

177 Caledonia Road and 19 Innes Avenue - Zoning By-law Amendment Application - Preliminary Report

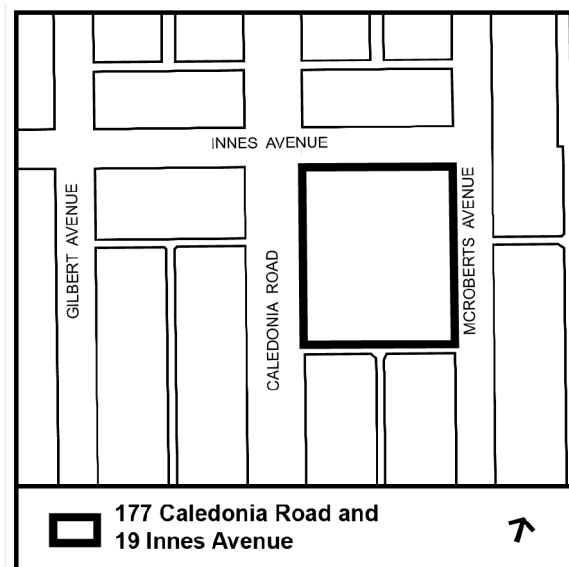
Date:	February 3, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 17 – Davenport
Reference Number:	13 281025 WET 17 OZ

SUMMARY

This application at 177 Caledonia Road and 19 Innes Avenue proposes to redevelop the former Hughes Public School site with 14 semi-detached dwellings fronting Caledonia Road, 14 semi-detached dwellings fronting McRoberts Avenue, and 10 semi-detached and 3 rowhouse dwellings fronting Innes Avenue, for a total of 41 dwellings. Vehicular access to the site is proposed from a new private laneway from McRoberts Avenue and a widened public laneway that abuts the site to the south. Also proposed is a new public park block of approximately 425 m² at the southeast corner of the Caledonia Road and Innes Avenue intersection.

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.

This report recommends scheduling a community consultation meeting in March of this year. A final report and Public Meeting under the *Planning Act*, is targeted for the first quarter of 2015. The target date assumes the applicant provides all required information and resolves any issues 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 177 Caledonia Road and 19 Innes Avenue 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

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements on February 28, 2013, April 10, 2013 and December 11, 2013.

A community consultation meeting was organized by the Ward Councillor and held on January 9, 2014. Issues raised by the community at this meeting included traffic, parking, water and wastewater impacts on existing dwellings, the loss of community open/recreational space, the proposed architectural treatment of the buildings as they relate to the general community physical context, and concerns related to gentrification of the neighbourhood.

ISSUE BACKGROUND

Proposal

The application proposes to demolish the former Hughes Public School building and construct 38 semi-detached dwellings and 3 rowhouse dwellings fronting Caledonia Road, Innes Avenue and McRoberts Avenue. The buildings are proposed to be three-storeys and 11 m in height (see Attachment 1 – Site Plan and Attachment 2 – Elevations).

A private laneway is proposed to provide vehicular access from McRoberts Avenue to on-site parking in private garages. It would also connect to a widened existing public laneway that connects Caledonia Road and McRoberts Avenue to the south of the site. Also proposed is a new public park space of approximately 425 m² at the southeast corner of the Caledonia Road and Innes Avenue intersection.

The proposed development would result in a density of approximately 1.0 times the area of the lot. A total of 59 on-site parking spaces are proposed. The relevant project information is outlined in Attachment 4 – Application Data Sheet.

Site and Surrounding Area

The site is rectangular in shape with an area of 8,315 m². Unlike the grade along the Caledonia Road boulevard, which increases from south to north, the site is relatively flat, with existing retaining walls and sloped landscape areas. There are 43 trees that may be affected or would be removed to accommodate the proposed development. Presently, the building is leased to the YWCA and a child care centre.

The property has approximately 99 m frontage on Caledonia Road and McRoberts Avenue, with approximately 83 m frontage on Innes Avenue and the public laneway that abuts the site to the south.

Lands surrounding the property include:

North: Innes Avenue, with a place of worship, two-storey detached dwellings, semi-detached dwellings and semi-detached converted dwellings and a converted two-storey mixed use building, fronting the north side of Innes Avenue;

South: A public laneway, followed by two-storey semi-detached dwellings, fronting McRoberts Avenue and Caledonia Road;

West: Caledonia Road, with two-storey detached and semi-detached dwellings, with a converted mixed use building fronting the west side of Caledonia Road; and

East: Fronting the east side of McRoberts Avenue are three, three-storey rowhouse dwellings, and predominately two-storey detached dwellings 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 lands are designated *Neighbourhoods* on Map 17 – Land Use Map of 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*.

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” and extending streets and paths.

