



## STAFF REPORT ACTION REQUIRED

### 707, 709, 711, 715 & 717 Dovercourt Road – OPA & Rezoning Applications – Supplementary Report (TE32.1)

<b>Date:</b>	March 30, 2010
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	09 108744 STE 19 OZ cc10161046016

#### SUMMARY

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Toronto and East York Community Council recommended approval of the Official Plan Amendment and Rezoning application to redevelop the properties at 707-717 Dovercourt Road with a 5 storey condominium at its March 9, 2010 meeting, however, a motion was passed requesting the Director, Community Planning, Toronto and East York District, to report directly to City Council for its meeting on March 31, 2010, on how many parking spots can be eliminated from the proposal.

In response to the request, the applicant has reviewed the design of the two storey underground parking garage and agreed to reduce the number of resident-owned parking spaces from 68 to 60. While By-law 438-86 only requires a minimum of 55 resident-owned parking spaces, the applicants maintains that any further redesign of the garage will result in undue additional construction costs.

Transportation Services has reviewed the revised parking count and have no concerns.

Staff have revised the draft Zoning By-law to include a maximum parking standard of 70 parking spaces (60 resident owned, 9 visitor spaces and 1 car share space).

Legal Services has confirmed that no further notice is required to be given with respect to the Zoning By-law Amendment as the proposed reduction is a result of a motion passed by Community Council and the maximum parking space requirement exceeds the minimum parking standards found in By-law 438-86.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council delete Recommendation 2 of the report (February 22, 2010) from the Director, Community Planning, Toronto and East York District, and replace with the following:
  - “2. City Council amend Zoning By-law 438-86 for 707, 709, 711, 715 and 717 Dovercourt Road, substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment No. 1 to the report (March 30, 2010) from the Chief Planner and Executive Director, City Planning.”
2. City Council determine that no further notice is required to be given in respect to the proposed Zoning By-law Amendment.

### **CONTACT**

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### **SIGNATURE**

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Gary Wright  
Chief Planner & Executive Director  
City Planning Division

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### **ATTACHMENTS**

Attachment 1: Draft Zoning By-law Amendment

## **Attachment 1: Draft Zoning By-law Amendment**

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 2010  
Enacted by Council: ~, 2010

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. --2010**

#### **To amend Zoning By-law No. 438-86, as amended, With respect to the lands municipally known as, 707 – 717 Dovercourt Road**

WHEREAS authority is given to Council by Section of 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. None of the provisions of Sections 4(2)(a), 4(4)(b) and (d), 4(12), 4(13)(a) and (c), 4(16), 6(1)(f)(a), 6(3) Part I, 6(3) Part II, and 6(3) Part III of By-law No. 438-86 of the former City of Toronto, 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”, as amended, shall apply to prevent the erection and use of an *apartment building* on the *lot*, known municipally in the year 2010 as 707 to 717 Dovercourt Road, provided that:
  - (1) the *lot* shall consist of the lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
  - (2) a maximum of 75 *dwelling units* are permitted on the *lot*;
  - (3) a maximum of 4238 square metres of *residential gross floor area* is permitted on the *lot*;
  - (4) no portion of any building or structure located above *grade* is located otherwise than wholly within the areas delineated by heavy lines as shown on Map 2 attached to and forming part of this By-law, with the following exceptions:
    - (i) entrance canopies, awnings, eaves, architectural features, light fixtures, underground garage ramps and associated ramp

structures, door swings, fences, terrace and balcony railings, dividers and screens, landscape features, guard-rails, retaining walls, patios, decks, surface driveways, walkways and wheel chair ramps;

- (5) no portion of any building or structure located above *grade* shall exceed the *height* limits specified by the numbers following the symbol “H” as shown on Map 2, attached to and forming part of this By-law, with the following exceptions:
  - (i) architectural features, lighting fixtures, fences, terrace and balcony railings, dividers and screens, landscape features, and guard-rails, provided they exceed the permitted height by no more than 3.0 metres;
  - (ii) window washing equipment and elements of a green roof;
  - (iii) heating, cooling or ventilating equipment provided they exceed the permitted height by no more than 3.5 metres and are not located outside of the hatched area on Map 2;
  - (iv) stairs, stair enclosures, elevator overrun, provided they exceed the permitted height by no more than 3.5 m and are not located outside of the hatched area on Map 2;
  - (v) parapets provided they exceed the permitted height by no more than 0.5m; and
  - (vi) the projections permitted by Section 1(4)(i).
- (6) *parking spaces* will be provided and maintained on the *lot*, in accordance with the following minimum standards:
  - (i) 0.3 *parking space* for each bachelor *dwelling unit*;
  - (ii) 0.7 *parking space* for each one bedroom *dwelling unit*;
  - (iii) 1.0 *parking space* for each two bedroom *dwelling unit*;
  - (iv) 1.2 *parking spaces* for each three bedroom *dwelling unit*;
  - (v) 0.12 *parking space* for each *dwelling unit* for the exclusive use of visitors to the building; and
  - (vi) 1 *car sharing* space.
- (7) notwithstanding Section (6), a maximum of 70 *parking spaces* will be provided;
- (8) a maximum of 4 *parking spaces* which are obstructed on one side in accordance with Section 4(17)(e) of By-law No. 438-86, as amended, shall have minimum dimensions of 5.6 metres in length and 2.6 metres in width;

- (9) one *loading space – type G* shall be provided and maintained on the *lot*;
  - (10) a minimum of 49 square metres of *residential amenity space* located indoors and a minimum of 122 square metres of *residential amenity space* located outdoors shall be provided on the *lot*; and
  - (11) a minimum of 46 *resident bicycle parking spaces* shall be provided on the *lot* for occupants of the *dwelling units* and a minimum of 11 *visitor bicycle parking spaces* shall be provided on the *lot*.
2. The density and height of the development permitted by this By-law is subject to the owner of the lands to which this by-law applies entering into, and registering against the title to such lands, one or more agreements with the City of Toronto, pursuant to Section 37 of the *Planning Act* R.S.O. c.P. 13, as amended, to ensure the following facilities, services and matters. Although the following matters are not considered to be Section 37 contribution benefits, they will be secured in the Section 37 agreement:
- (1) As part of the Site Plan Approval process, the owner shall provide 1:50 scale drawings for the first and second storey portions of the east and west elevations with building materials labelled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by pedestrians. The owner shall incorporate, in the construction of the apartment building, said exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
  - (2) The owner shall pay to keep the laneway system at the rear of the property, between Delaware Avenue and Dovercourt Road, clear of snow up to the south property line of the 707-717 Dovercourt Road lands, including the laneway extending off Delaware Avenue and Dovercourt Road.
3. For the purpose of this By-law, each word or expression that is italicized shall have the same meaning as each such word or expression as defined by By-law No. 438-86, as amended, with the exception of the following:
- (i) “*grade*” shall mean 111.27 metres Canadian Geodetic Vertical Datum.
  - (i) “*car sharing space*” shall mean the practice of a number of people sharing the use of one or more cars that are owned by a profit or non-profit car sharing organization. Cars are reserved in advance and fees for use are normally based on time and/or kilometers driven. A dedicated parking space for car sharing purposes shall meet the By-law 438-86 definition for a *parking space*.
4. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

5. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



