

## 314 Roncesvalles Avenue - Rezoning Application - Preliminary Report

<b>Date:</b>	May 25, 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 14 – Parkdale-High Park
<b>Reference Number:</b>	09 118194 STE 14 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 permit music instruction (non-amplified, non electronic) within the existing house-form building located at 314 Roncesvalles Avenue.

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.

### 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**

### **Pre-Application Consultation**

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is to permit music instruction (non-amplified, non-electronic) within the existing residential building. According to the submitted floor plans, there will be a total of nine rehearsal studios on the first, second, and third floors. Two parking spaces will be provided in the rear yard with access from Roncesvalles Avenue. There will be no physical changes to the existing building.

### **Site and Surrounding Area**

The site is regular in shape with a 9.1 metre frontage onto Constance Street, a depth of 30.4 metres, and area of 278.71 square metres. The side yard of the property fronts onto Roncesvalles Avenue. The existing 2.5 storey brick dwelling is to be maintained.

The site is surrounded by the following uses:

North: An apartment building fronting onto Roncesvalles Avenue.

South: Single and semi-detached dwellings fronting onto Constance Street.

East: Ground level retail and upper level apartments fronting onto the east side of Roncesvalles Avenue.

West: Single and semi-detached dwellings fronting onto Constance Street.

### **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 Official Plan for the City of Toronto designates the subject site *Neighbourhoods* and is located on an *Avenue*, as shown on Map 2 of the Official Plan's Urban Structure map.

## **Neighbourhoods**

The subject lands are designated *Neighbourhoods* within the Toronto Official plan on Map 18 – Land Use Plan. These neighbourhoods are considered stable areas made up of a variety of lower-scale dwelling types. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:

- serve the needs of area residents and potentially reduce local automobile trips;
- have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- have a physical form that is compatible with and integrated into the neighbourhood.

## **Avenues**

*Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities. A framework for change will be tailored for each of the *Avenues* through a local *Avenue* Study. The growth and redevelopment of the *Avenues* should be supported by high quality transit services, urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each *Avenue* will be established through an *Avenue* Study, resulting in appropriate zoning and design guidelines created in consultation with the local community.

An *Avenue* Study has not been completed for Roncesvalles Avenue. The Official Plan policy requirement for an applicant to undertake an *Avenue* segment review applies only in situations where the land use designation of the development site is *Mixed Use Areas*, which is not the case with the subject application.

### **Zoning**

Under the Former City of Toronto Zoning By-law 438-86, the subject lands are zoned R2 Z0.6 (Attachment 2). 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. Music instruction as a primary use is not permitted under the Zoning By-law.

### **Site Plan Control**

The proposal does not require site plan approval.

### **Reasons for the Application**

The proposed music instruction school is not permitted under the Zoning By-law and as such, requires a zoning amendment.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning Rational, Boundary Survey, Site Plan, Floor Plans, Elevations, and draft Zoning By-law.

A Notification of Complete Application was issued on April 16, 2009.

### **Issues to be Resolved**

#### **Introduction of Non-Residential Uses on Roncesvalles Avenue**

The west side of Roncesvalles Avenue generally consists of residential uses whereas the east side is a vibrant retail strip. The separation of these two uses has existed for some time and contributes to the character of the neighbourhood. Staff is concerned that the introduction of retail/commercial uses on the west side without further review may be detrimental to the neighbourhood.

#### **Compatibility with the Adjacent Residential Uses**

The subject property is adjacent to existing residential uses west and north of the property. Since the music school will generate noise that may impact adjacent properties, staff will review the operation of the school to determine whether disturbances to neighbouring properties can be managed.

#### **Parking, Servicing and Loading**

Two parking spaces are proposed on the north end of the property accessed from Roncesvalles Avenue. Planning, Toronto Building and Technical Services staff will review the access, servicing, loading and parking layouts proposed.

