



## STAFF REPORT ACTION REQUIRED

### 169 – 175 Jones Ave - OPA & Rezoning and Site Plan Applications - Preliminary Report

<b>Date:</b>	September 18, 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 30 – Toronto-Danforth
<b>Reference Number:</b>	09-153678 STE 30 OZ

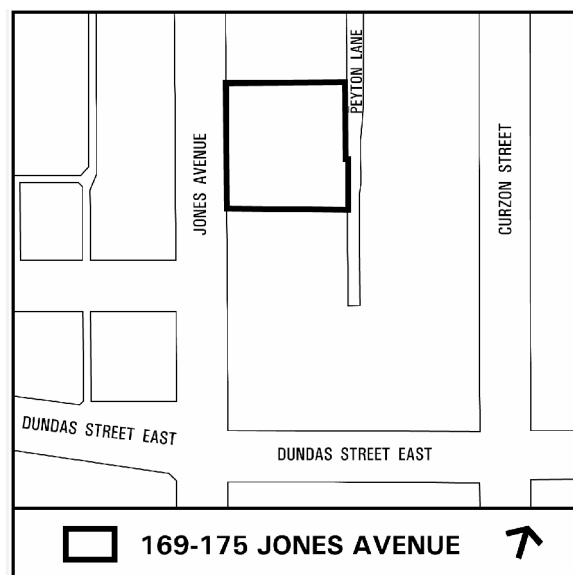
#### SUMMARY

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 convert the existing church building to residential units, add a 4-storey addition to the south side of the building and provide underground parking at 169 – 175 Jones 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.

The next step is to hold a community consultation meeting with the surrounding neighbourhood in the Fall of 2009. The Public Meeting is targeted for early 2010. The target date assumes that the applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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### **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.

### **Pre-Application Consultation**

Several pre-application consultation meetings were held with the applicant to discuss the proposal and complete application submission requirements.

A pre-application community consultation meeting, hosted by the applicant, was held with neighbours on June 18, 2009. The proposal presented at the meeting was a conversion of the church building and an addition to the south side of the building which would result in 40 residential units. The submitted application is consistent with what was presented at this meeting.

At the meeting some residents raised the following concerns:

- the proposed renovation and addition was not compatible with the former church building structure;
- the roof line and materials used for the addition were of concern;
- privacy issues for residents to the north and to the south; and
- the number of cars using the public lane for access to the site was not acceptable.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is to renovate and convert the existing church building into a residential building and construct a new 4 storey residential building adjoining the church to the south. A total of 40 units are proposed, with a total gross floor area of approximately 3,992m<sup>2</sup>. The project proposes indoor and outdoor amenity space, 31 parking spaces for residents and 5 outdoor parking spaces for visitors. The proposed addition is setback from Jones Avenue in order to provide consolidated landscaped open space. The Application Data Sheet is attached (Attachment 8).

## **Site and Surrounding Area**

The site is located on the east side of Jones Avenue between Gerrard Street East and Dundas Street East. It is approximately 0.23 hectares (0.56 acres) and contains a vacant church building and an adjoining vacant parcel of land with several trees on it. Until recently, an industrial use was on the vacant parcel.

The site has approximately 49 metres frontage on Jones Avenue and the rear lot line abuts a public lane known as Peyton Lane. There is presently vehicular access from Peyton Lane and also access from Jones Avenue.

Lands surrounding the property include:

North: Residential uses (primarily single and semi-detached houses), commercial amenities along Gerrard Street East and Riverdale Collegiate Institute.

West: Jones Avenue and residential uses (primarily single and semi-detached houses);

East: Peyton Lane followed by residential uses (primarily single and semi-detached houses); and further to the east Leslieville Junior Public School (with local park facilities and daycare); and

South: Residential uses (primarily single and semi-detached houses, multiple dwelling residences), St. Joseph Elementary School, low rise apartment buildings (Queen Street East and Curzon Street), Leslie Grove Public Park, and a variety of commercial uses along Queen Street East and the Toronto Public Library (at the southeast corner of Dundas Street East and Jones Avenue).

