

422-436 Roncesvalles Ave and 76 Howard Park Ave

comments - E L Cramp

Height: The proponent is asking for 29 metres. Please hold to the 1:1 ratio. In Character areas we should not compromise on the height. For Roncesvalles the height should be 20 metres.

Rear Angular Plane: The rear angular plane has been drawn incorrectly. North of the boundary between Lot 33 and Lot 40, the property line makes a jog to the east. Along this northern section of the property line, the distance from the property line to the rear face of the building is less than 3 metres. It needs to be 7.5 metres, and the 45 degree angle needs to be measured from grade, not from a point 10.5 metres above the 7.5 metre setback.

The result is a building envelope which is far too big for the site. When I first looked at the 3D drawing, I had an uncomfortable impression that it was overwhelming the site and the neighborhood. It looks as if it has been jammed into the ground, using a shoehorn. When I looked at the plans, I could see the problem: the envelope is too big. The Mid Rise Guidelines, if applied correctly, create buildings which "fit in".

Transition to the Neighborhood

Planning Rationale

P.10 The portion of the proposed development that is situated within the Neighborhoods designation is comprised of a private driveway and four storey townhomes.

This is not accurate. What is also situated in the Neighborhoods area is a portion of the mid rise building.

Official Plan

4.5 Mixed Use Areas

Development Criteria in Mixed Use Areas

2. c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through measures such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighborhoods.

Problem: 1/6 of the foot print of the mid rise building is situated in the Neighborhoods area. The Mixed Use density is supposed to transition toward the low-scale Neighborhoods area -- not bleed into it.

Residential units on ground floor of mid rise building

Zoning Bylaw

40.10.40 Principal Building Requirements

40.10.40.1 General

(1) Location of Commercial Uses in a Mixed Use Building Condition

If a lot in the CR zone has a mixed-use building, all residential use portions of the building must be located above non-residential use portions.

Access to parking

Zoning Bylaw

40.10.100 Access to Lot

40.10.100.10 Location

(2) Access to Parking Areas if Adjacent to a Lot in a Residential Zone Category or Residential Apartment Zone Category

In the CR zone, where a lot abuts a lot in the Residential Zone category or Residential Apartment Zone category, vehicle access to a parking space may not be over any part of a lot in the Residential Zone category or Residential Apartment Zone category.

Access to loading space

Zoning Bylaw

40.10.90.40 Access to Loading Space

(2) Loading Restrictions if Adjacent to a Lot in a Residential Zone Category or Residential Apartment Zone Category

In the CR zone where a lot abuts a lot in the Residential Zone category or Residential Apartment Zone category, vehicle access to the loading space may not be over any part of a lot in the Residential Zone category or Residential Apartment Zone category.

Access to the site: Access to the proponent's lands must be on his lands. If he wants to create a private or public lane, that lane must be created out of his CR lands, not adjacent R lands. Lot 33 is owned by the church. They use it as a parking lot and as a drop-off place for the children who attend the school inside the church. Loss of this use would create hardship for the community. I am hearing that the school would probably move out of the church.

There is an existing driveway off Roncesvalles, which the proponent is choosing not to use. Although the Mid Rise Guidelines encourage rear access from side streets, in this case this would drive too much traffic into the Neighborhood. There is insufficient buffer between the rear of the mid rise building and the first two houses to the west. This is a problem because it is the sides of these two properties which would bear the brunt of the noise and vehicle exhaust. It would be a different matter if it was the rear of these properties, buffered by garages, which were next to a noisy laneway.

This destabilizes Neighborhoods, because these end houses become less desirable.

Character area: A cornice line at the second or third storey would be appropriate.

Also, when walking on the east side of Roncesvalles, or along the eastern stretch of Howard Park, the tops of the townhouses would be clearly visible behind the remaining CR buildings, like a row of turrets. Would this detract from the character of Roncesvalles?

Infill Townhouse

Setbacks

Zoning Bylaw

10.10.40.70 Setbacks

(2) Minimum Rear Yard Setback The required minimum rear yard setback in the R zone is 7.5 metres.

(3) Minimum Side Yard Setback In the R zone, the required minimum side yard setback is:
(C) 7.5 metres, for: (i) a townhouse if a dwelling unit does not front directly on a street;

Where you have townhouses, there is the possibility that the owners could build secondary suites, resulting in an even greater increase in density, in the years following the initial construction.

Policy and Standards for Public Local Residential Streets And Private Streets

4.2 Standards for Private Streets or Mews

5. Tree planting – an average of one tree per eight metres of unit frontage for the development. Provide 15 m³ of soil per tree and allow for “sharing” of soil between trees.

There has been no provision for the planting of new trees on the site near the townhouses.

Trees

Since the roots of the trees grow under the proponent's property, and the branches stretch out over his property, it may be possible to claim co-ownership of the trees. However, even if the City were to provide permits to destroy the trees, they cannot be cut down unless consent is given by the property owners on both sides of the property line.

Forestry Act, R.S.O. 1990, Chapter F.26

Consequences for Loons Pub

Loons Pub is a family friendly restaurant with a large rear patio. This patio serves as a community amenity for families who do not have their own backyard spaces. The loss of the large mature tree would seriously impact the quality of this outdoor experience.

Overlook - There do not seem to be any windows on the rear wall of the townhouses, so there would not be a problem re: overlook into the patio from the windows. However, there would be overlook from the townhouse rooftop decks. There is a risk that the new townhouse owners might decide that they don't like living so close to an outdoor patio. They might demand that the patio be shut down.

Fire safety

Re: the concern about fire safety, a Toronto fire inspector viewed these plans and said that fire fighters would normally enter a building through the primary door. For the CR buildings, this would be the street doors on Roncesvalles. For the townhouses, this would be their front doors.

The need for a fire route is determined by the distance from curb to primary door. For the CR buildings, as long as the distance from curb to front door is less than 15 metres, no fire route is required. For the townhouses, as long as the distance from the curb on Howard Park to the northernmost townhouse front door is less than 45 metres, no fire route is required. (45 metres equals three hose lengths).

He did not seem too concerned about the back yards, as long as there is a walkway to the south of Coffee and All That Jazz, which people could use as an escape route.