Zoning

The lands are not subject to the new City-wide Zoning By-law No. 569-2013, as all school sites were omitted from the By-law. Under the former City of Toronto Zoning By-law No. 438-86, the lands are zoned R2 Z0.6, with a maximum building height of 10 m (see Attachment 3 – Zoning). The zoning permits a variety of residential uses, including detached dwellings, semi-detached dwellings, rowhouse dwellings and converted houses to a maximum density is 0.6 times the area of the lot.

Site Plan Control

The proposed development is not subject to Site Plan Approval.

Related Applications

A concurrent Part Lot Control Exemption application was submitted to divide the lands into the lots, blocks and parts necessary to create conveyable lots, the private laneway and the block to be dedicated to the City for a public park.

Tree Preservation

An Arborist Report and Tree Preservation Plan were submitted with the application and are being reviewed. There are 43 trees identified either on, or adjacent to the property that may require removal.

Reasons for the Application

Although the proposed land uses comply with the existing zoning permissions, the proposed density, building heights and building setbacks do not comply. A full review for compliance with Zoning By-law No. 438-86 is being undertaken.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Toronto Green Standard Checklist;
- Draft Zoning By-law;
- Community Services and Facilities Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Arborist Report, Tree Inventory and Tree Preservation Plan;
- Transportation Operations Review;
- Geotechnical Investigation;
- Archaeological Assessment – Stage 1; and
- Draft Reference Plan.

City staff are reviewing the application for completeness.

Issues to be Resolved

The application has been circulated to City Divisions and public agencies for comments. Preliminary issues include the following:

1. Confirmation of the appropriate process by which to create and convey a City Park and a public laneway widening dedication, notwithstanding the Part Lot Control Exemption application that was submitted;
2. Configuration of the proposed lots and their associated detached garages;
3. Appropriate site servicing with respect to water and wastewater;
4. Urban design and landscape opportunities to better integrate the development with the surrounding neighbourhood physical context;
5. Appropriate zoning performance standards;
6. Conformity with the City's Toronto Green Standard Tier 1 performance measures; and

7. Improved side wall elevations abutting streets, lanes and the public park block.

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

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

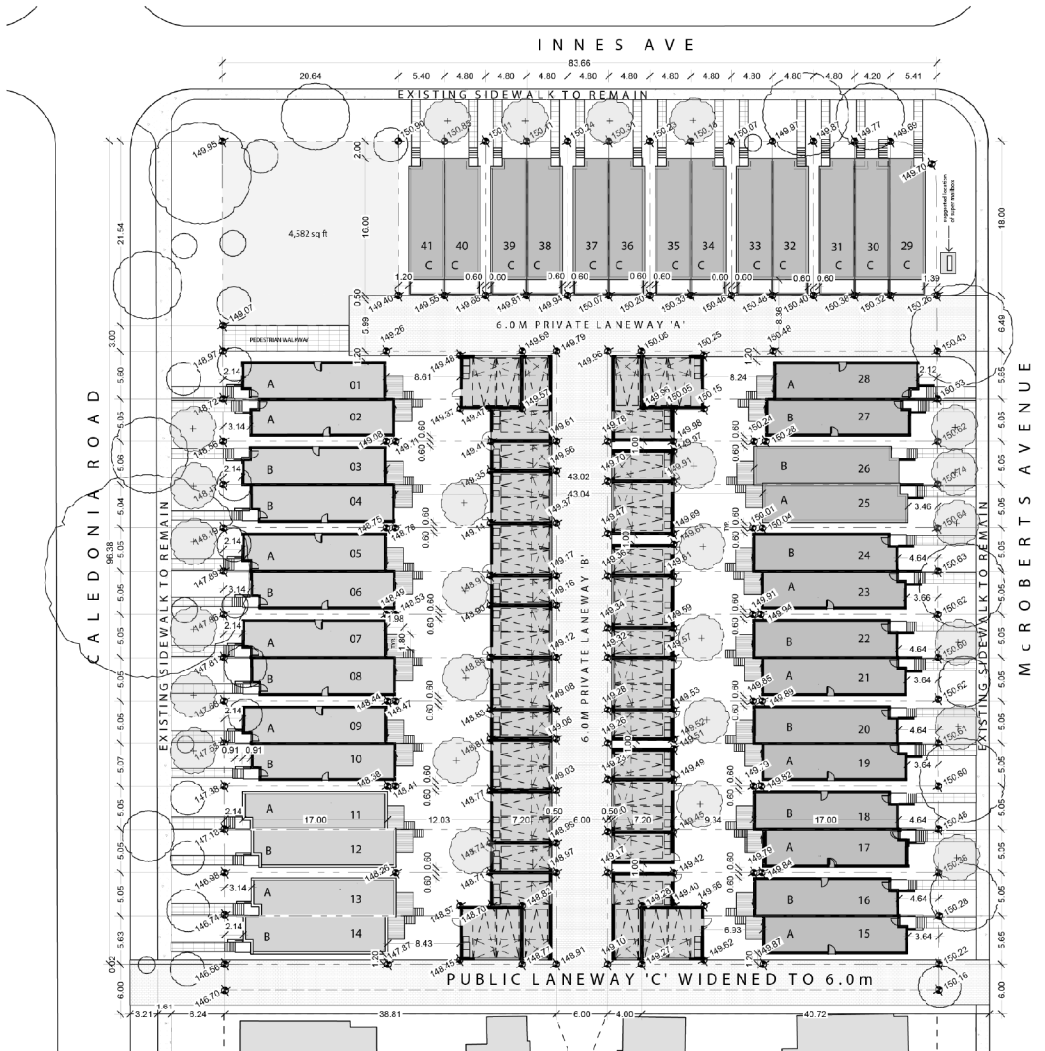
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