## **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 property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* 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 four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. “Low scale local institutions” play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as places of worship.

A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*. Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as industry, institutions and retail stores. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in these “gaps”

The Official Plan provides special infill criteria to guide new development dealing with the integration of sites with characteristics different from the surrounding neighbourhood such as the properties of 169 – 175 Jones Avenue.

Section 4.1 Policy 9 states 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 onto 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”.

## Zoning

This site is zoned R2 Z0.6 which permits a variety of residential uses and some non-residential uses such as places of worship and public schools at a density of 0.6 times the area of the lot. The height limit is 10 metres.

## **Site Plan Control**

A Site Plan Control application was submitted with this file.

## **Tree Preservation**

An Arborist's Report was submitted with this application. To accommodate the development the proposal is to remove four trees and provide 17 new trees.

## **Reasons for the Application**

The *Neighbourhoods* designation encourages new development to reflect and reinforce the existing physical character of the surrounding neighbourhood. Although the proposal includes reuse of the church building for residential purposes, adds new residential units to a former industrial site, and proposes conservation of the existing church building, it would result in a residential built form that is of a different character than the surrounding neighbourhood. Therefore, the proposal would require an Official Plan Amendment.

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as, density, height, building depth, parking/loading, setbacks etc.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning Rationale, Traffic Study, Environmental Assessment (Phase 1 & 2), Structural Assessment, Geotechnical Report, Shadow Study, Green Development Standard Checklist, Stormwater Management Report, Site Servicing and Grading Plan, Arborist Report and Tree Preservation Plan and Archaeological Assessment.

A Notification of Complete Application was issued on September 2, 2009.

### **Issues to be Resolved**

This proposal maintains an existing church building. It introduces residential uses into the existing church building and on to the former industrially used lands. Because the resulting form of residential development would differ from the surrounding area, an Official Plan Amendment is required. The proposed residential development will be reviewed to determine compatibility with the surrounding neighbourhood and how it contributes to the existing physical character of the area.

Consideration of redevelopment that differs from the neighbourhood residential character requires refinement and particular attention to detail. A number of Urban Design issues would need to be resolved, including:

- (a) setbacks and step-backs from the rear lane and the south property line;

- (b) the top floor(s) of the new addition should be modified to be incorporated into the roof line or to step back to reduce the scale of the building and the blank facades on the north and south sides of the new building;
- (c) the size and orientation of the balconies on the new building should be modified to reduce overlook onto neighbouring properties;
- (d) the walkway leading into the front door of the project should be relocated to lessen the resulting views into the lower unit windows located in the church building;
- (e) the use of landscaping to improve the legibility of the main entrance of the building; and
- (f) revisions to address the privacy concerns of existing neighbours and future occupants.

The location of bike lockers and storage rooms should be reconsidered to improve accessibility.

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

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: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

