

## 169 and 175 Jones Avenue – OPA & Rezoning, Site Plan, Applications – Final Report

<b>Date:</b>	June 3, 2010
<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

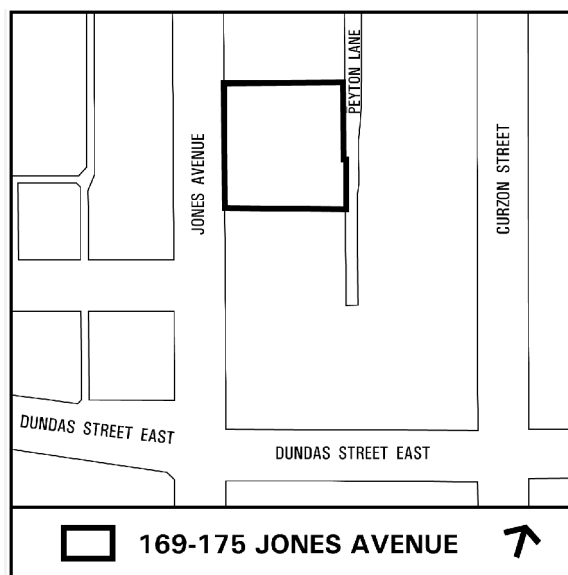
### SUMMARY

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.

The application proposes to convert the existing church building, located at 175 Jones Avenue, into 19 residential units, add a 4-storey addition to the south of the church building (containing 20 residential units) and connect the buildings with a 2-storey link. One level of underground parking with access off the rear public lane is proposed.

The subject properties, 169 and 175 Jones Avenue, differ from the surrounding prevailing lot patterns and configuration. Both lots are larger than the surrounding properties and previously contained non-residential uses; a place of worship and a former industrial use.

This infill residential project will conserve a local heritage resource, have heights, massing and scale appropriate for the site and be compatible with the adjacent residential area. Considerable attention has been given to the relationship between this proposal and neighbouring properties to ensure adequate privacy, sunlight and sky views for residents of the new development



and for existing residents.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

## **RECOMMENDATIONS**

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

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 to the report dated June 3, 2010, from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to the report dated June 3, 2010, from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. Prior to introducing the necessary Bills for enactment, City Council require the applicant to:
  - (i) submit to the Executive Director, Technical Services, for review and acceptance a site servicing assessment to determine whether the existing municipal infrastructure for water supply demand is adequate to accommodate the proposed development and hydrant testing to demonstrate how this site can be serviced;
  - (ii) determine whether the existing municipal infrastructure is adequate to accommodate the proposed development or whether the existing watermains need to be upgraded; and
  - (iii) identify on the applicable drawings a 0.4 metre wide strip of land along the east limit of 169 Jones Avenue as lands to be conveyed to the City for a nominal sum.
5. Prior to introducing the necessary Bills to City Council for enactment, City Council require the applicant to provide written confirmation from the owner to the Chief Planner and Executive Director, City Planning Division that it is agreeable to registering 169 and 175 Jones Avenue as one standard condominium corporation.

6. City Council require that the owner shall provide for any improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades are required for the infrastructure to support this development according to the site servicing assessment as accepted by the Executive Director, Technical Services.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

There are no previous applications or decisions on these properties which may have relevance to the decision on this application.

### **ISSUE BACKGROUND**

#### **Proposal**

The proposal is to convert the existing church building, located at 175 Jones Avenue, into 19 residential units, add a 4-storey addition to the south of the church building (containing 20 residential units) and connect the buildings with a 2-storey link. A total of 39 units are proposed with a total gross floor area of approximately 4000 m<sup>2</sup>. Both indoor and outdoor residential amenity space is proposed.

There is one level of underground parking (25 parking spaces) with access off the rear public lane proposed and 8 outdoor parking spaces. The outdoor parking spaces include 5 spaces for visitors and one car-share parking space. There are 39 indoor bicycle parking spaces for residents and 8 outdoor bicycle spaces for visitors.

The Application Data Sheet is attached (Attachment No. 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 2,261 m<sup>2</sup> in size and contains a vacant church building and an adjoining vacant industrial lot. Recently, the vacant building/sheds were demolished. There are several trees on the vacant lot.

The property has approximately 48 metres of frontage on Jones Avenue and backs onto a public lane (Peyton Lane). Vehicular access is available from both Peyton Lane and 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 and abutting 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, semi-detached houses and 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 a Branch of the Toronto Public Library (at the southwest 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 by the Planning Act to conform or not conflict 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".

Jones Avenue is noted on Map 3 as a Major Street in the Official Plan. Policy 4.1.7 states that 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 is proposed than that permitted by the existing zoning on a major street in a *Neighbourhood*, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Policy 5 stresses that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular; “e) setbacks of buildings from the street, 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.”

In this case, 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”.

The proposal meets the infill development criteria set out for properties that vary from the local pattern in terms of lot size and configuration in Policy 9 in Section 4.1. The proposal cannot meet the requirements of *Neighbourhoods* Policy 5 with respect to physical patterns and prevailing building type because the two properties vary from the local pattern in terms of lot size and configuration due to the church building that has existed for almost 100 years and the inclusion of the adjacent vacant lot.

In addition, to meeting the policies in Section 4.1.9 of the Official Plan several policies regarding heritage conservation encourage the conservation and re-use of heritage

properties, and would promote the adaptive re-use of the existing church. These policies also encourage:

- entering into conservation agreements with owners;
- requiring a Heritage Impact Statement where the development entails an amendment to the Official Plan and/or Zoning By-law; and
- allowing Council to permit additional gross floor area in excess of what is permitted in the Zoning By-law on lands with certain designations and subject to certain conditions.

## **Zoning**

The site is zoned R2 Z0.6 which permits a variety of residential buildings and some non-residential uses such as a place 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 the rezoning application. Details will be finalized once City Council has made a decision on the Official Plan and Zoning By-law Amendments.

