

**124 Belsize Drive - Zoning Amendment Application- Preliminary Report**

<b>Date:</b>	September 23, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	13 161141 STE 22 OZ

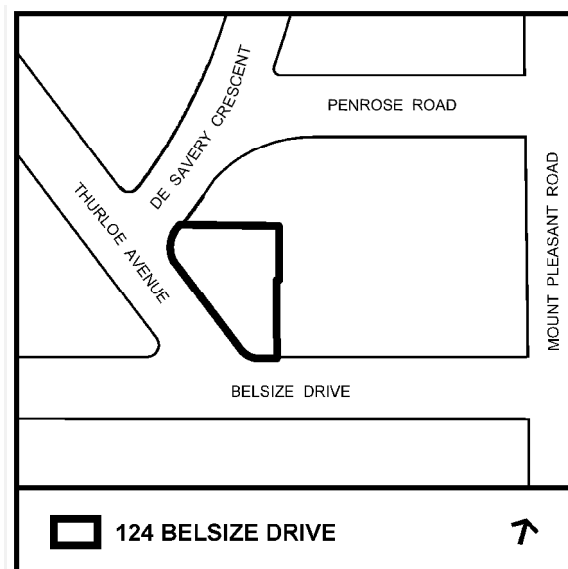
**SUMMARY**

This application proposes six, 3-storey semi-detached dwellings, fronting on both Belsize Drive and Thurloe Avenue. Parking will be located underground with access from a common driveway on Belsize Drive. The church on the site has been demolished.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff recommend that a community consultation meeting be scheduled for the Fall of 2013. Staff anticipate submitting a final report on the application to Community Council in the first quarter of 2014. These target dates assume that the applicant will provide all required information in a timely manner.

The proposed redevelopment exceeds the heights and densities which would be considered appropriate for this site within a *Neighbourhoods* designation.



In the opinion of staff, the height, density and massing of the proposed development does not fit the existing and planned context for this area. However, staff recommend holding a community consultation meeting to seek input from the local community on the proposal.

Issues raised at that meeting will assist staff in determining the nature and the extent of the revisions that would be required for this application to fit within its neighbourhood.

## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting for the lands at 124 Belsize Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

Pre-application consultation meetings were held with the applicant to discuss preliminary design concepts from December 2012- March 2013. The matters discussed included the proposed building height, massing, and front and rear yard setbacks. In addition, staff worked with the applicant to identify complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to construct six, three-storey semi-detached dwellings fronting onto Belsize Drive and Thurloe Avenue. Parking for the project is proposed to be located underground with access from a common driveway on Belsize Drive. Each semi-detached dwelling will have 3 bedrooms.

The proposed heights range from 10.4 to 11.73 metres, and the overall proposed density of the site is 1.43 times the lot area. Detailed statistics can be found on the Application Data Sheet, attached as Attachment No. 8 to this report. Drawings showing the proposal can be found as Attachments 2-4 of this report.

## **Site and Surrounding Area**

The site is located on the northeast corner of Belsize Drive and Thurloe Avenue, west of Mount Pleasant Road and north of Davisville Avenue. The irregular-shaped lot is approximately 1324.3 square metres in area and has approximately 9.2 metres of frontage on Belsize Drive and approximately 47.5 metres on Thurloe Avenue. The site is currently vacant but was previously occupied by the Glebe Presbyterian Church, which has been demolished.

Within the immediate context, are the following uses;

South, West and East: 2-2 ½ storey residential dwellings

North: 3-storey residential apartment building and 2-2 ½ storey detached and semi-detached dwellings

## **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.

## **Official Plan**

The subject property is designated Neighbourhoods in the Official Plan. Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses. The stability of the physical character of Neighbourhoods is one of the keys to Toronto's success. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Development criteria in Section 4.1.5 of the Official Plan state that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, in particular:

- a. Patterns of streets, blocks and lanes, parks and public building sites;
- b. Size and configuration of lots;
- c. Height, 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 landscaped or built-form features that contribute to the unique physical character of a neighbourhood; and
- h. Conservation of heritage buildings, structures and landscapes.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

### **Yonge-Eglinton Secondary Plan**

The site is located within the Neighbourhoods designation of the Yonge-Eglinton Secondary Plan.