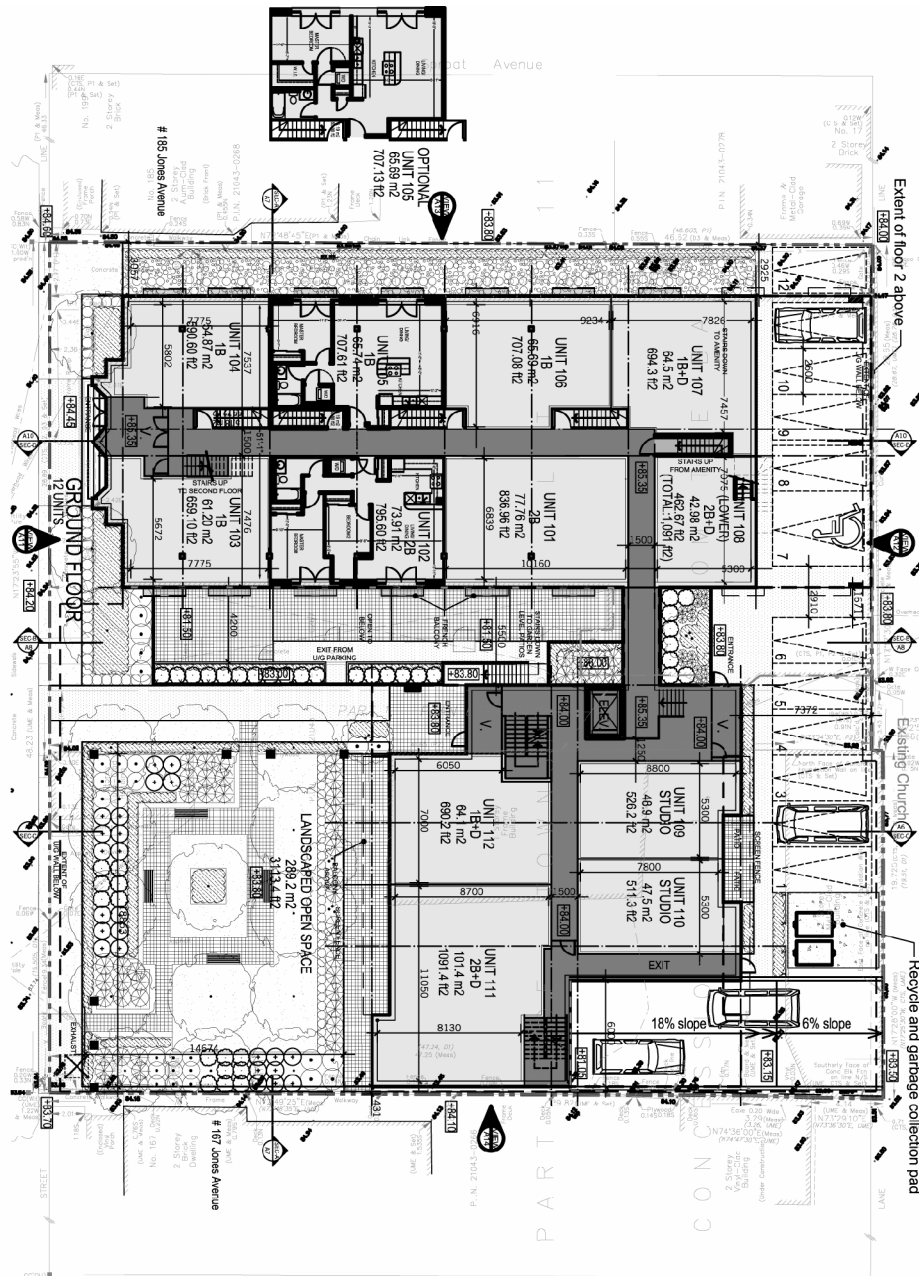
Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
09/02/09



169-175 Jones Avenue

File # 09\_153678 & 09\_153684

(EXISTING CHURCH)

