

**42 Edgewood Ave – Zoning Amendment Application –  
Final Report**

<b>Date:</b>	April 27, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	10-226802 STE 32 OZ

**SUMMARY**

This application proposes the development of a 32 unit low rise development at 42 Edgewood Avenue which includes the construction of a new public road. The property was formerly a Catholic elementary school.

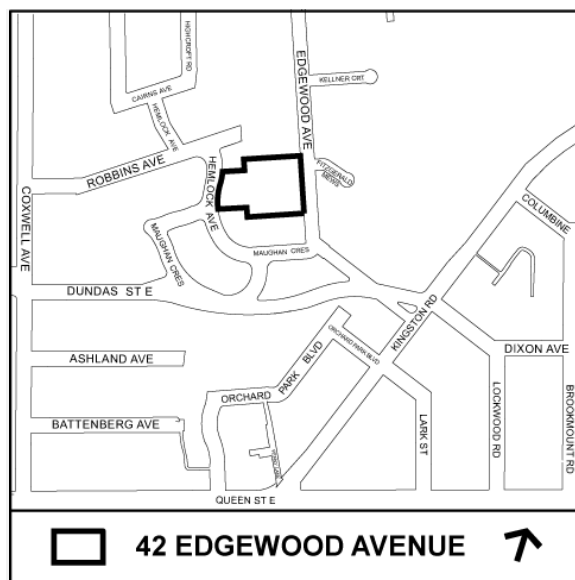
The proposed development on a public road is in keeping with similar developments built nearby in the 1980's and 90's. It is an appropriate use for a large vacant site in the middle of a neighbourhood.

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

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86, as amended, for the lands at 42 Edgewood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report (April 27, 2012) from the Director, Community Planning, Toronto and East York District;



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Prior to the introduction of bills in Council, City Council require the owner to enter into an agreement, to the satisfaction of the Chief Planner and Executive Director of City Planning, Executive Director of Technical Services, General Manager of Parks, Forestry and Recreation and the City Solicitor, for the proposed public road between Edgewood Avenue and Hemlock Avenue, including the construction of all municipal sanitary and storm sewers, municipal water mains, sidewalks, street trees and street lighting, etc., and the provision of any necessary engineering drawings, financial securities, applicable fees and insurance, as required by the City.
4. Prior to the introduction of bills in Council, City Council require the owner to provide a tree protection security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to Treasurer, City of Toronto, in the amount of \$20,616.53 to cover the appraised tree value, removal and replacement costs of six (6) City owned trees. This deposit shall be drawn upon to cover all costs incurred by the City of Toronto if the City owned trees require maintenance or removal and replacement as a result of construction activities associated with this project.
5. Prior to introduction of bills in Council, City Council require the owner to provide tree removal payment in the form of a certified cheque or money order payable to Treasurer, City of Toronto, in the amount of \$40,497.72 to cover the appraised tree value, and set fees for City owned trees (Tree nos. 2, 3, 4, 7, 8, 9, 10, 20, 21, 22, 23 and 24) to be removed as part of this project.
6. Prior to introduction of bills in Council, City Council require the owner to conduct an investigation of underground utilities prior to proposing new tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company must be provided to the Supervisor of Urban Forestry, Tree Protection & Plan Review.
7. Prior to introduction of bills in Council and prior to any construction or grading activities taking place, City Council require the owner to install tree protection barriers in the locations indicated on the plans submitted to the City. Such barriers must be installed to the satisfaction of Urban Forestry, Tree Protection & Plan Review on behalf of the General Manager of Parks, Forestry and Recreation.
8. Prior to introduction of bills in Council, City Council require the owner to submit a Construction Management Plan to the satisfaction of the Chief Planner and Executive Director of City Planning.
9. City Council require that the owner be advised of the additional requirements set out in Attachment No. 6 to the report (April 27, 2012) from the Director, Community Planning, Toronto and East York District.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is to construct a 32 unit development consisting of a pair of semis and a detached home facing onto Hemlock Avenue and 28 semi-detached houses and one detached house facing onto a newly created public road running through the middle of the existing property between Edgewood Avenue and Hemlock Avenue.

Each of the proposed houses will have parking located in an at-grade integral garage. (Appendix 5 - Application Data Sheet)

### **Site and Surrounding Area**

The site is located on the west side of Edgewood Avenue, south of Eastwood Avenue. The property also has frontage on Hemlock Avenue. The property currently contains a school that was formerly owned by the Toronto District Catholic School Board.

