

**997 Lansdowne Avenue – Zoning Amendment
Application – Final Report**

Date:	July 14, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	12 146757 STE 18 OZ

SUMMARY

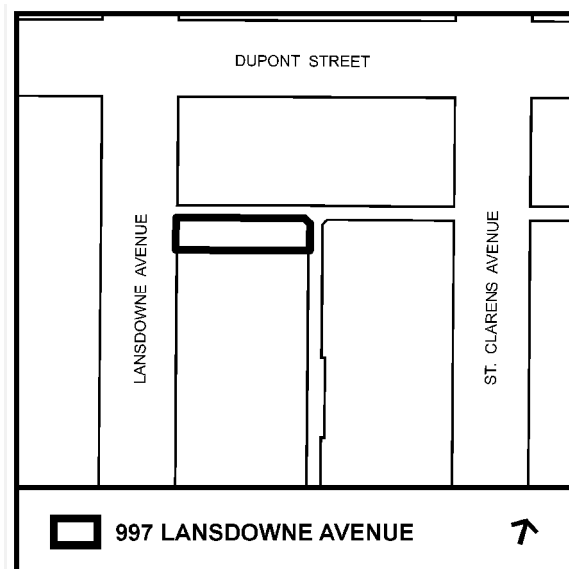
This application proposes to rezone the property at 997 Lansdowne Avenue from Industrial to Residential in order to permit an 8-unit apartment building with 2 parking spaces. The applicant has constructed a two-storey addition and made interior alterations to the existing mixed-use building. The applicant has also applied for a zoning amendment for the adjacent property at 995 Lansdowne Avenue, which is addressed in a separate report to the August 12, 2014 meeting of Toronto and East York Community Council.

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, for the lands at 997 Lansdowne Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to report dated July 14, 2014.



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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Preliminary Report for this application can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-50240.pdf>

ISSUE BACKGROUND

Proposal

The proposed development will convert a non-conforming mixed-use building located in an Industrial zone to a 4-storey apartment building containing 8 dwelling units. The building will have a gross floor area of 647 square metres, a total height of 12 metres, and a density is 2.31 times the area of the lot. Three parking spaces are proposed with access from the rear lane. For further information, refer to Attachment 6: Application Data Sheet.

History of the Property

A minor variance was approved in 2004 to construct a front 3-storey addition, a rear second storey addition and expansion of the existing third floor to connect the front and rear additions. At the time, the building contained a legal non-conforming auto-body shop and dry-cleaners on the ground floor. Three artist studios were also proposed.

Building permits were issued for interior alterations, a front 3-storey addition and a rear 2-storey addition. Toronto Building issued an Order to Comply notice to cease further work until the proper permits were issued, as a fourth storey was constructed without a permit.

Site and Surrounding Area

The site is located on the east side of Lansdowne Avenue, south of Dupont Street. The area of the site is 280 square metres, with a frontage of 7.7 metres and a depth of 36.6 metres.

North: Immediately north of the site is a 3.05 metre substandard public lane between Lansdowne Avenue and St. Clarens Avenue. Further north of the lane, at the southeast corner of Dupont Street and Lansdowne Avenue, is a 7-storey mixed-use building with commercial at grade and residential above.

South: Immediately south of the site is 995 Lansdowne Avenue which is also subject to a Zoning Amendment application for a 4-storey residential building (File No. 12 146750 STE 18 OZ). South of the 995 Lansdowne Avenue property is a 3-storey building containing a residential/institutional building. Further

south on the east side of Lansdowne Avenue, the properties consist of 2-storey semi-detached dwellings.

West: Directly across Lansdowne Avenue is a 6-storey apartment building.

East: Immediately east of the site is a 3.05 metre wide substandard public lane. On the opposite side of the lane are detached, semi-detached houses and townhouses which front onto St. Clarens Avenue with rear garages accessed from the lane.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 site is designated as *Neighbourhoods* on Map 18 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. Areas designated as *Neighbourhoods* within the Official Plan are generally not intended for redevelopment purposes or intensification. A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 in the Official Plan states: "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.

