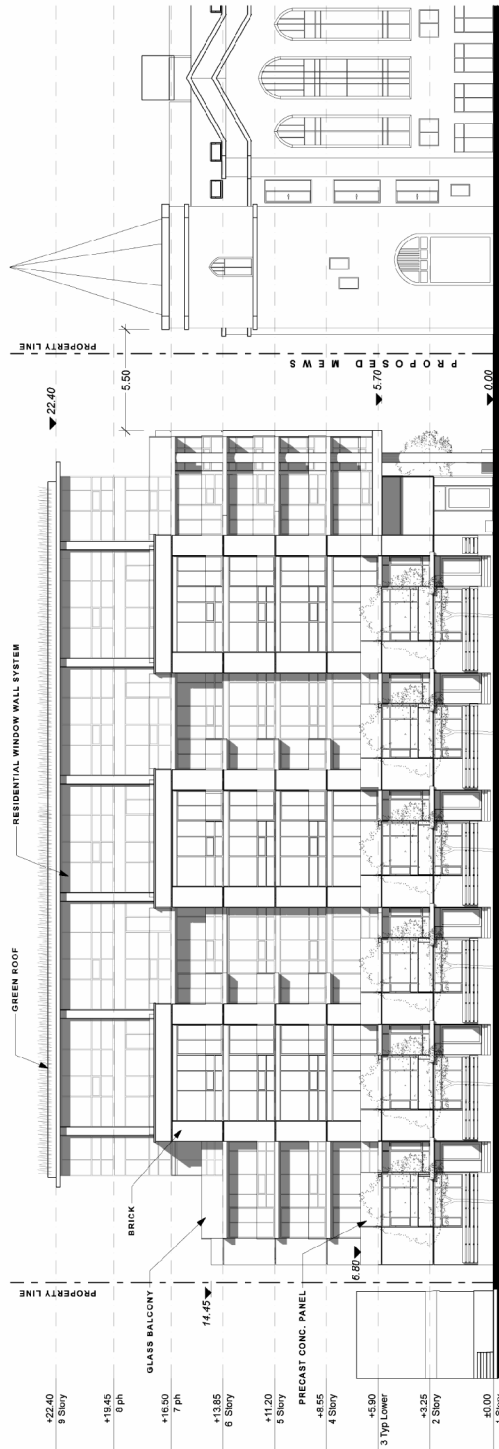
Site Plan

Applicant's Submitted Drawing

Not to Scale
03/16/09



Attachment 2: West (Front) Elevation



West Elevation

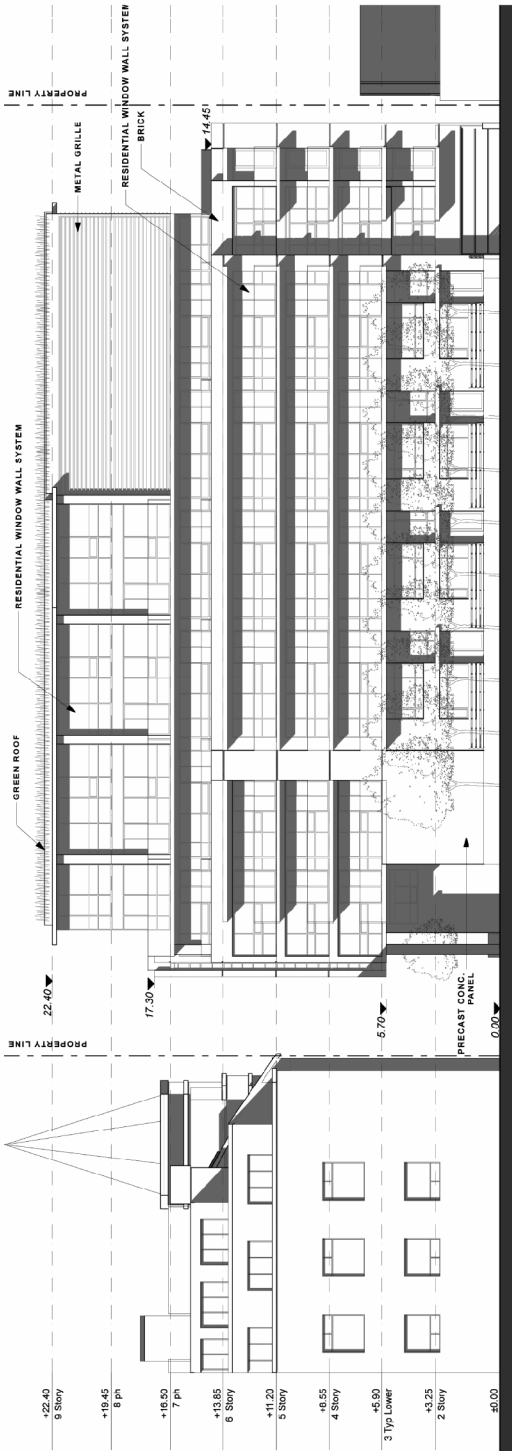
707 - 717 Dovercourt Road

Elevation
Applicant's Submitted Drawing

File # 09_108744

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03/16/09

Attachment 3: East (Rear) Elevation



East Elevation

Elevation

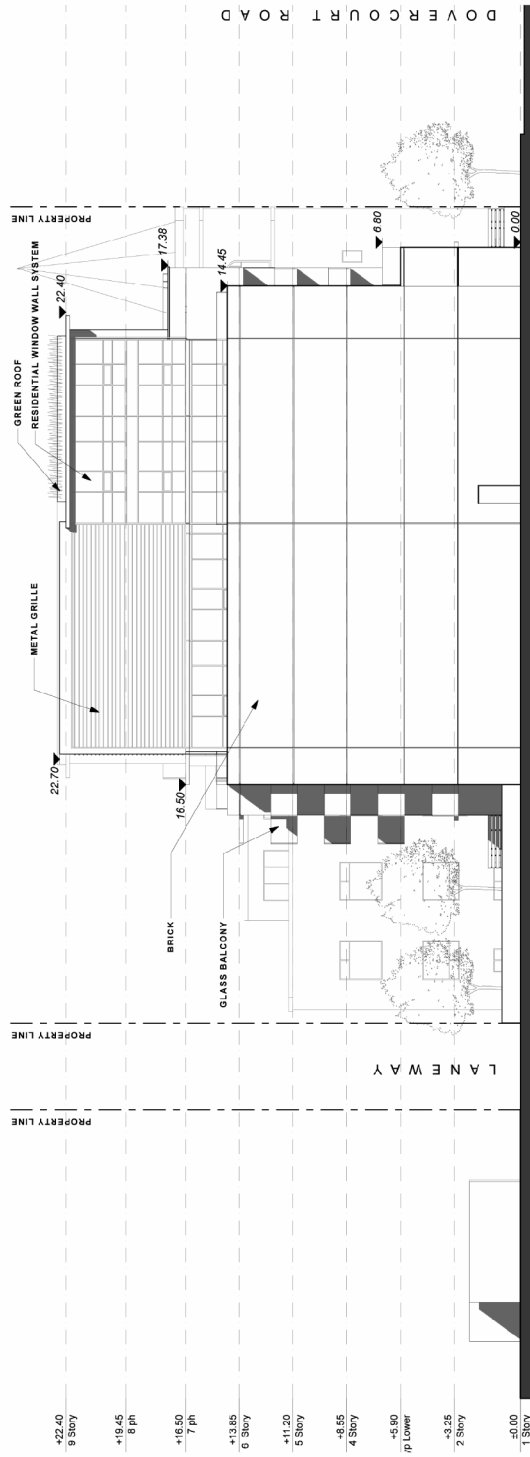
Applicant's Submitted Drawing

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707 - 717 Dovercourt Road

File # 09_108744