The lands are surrounded on all sides by properties containing detached and semi-detached houses.

### **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*.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. Specifically, Policy 5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- 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 building type(s);
- e) setbacks of buildings from the street 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, Policy 5 states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. The policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

## **Zoning**

This site is zoned R1S Z0.6, in the former City of Toronto Zoning By-law 438-86, which permits detached houses and duplexes, in addition to non-residential uses such as places of worship and schools at a density of 0.6 times the area of the lot. Semi-detached houses are also permitted on the Hemlock Street frontage of the property. The height limit is 10 metres.

## **Site Plan Control**

The proposed development is not subject to Site Plan Approval.

## **Reasons for Application**

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required to permit the development at a density of 1.1 times the area of the lot, to decrease the width of the lot frontage and to permit semi-detached houses on the portion of the lot zoned R1.

## **Community Consultation**

A community consultation meeting was held on January 26, 2011 which was attended by 45 members of the local community. The community raised concerns respecting lack of on-street parking, increased traffic, construction related issues, concerns respecting the modern design of the houses and potential issues with groundwater. Based on the concerns heard at the meeting and concerns from staff respecting the proposed cul-de-sac, the applicant revised the proposal to have all but 3 units fronting onto a newly created public road. A second meeting was held by the Ward Councillor on June 28, 2011. At that meeting the majority of the concern was with respect to the architecture of the proposed houses and continued concern respecting construction activities. Further modifications to the design were made to provide peaked roofs for the houses facing onto Hemlock and the applicant agreed to submit a Construction Management Plan to the City prior to the commencement of construction and to do an analysis of neighbouring homes (should the homeowners request it) to determine the pre-construction condition of the homes should damage occur during the construction of the development.

## **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**

The proposal is consistent with the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **Land Use**

The proposed detached and semi-detached houses conform with the land uses found in the immediate neighbourhood.

### **Density, Height, Massing**

The project exceeds the permitted density for this zoning district with a density of 1.1 times the lot area, whereas a density of 0.6 times the area is permitted, but it is in keeping with the density of other newer development in the neighbourhood, including the houses on Kellner Court and Fitzgerald Mews. The development has a modern design that complements the existing older houses and is in-line with the established context of the surrounding neighbourhood and complies with *Neighbourhoods* Policy 4.1.5 in the Official Plan. The 3 houses on Hemlock Avenue have peaked roofs to be more in keeping with the existing neighbouring homes.

Each house fronts onto a public road, either the newly created road running between Edgewood Avenue and Hemlock Avenue or Hemlock Avenue itself.

The lot frontages, which range from 6.0 to 7.66 metres (with one house on Hemlock Avenue having a frontage of 18.16 metres), are appropriate and consistent with the lot frontages found in new development, as well as the lot frontages of the surrounding properties on Hemlock Avenue and Fitzgerald Mews.

The proposed three-storey houses will be no higher than 12 metres.

### **Parking**

Parking for each of the units will be provided in an integral garage in front of the houses. The majority of the houses also have a driveway of sufficient length to allow for the parking of a second vehicle. The creation of the new road will also result in an increase in the number of on-street permit parking spaces for the area.

The area is well served by public transit, bike routes and pedestrian sidewalks. Visitor parking will be accommodated on the newly created road.

### **Land Division**

The Committee of Adjustment approved the severance of the former school site into 3 parcels at its meeting of October 19, 2011. The middle parcel will be conveyed to the City and will contain the new road. The City and the owner will enter into an agreement respecting the construction of all aspects of the new road prior to the commencement of construction.

The applicant intends to submit a Part Lot Control application to create 32 separate lots at a later date.

### **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 the 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 the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 32 residential units on a total site area of 0.7375 hectares (7,375m<sup>2</sup>). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.04266 hectares (426.6m<sup>2</sup>), which is 5.7% of the site area.

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 0.04266 hectares (426.6m<sup>2</sup>) would not be of a useable size and there is existing City parkland in close proximity to the proposed development. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Streetscape**

Sidewalks will be provided on both sides of the newly created public road. Street trees are proposed every 6 metres along the new road, with additional trees being planted on both Hemlock and Edgewood Avenues.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

The applicant has indicated they will pursue geo-thermal heating for the project and may, if feasible, extend this to the surrounding adjacent neighbours should they wish to participate.

