

**68 Daisy Avenue – Zoning By-law Amendment  
Application - Preliminary Report**

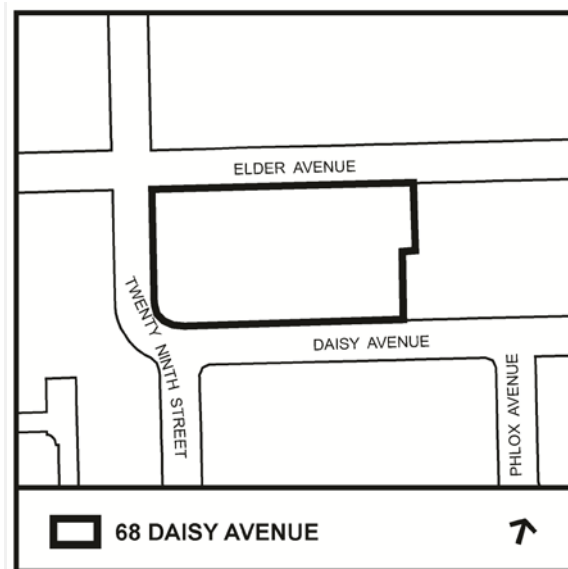
<b>Date:</b>	August 18, 2015
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	15 168656 WET 06 OZ

**SUMMARY**

This application proposes to amend the Etobicoke Zoning Code and City-wide Zoning By-law 569-2013 to permit the development of 73, four storey freehold townhouses within seven blocks at 68 Daisy Avenue. The site is occupied by the former Vincent Massey Public School building. The proposal would retain the portion of the original school building currently operating as a childcare centre. A portion of the building would be demolished and the existing playground for the childcare centre would be relocated to the front of the building.

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

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the fourth quarter of 2015. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2016. This target assumes the applicant will provide all required information in a timely manner.



## 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 68 Daisy 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

A pre-application consultation meeting was held on December 16, 2014 with the applicant to discuss complete application submission requirements as well as various issues related to the proposal. Identified issues included: Official Plan conformity, built form, density, site organization and layout, neighbourhood compatibility, public road requirements, location of landscaped open spaces, setbacks, and pedestrian and vehicular circulation.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing to amend the Etobicoke Zoning Code to permit a townhouse development. The proposal would include a total of 73 residential units comprising seven blocks of four-storey townhouses (see Attachment 1: Site Plan). Blocks A, B, C, and D would contain 31 units. Blocks E, F, and G would be back-to-back townhouses comprised of 42 units. The net density of the development would be 1.3 FSI (Floor Space Index).

The townhouse units would be four storeys in height. The building height for Blocks A, B, C, and D would be 12 metres from the finished ground floor and 12.4 metres from the finished ground floor for Blocks E, F, and G.

The proposal would retain the portion of the original Vincent Massey Public School building currently operating as a childcare centre. The existing playground for the childcare centre would be relocated to the front of the building.

Vehicular access to the townhouses would be provided via four driveways accessed from Elder Avenue. A total of 146 parking spaces would be provided for residents. Fourteen visitor parking spaces would be provided on the west side of the daycare. An additional 28 spaces would be provided for the daycare on the east side of the building.

## Site and Surrounding Area

The subject site is located on the north side of Daisy Avenue, north of the Lake Shore Boulevard West and Twenty Ninth Street intersection and is municipally known as 68 Daisy Avenue. The approximately 1.06 hectare site is rectangular and relatively flat, with a frontage of approximately 122 metres and a depth of approximately 143 metres. The site is occupied by a former school building (Vincent Massey Public School) that is currently operating as a daycare.

The surrounding land uses are as follows:

North: Low scale residential community predominantly consisting of detached residential dwellings. Laburnham Park abuts the CN Rail corridor on the north side of Laburnham Avenue.

South: Low scale residential community on lands designated *Neighbourhoods*, Lake Shore Boulevard West, and commercial and new residential development of two to four storeys in height.

West: Low scale residential community and a townhouse development located on Skeens Lane.

East: Low scale residential community predominantly consisting of detached residential dwellings on lands designated *Neighbourhoods*.

## 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 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 site is designated *Neighbourhoods* in the Toronto Official Plan.

*Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses including detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. The Official Plan sets out development criteria policies for *Neighbourhoods* to ensure that physical change to established neighbourhoods is sensitive, gradual and generally "fits" the existing character of the neighbourhood.

*Neighbourhoods* Policy 4.1.5 requires that new development in established neighbourhoods respect and reinforce the existing physical character of the neighbourhood. Among other criteria, new development shall have particular regard to:

- 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.