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

## **CONTACT**

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## **SIGNATURE**

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

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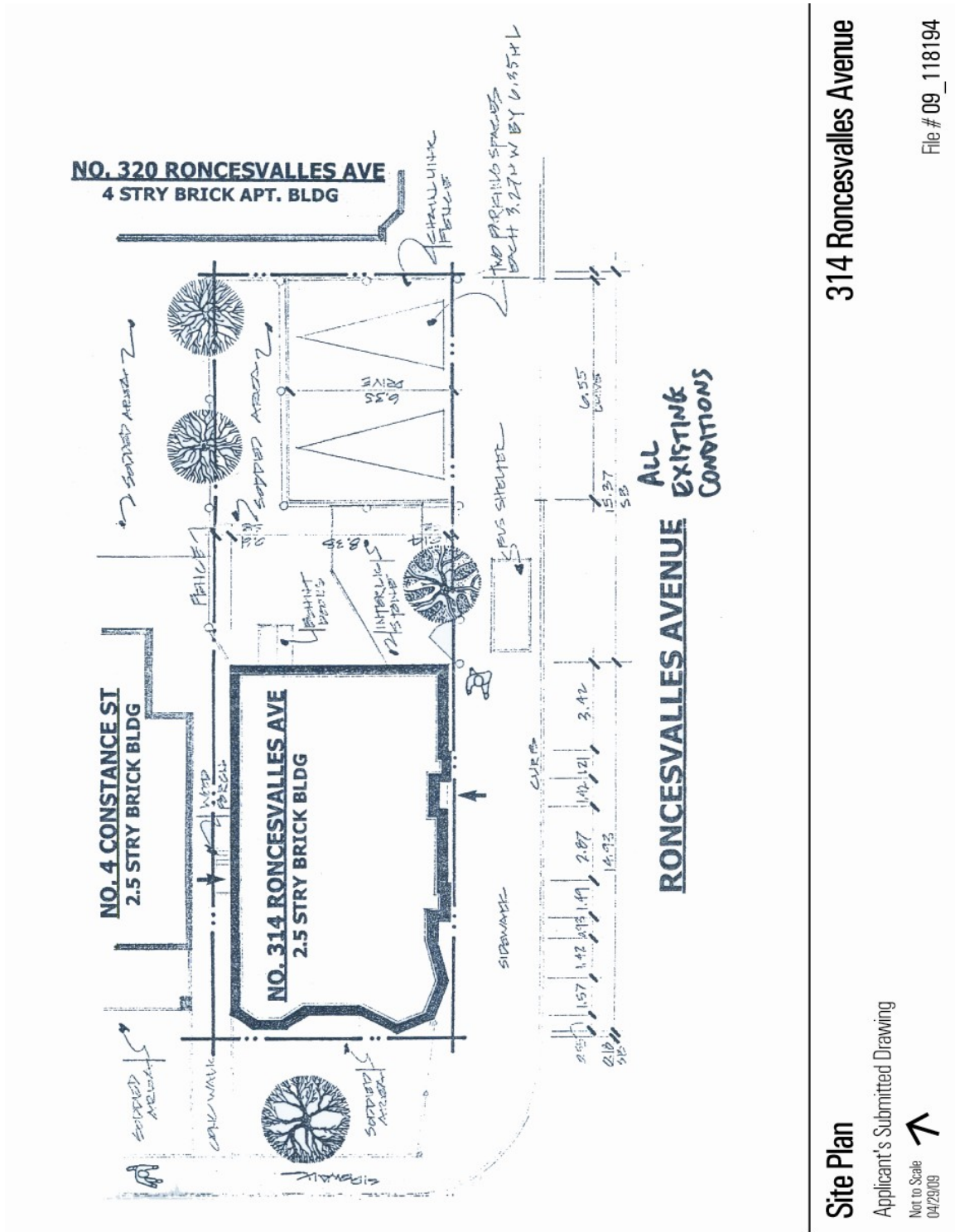
## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