There are no Secondary Plans or Area-Specific Policies that apply to the subject property. An Official Plan Amendment is not required because the *Neighbourhoods* designation provides for residential uses of the scale proposed by this application.

Zoning

The subject property is zoned I1 D2 with a maximum building height of 14.0 metres. No residential uses are permitted in an I1 zone. Please see Attachment 5 for the Zoning Map.

Site Plan Control

A Site Plan Control application has been submitted, and is under review.

Reasons for Application

A Zoning By-law amendment is required, as the proposed residential use is not permitted in the Industrial Zone.

Community Consultation

A community consultation meeting was held on October 16, 2012 in conjunction with the application for 995 Lansdowne Avenue. Approximately 9 members of the public attended and raised the following issues:

- garbage storage;
- façade design and building materials;
- adequacy of proposed number of parking spaces;
- proposed number of units; and
- loss of industrial use and artist studios.

Consideration was given to all comments received. The issues raised by the community are addressed in the Comments section below.

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 Provincial Policy Statement (PPS), 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The proposed development is a four-storey apartment building. Staff have determined that the proposed residential use is appropriate for this site and complies with the *Neighbourhoods* policies contained within the Official Plan, which allow for walk-up apartments up to 4-storeys.

The subject site is zoned Industrial (I1) which allows for a range of industrial uses, however a non-conforming dwelling exists on site. The site is located in an area that is predominately residential in character. There are no existing industrial operations close to the site. The rezoning of the lands from Industrial to Residential in a block that consists primarily of residential uses would be more compatible with the existing residential land use pattern in the immediate area. It would also eliminate the industrial permissions on the property which have the potential to create a conflict with the current residential context. Staff are of the opinion that it is appropriate to rezone the site to Residential to bring it into conformity with the *Neighbourhoods* designation in the Official Plan.

Density, Height, Massing

The application submitted proposed a 4-storey residential building with 10 units. Following the community consultation and feedback by staff, the applicant reduced the proposal to 8 units, while maintaining the same building mass. This was achieved by removing the 2 proposed units in the basement. The proposed density was reduced from 2.9 to 2.31 times the area of the lot.

The proposed height of the building is 12 metres. The site is in a *Neighbourhood*, where the Official Plan permits a maximum height of 4-storeys. The proposed development is within the height limit of the adjacent R2 Residential zone which permits a maximum height of 12 metres. Staff are of the opinion that the proposed development of a 4-storey building is suitable for the site.

Traffic Impact, Access, Parking

Two parking spaces will be provided for the building and will be accessed at the rear of the property from the public laneway.

The applicant submitted a Parking Justification letter that concludes that the proposed 2 parking spaces are sufficient for the development considering the size of units and location. City records indicate that a surplus of on-street parking permits are available for future tenants. Transportation Services have reviewed the proposal and supporting documentation and have indicated that the proposed parking supply is acceptable.

Solid Waste

The original application proposed a garbage storage area in the basement of the building, which was not acceptable to Solid Waste Management. The revised proposal is an outdoor enclosed garbage storage area which has been deemed acceptable. Details on the design of the storage will be dealt with during Site Plan approval.

Lane Widening

A 3.05 metre wide public lane is located immediately east of the rear of the property. In accordance with Official Plan, the lane should be a minimum width of 5 metres. As a result, the applicant is required to convey a 0.98 metre wide strip of land for lane widening across the eastern property limit. In addition, the applicant is also required to convey a 1.52 metre by 1.52 metre triangular splay at the northeast corner of the site. The applicant is not required to convey land for widening of the 3.05 metre wide public lane located along the north side of the property, as the existing building is built up to the property line.

Unit Sizes

The current proposal has a total of 8 units comprised of: one 1-bedroom plus den unit, and seven 2-bedroom units. The proposed units range in size from approximately 66 to 82 square metres.