Attachment 4: North Elevation



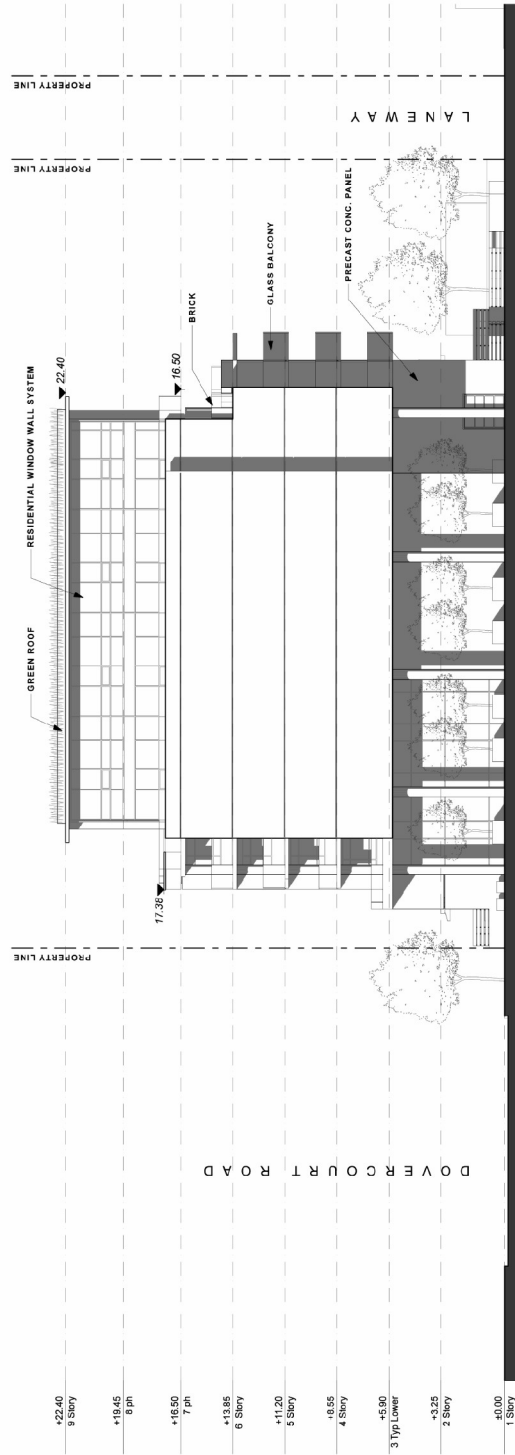
North Elevation

707 - 717 Dovercourt Road

Elevation
Applicant's Submitted Drawing

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File # 09_108744

Attachment 5: South Elevation



South Elevation

Elevation

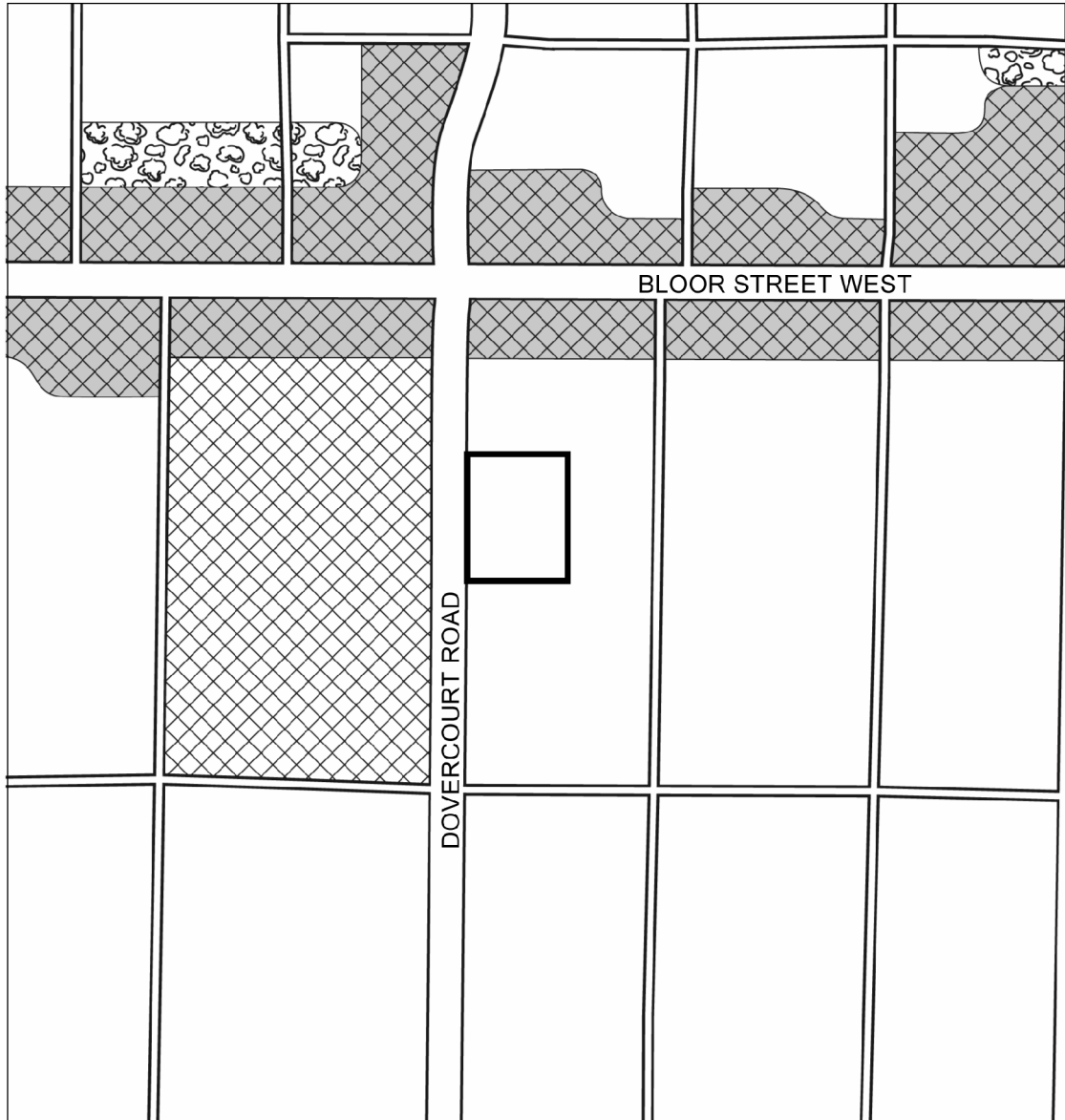
707 - 717 Dovercourt Road

Applicant's Submitted Drawing

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File # 09_108744

Attachment 6: Official Plan



TORONTO City Planning
Official Plan

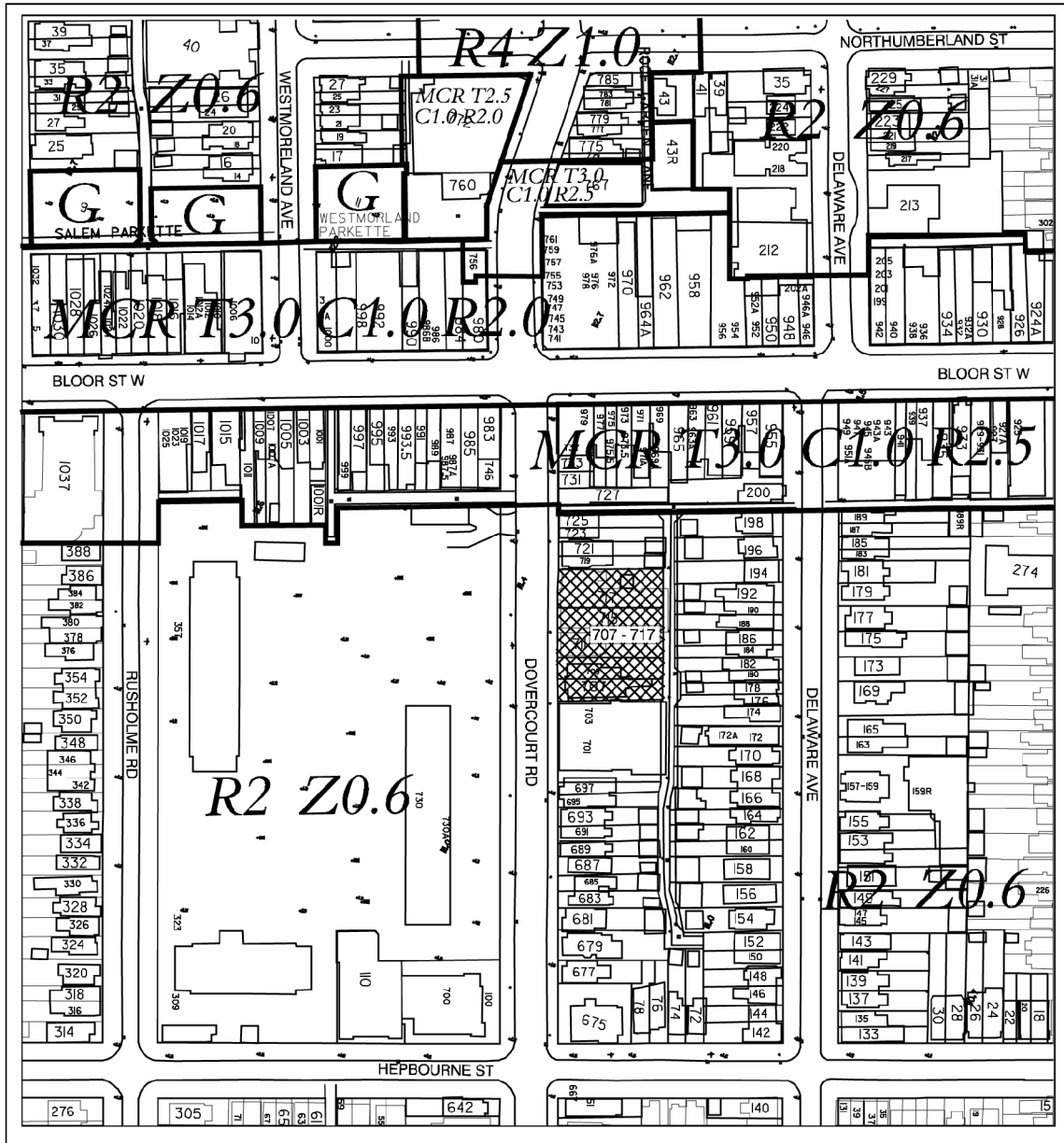
707 - 717 Dovercourt Road