PROPERTY LINE

IRON RAILING

GARDEN LEVEL

AMENITY

PROPERTY LINE

3.67m

3.07m

3.05m

3.05m

3.05m

3.05m

3.05m

4

3

2

1

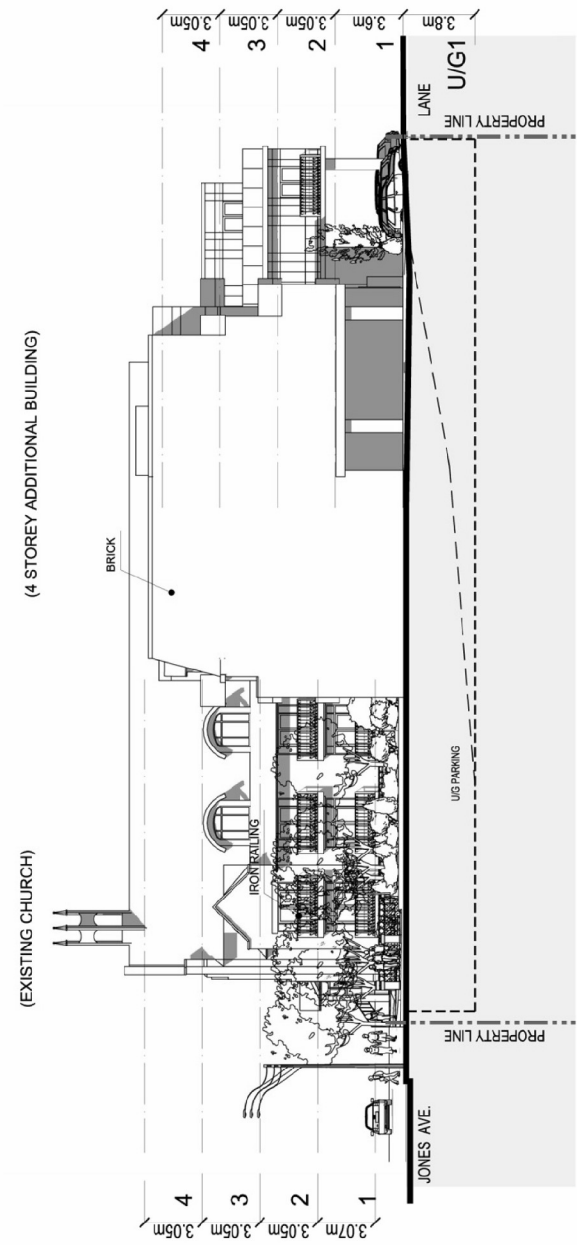
169-175 Jones Avenue

File # 09\_153678 & 09\_153684

Staff report for action – Preliminary Report – 169-175 Jones Ave



Attachment 3: Elevation



South Elevation