Policy 4.1.5 further 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 a neighbourhood. The policy states 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.

As the size and configuration of the proposed lots varies from the local lot pattern, this infill development will also be considered within the context of Policy 4.1.9 of the Official Plan. This policy requires proposed development to be, among other things, appropriate for the site and compatible with nearby residential properties.

The development criteria contained in the *Neighbourhoods* policies are supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan. The Built Form policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing that will respect the character of the surrounding area. The policies require that new development:

- be located and organized to fit with its existing or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate main building entrances to be clearly visible from the public sidewalk;

- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets;
- consolidate and minimize the width of driveways and curb cuts across the public sidewalk;
- be massed and its exterior façade designed to fit harmoniously into its existing and planned context and limit its impact on neighbouring streets;
- mass new buildings to frame adjacent streets and open spaces in a manner that respects the existing street proportion;
- create appropriate compatibility in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- provide adequate light and privacy;
- adequately limit any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas;
- provide amenity space adjacent to streets and open spaces for pedestrians;
- co-ordinate landscape improvements in setbacks to create attractive transitions from the private to the public realms; and
- provide indoor and outdoor amenity space for residents.

## **Zoning**

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. All school sites in the City were excluded from By-law 569-2013. As such, the former Etobicoke Zoning Code continues to apply to the lands. The site is zoned RM-1 (Residential Multiple) under the former Etobicoke Zoning Code (see Attachment 3 - Zoning). This zoning permits a range of uses including semi-detached dwellings, single detached dwellings, duplex, triplex and fourplex dwellings. Townhouses are not permitted under the former Etobicoke Zoning Code.

The existing development standards for the land include minimum frontages of 15 m and minimum lot areas of 557 m<sup>2</sup> for single detached lots and minimum lot frontages of 10.5 m for semi detached lots. The maximum permitted building heights for detached and semi-detached dwellings are 11 m to the midpoint of a peak roof. The maximum floor space index permitted for detached and semi-detached dwellings is 0.6 times the area of the lot.

## **Site Plan Control**

A Site Plan Control application is required for the proposed development but has not been submitted by the applicant.

## **Reasons for the Application**

An amendment to the former City of Etobicoke Zoning Code is required as townhouses are not permitted on the lands and the proposed lot sizes, dwelling heights and floor space index would not conform to the underlying zoning performance standards. An amendment is required to permit the proposed townhouses and to establish appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale;
- Toronto Green Standards Checklist;
- Draft Zoning By-law;
- Stormwater Management Report;
- Functional Servicing Report;
- Arborist Report, Tree Inventory and Tree Preservation Report;
- Archeological Assessment;
- Heritage Impact Statement; and
- Transportation Impact Study.

A Notification of Complete Application was issued on July 7, 2015.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Conformity with the Official Plan, particularly Policies 4.1.5 and 4.1.9 with respect to the proposed building types, building heights, lot frontage and areas, prevailing patterns of rear and side yard setbacks and landscaped open space, lot depths and floor space index to ensure the compatibility with the existing physical character of the neighbourhood;
- Overall scale, mass and intensity of the proposed development;
- Conformity with the City's Infill Townhouse Design Guidelines;
- Configuration of the proposed lots and garages;
- Compliance with the City's Development Infrastructure Policy and Standards (DIPS);
- Servicing connections and adequacy of existing municipal infrastructure;
- Assessment of traffic and transportation impacts;
- Review of the Toronto Green Standards Checklist and Template for compliance with Tier 1 performance measures; and
- Identification and securing of Section 37 benefits should the proposed development be approved.

Staff raised many of the above issues during the pre-application consultation meeting and requested that the applicant address these concerns in any formal submission. The concerns identified by staff during this meeting with regards to the proposed building heights, lot frontages and orientation and floor space indexes remain unresolved. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

