

**250 Manning Ave – Zoning Amendment Application –  
Final Report**

<b>Date:</b>	April 25, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	11 157923 STE 19 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.

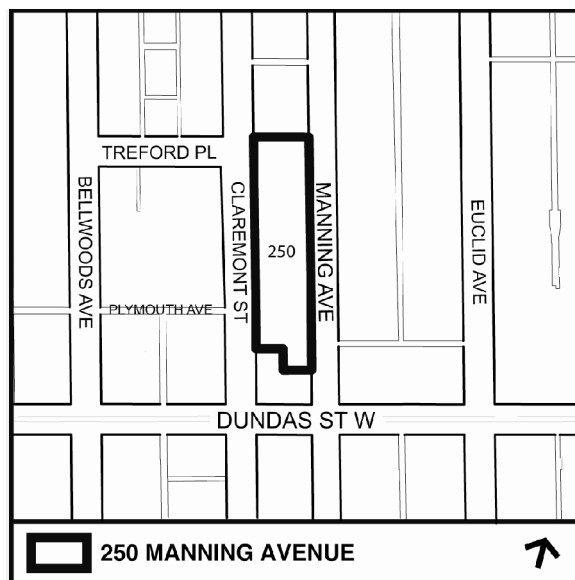
This application proposes 45, 3-storey townhouse units, fronting on both Manning Avenue and Claremont Street. Parking will be located underground with access from a common driveway on Manning Avenue. The existing, but vacant, school on the site will be demolished.

Planning staff believe that the proposal is appropriate for the site and 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, as amended, for the lands at 250 Manning Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated April 25<sup>th</sup>, 2011 from the Director, Community Planning, Toronto and East York District.



2. City Council direct staff to amend Zoning By-law 1156-2010 substantially in accordance with the draft By-law to be available at the Toronto and East York Community Council meeting on May 25<sup>th</sup>, 2011.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to demolish the existing, vacant school on the site and construct 45, three-storey townhouses fronting onto either Manning Avenue or Claremont Street. Parking for the project is proposed to be located underground with access from a common driveway on Manning Avenue. Each townhouse unit will have private outdoor space at the rear and all units have 3 bedrooms. Detailed statistics can be found on the Application Data Sheet, attached as Attachment No. 7 to this report. Drawings showing the proposal can be found as Attachments 1-4 attached to this report.

### **Site and Surrounding Area**

The 4,082 square metre site fronts on both Manning Avenue and Claremont Street, north of Dundas Street West. Currently a vacant school occupies the site, the former St Francis of Assisi Catholic Elementary School.

North: To the north of the site are one and two-storey townhouses, semi-detached and single detached houses fronting onto Manning Avenue and Claremont Street.

East: To the east of the site is Manning Avenue with townhouses and semi-detached dwellings on the east side.

South: To the south is a vacant lot that will be used by the Toronto Parking Authority as a 43-space parking lot.

West: To the west of the site is Claremont Street with townhouses, semi-detached and detached houses on the west side.

### **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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The City of Toronto Official Plan designates the property as *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings.

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character.

To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character, Policy 4.1.5 of the Plan states that any proposal shall have regard for:

- 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 streets 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.

The Toronto Official Plan is available on the City's website at:

[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

Under former City of Toronto Zoning By-law 438-86 the subject site is zoned R2 Z0.6. The R2 zoning classification permits a wide range of residential uses up to a total density of 0.6 times the area of the lot. The maximum permitted height for the site is 10.0 metres (Attachment 5).

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized, Zoning By-law for the City of Toronto. Appeals of By-law 1156-2010 are now before the Ontario Municipal Board. No hearing dates have been set. The new Zoning By-law identifies 250 Manning Avenue as "not part of this By-law" (Attachment 6).

## **Site Plan Control**

A Site Plan Control application was received by the City on July 23, 2010 and is currently being processed by the City.

## **Reasons for Application**

The proposal requires relief from Zoning By-law 438-86, as amended, with respect to a number of provisions including gross floor area, front, side and rear yard setbacks, landscaped open space, minimum lot frontage and height.

