

42 Edgewood Ave - Rezoning - Preliminary Report

Date:	November 22, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	10-226802 STE 32 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to develop the former Separate School Board property at 42 Edgewood Avenue with 28 detached and semi-detached houses, fronting onto both Edgewood Avenue and Hemlock Avenue and a newly created cul-de-sac off of Edgewood Avenue.

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

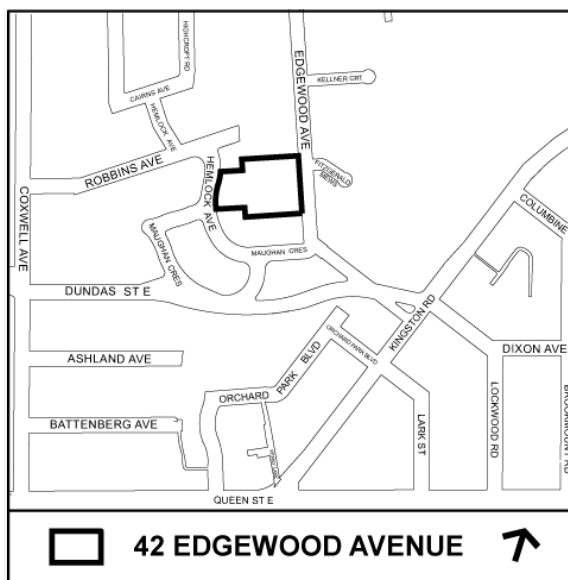
A public meeting will be scheduled in the first half of 2011.

The application has been circulated to City divisions and external agencies, where appropriate, for comment.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 42 Edgewood 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is to construct a 28 unit development consisting of 8 semi-detached houses on the Hemlock Avenue frontage of the property, 2 detached houses and 8 semi-detached houses on the Edgewood Avenue frontage and an additional 10 semi-detached units accessed off of a newly created cul-de-sac off of Edgewood Avenue. Each of the proposed houses will have parking located in an at-grade integral garage. (Appendix 5 - Application Data Sheet)

Site and Surrounding Area

The site is located on the west side of Edgewood Avenue, south of Eastwood Avenue. The property also has frontage on Hemlock Avenue. The property currently contains a school that was formerly owned by the Toronto District Catholic School Board.

The lands are surrounded on all sides by properties containing detached and semi-detached houses.

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 property is designated *Neighbourhoods* in 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*. “Low scale local institutions” play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as places of worship.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. Specifically, Policy 5 states that 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.

Further, Policy 5 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 the neighbourhood. The policies state 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.

Zoning

This site is zoned R1S Z0.6, in the former City of Toronto Zoning By-law 438-86, which permits detached houses and duplexes, in addition to non-residential uses such as places of worship and schools at a density of 0.6 times the area of the lot. Semi-detached houses are also permitted on the Hemlock Street frontage of the property. The height limit is 10 metres.

By-law 1156-2010, being the new zoning by-law for the City of Toronto which was passed by City Council at its meeting of August 25-27, 2010 only applies to the Hemlock Avenue portion of the property. The new zoning by-law maintains the 0.6 times density of By-law 438-86 and permits generally the same uses.

Site Plan Control

The proposed development is not subject to Site Plan Approval.

Tree Preservation

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry. There are 17 trees identified either on the property or adjacent to it. Five of these trees are proposed to be removed.

Reasons for the Application

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as density, height, minimum lot frontage, to permit semi-detached houses on the Edgewood Avenue portion of the property and to permit the 10 residential units that will be accessed off of the cul-de-sac. A full review for compliance with the Zoning by-law is being undertaken.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Rationale, Green Development Standard Checklist, Stormwater Management Report, Servicing Report and Arborist Report.

A Notification of Complete Application was issued on September 10, 2010.

Issues to be Resolved

The proposal will be reviewed with respect to the following issues:

- a. An assessment of the proposal, with regard to Council's policy on the Development Infrastructure Policy and Standards Review, including the potential to create a public street rather than a privately owned street.
- b. Determination of the appropriate process by which to sub-divide the property to allow for individual sale and to convey the road to the City, should it be deemed to be desirable for the City to acquire.
- c. The physical relationship of the new development to the rear yards of adjacent properties and measures to ensure adequate light, views and privacy.
- d. Massing of the proposed houses, including appropriate articulation of the front facades of the proposed houses.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