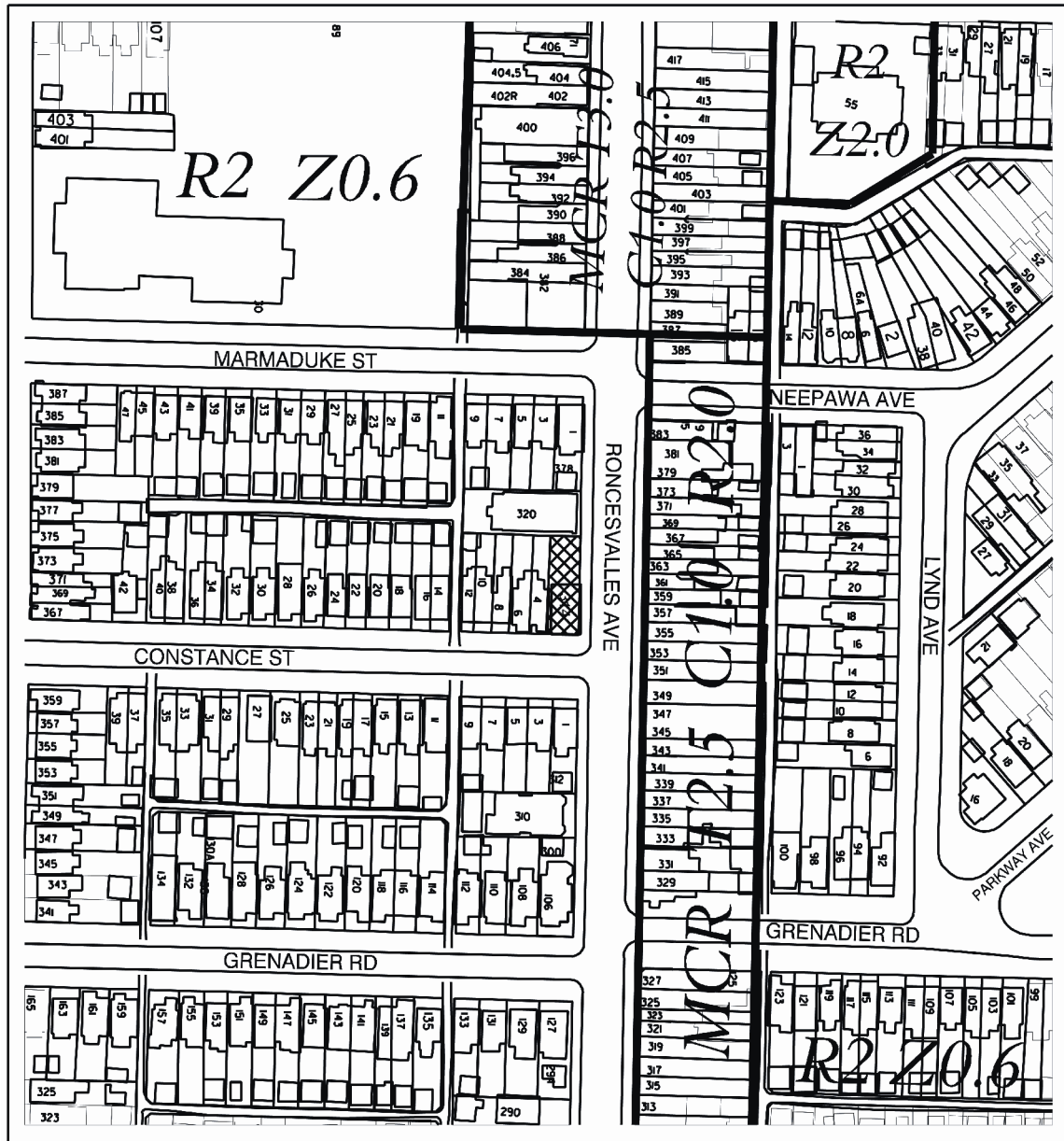
Not to Scale  
04/29/09



314 Roncesvalles Avenue

File # 09\_118194

## Attachment 2: Zoning



**TORONTO** City Planning  
Zoning

314 Roncesvalles Avenue

File # 09\_118194

R2 Residential District  
MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 04/27/09 - MH

### Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	09 118194 STE 14 OZ
Details	Rezoning, Standard	Application Date:	March 19, 2009

Municipal Address:	314 RONCESVALLES AVE
Location Description:	PL 590 PT LTS 24 TO 26 **GRID S1402
Project Description:	Planning / rezoning application to create a Music Instruction facility (Non Amplified, Non Electronic) within a house form building (previously located at 421 Roncesvailles). Serving Local Students

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ACTION PLANNING CONSULTANTS			LUSIANA LUKMAN

#### PLANNING CONTROLS

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

#### PROJECT INFORMATION

Site Area (sq. m):	278.7	Height:	Storeys:	2.5
Frontage (m):	9.14		Metres:	
Depth (m):	30.48			
Total Ground Floor Area (sq. m):	123			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	2
Total Non-Residential GFA (sq. m):	305.23		Loading Docks	0
Total GFA (sq. m):	305.23			
Lot Coverage Ratio (%):	44.1			
Floor Space Index:	1.1			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	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:	0	Institutional/Other GFA (sq. m):	305.23	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Christopher Dunn, Community Planner</b>
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