

350 Vaughan Rd - Zoning Amendment Application - Preliminary Report

Date:	October 24, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's
Reference Number:	13 241049 STE 21 OZ & 13 241045 STE 21 SA

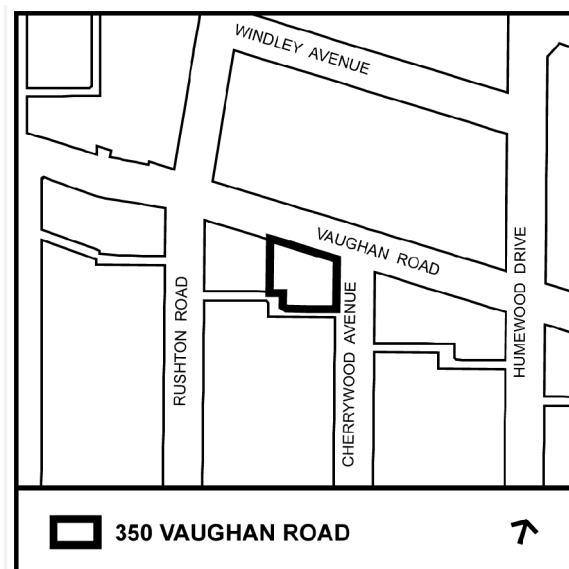
SUMMARY

This application proposes to amend the Zoning By-law in order to permit the construction of ten 3-storey townhouse units and two 3-storey semi-detached units at 350 Vaughan Road. Parking is to be provided at the rear of the units with access off of a public laneway.

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

The next step is to undertake a community consultation meeting, to enable the public to review and provide input on the application and ask questions of City staff and the applicant.

The Final Report is targeted for the second quarter of 2014. This target date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 350 Vaughan Road 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held in May 2013 with the applicant to discuss the complete application submission requirements. At this meeting and in correspondence afterwards, staff raised issues with respect to height, density, massing, setbacks, and parking.

ISSUE BACKGROUND

Proposal

The proposal is to construct 10 townhouse units and 2 semi-detached units on the subject site. The proposed townhouses and semi-detached dwellings will be 3 storeys (11.13 metres, excluding rooftop access stairwell) in height. The semi-detached dwellings and 4 of the townhouse units will front onto Vaughan Road, while the remaining 6 townhouse units will front onto Cherrywood Avenue. The proposed Floor Space Index is 1.17 times the area of the lot.

The units fronting onto Vaughan Road will be set back a minimum of 1.78 metres. The setback along Cherrywood Avenue will be a minimum of 2.0 metres, with increasing setbacks of 2.52 metres and 3.01 metres for the southernmost units on Cherrywood Avenue. The setback to the west will be 0.90 metres. To the south the semi-detached units will be set back 0.33 metres from the laneway, the townhouse units will be set back 0.38 metres from the laneway to the south.

The rear portion of the lot, adjacent to the laneway, will be graded to be level with the laneway. Parking will be provided in an integral garage at the rear of the semi-detached units and 9 of the townhouse units, accessed from the laneway. A detached garage will be located near the south-west portion of the lot to provide parking for one of the townhouse units which cannot accommodate an integral garage.

Each of the units will have a rooftop deck facing onto either Vaughan Road or Cherrywood Avenue. Decks will be provided at the rear of each unit on the ground floor above the proposed parking.

The Site Plan and Elevations are included in Attachments 1-3. Additional project information is included in Attachment 5 of this report (Application Data Sheet).

Site and Surrounding Area

The subject site is irregular in shape, and 1,136 square metres (12,227 square feet) in size. The site has a frontage of 38.13 metres on Vaughan Road and a frontage of 27.46 metres on Cherrywood Avenue. There is a substantial grade difference between the subject site and the laneway to the south, the laneway being approximately 1.5 metre lower. The subject site is occupied by an auto repair facility.

North: two-storey detached and semi-detached dwellings;

South: two-storey detached and semi-detached dwellings;

East: two-storey semi-detached dwellings;

West: two-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.

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 City's Official Plan designates the subject site as *Neighbourhoods* on Map 17- Land Use Plan. *Neighbourhoods* are considered physically stable areas containing a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores. Lower scale residential buildings in *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses, as

well as interspersed walk-up apartments no more than four-storeys in height (Policy 4.1.1).

The stability of our *Neighbourhoods'* physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character, policy 4.1.5 of the Plan states that any proposal shall have regard for:

- 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 streets 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.