## **Community Consultation**

A Community Consultation meeting was held on April 20, 2011. In attendance were the local Councillor, Planning staff, the applicant and approximately 10 members of the public. Concerns raised at the meeting included the impacts of construction on the adjacent properties, the size and type of trees that would be planted in the boulevard, the amount of parking and whether or not stormwater could be reused on-site. These issues are addressed in the Comments section of this report.

## **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 PPS and the proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **Land Use**

The proposed residential use is appropriate for this site. The *Neighbourhoods* designation in the Official Plan and the zoning allows for a range of residential uses including townhouses.

### **Density, Height, Massing**

The project has a design that is in-line with the existing physical character and streetscape of the neighbourhood and complies with *Neighbourhoods* Policy 4.1.5 in the Official Plan.

Each row house front onto a public street, either Manning Avenue or Claremont Street, and matches the front yard setback of the adjacent properties to the north. Although the rear yards are small, and the facing distance of 8.5 metres between the rear walls of the buildings is less than the City's townhouse guidelines require, the distance is consistent with the massing and built form pattern north of the site. The lot frontages, which range from 4 to 5.8 metres, are appropriate and consistent with the lot frontages of the surrounding properties.

The proposed heights of the row houses range from between 10 and 12 metres and all are three storeys. The third storey is set back further from the front property line than the first two storeys to reduce the perceived height of the building at the sidewalk level. The height does not have any adverse impact on the adjacent properties and is appropriate for the site.

### **Automobile Access and Parking**

Parking for each row house will be located below grade, accessed from a common driveway off Manning Avenue. There is no visitor parking on-site, however it is anticipated that on street parking will be available. In addition, the Toronto Parking Authority ("TPA") is currently developing a 43 space

public parking lot on the property immediately to the south of the subject site. The provision of the on-site, underground parking for the resident's and the on-street and TPA lot for visitors to the site provides sufficient parking to serve the proposed development.

### **Streetscape and Trees**

A total of forty-five trees are proposed to be planted in the City right-of-way, one in front of each row house. The species of large canopy, shade trees has been approved by Urban Forestry and the applicant has agreed to plant 80 mm calliper trees, instead of the standard 70 mm calliper trees. The front yard of each row house will be landscaped individually in a unique way which will be secured through the site plan process.

### **Servicing**

Garbage and recycling will be picked up at the curb by the City. The plans designate a specific, screened location at the front of each property to store contain the grey, blue and green bins.

### **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 Alternative Parkland Dedication By-law 1420-2007.

The application proposes 45 residential units on a site of 0.4082 hectares (4,082.9 m<sup>2</sup>). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.06 hectares (600 m<sup>2</sup>). However, a cap of 10% of the area of the site applies and hence the parkland dedication for the development would be 0.0482 hectares (482 m<sup>2</sup>).

The applicant proposes to satisfy this parkland dedication requirement through cash-in-lieu. This is appropriate as there is no location for on-site parkland dedication that would be of useable size and the site would be fully encumbered below grade.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Land Division**

The applicants intend to submit Part Lot Control and Common Element Condominium applications to create 45 separate townhouse lots and a common element underground garage driveway.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The 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. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is not planning to re-use storm water on-site.

The applicant is required to meet Tier 1 of the TGS. These will be secured through the Site Plan Approval process.

### **Development Charges**

It is estimated that the development charges for this project will be \$505,800.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **Conclusion**

The project has a design that is in-line with the existing physical character and streetscape of the neighbourhood and complies with the *Neighbourhoods* policies in the Official Plan. It is appropriate development for the site and Planning staff recommend approval of the proposal.

### **CONTACT**

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Fax No. (416) 392-1330  
E-mail: sshipps1@toronto.ca