## **Development Charges**

It is estimated that the development charges for this project will be \$540,000.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

Leontine Major, Senior Planner  
Tel. No. (416) 397-4079  
Fax No. (416) 392-1330  
E-mail: lmajor@toronto.ca

## **SIGNATURE**

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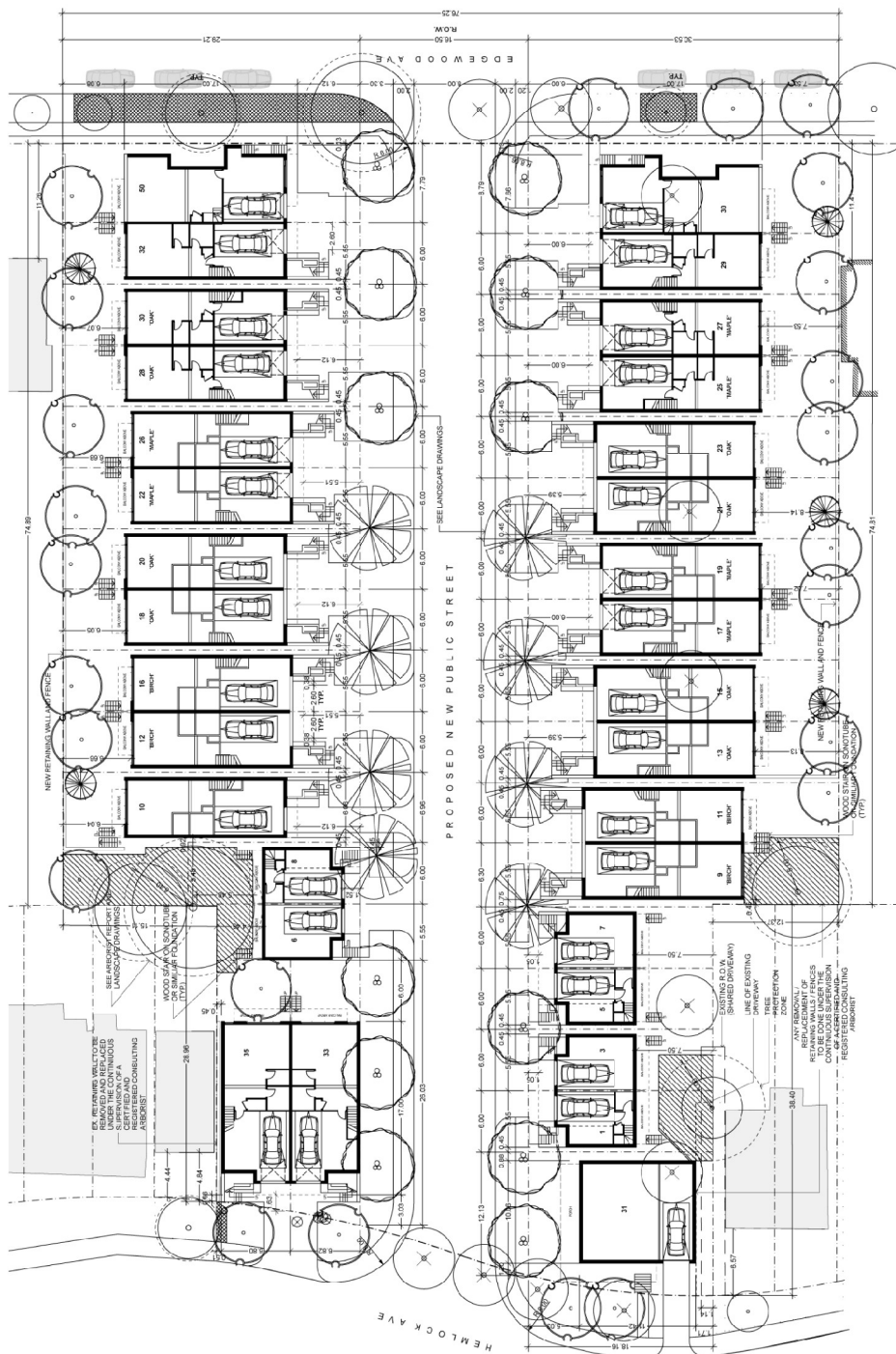
Raymond M. David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Advisory Comments  
Attachment 6: Draft Zoning