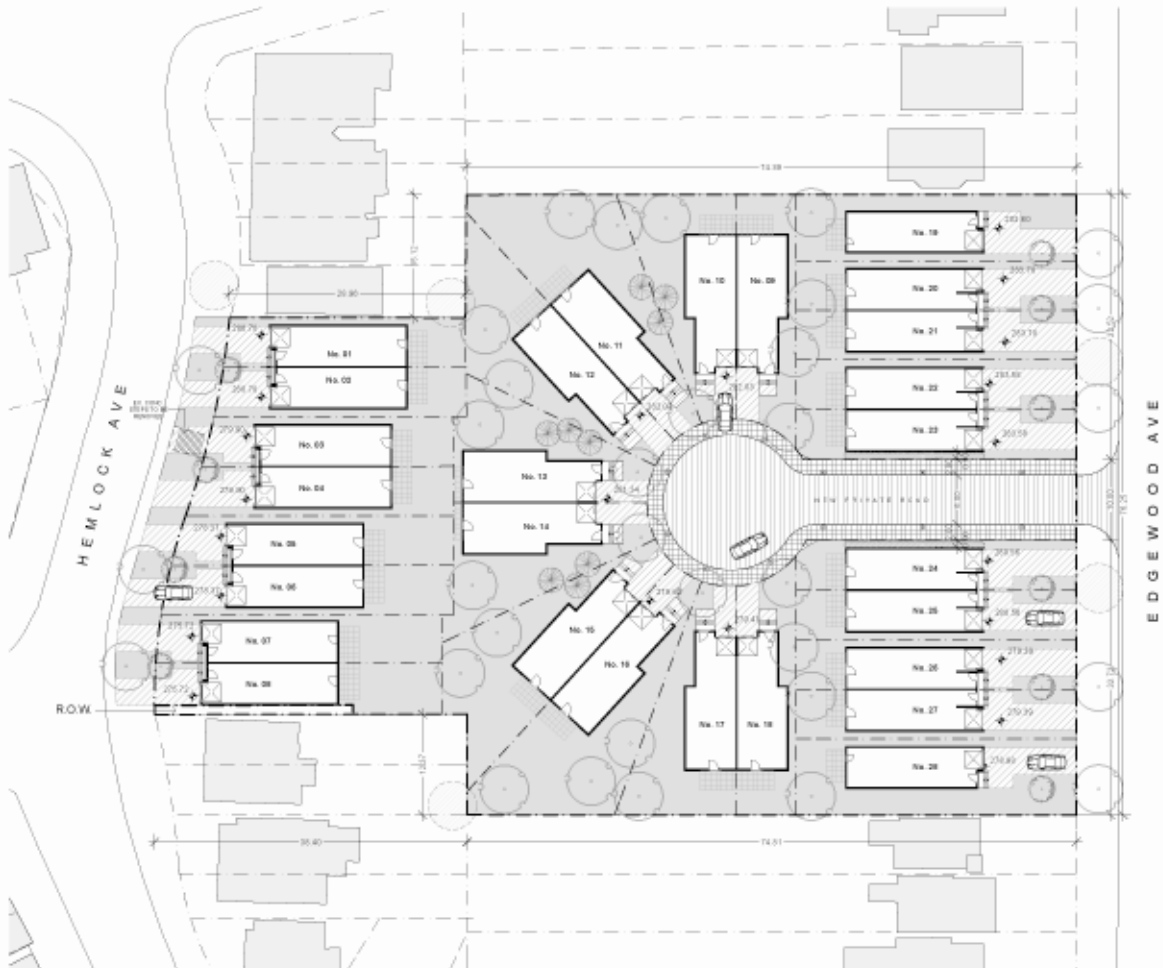
Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