A primary objective of the Yonge-Eglinton Secondary Plan is to promote development that is contextually appropriate and compatible with the existing character of the neighbourhood while maintaining and encouraging a range of housing forms and tenure suitable for family and other households.

### **Zoning**

The site is subject to Zoning By-law No. 438-86, and is zoned R2 Z0.6. This zoning category permits a range of residential uses to a maximum height of 9.0 metres, and a maximum permitted density of 0.60 times the lot area. The proposed use of an apartment building is not permitted in a R2 zone.

The new City of Toronto By-law 569-2013 does not apply to the subject site.

### **Site Plan Control**

A Site Plan Control application was received by the City on May 7, 2013 and is currently being processed.

## **Tree Preservation**

An arborist report has been provided by Cohen & Master Tree and Shrub Services Inc. dated November 16, 2012. This report is under review by City Forestry staff.

## **Reasons for the Application**

The proposal requires relief from Zoning By-law 438-86, as amended, with respect to a number of provisions including gross floor area, front and rear yard setbacks, landscaped open space, building height, and proposed use.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Architectural Plans, Elevations, Sections and Renderings
- Landscape Plan and Details
- Site Plan
- Plan of Survey
- Toronto Green Standards Checklist
- Stormwater Management Plan Report
- Arborist Report/Tree Preservation Plan
- Functional Servicing Report
- Site Servicing and Grading Plan
- Shadow Study

A Notification of Complete Application was issued on May 20, 2013.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- Conformity with the Official Plan policies and development criteria for *Neighbourhoods*;
- Appropriateness of the proposed height, density and massing;
- Compatibility of the proposal with surrounding area;
- Appropriateness of the proposed right-of-way encroachments, such as landscaping and lighting features.

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

## **CONTACT**

Jennifer Renaud, Planner  
Tel. No. 416-392-7554  
Fax No. 416-392-1330  
E-mail: jrenaud2@toronto.ca

## **SIGNATURE**

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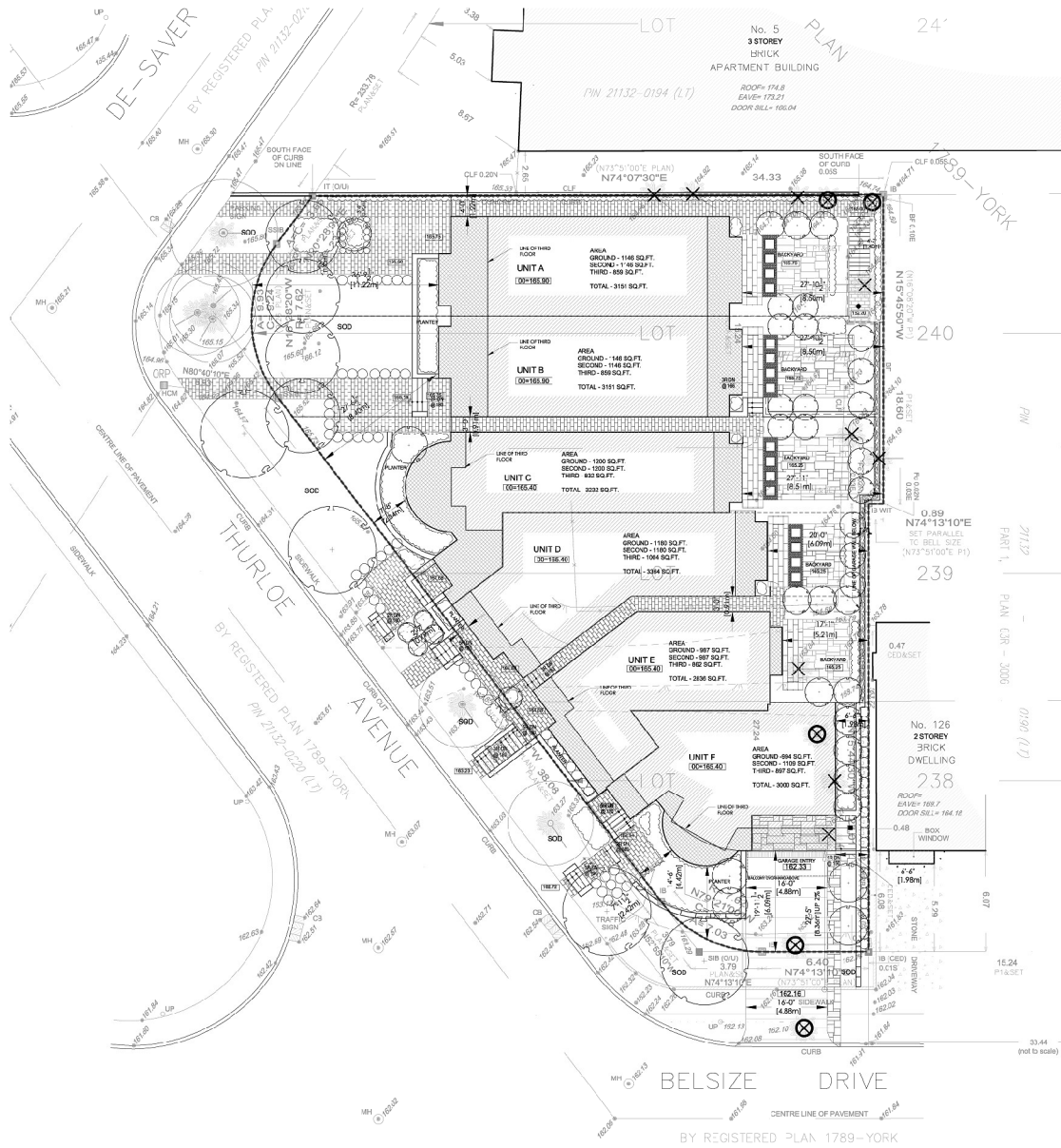
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Unit A & B Elevations  
Attachment 3: Unit C & D Elevations  
Attachment 4: Unit E & F Elevations  
Attachment 5: Zoning  
Attachment 6: Official Plan  
Attachment 7: Yonge-Eglinton Secondary Plan  
Attachment 8: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