Design and Materiality

Façade treatment and design of the building was raised at the community meeting. This zoning amendment will establish requirements for a built form envelope including overall height, gross floor area, unit type and parking spaces. Through the Site Plan approval process, the staff will review the proposed materials and façades of the building.

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 to 0.42 hectares of local parkland per 1,000 people. The site is in the 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 8 residential units on a site with a net area of 280 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.0106 hectares or 35% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use. In total, the parkland dedication requirement is 28 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication of 28 square metres would not be of a useable size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Amenity Space

While amenity space is not a requirement for this development, the applicant is proposing a recreational room in the basement of the building, that will serve the residents of the building as additional space to their individual units.

Toronto Green Standard

The Toronto Green Standard (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. The applicant is required to meet Tier 1 of the TGS which will be secured through the Site Plan Approval process.

Tenure

The Official Plan encourages the provision of affordable housing and mid-range rental housing. The applicant has indicated that the proposed development will be rental units. Staff are of the opinion that the introduction of new rental units into the area will be a positive benefit.

Conclusion

Planning Staff recommend approval of the application at 997 Lansdowne Avenue. The building as proposed is an appropriate development for the site that is consistent with the policies of the Official Plan.

CONTACT

Aviva Pelt, Planner
Tel. No. 416-392-0877
Fax No. 416-392-1330
E-mail: apelt@toronto.ca

SIGNATURE

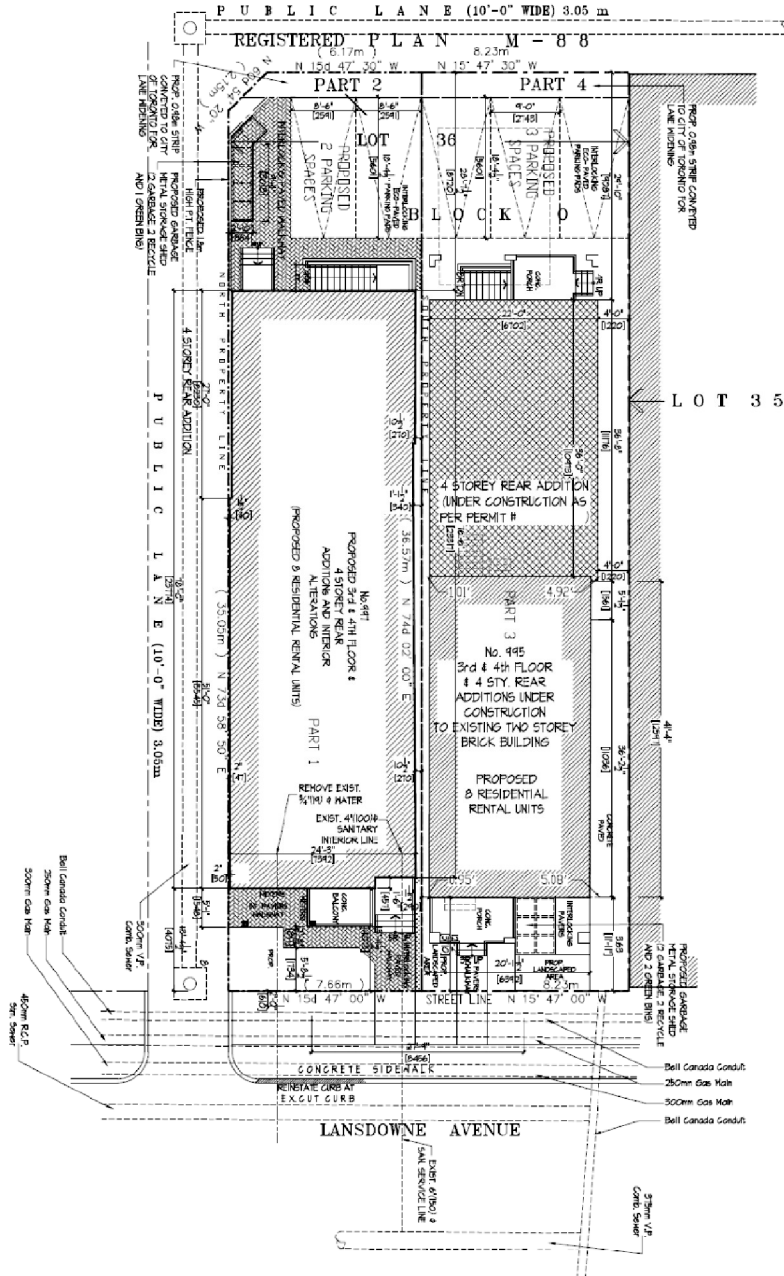
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2014\Cluster B\pln\TEYCC\19059085015.doc) - ca