## **Reasons for Application**

The *Neighbourhoods* designation encourages new development to reflect and reinforce the existing physical character of the surrounding neighbourhood. Although the proposal includes adaptive reuse of the existing church building for residential purposes, adds new residential units to a former industrial site and proposes conservation of the existing church building, the proposed development would result in a modest residential apartment building in excess of the density of the surrounding area and a built form that is of a different character than the surrounding neighbourhood. Additionally, the proposal provides for intensification of a *Neighbourhood* site. For these reasons the proposal requires an Official Plan Amendment.

The proposal does not conform to the existing zoning standards. A Zoning By-law amendment is required to recognize the existing church building location and to allow for revised development standards such as density, height, building depth, parking, setbacks, landscaped open space, the location of residential amenity space and size.

## **Community Consultation**

A pre-application community consultation meeting, hosted by the applicant, was held with neighbours on June 18, 2009, prior to the submission of a development application. The proposal was submitted to the City in the summer of 2009 and the Preliminary Report was considered at the October 13, 2009 TEYCC meeting. Community Council recommended an expanded notice for the community meeting.

A community consultation meeting was held on November 24, 2009. A further follow-up meeting with interested community members was held on January 18, 2010 to discuss the proposed revisions to the project prior to resubmission.

Meeting notices were in both English and Chinese and translators were available at the meetings to provide translation in both Cantonese and Mandarin.

A number of issues were raised during the meetings, and through written submissions and discussion with staff. Sixteen written submissions were received regarding the proposal and a petition (with 11 signatures) to support saving the Church building and use was also received. A statement, from 12 households, was read at the meeting and submitted to staff raising the following issues: overlook, parking, traffic, garbage pick-up and building form.

Other matters raised at the meeting and through comment sheets and correspondence included:

- heritage preservation of the church building, including a further request to retain a qualified historical consultant to identify the key heritage aspects of the building
- opposition to the proposal including concerns over noise, density, setbacks, overlook to the north
- the lack of affordable housing
- some residents would like to see the relocation of the parking garage entrance to Jones Avenue, although others preferred the entrance to the underground parking from the public lane, noting the bike lane on Jones Avenue.
- encouraging bikes, discouraging car ownership
- some residents would have liked more parking provided, others would like to see less parking
- ensuring that street parking permits are not issued for future residents of this development
- safety for children walking past the loading area on the lane
- additional traffic on Sproat and Peyton Lane
- reducing the forecourt on Jones Avenue to 10 m in order to increase the rear yard setback and reduce the overlook from the third and fourth storeys of the addition
- concern that the tree planting is proposed on top of an underground garage
- snow removal in the lane

- an existing blind spot entering and exiting the public lane due to a hedge

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

City Council's planning decisions are required by the Planning Act, to be consistent with the Provincial Policy Statement (PPS). The key objectives of the PPS include: building strong communities; wise use and management of resources; protecting public health and safety directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. This proposal is consistent with the PPS.

### **Heritage**

The former St. Clements Anglican Church building was found to have cultural heritage value. The Heritage Preservation Services (HPS) staff report dated April 12<sup>th</sup>, 2010 report was adopted by the Toronto Preservation Board on April 30, 2010. The report was deferred at the May 25<sup>th</sup>, 2010 Community Council and will be submitted to the June 22<sup>nd</sup> meeting. The report recommends approval of the proposed alterations to the heritage property at 175 Jones Avenue, the former St. Clements Anglican Church and further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The link to the April 12<sup>th</sup> report is below. <http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-30193.pdf>.

As outlined in the HPS report, the proposed alterations, which will allow for the rehabilitation of the church structure for residential use, are acceptable to HPS staff. The original church structure is to be retained and conserved with alterations to the side and rear elevations. The front (west) façade and narthex (westernmost part) will be conserved with minor alterations acceptable to HPS staff. The new addition to the south is acceptable as it has limited physical and visual impact on the cultural heritage value of the church structure. The addition has been sited in order to provide a view to the south elevation of the church building.

The applicant has indicated that he will not object to the listing and designation of the St. Clement's Anglican Church building. The applicant attended the Toronto Preservation Board meeting and spoke to the matter. HPS, Legal and Community Planning Staff met with the applicant and discussed further details of the Site Plan approval and timing. HPS staff will work with Community Planning Staff to finalize the details of the Site Plan approval.



## Land Use

The proposal introduces residential uses into a *Neighbourhood* and respects the character of the surrounding area. The proposal is compatible with the surrounding residential area. The addition of a sizable landscaped open space between Jones Avenue and the addition adds to the landscaped amenity of the streetscape. In addition, adaptive reuse of the church will preserve a significant heritage landmark building, standing in this neighbourhood since 1913.

## Density, Height, Massing

The density of the existing church building is 0.6 times the area of the lot. There is a range in densities from 0.6 to 1 times the area of the lot for properties surrounding the site. The addition of two new floor levels to the interior of the church building accounts for a large portion of the increase in density. Including the addition on the vacant lot, the density proposed for the new development is 1.5 times the area of the lot.

The proposal has been sensitively designed to fit into the neighbourhood. The siting of the addition results in a height, massing and scale that is appropriate for the site and is compatible with the adjacent and nearby properties. The proposed density of the development has been reviewed and is deemed appropriate for the site.

The existing height limit is 10 metres. The proposed height of the development is 12.75 metres. The proposal does not exceed the top of the existing church roof and stays below the decorative steeple detail (bell tower) which will be repaired and retained.

The former church building is an example of Victorian Gothic Revival styling applied to an early 20<sup>th</sup> century church. The proposed 4-storey addition is separated from the church by a 2-storey link. The design preserves the narthex and front façade of the building and the additional setback preserves the view of the church from the south. The landscaped open space provides both a forecourt to the proposal and sets the view corridor to the church building.

The applicant has paid considerable attention to the massing of the proposal. Urban Design staff have worked with the applicant to design the north façade of the building to address the overlook issues.

The church is approximately 3 metres (10 feet) from the north property line. Where windows will be added for the new second and third floor, the lower portion of the windows will be frosted glass to limit overlook. Also, the units adjacent to the rear patio of the direct neighbour to the north have been designed to address privacy concerns. In particular, windows which will face directly onto the rear patio will be bedroom windows instead of living room windows. Landscaping, planting and fencing will also be secured.

With regards to the new 4-storey addition, the urban design issues have been resolved with setbacks and step-backs from the rear lane and south property line. The top floors of the new addition have been modified with step-backs to reduce the scale of the building.