# Attachment 1: Site Plan



42 Edgewood Avenue

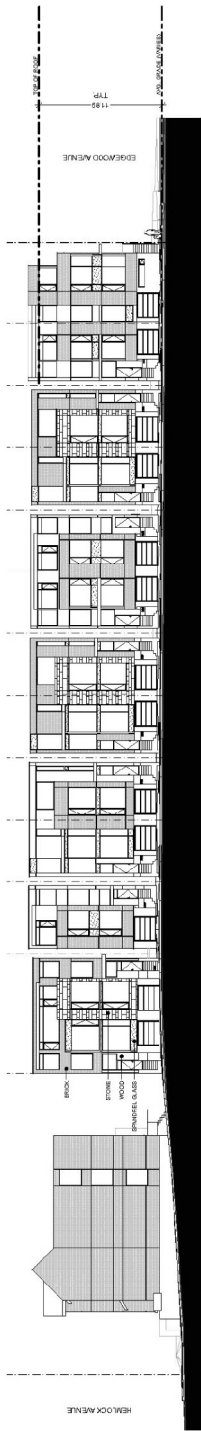
Site Plan  
 Applicant's Submitted Drawing

Not to Scale  
 03/09/2012

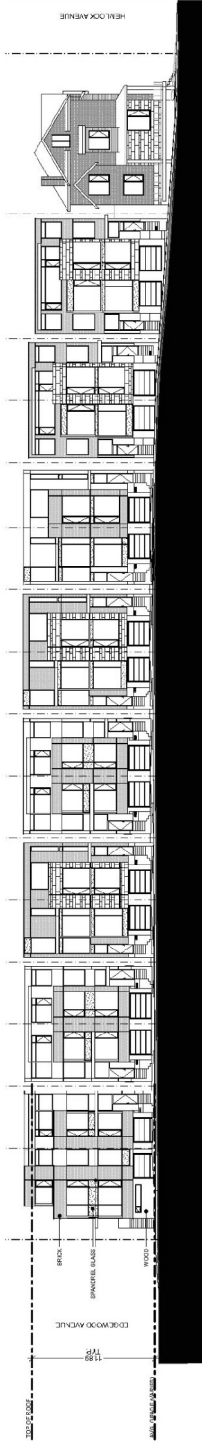
File # 10 226802 02



# Attachment 2: Elevations



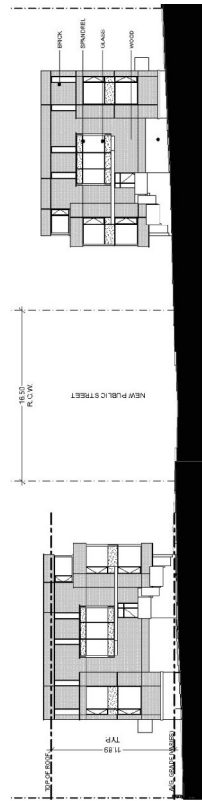
New Street Elevation



New Street Elevation



Hemlock Elevation



Edgewood Elevation

42 Edgewood Avenue

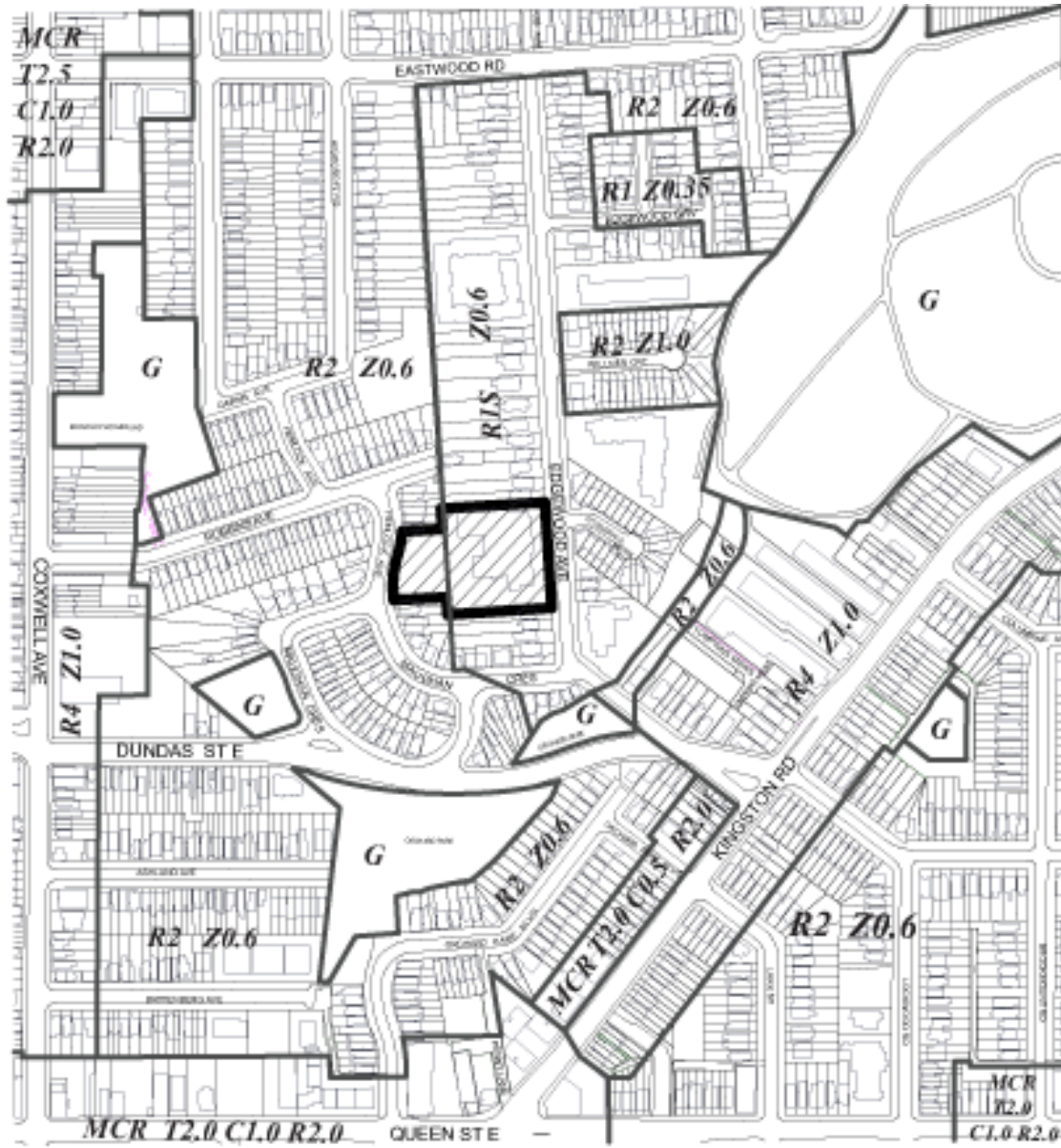
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/09/2012

File # 10 226802 02

### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

42 Edgewood Avenue

File # 10\_226802

- G Parks District
- R1 Residential District
- R1S Residential District
- R2 Residential District
- R4 Residential District

MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86  
Extracted 10/18/2010

### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	10 226802 STE 32 OZ
Details	Rezoning, Standard	Application Date:	July 22, 2010

Municipal Address: 42 EDGEWOOD AVE  
 Location Description: PLAN 504 LOTS 5 TO 9 PLAN 481E LOTS 66 TO 69 \*\*GRID S3208  
 Project Description: Rezoning application to permit redevelopment of the lands for 32 freehold residential units (30 semi-detached and 2 detached) with integral garages.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Urbancorp (Leslieville) Developments Inc			Urbancorp (Leslieville) Dev Inc

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R1S Z0.6	Historical Status:
Height Limit (m):	12	Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	7375	Height:	Storeys:	3	
Frontage (m):	76.25		Metres:	10	
Depth (m):	113.19				
Total Ground Floor Area (sq. m):	3095.47				<b>Total</b>
Total Residential GFA (sq. m):	8258.9		Parking Spaces:	32	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	8258.9				
Lot Coverage Ratio (%):	42				
Floor Space Index:	1.1				

#### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	32
Total Units:	32

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

		Above Grade	Below Grade
Residential GFA (sq. m):	8258.9	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

**CONTACT: PLANNER NAME: Leontine Major, Senior Planner**  
**TELEPHONE: (416) 397-4079**

## Attachment 5: Advisory Comments

The owner is advised:

- (a) that the Owner shall obtain a Certificate of Approval from the Ministry of the Environment for the installation of the proposed Stormwater Management Facility and storm sewer.
- (b) that the Owner shall obtain a Certificate of Approval from the Ministry of the Environment for the installation of the proposed sanitary sewer.
- (c) that the Owner shall agree to name road allowances to the satisfaction of the Executive Director, Technical Services.
- (d) that the Owner shall agree to pay for and construct any improvements to the municipal infrastructure in connection with the Site Servicing Assessment Report, as accepted by the Executive Director of Technical Services, should it be determined that improvements to such infrastructure is required to support this development.
- (e) Once the tree protection barriers have been installed, and other tree protection measures undertaken, the applicant/owner shall notify Gary LeBlanc, Urban Forestry Planner at 416-392-0494 to arrange for an inspection of the site and approval of aforementioned tree protection requirements. The owner must not proceed with any construction or grading activities until clearance has been received from Urban Forestry that the tree protection barriers have been installed in accordance with the approved plans.
- (f) that tree protection barriers must remain in place and in good condition during construction and must not be altered or moved. Established tree protection zones must not be used as construction access, storage or staging areas. Grade changes are not permitted within established tree protection zones. Tree protection barriers may be removed once development and all site activities are complete and only when Urban Forestry has approved its removal.
- (g) that the applicant shall have a qualified company implement the approved Landscape Plan and all approved tree preservation and maintenance strategies to the satisfaction of Urban Forestry. As well, prior to construction or grading activities, where necessary to ensure the health and vigour of trees to be preserved, tree maintenance measures must be undertaken by a certified arborist or other qualified expert and according to currently accepted sound arboricultural practices.
- (h) that tree planting must be completed according to the approved Landscape Plan and to the satisfaction of Urban Forestry within a reasonable time frame. Any proposed revisions to the planting plan must first be approved by Urban Forestry.

- (i) that the site shall be developed and maintained in accordance with the approved plans and conditions of approval associated with the Site Plan, Grading Plan, Site Servicing Plan, Landscape Plan, Building Permit and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry, on behalf of the General Manager of Parks, Forestry & Recreation.
- (j) that the owner agrees to notify all Builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the owner.
- (k) that the owner shall protect at all times Tree nos. 1, 5, 25 and 26, situated within the Edgewood Avenue City road allowance, and Tree nos. 6 and 19 situated within the Hemlock Avenue City road allowance, in accordance with Arborist Report prepared by The Tree Specialists Inc., dated August 24, 2011, submitted directly to Urban Forestry, the plans approved under Site Plan Control and the City of Toronto's 'Tree Protection Policy and Specifications for Construction Near Trees'. All tree protection must be to the satisfaction of the General Manager of Parks, Forestry & Recreation.
- (l) that the owner shall provide a two-year renewable guarantee for all new tree plantings within the City road allowance and shall notify the Supervisor of Urban Forestry, Tree Protection & Plan Review in writing, of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee.
- (m) that the owner shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees.
- (n) that the owner shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance if during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement. The owner will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.
- (o) that the owner shall maintain all newly replanted trees within the City road allowance in good condition and shall provide an additional two-year renewable guarantee.
- (p) that prior to the issuance of a Landscape Permit (by Transportation Services, Right of Way Management), the owner shall provide a tree planting security

deposit in the form of an irrevocable Letter of Credit or certified cheque payable to the Treasurer, City of Toronto, in the amount of \$16,324.00 (\$583.00 per tree subject to change) for new tree planting within the City Road allowance. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period.

## **Attachment 6: Draft Zoning By-law Amendment**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend Zoning By-law No. 438-86, as amended,  
With respect to the lands municipally known as,  
42 Edgewood Ave**

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 Sections 4(2)(a), 6 (1), 6(3) PART I, 6(1), 6(3) PART II, 6(3) PART III 3(d) and 6(3) PART VII 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 30 semi-detached houses and 2 detached houses 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 building or structure to be erected or used shall extend beyond the building envelope delineated by the heavy lines on Map 2 attached to and forming part of this by-law; except any other type of structure identified as a permitted projection in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions and qualifications in that Section are complied with;
  - (c) the maximum number of *semi-detached houses* on the *lot* is 30 and the maximum number of *detached houses* on the *lot* is 2;
  - (d) the maximum permitted *residential gross floor area* shall not exceed 8260 square metres;

- (e) the maximum height of any *detached house* or *semi-detached house* is 12.0 metres above *grade*; and
  - (f) the minimum *lot* width is 5.5 metres.
3. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole lands indentified on Map 1, as if no severance, partition or division occurred.
4. 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, if any, 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.
5. 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.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