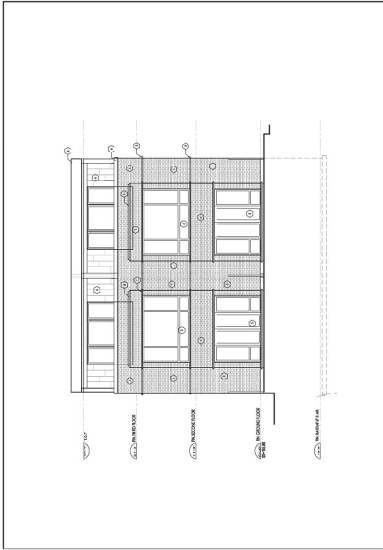
Applicant's Submitted Drawing

Not to Scale   
 09/18/2013

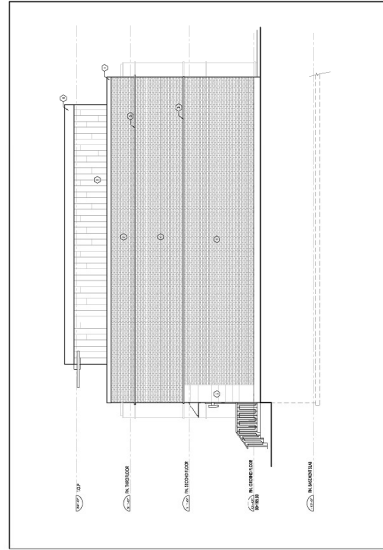
## 124 Belsize Drive

File # 13 161141 0Z

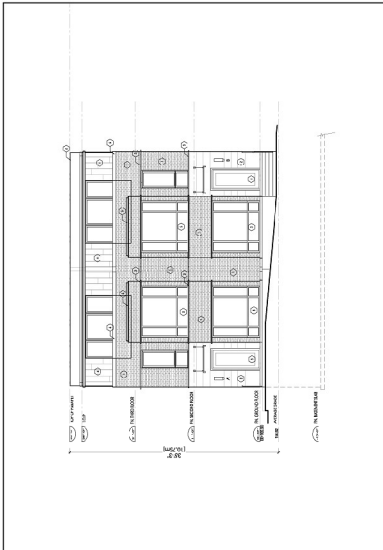
## Attachment 2: Unit A&B Elevations



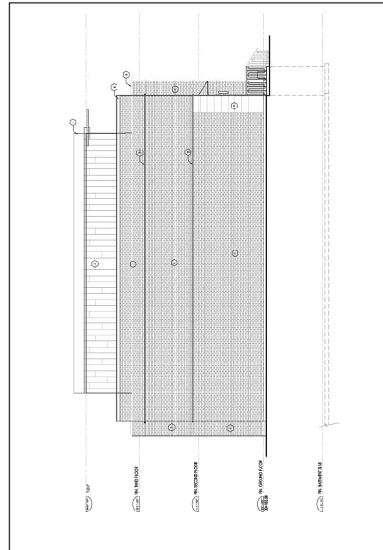
Rear Elevation



South Elevation



Front Elevation



North Elevation

124 Belsize Drive

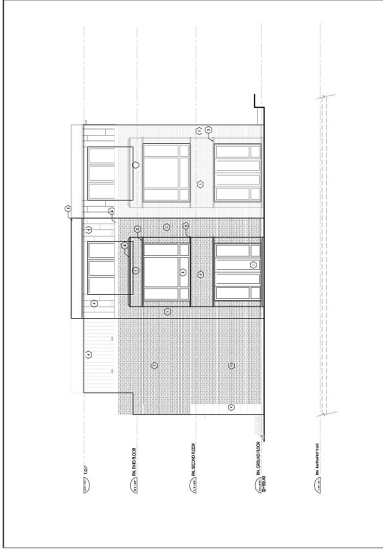
Elevations: Units A/B  
Applicant's Submitted Drawing

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09/18/2013

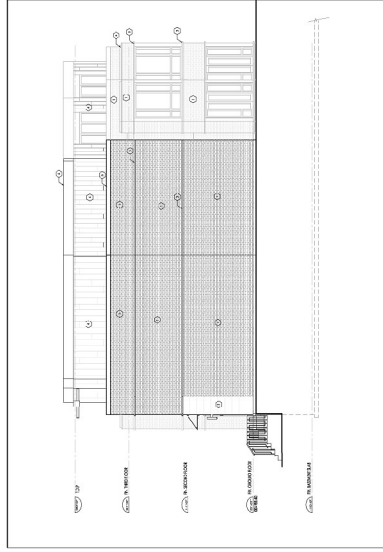
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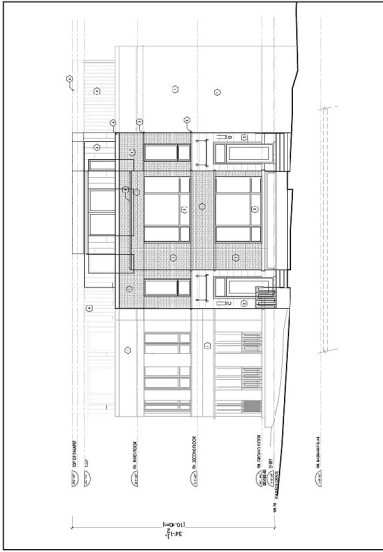
**Attachment 3: Unit C&D Elevations**