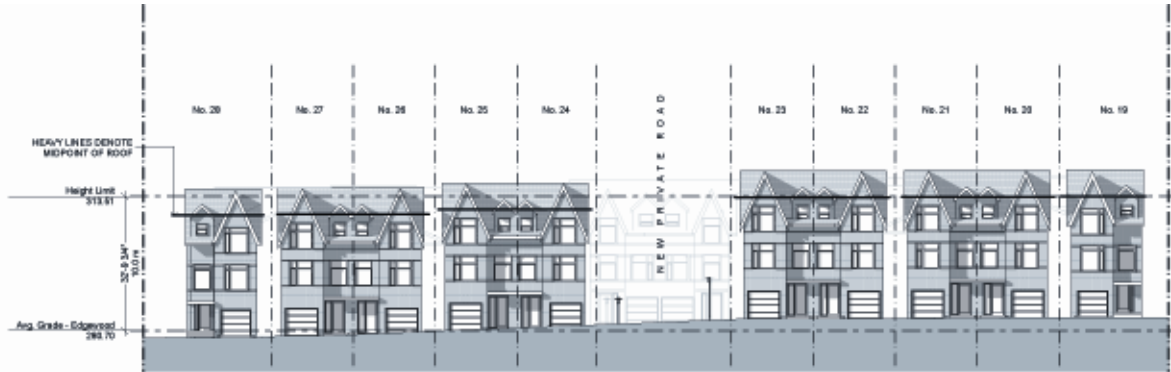
Not to Scale
10/12/2010



42 Edgewood Avenue

File # 10_226802

Attachment 2: Elevations



Edgewood Elevation



Hemlock Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
10/12/2010

42 Edgewood Avenue

File # 10_226802

Attachment 3: Elevations



Inside Elevation Unfolded

Elevations

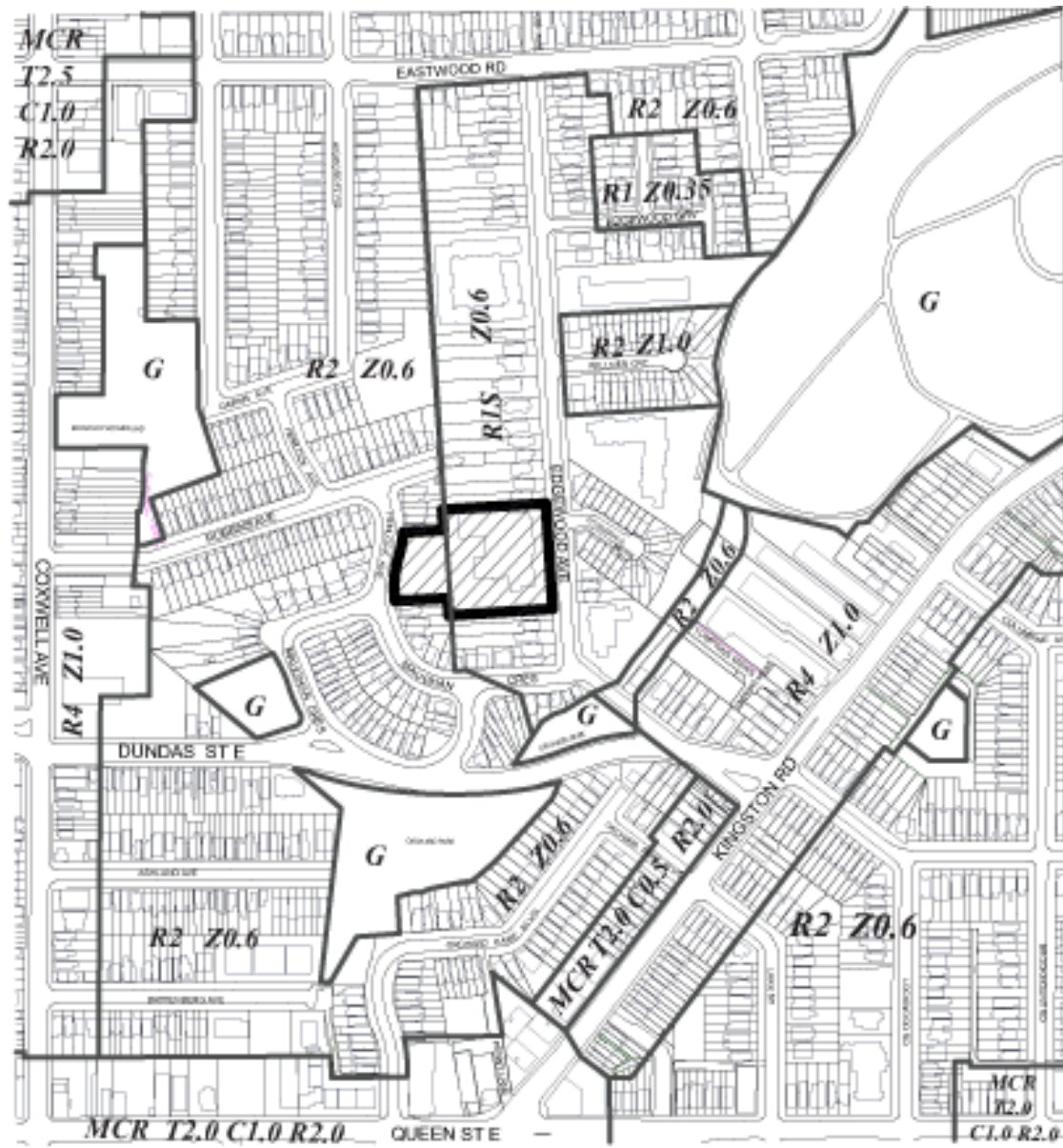
Applicant's Submitted Drawing

Not to Scale
10/12/2010

42 Edgewood Avenue

File # 10_226802

Attachment 4: Zoning



Toronto City Planning
Zoning

42 Edgewood Avenue

File # 10_226802

G Parks District
R1 Residential District
R1S Residential District
R2 Residential District
R4 Residential District

MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86
Extracted 10/18/2010

Attachment 5: Data Sheet

Application Type	Rezoning	Application Number:	10 226802 STE 32 OZ
Details	Rezoning, Standard	Application Date:	July 22, 2010

Municipal Address: 42 EDGEWOOD AVE

Location Description: PLAN 504 LOTS 5 TO 9 PLAN 481E LOTS 66 TO 69 **GRID S3208

Project Description: Rezoning application to permit the redevelopment of the lands for 28 freehold units (26 semi-detached and 2 detached) with integral garages. The property is the site of the former Corpus Christi Catholic School (to be demolished).

Applicant:	Agent:	Architect:	Owner:
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Urbancorp (Leslieville)
Developments Inc

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	NA
Zoning:	R1S Z0.6	Historical Status:	NA
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7375	Height:	Storeys:	3	
Frontage (m):	76.25		Metres:	10	
Depth (m):	113.21				
Total Ground Floor Area (sq. m):	2567				Total
Total Residential GFA (sq. m):	7701		Parking Spaces:	28	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	7701				
Lot Coverage Ratio (%):	34.8				
Floor Space Index:	1.04				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7701	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:	28	Institutional/Other GFA (sq. m):	0	0
Total Units:	28			

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