### **SIGNATURE**

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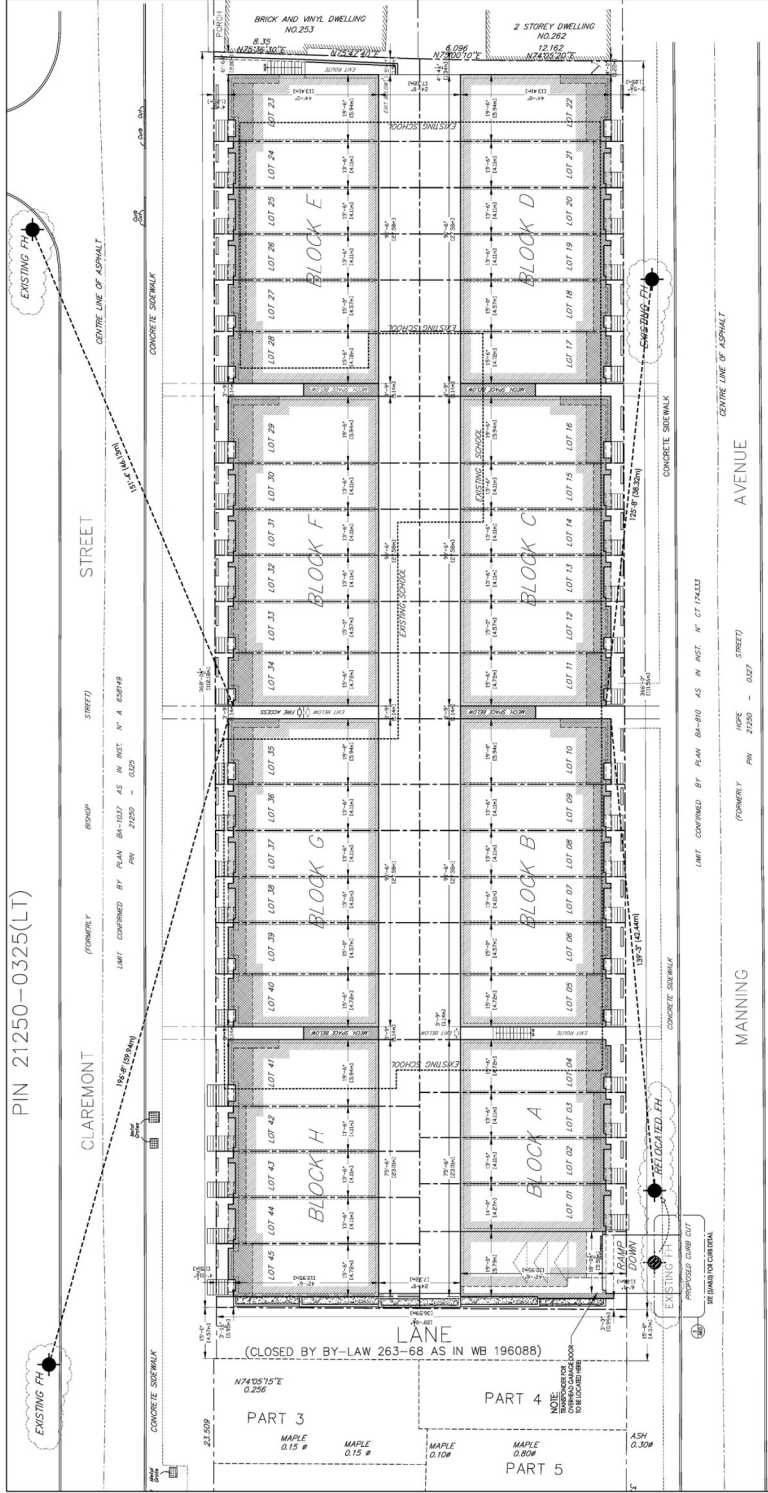
Gregg Lintern, MCIP, RRP  
Director, Community Planning  
Toronto and East York District

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### **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: East (Front) Elevation
- Attachment 3: South (Side) Elevation
- Attachment 4: West (Rear) Elevation
- Attachment 5: Zoning By-law 438-86
- Attachment 6: Zoning By-law 1156-2010
- Attachment 7: Application Data Sheet
- Attachment 8: Draft Zoning By-law Amendment (438-86)

Attachment 1: Site Plan



250 Manning Avenue

File # 11\_157923\_OZ

Site Plan

Applicant's Submitted Drawing

Not to Scale  
04/27/11



Attachment 2: East Elevation



FRONT ELEVATION - BLOCK A (MANNING AVE)