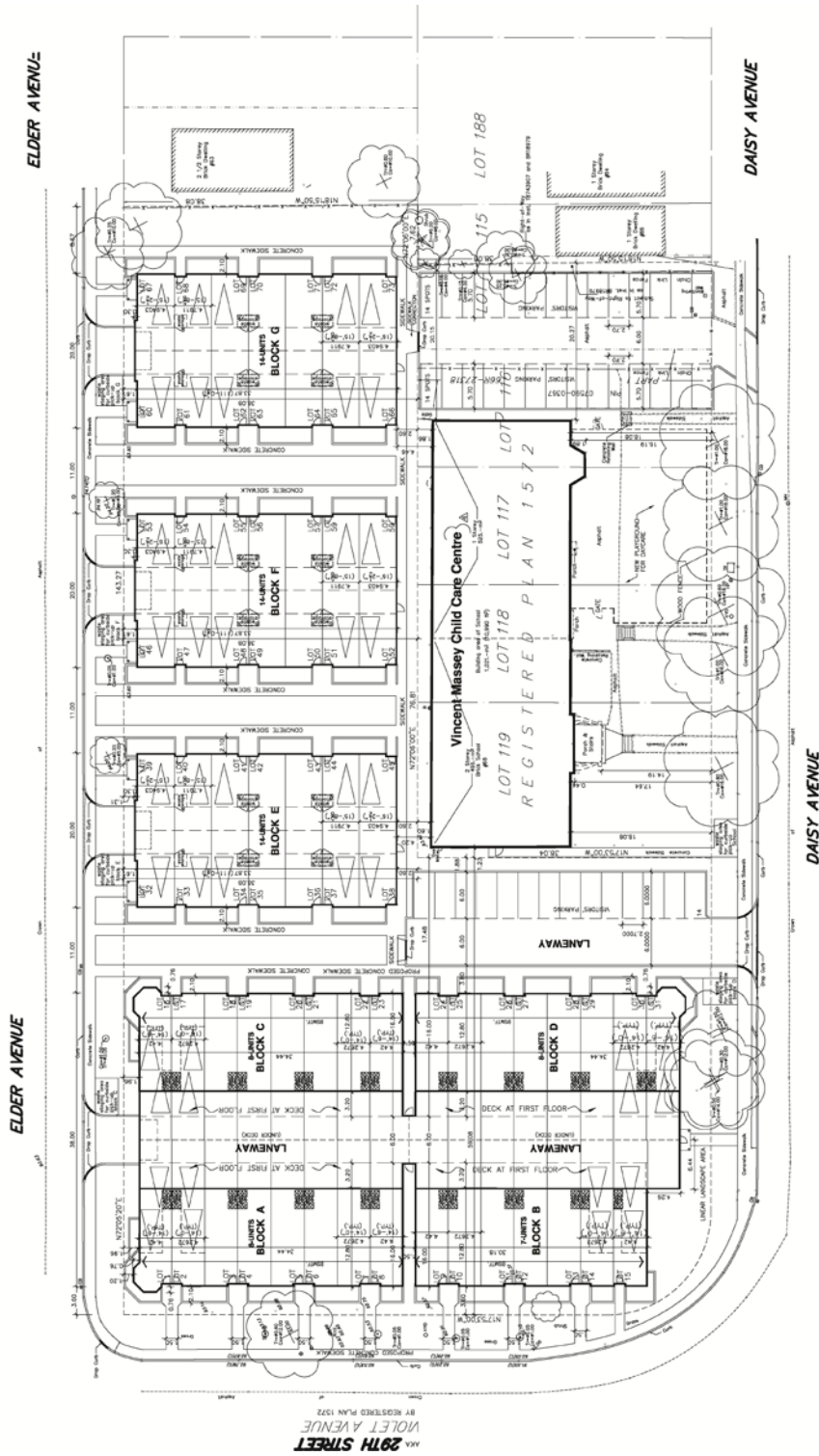
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