Also, the size of the balconies has been reduced and the orientation changed in order to address possible overlook onto neighbouring properties.

The massing of the project has been reviewed by HPS, Urban Design and Community Planning staff and staff find it is acceptable and compatible with the adjacent and nearby residential properties in the neighbourhood.

### **Sun, Shadow**

A Shadow Study was submitted and has been reviewed by staff. The church is an existing condition for the properties to the north. The 4-storey addition to the south of the church building has been reviewed for the fall and summer solstice. The shadow will reach the rear of five houses fronting on Curzon Street after 6 p.m. on the March 21<sup>st</sup> and September 21<sup>st</sup> solstice. Six months of the year, between March and September, the shadow impact is more limited. Given the depth of the properties on Curzon Street, staff find this to be an acceptable shadow impact.

### **Traffic Impact, Access, Parking**

Peyton Lane is 6 metres in width for much of its length. A 0.4m lane widening is required along the eastern limit of the site (169 Jones Avenue).

The proposal is to provide a total of 33 parking spaces, 8 of which will be located at-grade. The parking requirements for this project have been determined with reference to the parking policies, generally used for condominiums. As such, 32 residential spaces and 5 visitor spaces would be required. Transportation staff have advised that one car-share space on the site equates to 5 residential spaces. The applicant has agreed to provide a car-share parking space; therefore the required number of resident parking spaces is 27. The 33 vehicle parking spaces proposed, including 5 visitors parking spaces and 1 car-share space is sufficient to serve the project.

Some residents expressed concern that the lane would be too heavily used by vehicles originating from this site and that it was an inappropriate access for a proposal of this size. Several residents indicated that they would prefer a Jones Avenue access for this development. Staff reviewed the concerns and have concluded that, from an operational perspective, the lane is the most appropriate vehicular access point. In addition, access off Jones Avenue would reduce the front yard amenity space. Some residents expressed a concern that a driveway access off of Jones Avenue would interfere with bike travel on Jones Avenue.

The proposal also includes 47 bicycle parking spaces (39 for residents and 8 for visitors). This is in excess of the minimum zoning by-law requirement. Encouraging bike travel is appropriate and the infrastructure is in place to reinforce this mode of transportation.

### **Loading**

The proposal has been modified to include a type G loading space at the rear of the site. There is space for trucks to turn around so that they can leave the site in a forward motion. Garbage trucks will enter and leave the lane approximately once a week. Both

the location of the service area and the garbage storage area will minimize the impact on the existing streets and residences and is acceptable to Technical Services staff.

## **Amenity Space**

Two square metres of residential amenity space for each dwelling unit is required to be provided in a multi-purpose room, with a kitchen and a washroom, in a building containing 20 or more dwelling units. In addition, at least 40 m<sup>2</sup> of residential amenity space is to be provided outdoors, in a location adjoining or directly accessible from the indoor residential amenity space.

The indoor amenity space proposed is 75.3 square metres, approximately 3 metres less than required by the zoning by-law requirement. Staff are satisfied that the amount of space will be sufficient for this project. The indoor space is not adjacent to the outdoor space, but a significant amount of outdoor amenity space has been secured. The outdoor amenity space is 245 m<sup>2</sup>. This will be usable space for residents, a forecourt for the addition and create the appropriate setting for the heritage building.

In addition, many of the units have private balconies while other units are provided with outside patio space.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are subject of this application are in an area with 0.42 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The application proposes 39 residential units on a site of 0.2260 hectares (2,260 m<sup>2</sup>). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.52 hectares (520 m<sup>2</sup>). However, a cap of 10% applies and hence the parkland dedication for the development would be 0.0226 hectares (226 m<sup>2</sup>).

The applicant proposes to satisfy the parkland dedication requirement through a cash-in-lieu payment. This is appropriate as an on-site parkland dedication of .0226 hectares (226 m<sup>2</sup>) would not be of a usable size and the site would be encumbered with below grade parking.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

The landscape open space provided on site is approximately 855 m<sup>2</sup>. Of this approximately 245 m<sup>2</sup>, is situated in the front yard of the new 4-storey addition, is a consolidated open amenity space adjacent to Jones Avenue. This space will provide open

space for the future residents of the development and a visual amenity for the surrounding neighbourhood. The total landscaped open space area for the proposal represents approximately 38% of the site.

### **Streetscape**

The landscaped open space between the addition and Jones Avenue will contribute visually to the streetscape and provide a green amenity space.

### **Tenure**

The proposal is planned as a standard condominium. A Plan of Condominium application has not yet been submitted to the City.

### **Noise**

The residents directly to the north of the church have indicated concerns regarding potential noise in the future from the residential units. To address these concerns walkout balconies have been eliminated on the north façade of the church building. Also, fencing, and landscaping has been proposed. The outdoor amenity space is located south of the church building.

### **Toronto Green Development Standard**

The Toronto Green Standard applies to all new planning applications made after January 31, 2010. The owner submitted this application prior to the requirement to comply with the Toronto Green Standards. Applications made prior to January 31, 2010 apply the Toronto Green Standard on a voluntary basis. The Green Roof By-law applies to all new building permit applications made after January 31, 2010 for residential developments. Building permit and complete site plan applications made prior to January 31, 2010 are exempt as are Heritage buildings.

Although the Green Development Standard does not apply to this application, the applicant has included some improvements. The windows will be improved and existing windows in the church replaced, sufficient bicycle parking spaces have been provided and fewer vehicle parking spaces are provided than the Zoning By-law standard requires (preferring to provide a car-share parking space). The applicant has also indicated that a light colour material will be used on the roof. Staff will continue to encourage the applicant to pursue sustainable development opportunities.

### **Development Charges**

It is estimated that the development charges for this project appear to be approximately \$230,621. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **Conclusion**

The proposal converts an existing church building to a residential use, adds an addition south of the converted building, secures on site open space and maintains a heritage building in the neighbourhood. The height, massing and scale of the proposed addition are compatible with the adjacent and nearby residential properties. Considerable

attention has been given to the relationship between this proposal and neighbouring properties to ensure adequate privacy, sunlight and sky views for existing and future residents.