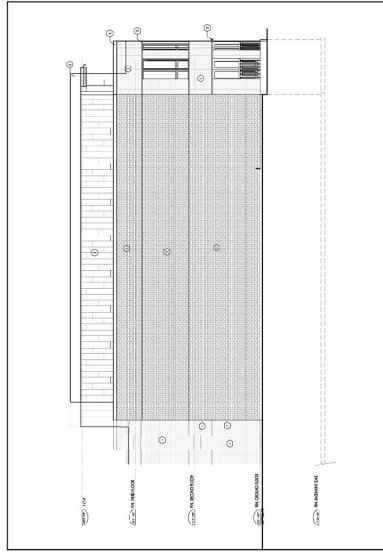
**Rear Elevation**



**South Elevation**



**Front Elevation**



**North Elevation**

**124 Belsize Drive**

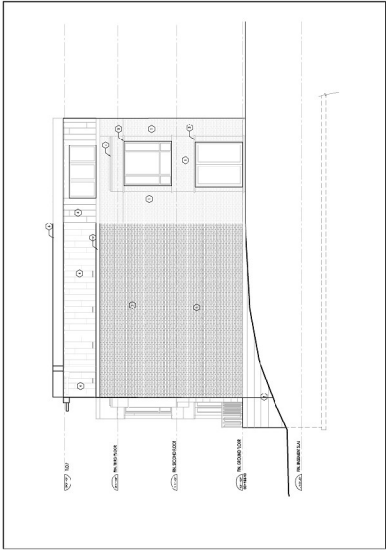
**Elevations: Units C/D**

Applicant's Submitted Drawing

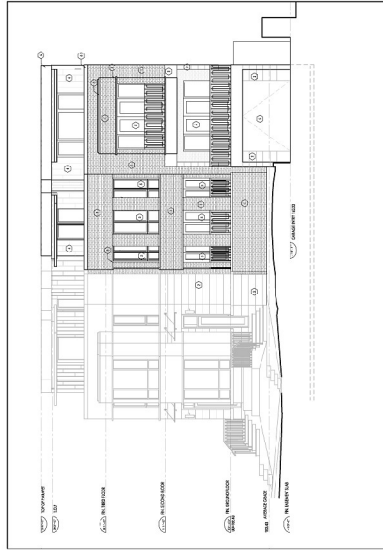
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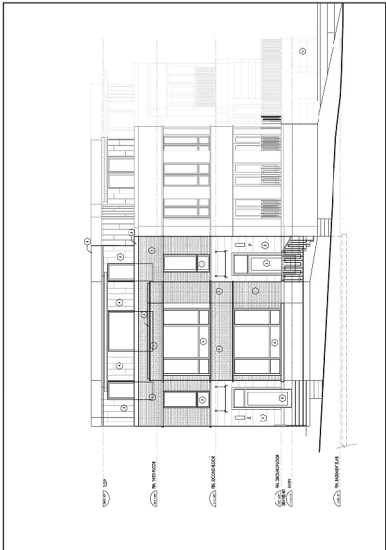
**Attachment 4: Unit E&F Elevations**