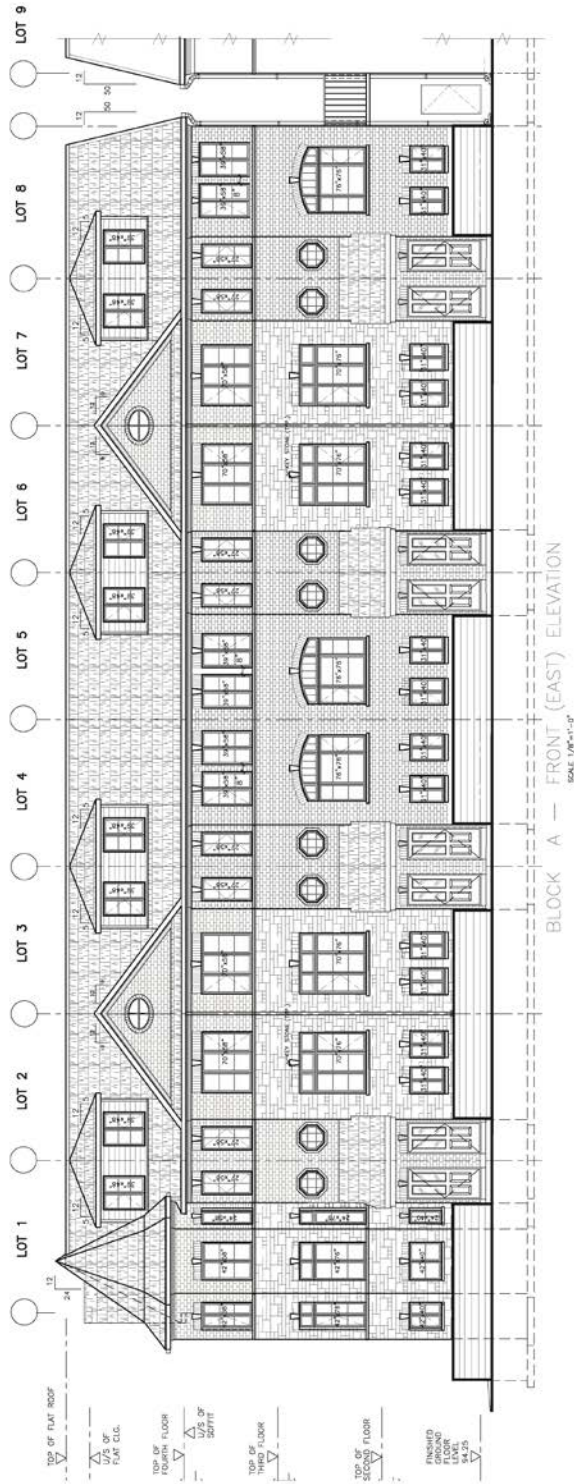
68 Daisy Avenue

File # 15 168656 WET 06 02

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/16/2015



Attachment 2a: Elevations



Typical Block Elevation (Front)

68 Daisy Avenue

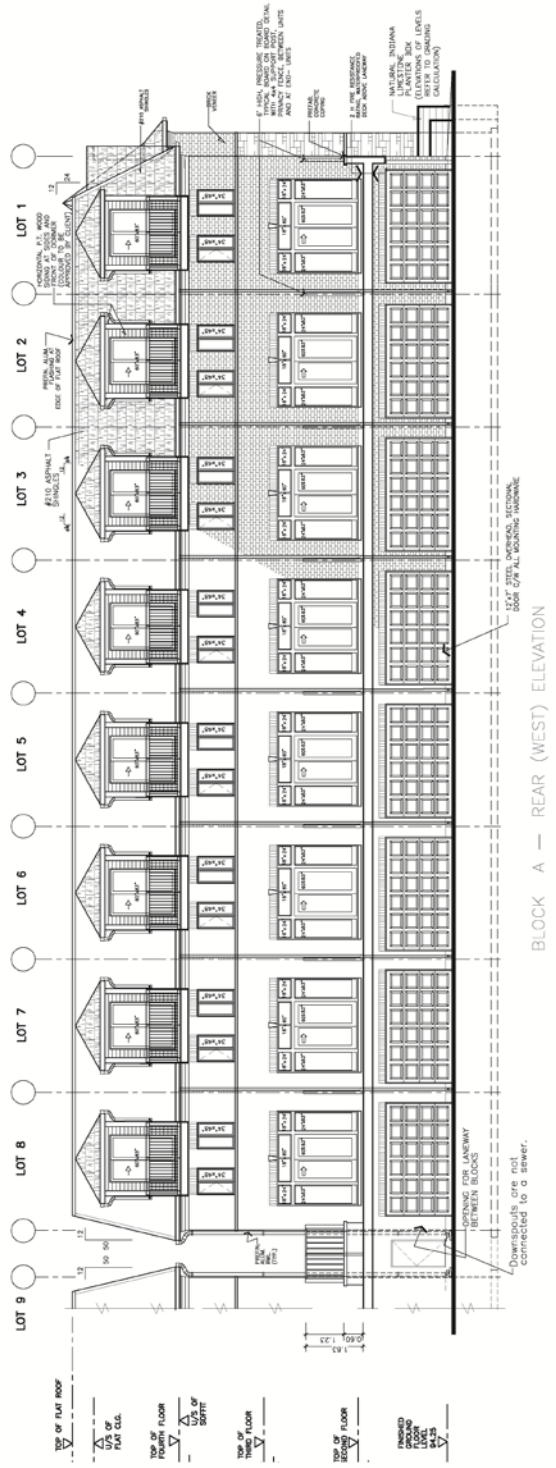
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Elevations