## **CONTACT**

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E-mail: dgraham1@toronto.ca

## **SIGNATURE**

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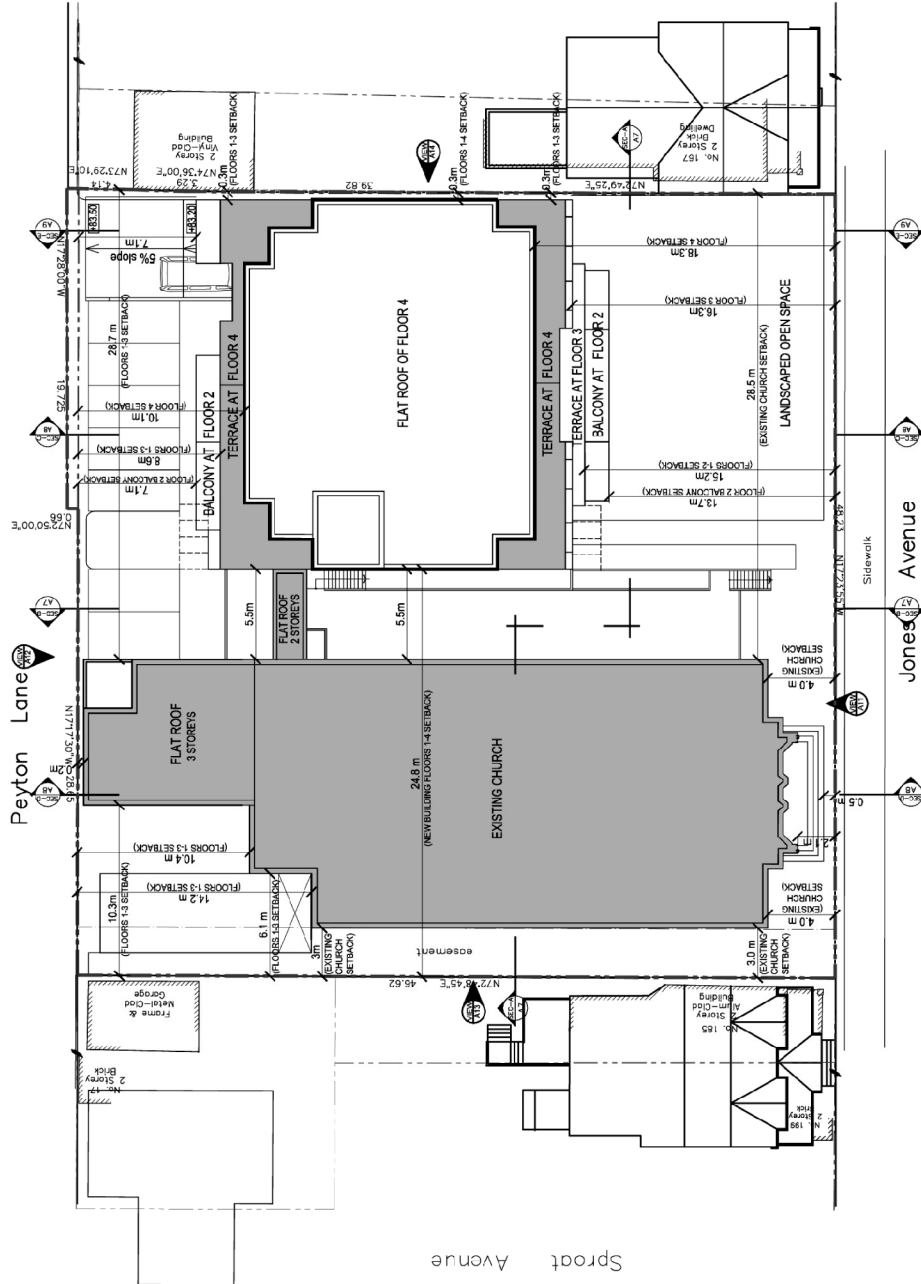
Raymond David, Director  
Community Planning, Toronto and East York District

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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 9: Draft Official Plan Amendment  
Attachment 10: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