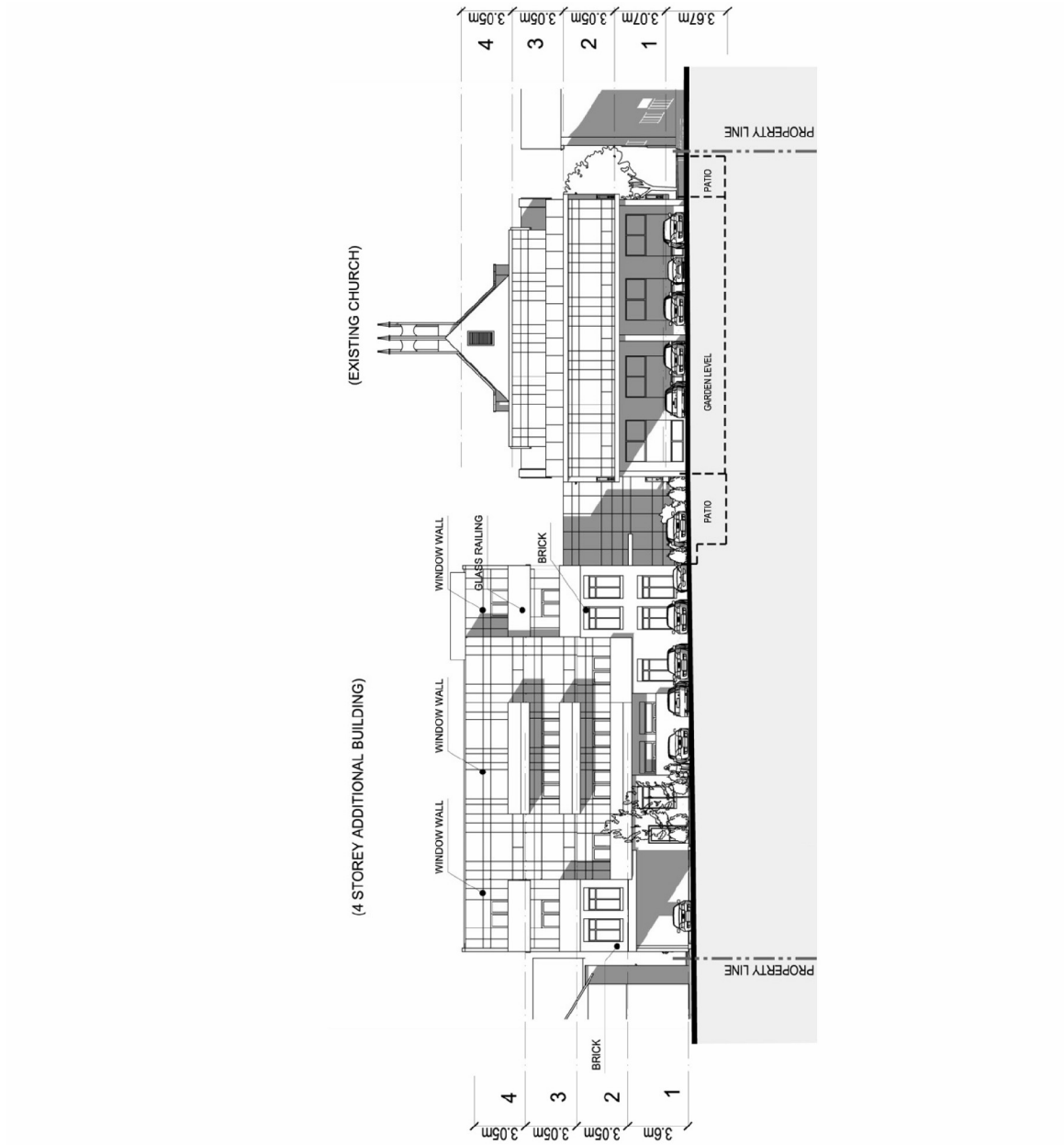
Applicant's Submitted Drawing

Not to Scale  
09/02/09

169-175 Jones Avenue

File # 09\_153678 & 09\_153684

Attachment 4: Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale  
09/02/09

169-175 Jones Avenue

File # 09\_153678 & 09\_153684

Architectural elevation drawing showing the existing church and the