Applicant's Submitted Drawing

Not to Scale  
07/16/2015

Attachment 2b: Elevations



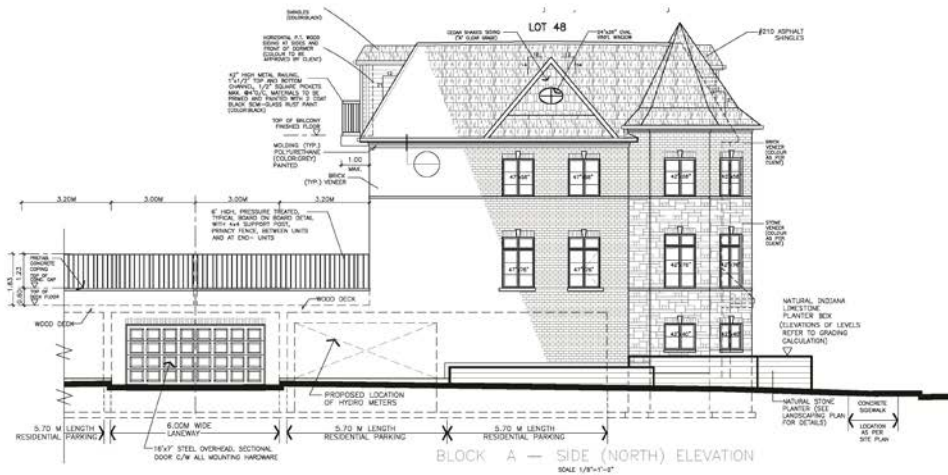
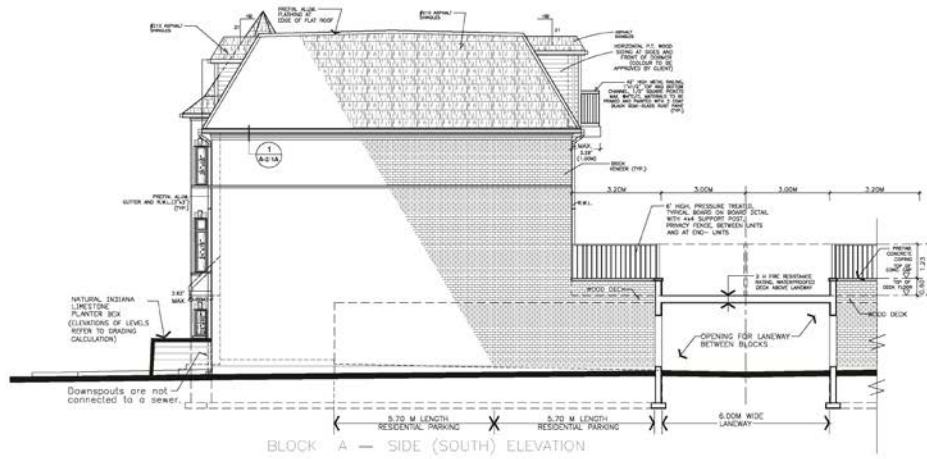
Typical Block Elevation (Rear)

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/16/2015

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**68 Daisy Avenue**  
 File # 15 168656 WET 06 02

## Attachment 2c: Elevations



Typical Block Elevation (side)