169-175 Jones Avenue

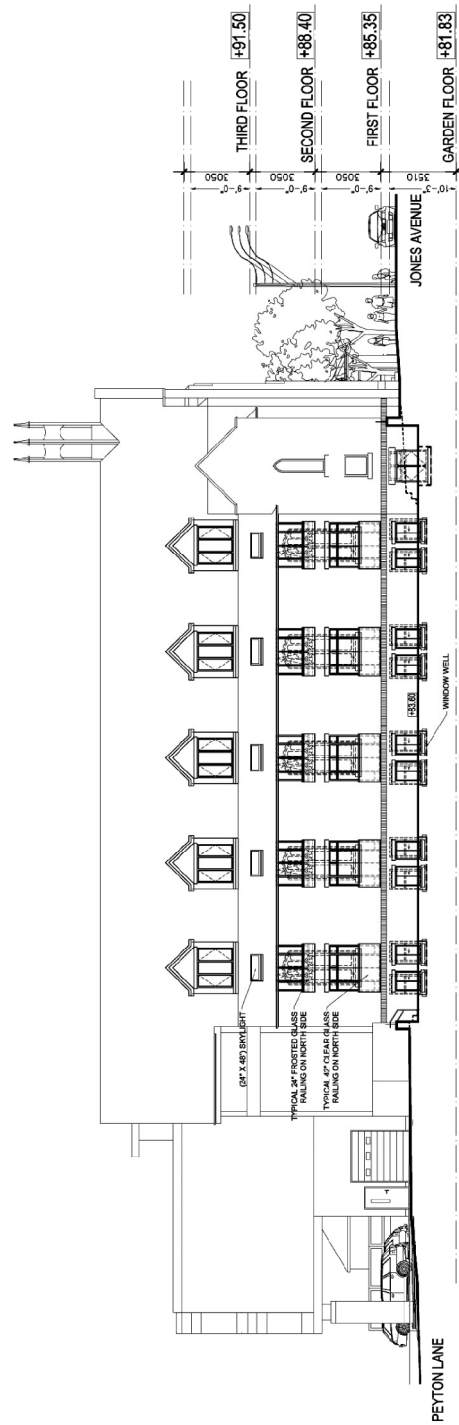
Site Plan

Applicant's Submitted Drawing

Not to Scale  
05/14/2010

File # 09 153678

## Attachment 2: North Elevation



North Elevation

### Elevations

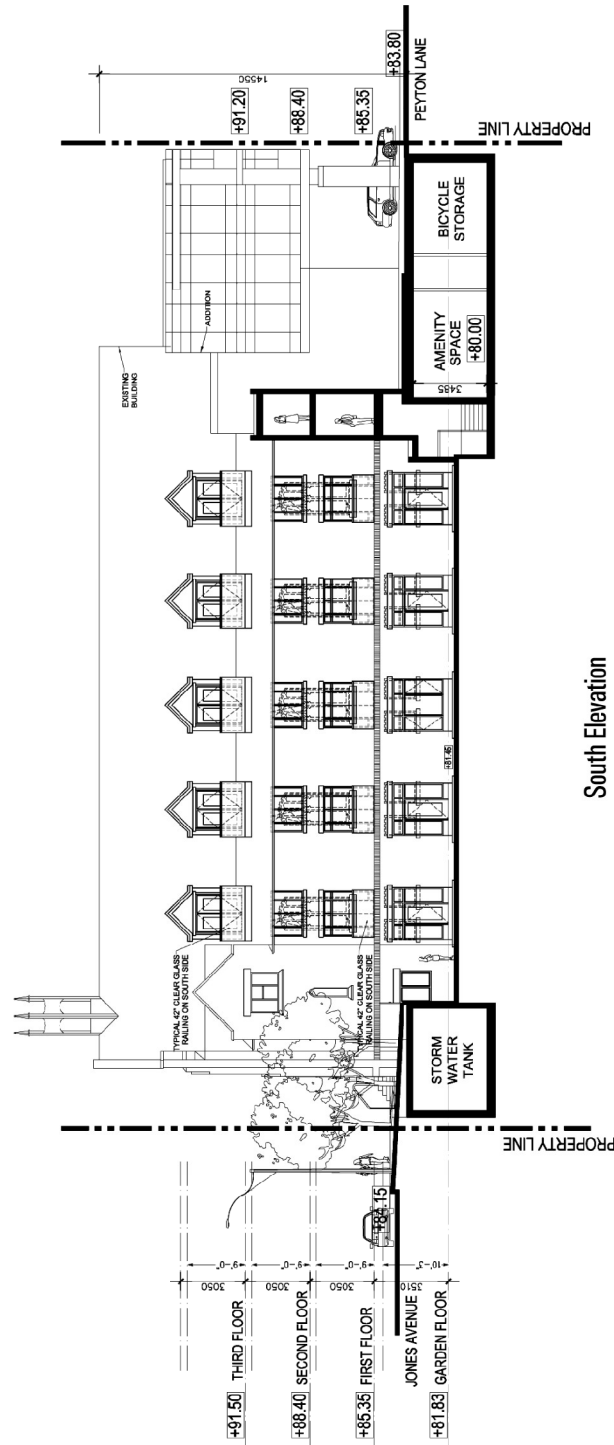
169-175 Jones Avenue

Applicant's Submitted Drawing

Not to Scale  
06/14/2010

File # 09 153678

## Attachment 3: South Elevation



### Elevations

Applicant's Submitted Drawing

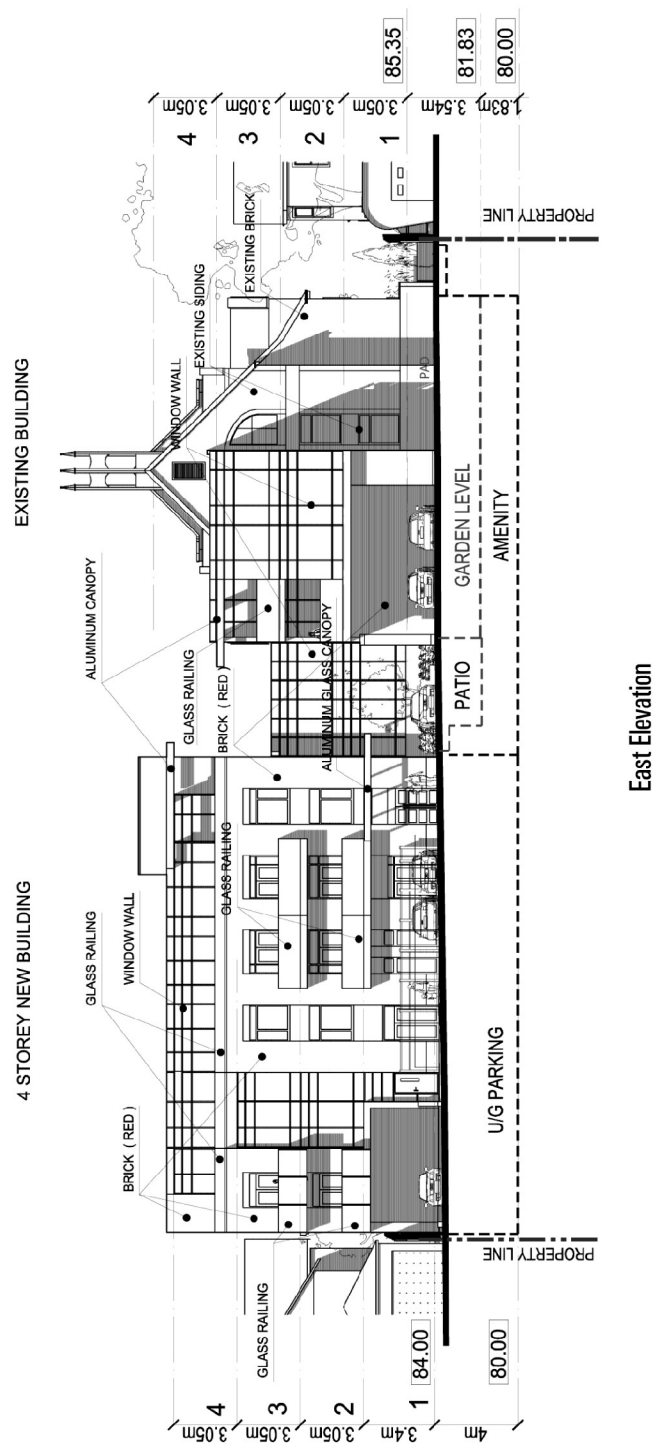
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169-175 Jones Avenue