250 Manning Avenue

East Elevation - Block A

Applicant's Submitted Drawing

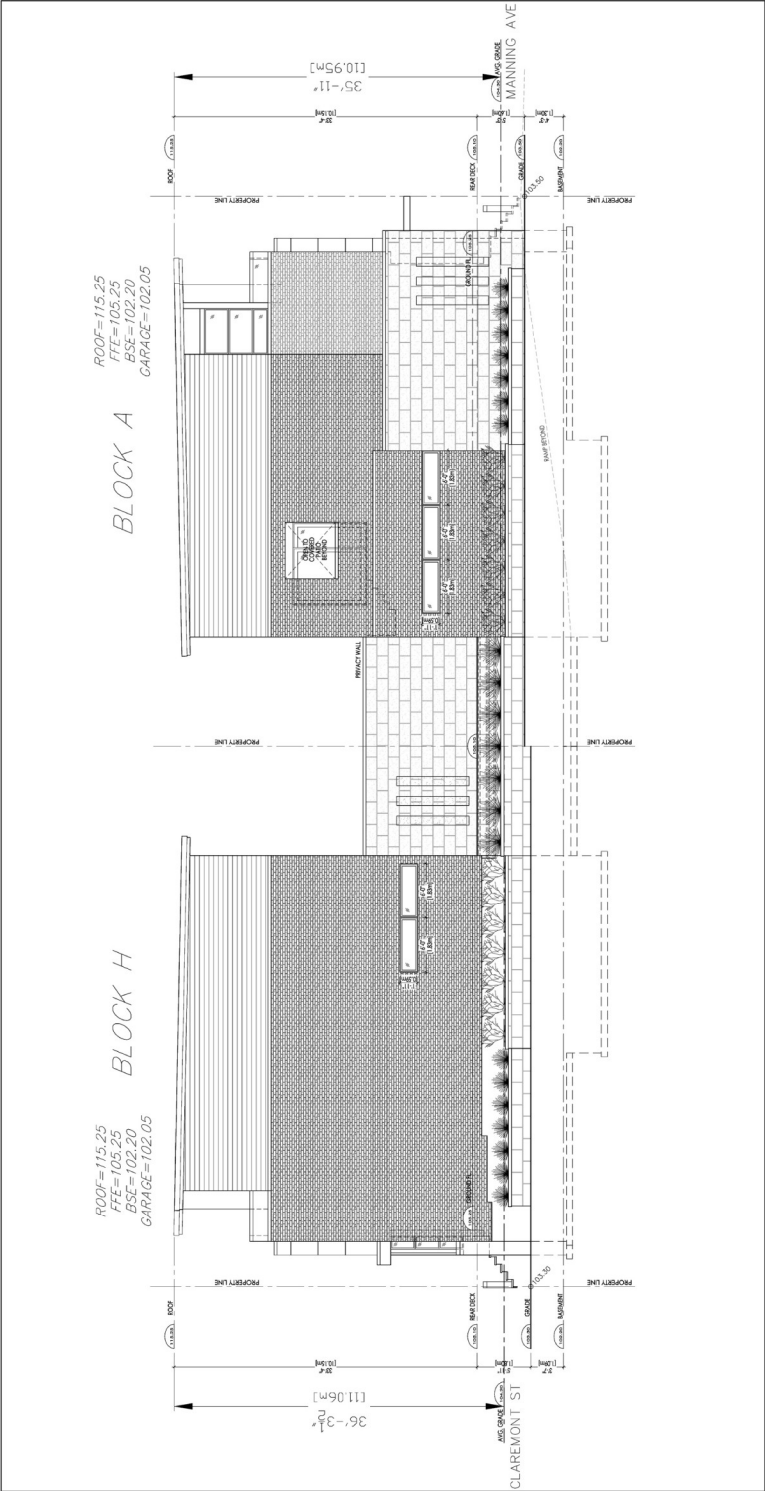
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MANNING AVE  
BLOCK A