proposed four-storey additional building. The drawing includes dimensions for both structures and labels for various features.

**EXISTING CHURCH (Left):**

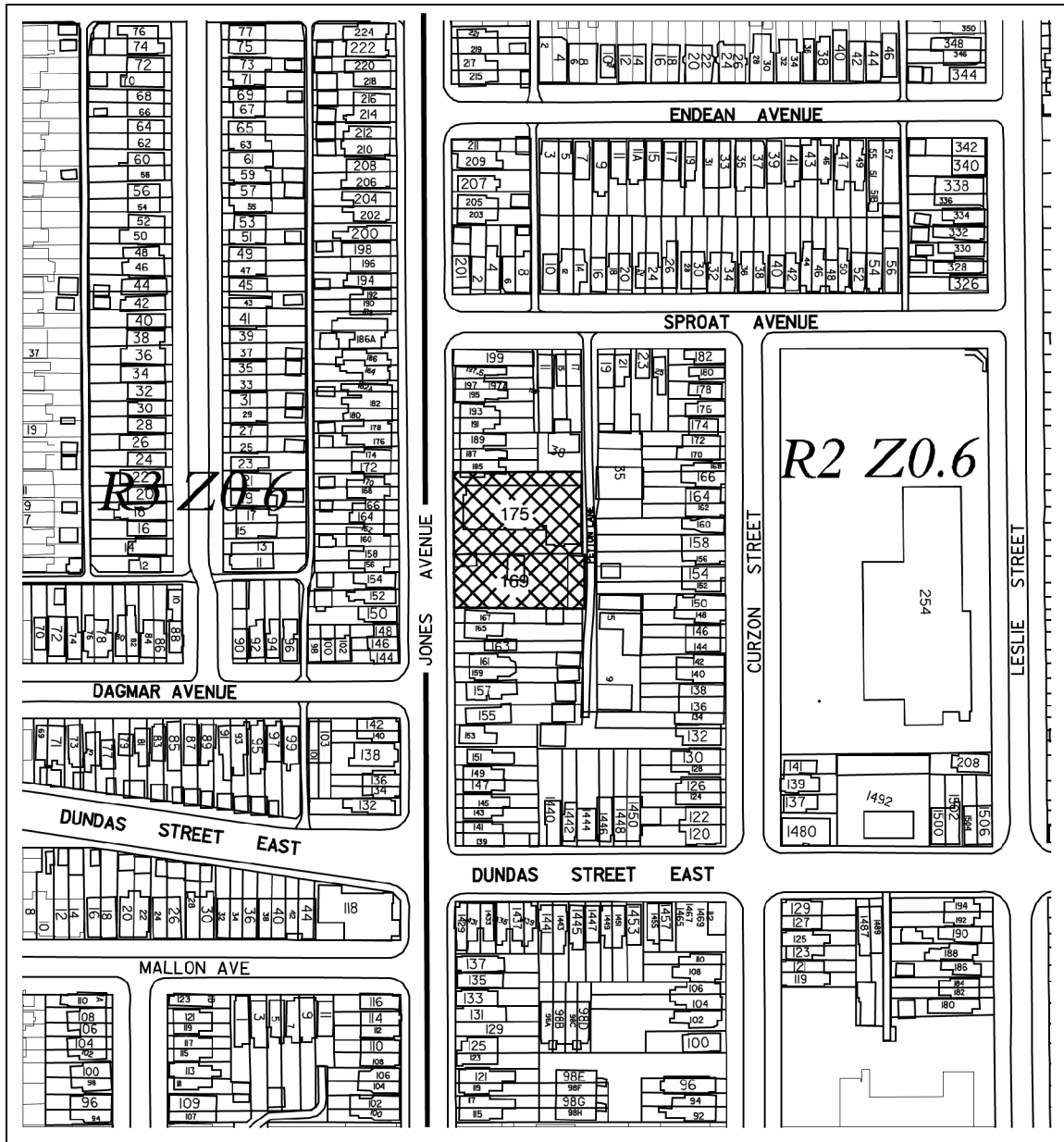
- Dimensions (from top to bottom): 3.67m, 3.07m, 3.05m, 3.05m, 3.05m, 3.05m.
- Labels: SHINGLE, WINDOW WALL, PROPERTY LINE, GARDEN LEVEL, PATIO.