File # 09 153678



Attachment 4: East Elevation



Elevations

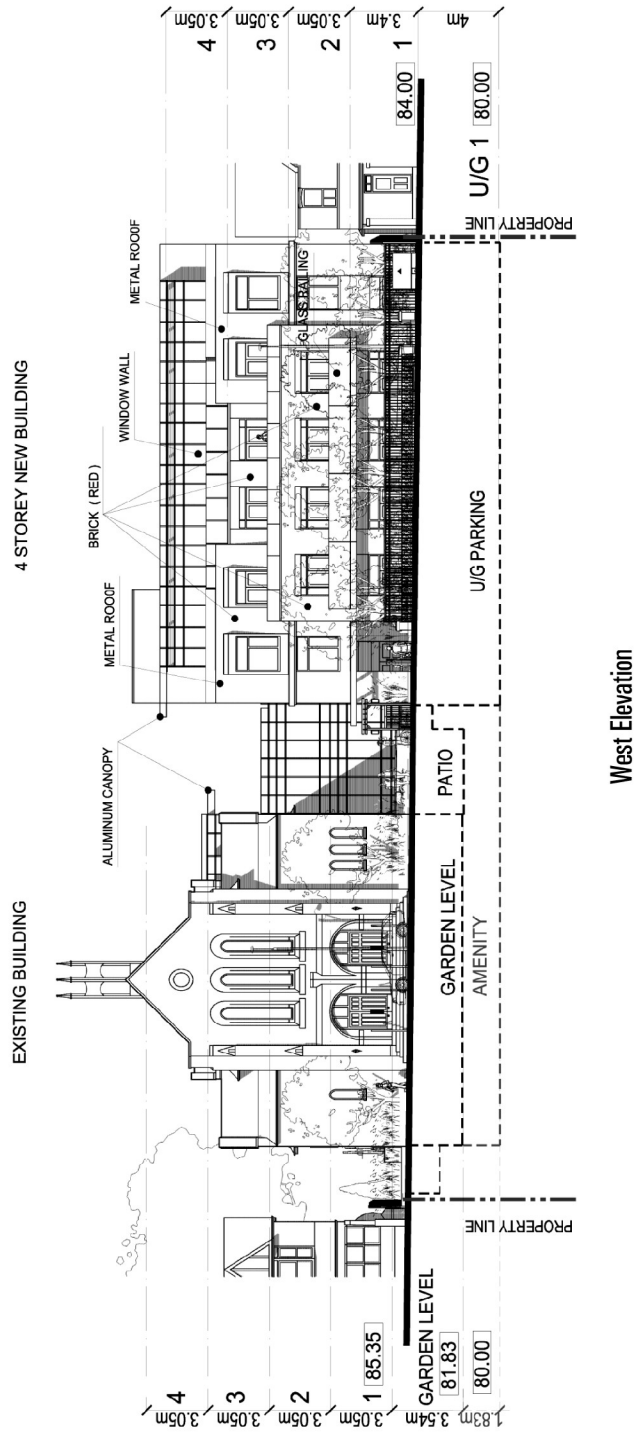
169-175 Jones Avenue

Applicant's Submitted Drawing

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06/14/2010

File # 09 153678

## Attachment 5: West Elevation



### Elevations

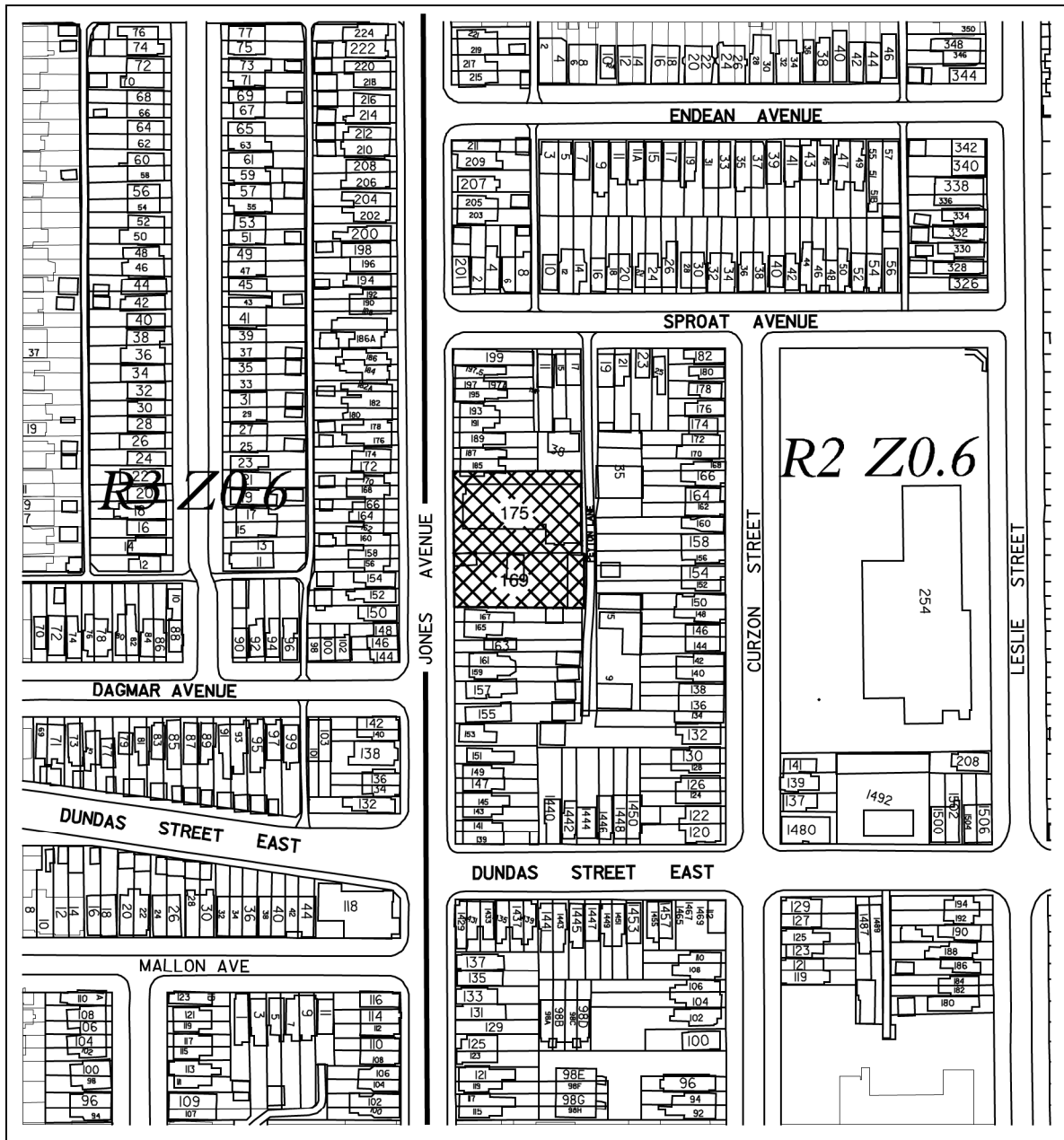
Applicant's Submitted Drawing

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06/14/2010

169-175 Jones Avenue

File # 09 153678

## Attachment 6: Zoning



**TORONTO** City Planning  
Zoning

169-175 Jones Avenue

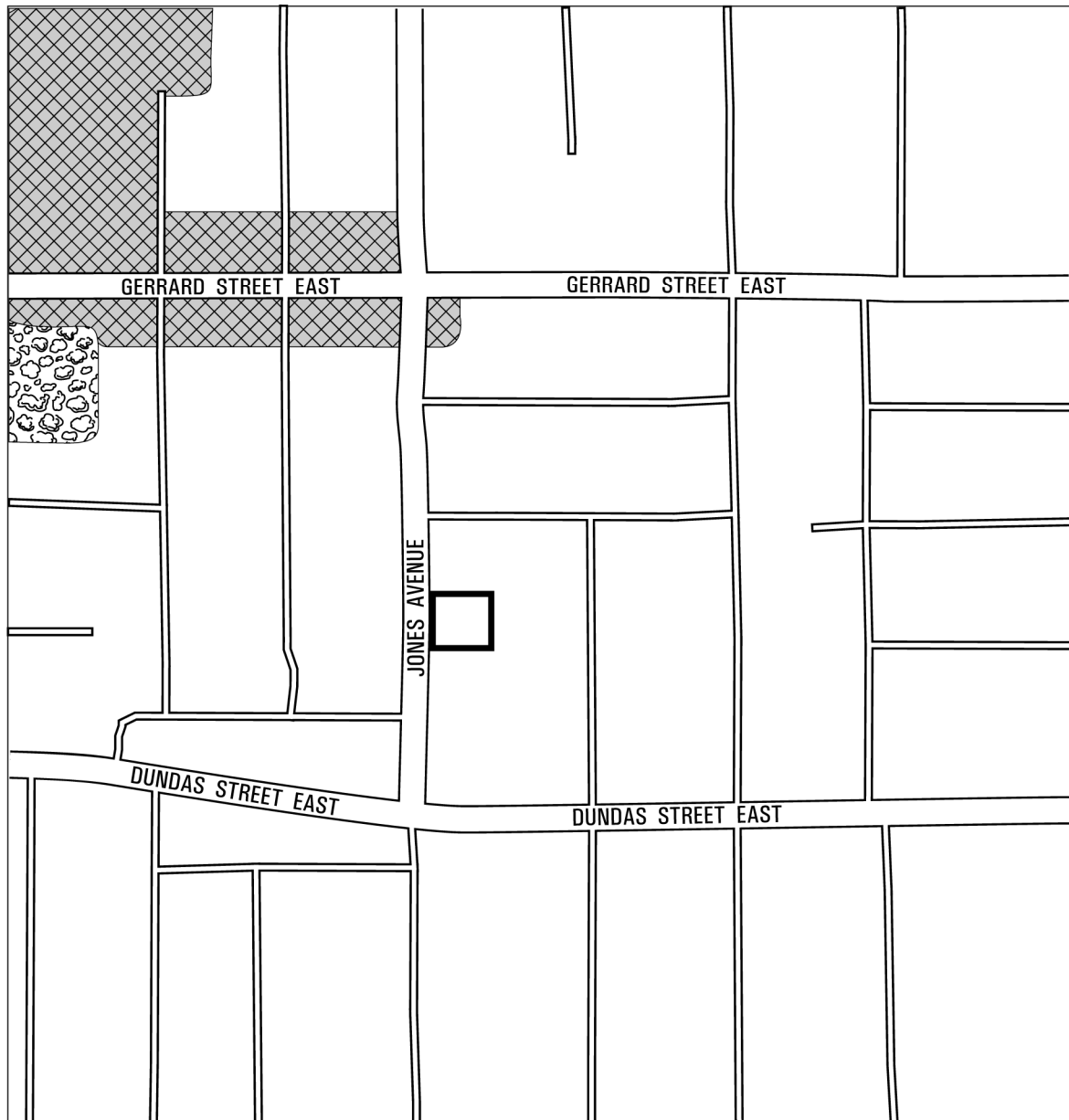
File # 09\_153678 & 09\_153684

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 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):	698.1			<b>Total</b>
Total Residential GFA (sq. m):	3268		Parking Spaces:	33
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	3268			
Lot Coverage Ratio (%):	30.9			
Floor Space Index:	1.49			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	2
1 Bedroom:	21
2 Bedroom:	16
3 + Bedroom:	0
Total Units:	39

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3268	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Denise Graham, Senior Planner - East Section
	<b>TELEPHONE:</b>	(416) 392-0871

## **Attachment 9: Draft Official Plan 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 adopt Amendment No. 118 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2009, as 169 – 175 Jones Avenue**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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. The attached Amendment No. 118 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 118 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2009 AS**  
**169 – 175 Jones Avenue**