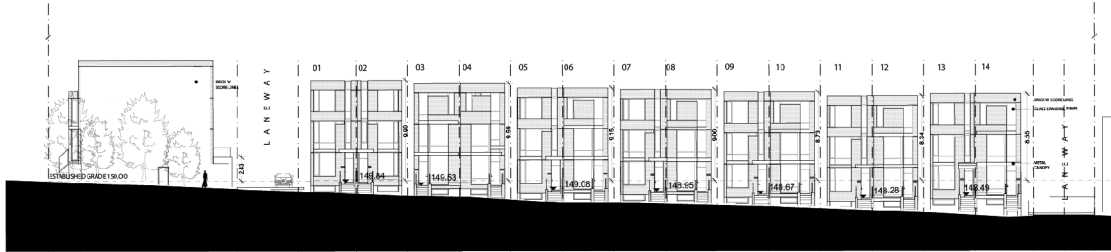
177 Caledonia Road & 19 Innes Avenue

Applicant's Submitted Drawing

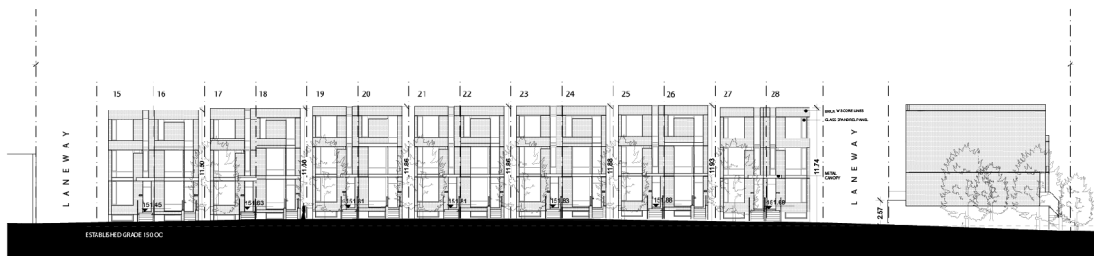
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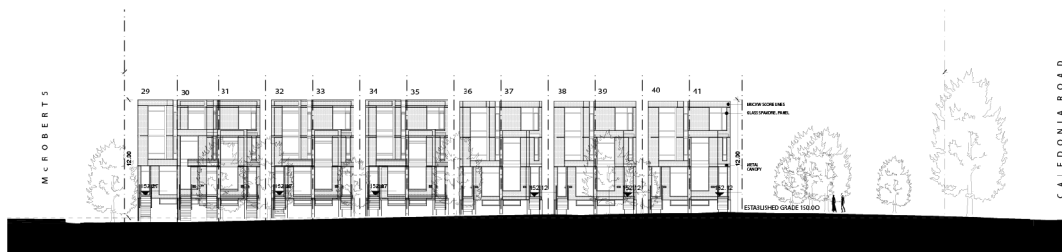
Attachment 2: Elevations



West (Caledonia)



East (McRoberts)