**(4 STOREY ADDITIONAL BUILDING) (Right):**

- Dimensions (from top to bottom): 3.8m, 3.05m, 3.05m, 3.05m, 3.05m.
- Labels: U/G 1, PROPERTY LINE.

File # 09\_153678 & 09\_153684

## Attachment 6: Zoning



**Toronto** City Planning  
**Zoning**

**169-175 Jones Avenue**

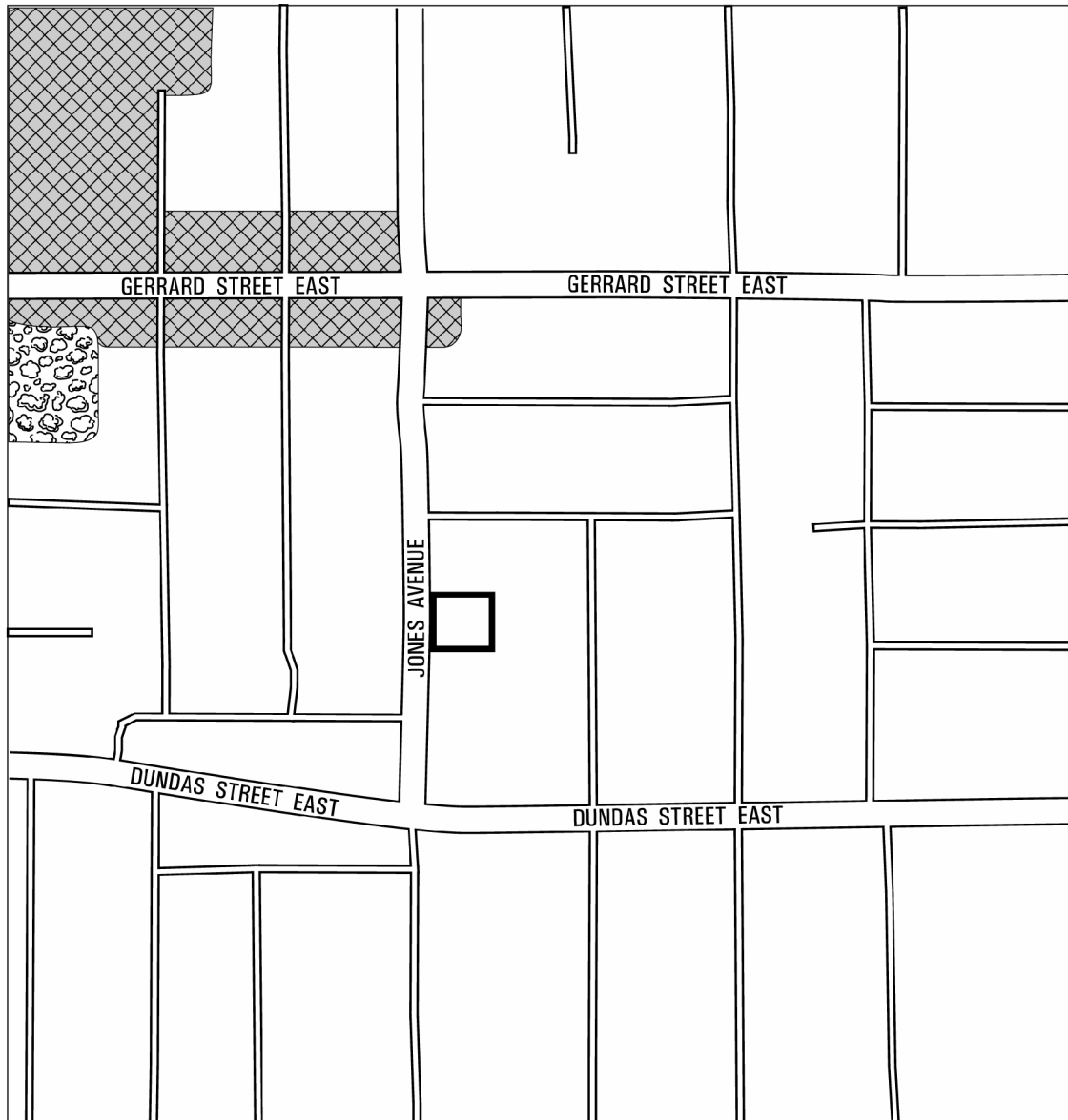
File # 09\_153678 & 09\_153684

R2 Residential Zone  
R3 Residential Zone



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

## Attachment 7: Official Plan



**TORONTO** City Planning  
Official Plan

169-175 Jones Avenue

File # 09\_153678 & 09\_153684

	Site Location		Natural Areas		Institutional Areas		Utility Corridors
	Neighbourhoods		Parks		Regeneration Areas		
	Apartment Neighbourhoods		Other Open Space Areas		Employment Areas		
	Mixed Use Areas						

↑  
Not to Scale  
09/02/09

## Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 153678 STE 30 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 5, 2009

Municipal Address: 169 and 175 JONES AVE  
Location Description: CON 1 PT LT11 \*\*GRID S3011  
Project Description: refer to related OP/Rezoning amendment and demo applications for the existing non-res buildings on the lands.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Sonterlan Corporation			801 Sheppard Avenue West Ltd

### 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):	2260.7	Height:	Storeys:	4
Frontage (m):	48.23		Metres:	12.75
Depth (m):	47.25			
Total Ground Floor Area (sq. m):	826.9			<b>Total</b>
Total Residential GFA (sq. m):	3367.8		Parking Spaces:	36
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	3367.8			
Lot Coverage Ratio (%):	36.6			
Floor Space Index:	1.49			

### 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):	3367.8	0
Bachelor:	2	Retail GFA (sq. m):	0	0
1 Bedroom:	15	Office GFA (sq. m):	0	0
2 Bedroom:	23	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	40			

### PLANNER

<b>CONTACT:</b>	<b>NAME:</b>	<b>Denise Graham, Senior Planner - East Section</b>
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