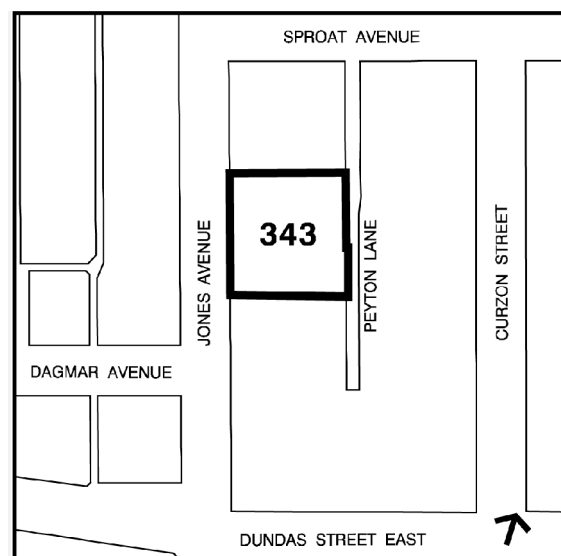
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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 343 for the lands known municipally in 2009 as 169 and 175 Jones Avenue, as follows:

343. 169 and 175 Jones Avenue

A building that contains a maximum of 39 residential units and one level of underground parking is permitted, provided the building includes the church building that existed on site in 2009, as converted.



2. Chapter 7, Map 32, Site and Area Specific Policies, is revised to add the lands known municipally in 2009 as 169 and 175 Jones Avenue shown on the map above as Site and Area Specific Policy No. 343.



## **Attachment 10: Draft Zoning By-law Amendment**

Authority: Toronto and East York Community Council Item , as adopted by City of  
Toronto Council on , 2010.  
Enacted by Council: -- 2010.

### **CITY OF TORONTO**

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

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with  
respect to the lands municipally known as 169 and 175 Jones Avenue.**

WHEREAS authority is given to Council by Section 34 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 Section 2(1) with respect to the definition of an  
“*apartment building*” and of Sections 4(2)(a), 4(12), 4(14) (a), 6(1)(a), 6(3)  
PART I 1, 6(3) PART II 4 and 6(3) PART II 3, 6(3) Part II 5 (1), and Section 6  
(3) Part III 1 (a) of Zoning By-law No. 438-86, 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 addition  
to and the conversion and renovation of the *existing place of worship* to a  
*residential building* on the lands delineated by heavy lines on the attached Map 1  
provided:
  - (a) The *lot* consists of those lands delineated by the heavy lines on Map 1  
attached to and forming part of this By-law;
  - (b) No portion of any above grade building or structure to be erected or used  
on the *lot* shall extend beyond the building envelope delineated by the  
heavy lines on Map 2 attached to and forming part of this by-law; except  
the following:
    - (i) eaves and cornices shall be permitted to project no more than 0.45  
metres beyond the heavy lines on Map 2; and
    - (ii) outdoor terraces/balconies as shown on Map 2.

- (c) The *height* of the building on the *lot* shall not exceed the maximum *height* of 12.75 metres; except the following:
- (i) decorative steeple, or mechanical penthouse shall be permitted to project beyond the *height* permitted provided the *height* of the decorative steeple or mechanical penthouse does not exceed 2.0 metres;
- (d) A maximum of 39 *dwelling units* shall be permitted on the *lot*; of which no more than 19 units shall be contained in the *existing place of worship* to be converted into a *residential building* and not more than 20 units shall be contained in the addition to the *existing place of worship*;
- (e) The maximum permitted *residential gross floor area* above and below grade on the *lot* shall not exceed 3,300 square metres;
- (f) A *loading space – type G* is provided in accordance with Section 4(6)(c) of By-law No. 438-86 with access from the rear public lane;
- (g) *Parking spaces* on the *lot* shall be provided in accordance with the following minimum ratios;
- |                 |                      |
|-----------------|----------------------|
| Bachelor Units  | 0.3 spaces per unit  |
| 1-bedroom Units | 0.7 spaces per unit  |
| 2-bedroom Units | 1.0 spaces per unit  |
| 3+bedroom Units | 1.2 spaces per unit  |
| Visitors        | 0.12 spaces per unit |
- (h) Notwithstanding Section (g) above, a minimum of 33 *parking spaces* shall be provided on the *lot*. Of these, 5 *parking spaces* shall be reserved for visitors and 1 *parking space* shall be a *car-share parking space*. *Parking spaces* for visitors and the *car-share parking space* shall be outdoors and be reserved and signed for the exclusive use of visitors or *car-share parking space* as appropriate;
- (i) Ingress and egress to and from the underground *parking spaces* shall be provided by an unobstructed ramp having direct access to Peyton Lane and having a minimum width of 5.5 metres for two-way operation;
- (j) A minimum of 47 *bicycle parking spaces* shall be provided on the *lot*. Of these, 39 shall be *bicycle parking spaces - occupants* and 8 shall be *bicycle parking spaces - visitor*;
- (k) The landscaped open space to be provided on the *lot* shall be no less than 855 square metres of which 245 square metres of outdoor *residential*

*amenity space* shall be provided in a consolidated area adjacent to Jones Avenue;

- (l) A minimum of 75.3 square metres of indoor *residential amenity space* shall be provided within the building in a multi-purpose room containing a kitchen and a washroom;
  - (m) The indoor and outdoor *residential amenity space* shall be provided except that the outdoor *residential amenity space* shall not be required to be adjoining or directly accessible from the indoor *residential amenity space*.
2. For the purposes of this by-law: all words, terms and phrases appearing in italics shall have the same meaning as they have for the purpose of the aforesaid By-law No. 438-86, as amended, except as herein provided:
- (a) The term *car-share parking space* means a *parking space* exclusively reserved and signed for the parking of a *car-share motor vehicle*. A *car-share parking space* shall meet the By-law 438-86 definition for a *parking space*.
  - (b) The term *car-share motor vehicle* means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of the building on the *lot*.
  - (c) The term *existing place of worship* means the church existing on the *lot* on and prior to May 1, 2010.
3. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this by-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
4. Within the lands shown on Schedule "~" 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 -<sup>th</sup> day of ---, A.D. 2010.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