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West and East Elevation
Attachment 3: North Elevation
Attachment 4: South Elevation
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

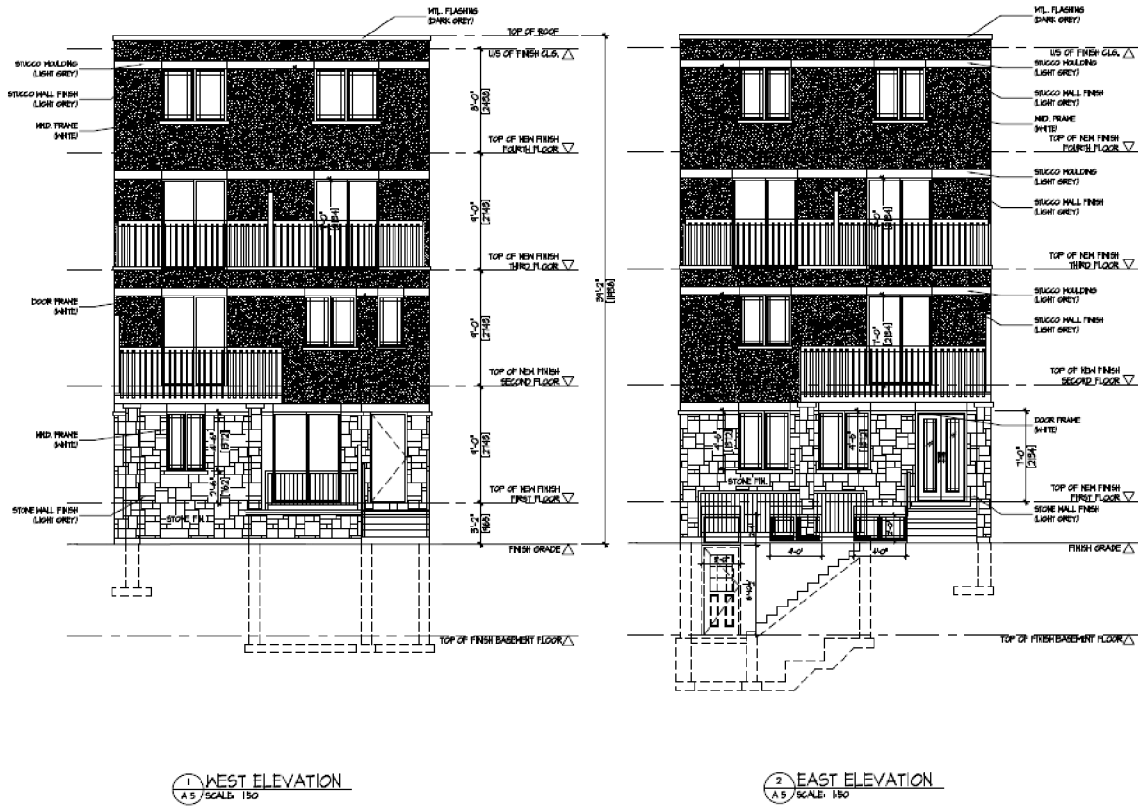
Not to Scale
07/14/2014



997 Lansdowne Avenue

File # 12_146757_STE 18_02

Attachment 2: West and East Elevations



East and West Elevations

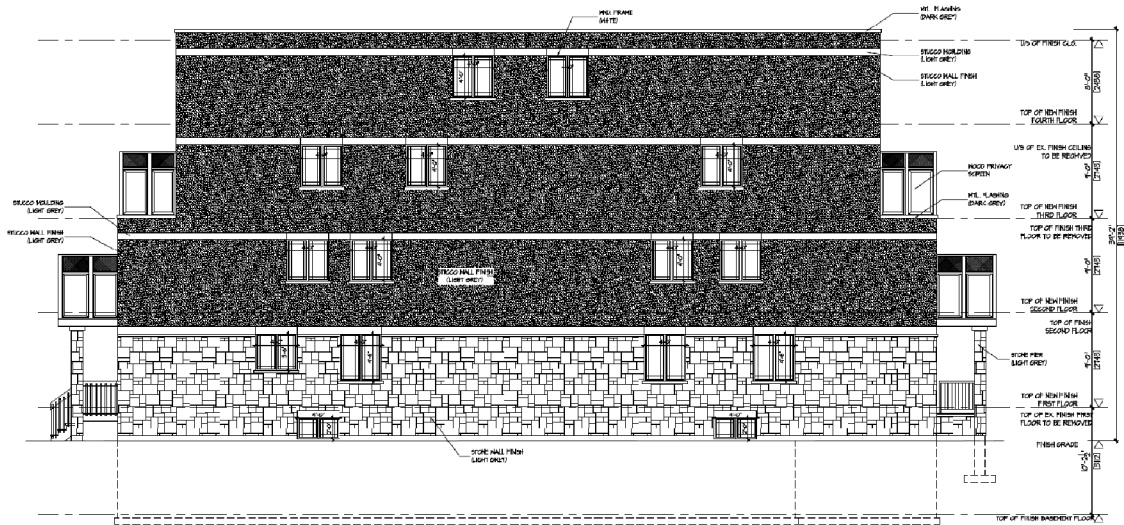
Applicant's Submitted Drawing

Not to Scale
07/14/2014

997 Lansdowne Avenue

File # 12_146757_STE 18_02

Attachment 3: North Elevation



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

North Elevation

Applicant's Submitted Drawing

Not to Scale
07/14/2014

997 Lansdowne Avenue

File # 12_146757_STE 18_OZ

Attachment 4: South Elevation



SOUTH ELEVATION
AT SCALE 1/8"