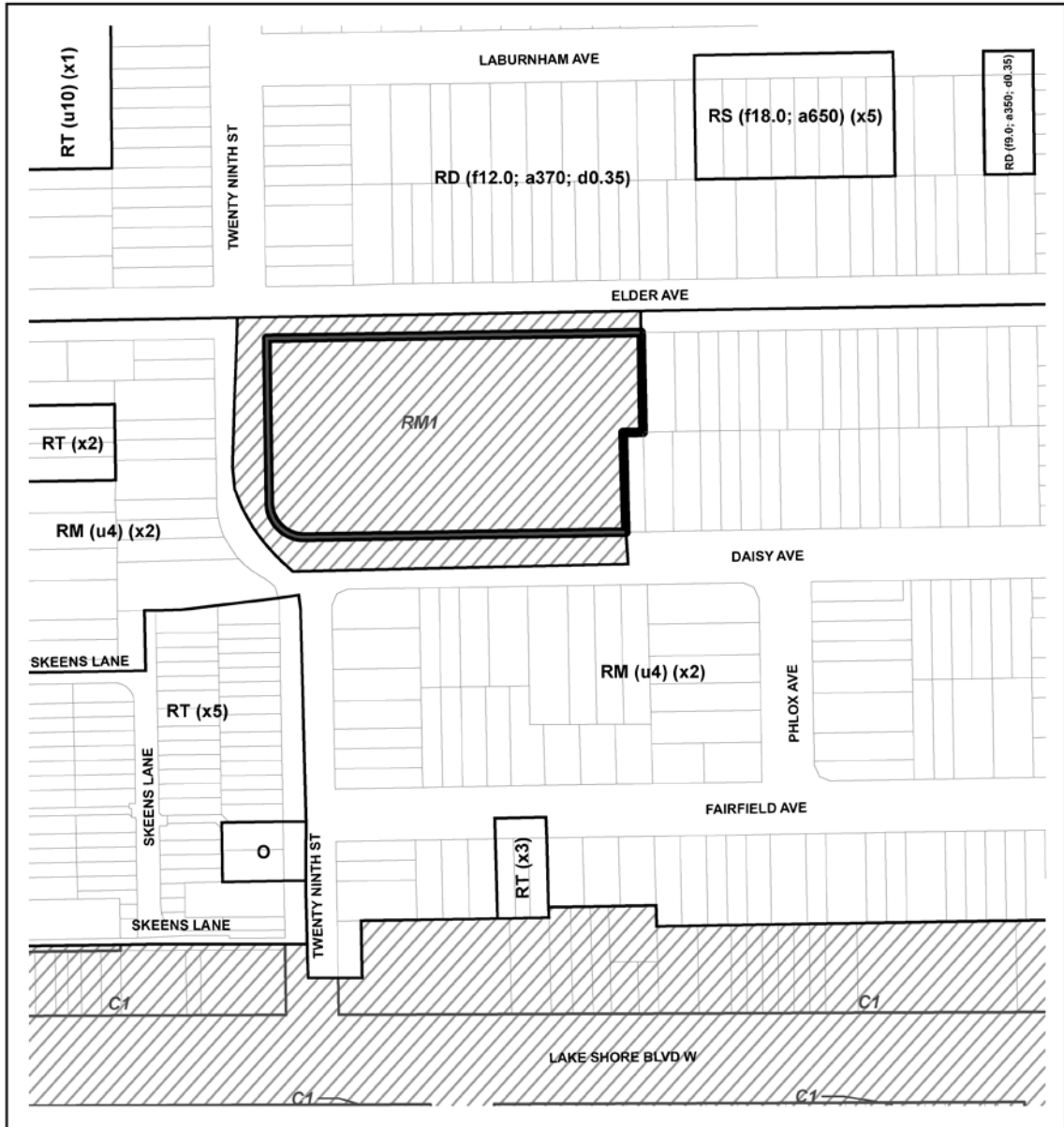
### Elevations

Applicant's Submitted Drawing  
Not to Scale  
07/16/2015

68 Daisy Avenue

File # 15 168656 WET 06 02

### Attachment 3: Zoning



**TORONTO** City Planning  
**Zoning By-law 569-2013**

**68 Daisy Avenue**  
 File # 15 168656 WET 05 02

 Location of Application	 Open Space	 See Former Zoning Code of the City of Etobicoke V131	
RD Residential Detached		RM1 Residential Multiple	Not to Scale Extracted 07/14/2015
RS Residential Semi-Detached		C1 Commercial	
RT Residential Townhouse			
RM Residential Multiple			

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 168656 WET 06 OZ
Details	Rezoning, Standard	Application Date:	June 4, 2015

Municipal Address: 68 DAISY AVENUE  
 Location Description: PLAN 1572 LOTS 106 TO 114 116 TO 124 PT LOT 115 \*\*GRID W0605  
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of 73, 4-storey townhouse units within 7 blocks. An existing school building, currently utilized as a childcare centre, would be retained (and partially altered - portion to be demolished).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DUNPAR DEVELOPMENTS			1241461 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RM1	Historical Status:	
Height Limit (m):	11	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	10599	Height:	Storeys:	4
Frontage (m):	122		Metres:	12.4
Depth (m):	143			
Total Ground Floor Area (sq. m):	2223			<b>Total</b>
Total Residential GFA (sq. m):	12223		Parking Spaces:	188
Total Non-Residential GFA (sq. m):	1517		Loading Docks	0
Total GFA (sq. m):	13740			
Lot Coverage Ratio (%):	48			
Floor Space Index:	1.3			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:		Residential GFA (sq. m):	12223
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	42	Industrial GFA (sq. m):	0
3 + Bedroom:	31	Institutional/Other GFA (sq. m):	1517
Total Units:	73		

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