Zoning

The site is zoned R2 under York Zoning By-law 1-83. The R2 zone permits residential and non residential uses, including detached, semi-detached and duplex dwellings. An exception on the site permits a vehicle fuel station and vehicle service shop.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. Planning Act applications submitted after May 9, 2013 are subject to the new Zoning By-law. The site is zoned RM under City-wide Zoning By-law 569-2013. This is a residential zone that allows a number of residential and non-residential uses, including detached, semi-detached and duplex dwellings having a gross floor area of up to 0.80 times the lot area. The maximum permitted height is 11.0 metres. A site specific exemption in the Zoning By-law permits a vehicle fuel station and vehicle service shop on the site. The zoning map is included in Attachment 4.

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has submitted an application concurrently with the Zoning By-law Amendment application.

Townhouse Infill Guidelines

The Infill Townhouse Design Guidelines serve as a framework within which architectural and landscape design excellence can thrive. They articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. It is very important that new townhouses "fit" within the existing context, and minimize impacts on the surrounding neighbourhood.

Reasons for the Application

The proposed development does not comply with certain standards contained in the Zoning By-law, including dwelling type, height, density and setbacks. The zoning for the subject site does not permit townhouse dwellings. The proposed density of 1.17 times the lot area exceeds the maximum total density of 0.8 times permitted by the Zoning By-law. The proposal also varies from the by-law in terms of height and setbacks. Additional variances to the Zoning By-law will be confirmed through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Stormwater Management Report, prepared by John Towle Associates Ltd.
- Arborist Report, prepared by The Tree Specialist Inc.
- Green Development Standards Checklist & Template.

A Notification of Complete Application was issued on October 28, 2013.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Setbacks
- Density
- Building length
- Parking layout and access
- Garbage
- Roof decks

Planning staff have concerns about the proposed front yard setbacks on Vaughan Road and on Cherrywood Avenue. On Vaughan Road the adjacent property to the west has a front yard setback of approximately 5 metres, the semi-detached dwellings to the east are set back more than 3 metres from the front lot line. On Cherrywood Avenue, the adjacent semi-detached dwellings are set back approximately 3.5 metres from the front lot line. The proposal needs to be revised to reflect the character of the surrounding neighbourhood in terms of front yard setbacks.

The proposed density of 1.17 times the area of the lot is not appropriate for the subject site. The proposed semi-detached dwellings are more than 24 metres in length. The current proposal with decreased front yard setbacks and increased building length represents overdevelopment of the subject site. The density should be reduced so that heights, massing, and scale of the development is appropriate for the site and compatible with adjacent properties.

Planning staff have concerns with regard to the proposed parking layout and access to the integral garages. A number of the parking spaces for the townhouse units appear to be difficult to access and appear to require difficult manoeuvring in order to exit the garage. The parking layout should be revised so that it is clear how vehicles will easily and safely enter and exit the proposed integral garages. In addition the applicant has not indicated where the garbage, recycling, and green bins will be stored. A 0.90 metre passage for garbage bins has been proposed between the proposed townhouse and semi-detached units.

Planning staff do not support the proposed roof decks located above the third floor towards the front of each unit and accessed by way of a stairwell. The proposed rooftop access increases the perceived height of the dwellings.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONCLUSION

The proposal submitted is not acceptable in its current form. Planning staff have identified that any development proposal for the site should be in substantial conformity with the existing zoning by-law permissions.

Planning staff will require the proposal to be revised to address the issues raised above. Additional issues may be identified through further review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