South Elevation

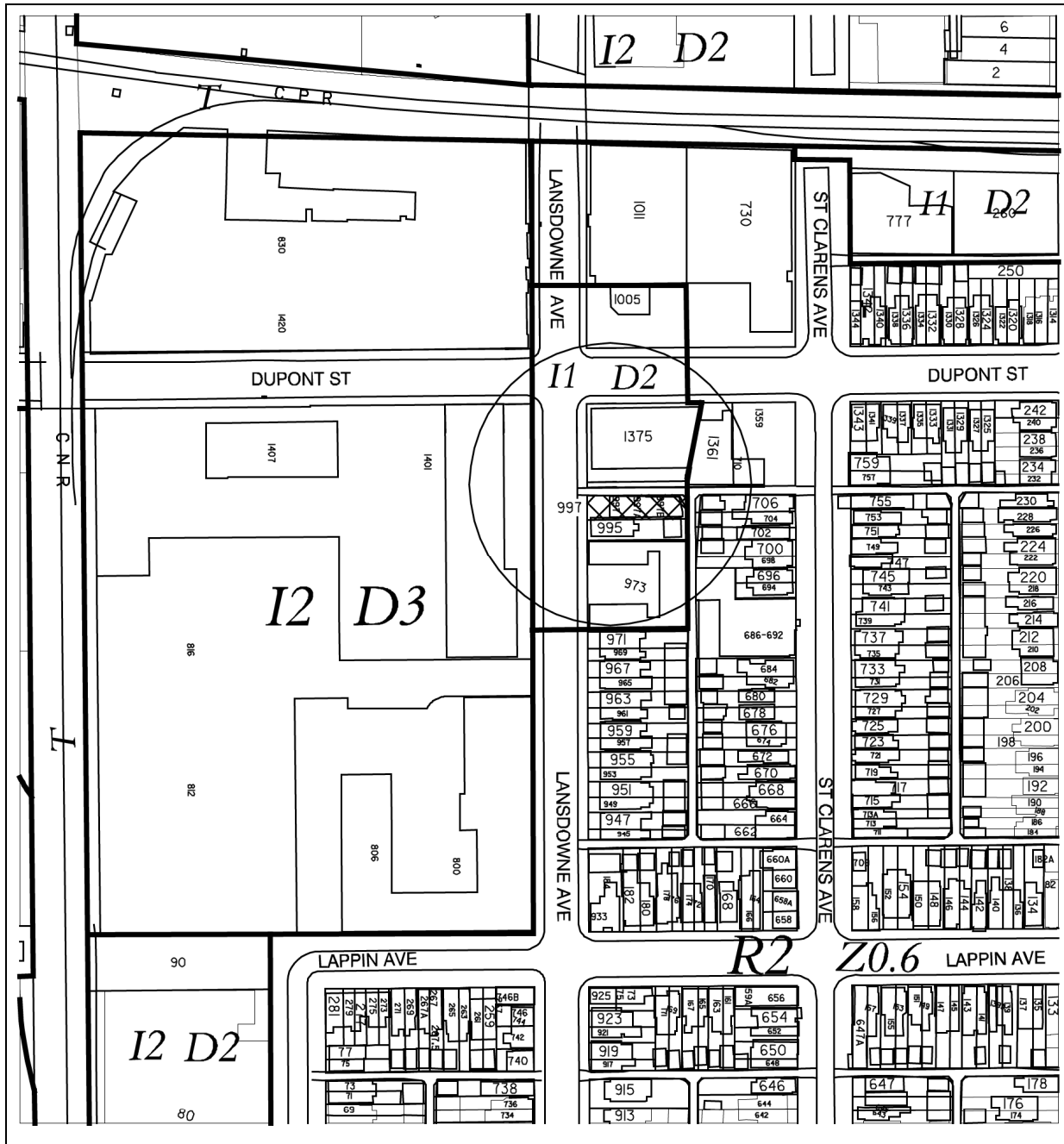
Applicant's Submitted Drawing

Not to Scale
07/14/2014

997 Lansdowne Avenue

File # 12_146757_STE 18_OZ

Attachment 5: Zoning



997 Lansdowne Avenue

File # 12_146757_0Z

- R2 Residential District
- I1 Industrial District
- I2 Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/08/12

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 146757 STE 18 OZ
Details	Rezoning, Standard	Application Date:	March 30, 2012

Municipal Address: 997 LANSDOWNE AVE
 Location Description: PLAN M88 BLK O PT LOT 36 **GRID S1802
 Project Description: Rezoning application for interior alterations and 2 storey addition to existing mixed use building with 8 residential units and 2 parking spaces.

Applicant:	Agent:	Architect:	Owner:
V ROSA DESIGNS LTD	Victor Rosa	n/a	HM INVESTMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	I1 D2	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	280.1	Height:	Storeys:	4
Frontage (m):	7.7		Metres:	11.9
Depth (m):	36.6			
Total Ground Floor Area (sq. m):	173.41			Total
Total Residential GFA (sq. m):	647.18		Parking Spaces:	2
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	647.18			
Lot Coverage Ratio (%):	62			
Floor Space Index:	2.31			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	1
2 Bedroom:	7
3 + Bedroom:	0
Total Units:	8

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	647.18	169.83
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** **Aviva Pelt, Planner**
TELEPHONE: **(416) 392-0877**

Attachment 7: Draft Zoning By-law Amendment

To be added