North

Elevations

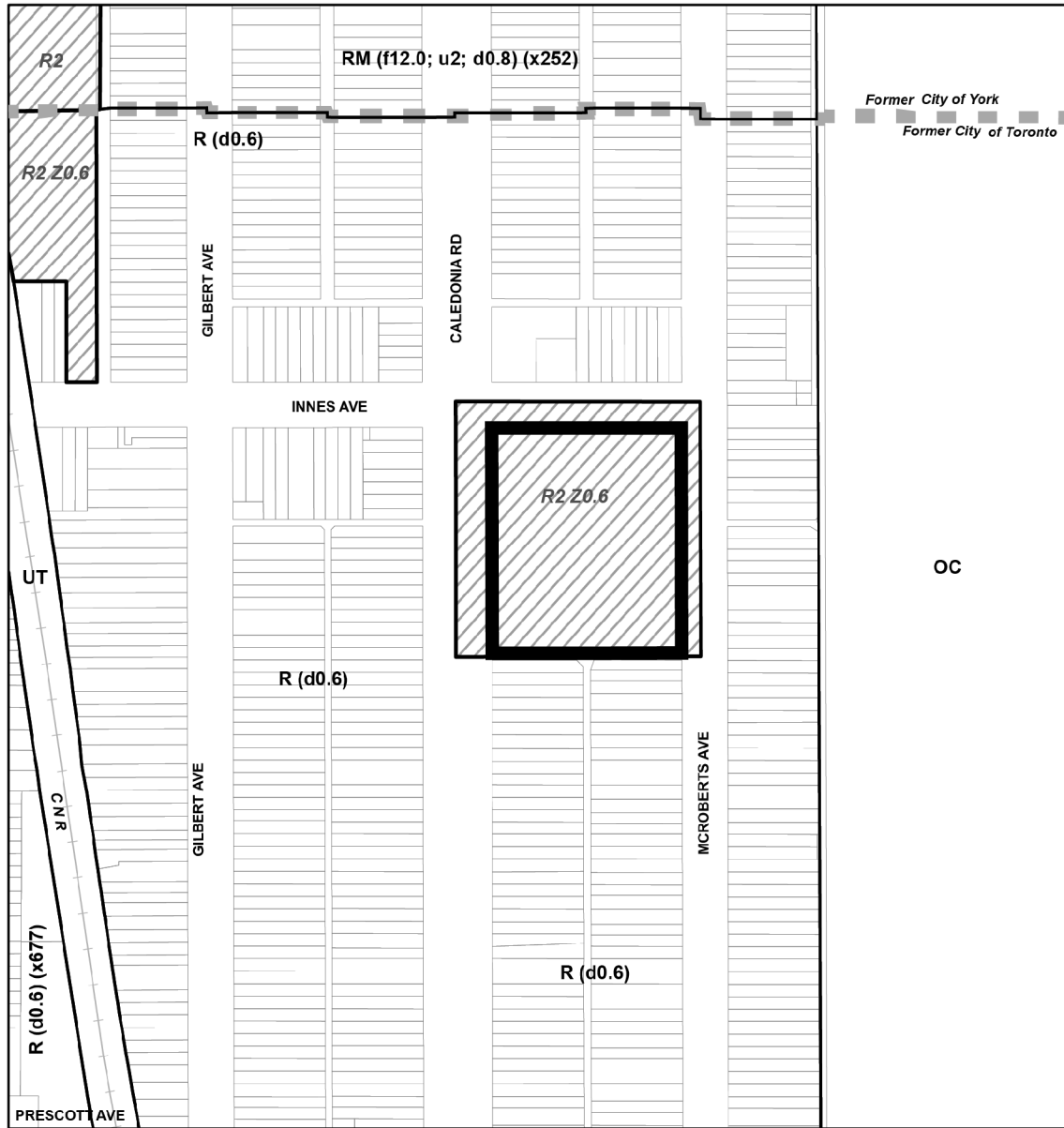
177 Caledonia Road & 19 Innes Avenue

Applicant's Submitted Drawing

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File # 13 281025 WET 17 0Z

Attachment 3: Zoning






TORONTO City Planning

Zoning By-law 569-2013

177 Caledonia Road & 19 Innes Avenue

File # 13 281025 WET 17 0Z

- | | | | | | |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | Location of Application |  | See Former City of York By-law No. 1-83 |  | See Former City of Toronto By-law No. 438-86 |
| R | Residential | R2 | Residential Zone | R2 | Residential District |
| RM | Residential Multiple | | | | |
| OC | Open Space Cemetery | | | | |
| UT | Utility and Transportation | | | | |

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Not to Scale
Extracted 1/20/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 281025 WET 17 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2013

Municipal Address: 177 CALEDONIA RD AND 19 INNES AVENUE
 Location Description: PL D1393 PT BLK X << ENTRANCE ADDRESS FOR 19 INNES AVE **GRID W1703
 Project Description: Proposal to re-zone former school property to permit 41 dwellings.

Applicant:	Agent:	Architect:	Owner:
URBANCORP (ST. CLAIR VILLAGE) INC			URBANCORP (ST. CLAIR VILLAGE) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning: R2 Z0.6		Historical Status:
Height Limit (m): 10m		Site Plan Control Area: yes

PROJECT INFORMATION

Site Area (sq. m):	8315	Height:	Storeys:	3
Frontage (m):	0		Metres:	11
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	8380		Parking Spaces:	59
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	8380			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.01			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold/common element condominium		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8380	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	41	Institutional/Other GFA (sq. m):	0	0
Total Units:	41			

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