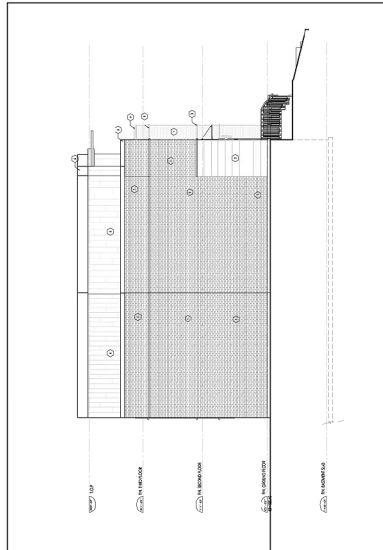
**Rear Elevation**



**South Elevation**



**Front Elevation**



**North Elevation**

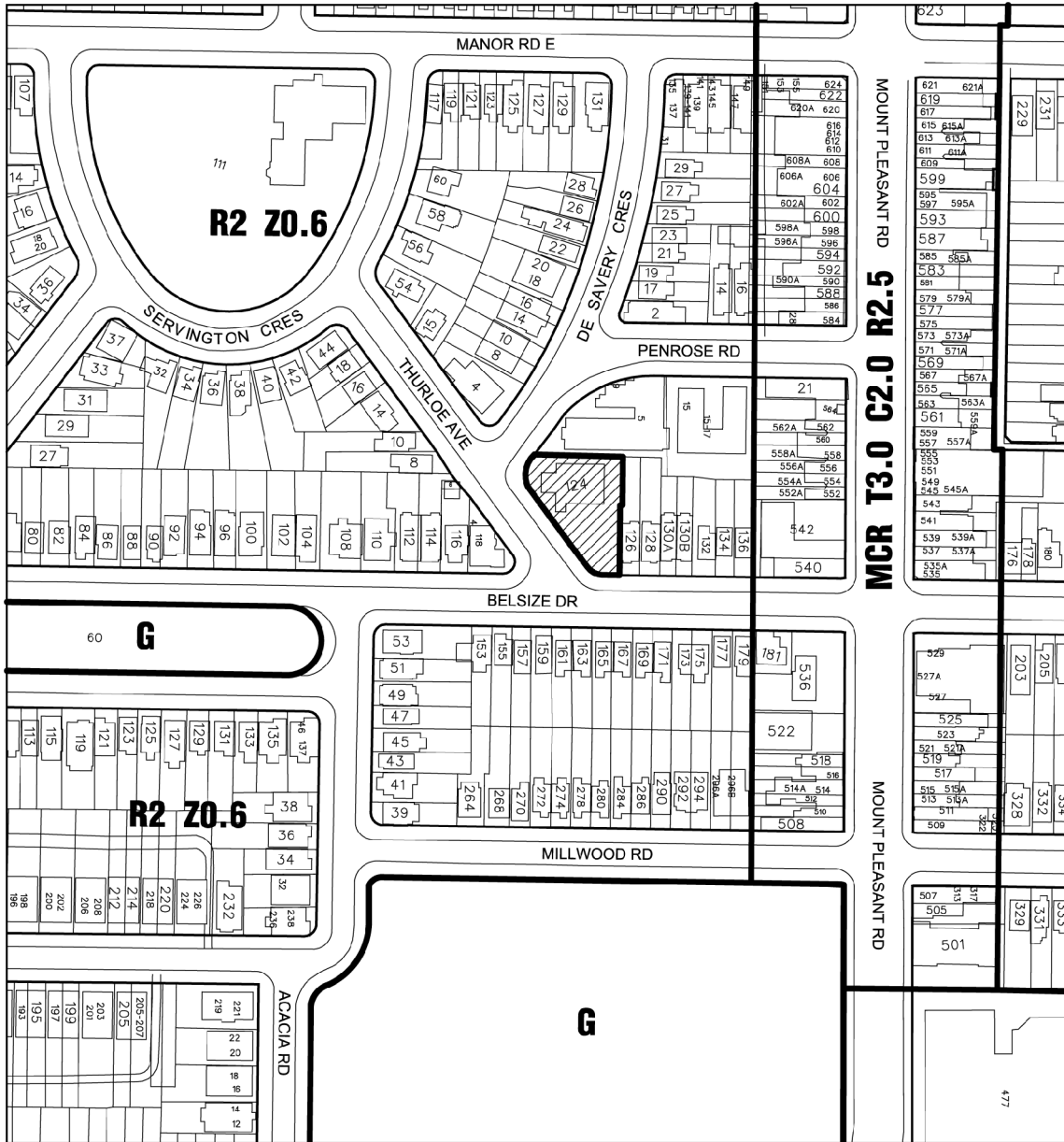
**124 Belsize Drive**

File # 13 161141 0Z

**Elevations: Units E/F**  
 Applicant's Submitted Drawing