Attachment 3: South Elevations



SOUTH ELEVATIONS BLOCKS H&A

South Elevations

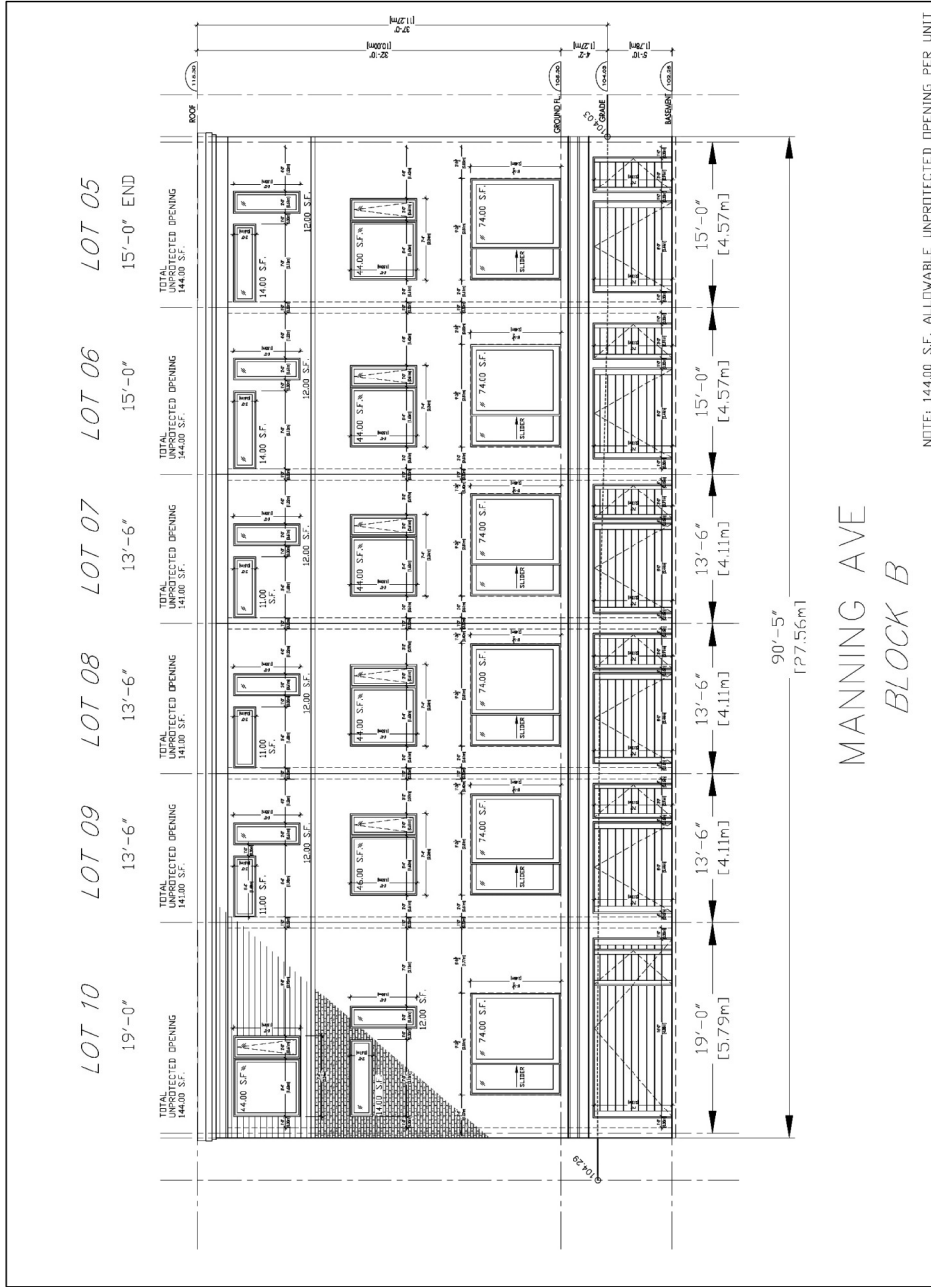
Applicant's Submitted Drawing

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04/27/11

250 Manning Avenue

File # 11\_157923\_0Z

# Attachment 4: West Elevation



250 Manning Avenue