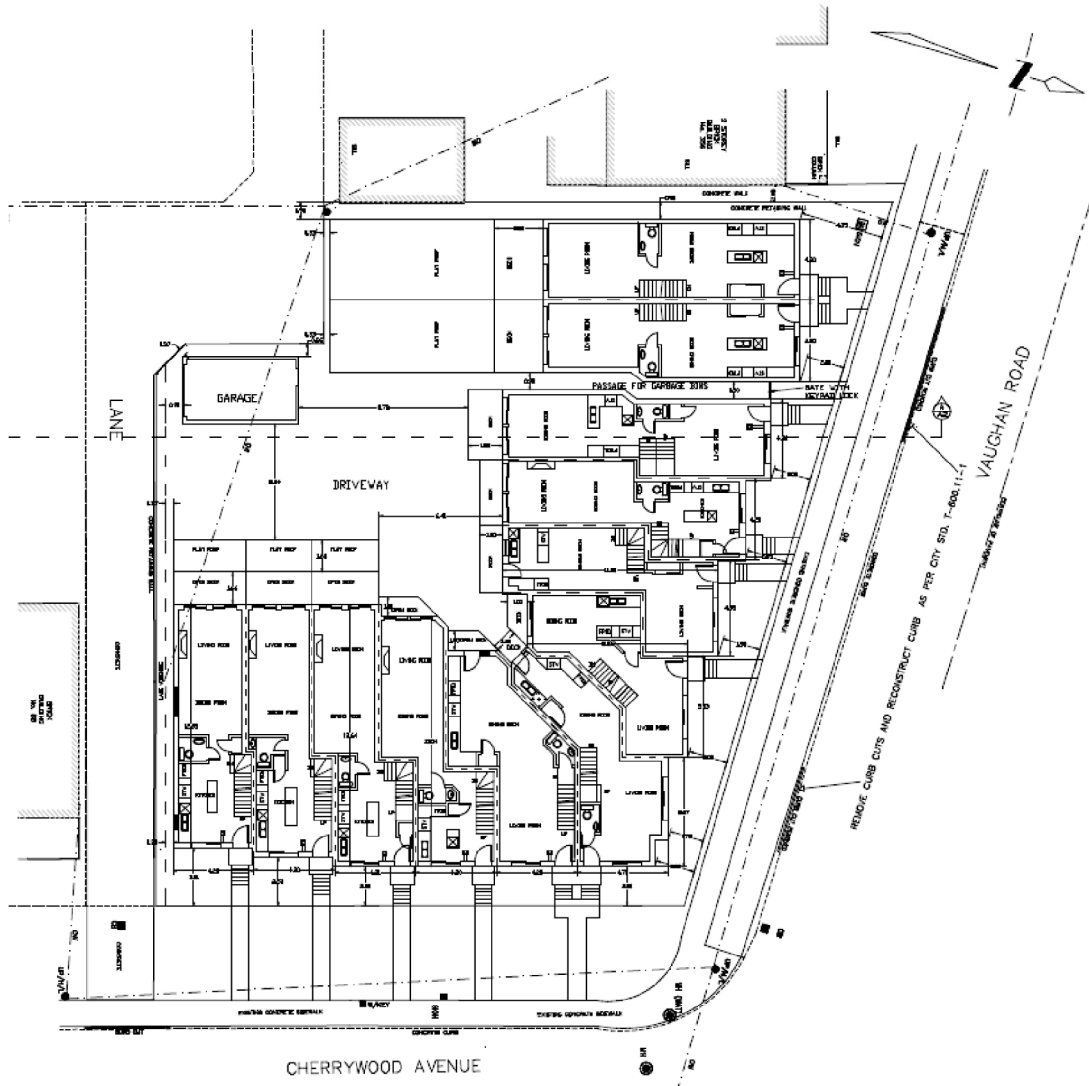
Attachment 2: South and West Elevations

Attachment 3: North and East Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

350 Vaughan Road

Applicant's Submitted Drawing

Not to Scale
10/21/2013



File # 13_241049_02

Attachment 2: South and West Elevations



SOUTH ELEVATION

<DETACHED GARAGE NOT SHOWN>



WEST ELEVATION

<DETACHED GARAGE NOT SHOWN>

South and West Elevations

350 Vaughan Road

Applicant's Submitted Drawing

Not to Scale
10/21/2013

File # 13_241049_02

Attachment 3: North and East Elevations



NORTH ELEVATION - VAUGHAN ROAD



EAST ELEVATION - CHERRYWOOD AVENUE

North and East Elevations

350 Vaughan Road

Applicant's Submitted Drawing

Not to Scale
10/21/2013

File # 13_241049_02

Attachment 4: Zoning




 **TORONTO** City Planning

Zoning By-law 569-2013

350 Vaughan Road

File # 13 241049_02

-  Location of Application
- RD Residential Detached
- RM Residential Multiple
- ON Open Space Natural
- OR Open Space Recreation


Not to Scale
Extracted 10/21/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 241049 STE 21 OZ
Details	Rezoning, Standard	Application Date:	September 24, 2013

Municipal Address: 350 VAUGHAN RD
 Location Description: PLAN M352 LOTS 71 & 72 E PT LOT 70 **GRID S2105
 Project Description: To demolish the existing vehicle repair facility and to construct 12 townhouse units.

Applicant:	Agent:	Architect:	Owner:
WILLIAM HOLMAN, 1760 Old Hastings Road, Unit 3, Wollaston ON, K0L 1P0	WILLIAM HOLMAN, 1760 Old Hastings Road, Unit 3, Wollaston ON, K0L 1P0		TALTRO HOLDINGS INC, 250 Merton Street, Suite 405, Toronto ON, M4S 1B1

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RM	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1136	Height:	Storeys:	3
Frontage (m):	27.45		Metres:	11.6
Depth (m):	38.13			
Total Ground Floor Area (sq. m):	746			Total
Total Residential GFA (sq. m):	1790		Parking Spaces:	14
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1790			
Lot Coverage Ratio (%):	66			
Floor Space Index:	1.58			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	1790
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	12	Institutional/Other GFA (sq. m):	0
Total Units:	12		

CONTACT: PLANNER NAME: David Driedger, Planner
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