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# Attachment 5: Zoning



124 Belsize Drive

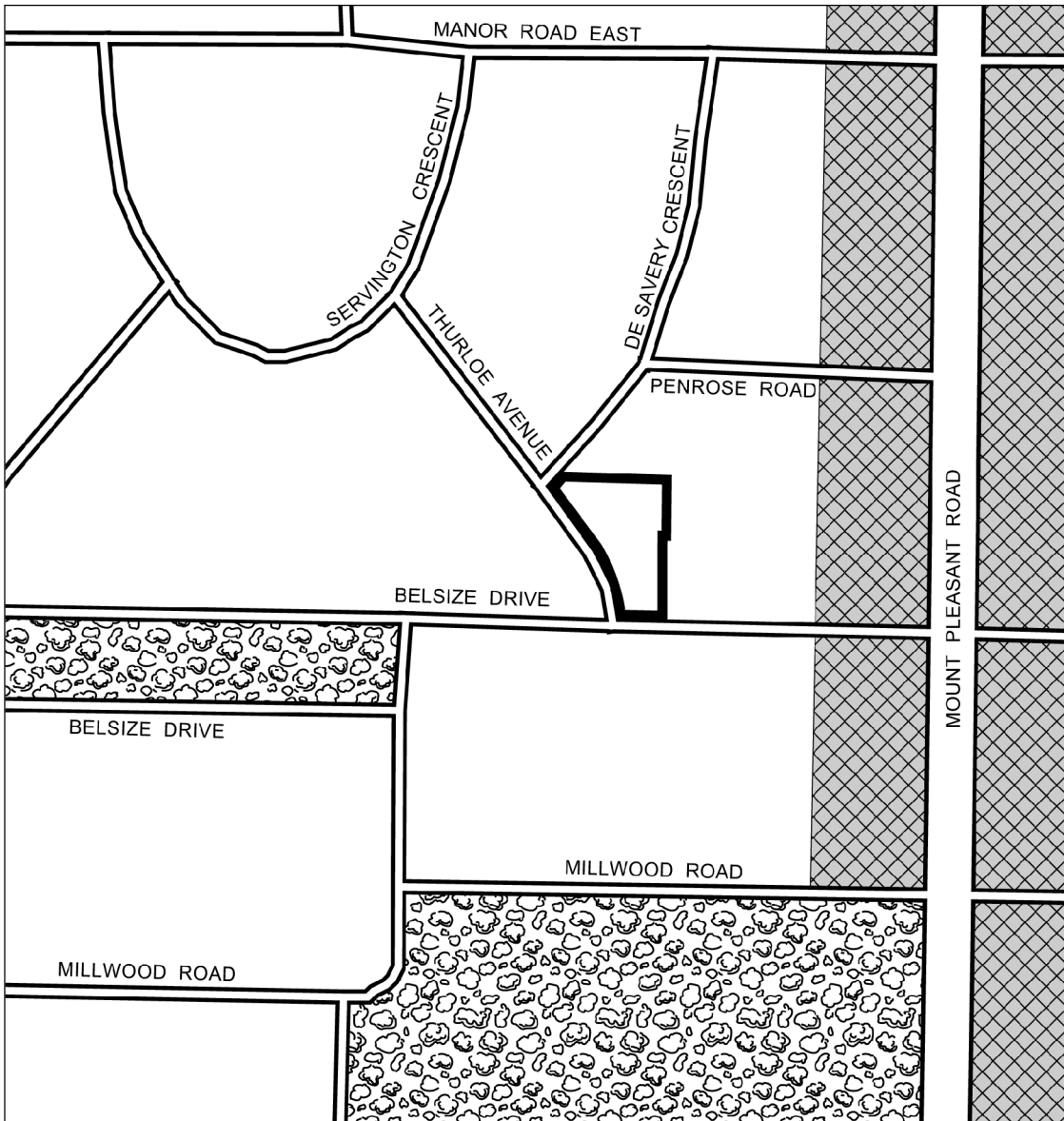
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- R2 Residential District
- MCR Mixed-Use District
- G Parks District