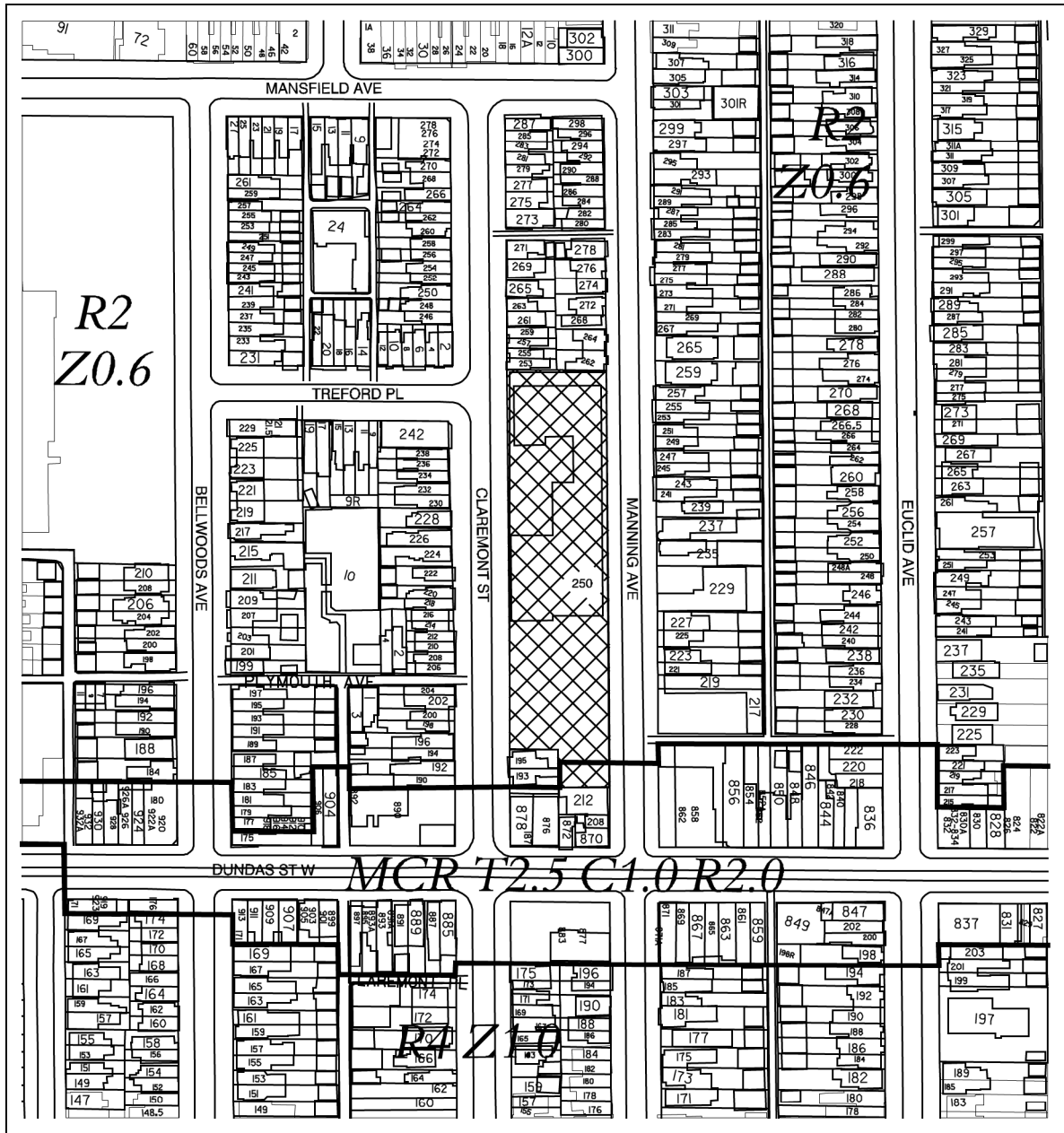
File # 11\_157923\_02

West Elevation - Block B

Applicant's Submitted Drawing

Not to Scale  
04/27/11

# Attachment 5: Zoning By-law 438-86



- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District

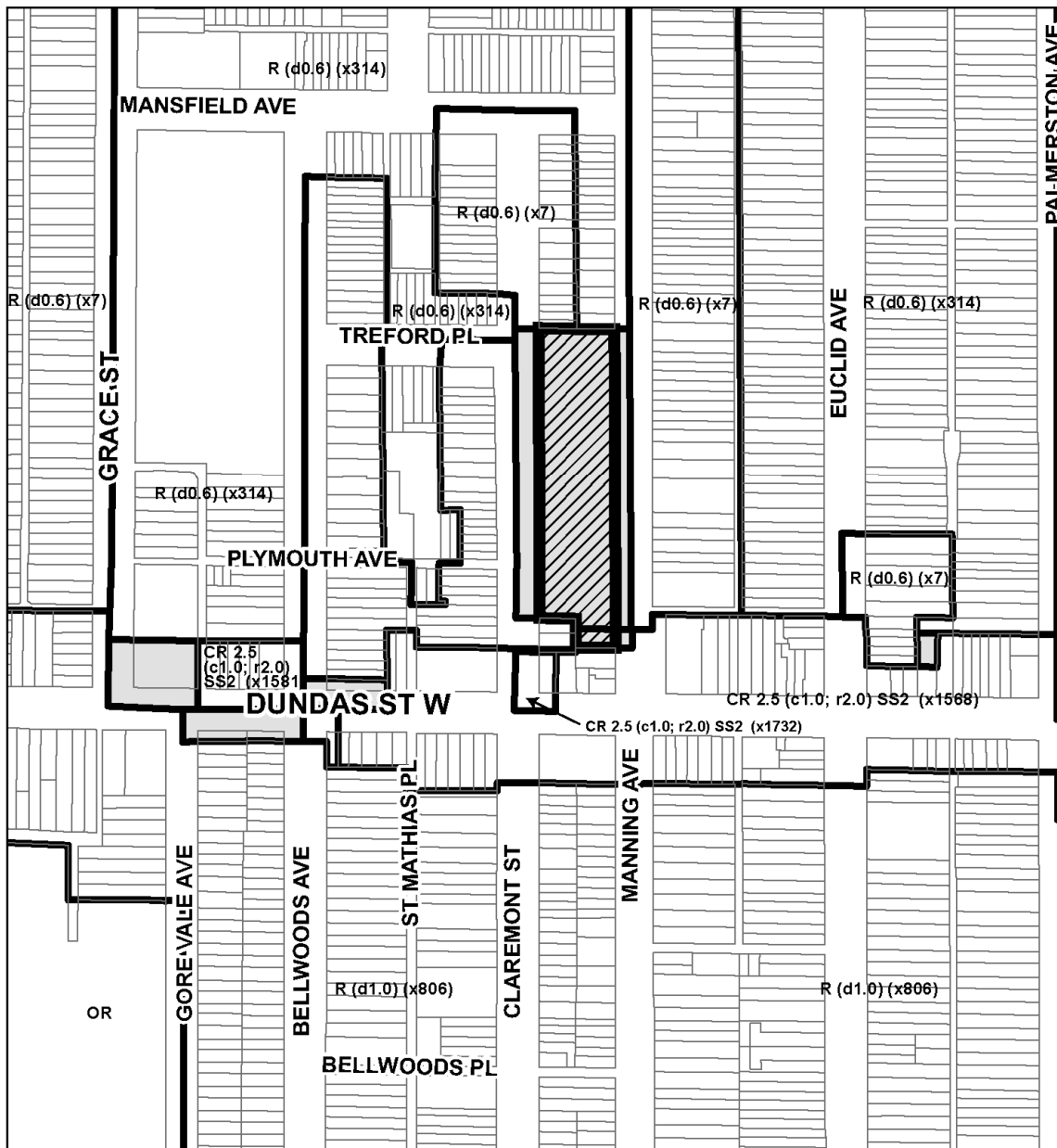
250 Manning Avenue

File # 11\_157923\_OZ



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 04/26/11

Attachment 6: Zoning By-law 1156-2010



Zoning City of Toronto By-law 1156-2010

250 Manning Avenue

File # 11 157923 OZ

- Subject Site
- Not Part of Zoning By-law 1156-2010
- R Residential Zone
- CR Commercial Residential Zone
- OR Open Space - Recreation Zone