File # 09_108744

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|---|--------------------------|---|--------------------------|
|  | Site Location |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Parks |
|  | Apartment Neighbourhoods | | |
|  | Mixed Use Areas | | |


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Attachment 7: Zoning



707 - 717 Dovercourt Road

File # 09_108744

- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District
- G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/17/09 - DR

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 108744 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 11, 2009

Municipal Address: 707 DOVERCOURT RD
 Location Description: PL 329 BLK T PT LT16 **GRID S1902
 Project Description: OPA and Rezoning for construction of new 8 storey residential building containing 83 dwelling units with 2 levels below grade parking with 58 parking spaces (5 visitors) 6782m². Development includes 49 1 bedroom, 20 1 bedroom + Den, 14 2 bedroom

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS	KIM KOVAR	TACT DESIGN INC. PRISHRAM JAIN	PAUL TAE

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1918	Height:	Storeys:	8
Frontage (m):	47.59		Metres:	19.45
Depth (m):	40.25			
Total Ground Floor Area (sq. m):	1084			Total
Total Residential GFA (sq. m):	6782		Parking Spaces:	58
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	6782			
Lot Coverage Ratio (%):	56.5			
Floor Space Index:	3.54			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	6782
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	69	Office GFA (sq. m):	0
2 Bedroom:	14	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	83		

CONTACT: PLANNER NAME: Jeff Markowiak, Planner
TELEPHONE: (416) 397-4647