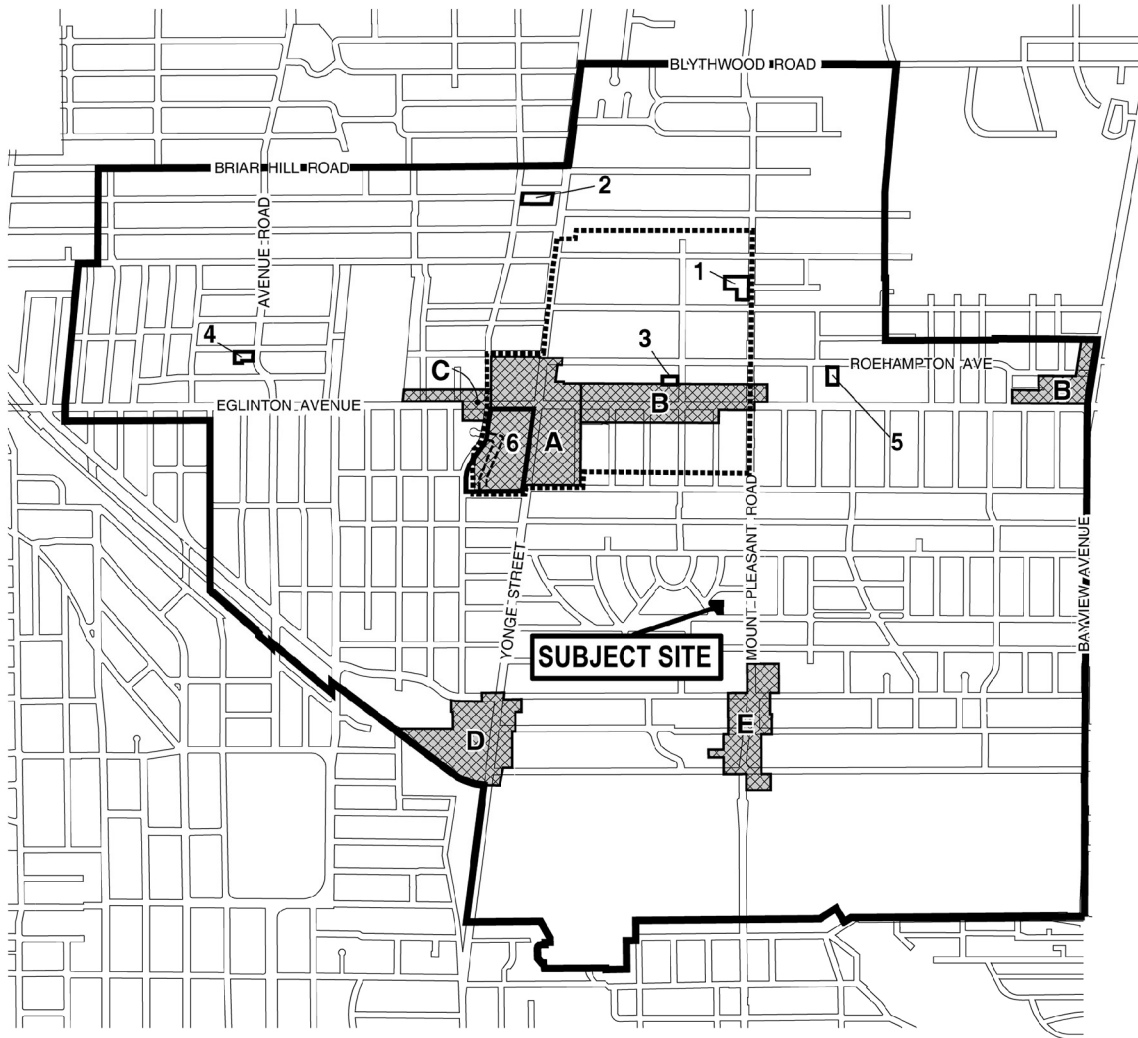


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Zoning By-law 438-86 (as amended)  
Extracted 09/18/2013

## Attachment 6: Official Plan



## Attachment 7: Yonge-Eglinton Secondary Plan








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### Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

-  Secondary Plan Boundary
-  Yonge-Eglinton Centre
-  Mixed Use Areas
-  Site and Area Specific Policies
-  Proposed Road

December 2010

## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	13 161141 STE 22 OZ
Details	Rezoning, Standard	Application Date:	May 2, 2013
Municipal Address:	124 BELSIZE DRIVE		
Location Description:	PLAN 1789 LOTS 238 239 240 **GRID S2204		
Project Description:	Application for Zoning By-law Amendment to permit 6 new three storey semi-detached dwellings with a common underground garage. The proposed lot areas range between 147.50 - 268.00 square metres and the proposed floor areas range between 263.46 square metres and 312.00 square metres. The overall density of the subject proposal is 1.43 FSI.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MICHAEL GOLDBERG 2098 Avenue Road Toronto, Ontario M5M 4A8		RICHARD WENGLE 102 Avenue Road Toronto, Ontario M5R 2H3	124 BELSIZE DRIVE INC 120 Holly Street, Suite 104 Toronto, Ontario M4S 3B1

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2 Z0.6	Historical Status:
Height Limit (m):	9	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	1217.3	Height:	Storeys: 3	
Frontage (m):	103.13	Metres:	Ranges from 10.75 -11.73metres	
Depth (m):	38			
Total Ground Floor Area (sq. m):	618.1			<b>Total</b>
Total Residential GFA (sq. m):	1740.36	Parking Spaces:	13	
Total Non-Residential GFA (sq. m):	0	Loading Docks	0	
Total GFA (sq. m):	1740.36			
Lot Coverage Ratio (%):	50.8			
Floor Space Index:	1.43			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	6
Total Units:	6

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1740.36	1740.36	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>	<b>Jennifer Renaud, Planner</b>
	<b>TELEPHONE:</b>	<b>416-392-7554</b>