Not to Scale

04/26/2011

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 157923 STE 19 OZ
Details	Rezoning, Standard	Application Date:	March 30, 2011
Municipal Address:	250 MANNING AVE		
Location Description:	PLAN D273 LOTS 1 TO 12 PLAN 75 BLK B LOT 11 PT LOT 12 AND LANE BLK F PT LOT 7 RP 66R24955 PARTS 1 TO 3 **GRID S1905		
Project Description:	Rezoning application for demolition of existing school and redevelopment of the lands for the purposes of a 45 unit rowhouse development located in 8 construction blocks above a common underground parking facility leading to enclosed private parking for each unit. Each unit will have frontage on a municipal street and access to the proposed parking facility would be provided via Manning Ave		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOLDBERG GROUP Michael Goldberg		Richard Wengle Architects Inc.	250 Manning Avenue Inc.

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	4028.94	Height: Storeys:	3
Frontage (m):	112.18	Metres:	11.96
Depth (m):	36.59		
Total Ground Floor Area (sq. m):	2798.35		<b>Total</b>
Total Residential GFA (sq. m):	7781.96	Parking Spaces:	45
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	7781.96		
Lot Coverage Ratio (%):	68.5		
Floor Space Index:	1.91		

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	7781.96
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	45	Institutional/Other GFA (sq. m):	0
Total Units:	45		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Sarah Phipps, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-7622</b>

## **Attachment 8: Draft Zoning By-law Amendment (438-86)**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~  
CITY OF TORONTO

### **BY-LAW No. ~-2011**

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 250 Manning Avenue**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 438-86 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2010 as 250 Manning Avenue; and

WHEREAS the Council of the City of Toronto has provided adequate information to the public and has conducted at least one public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting on \_\_\_\_\_, 2011, determined to amend Zoning By-law No. 438-86;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2 with respect to “*grade*”, “*height*”, “*landscaped open space*”, “*lot*”, and “*row house*”, and Section 4(2), Sections 6(3) Part I 1, 6(3) Part II 1-7 inclusive, 6(3) Part III 1(A), 6(3) Part VII 1.(i) of By-law No. 438-86 being, “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of the lands known municipally in the year 2010 as 250 Manning Avenue for 45 *row houses* within 8 blocks on the *lot*, provided that:
  - (a) the *lot* consists of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) no portion of any *row house* erected on the *lot* above *grade* is located otherwise than wholly within the areas delineated by heavy lines and building envelopes shown on Map 2, attached to and forming part of this By-law;

- (c) the minimum *lot frontage* of each *row house* erected on the *lot* shall be 4.0 metres;
  - (d) a maximum of 45 *row houses* are permitted on the *lot*;
  - (e) the *height* of any *row house*, or portion thereof, erected on the *lot* does not exceed those *height* limits, in metres as shown on Map 2, attached to and forming part of this By-law;
  - (f) the following elements and structures are permitted to extend above the heights shown on Map 2, attached to and forming part of this By-law, by no more than 2 metres:
    - (i) roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, or a fence, wall or structure enclosing such elements;
  - (g) the minimum setbacks of the *row houses* erected on the *lot* from all *lot lines* shall be as shown on Map 2 attached to and forming part of this By-law;
  - (h) the minimum distance separation between the side and rear walls of *row house* blocks erected on the *lot* shall be as shown on Map 2 attached to and forming part of this By-law;
  - (i) the minimum front yard setback of a *concealing wall* erected on the *lot* located at the front of each *row house* shall be 0 metres;
  - (j) the maximum *height* of an uncovered platform erected on the *lot* in the rear yard shall be as shown on Map 2;
  - (k) the maximum *height* of an exit stair erected on the *lot* in between Blocks F and G shall be as shown on Map 2;
  - (l) the *landscaped open space* on the *lot* shall be no less than 1,060 m<sup>2</sup> or 25% of the area of the *lot*;
2. Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

3. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended, except that the following definitions shall apply:

- (a) “*concealing wall*” means an accessory structure, a wall, located at the front of each row house with a maximum height of 1.25 metres, measured from the ground immediately adjacent in front of the concealing wall, and a maximum ground area of 0.6 square metres, that is used for the purposes of screening the garbage and recycling bins located behind it;
- (b) “*height*” means the vertical distance between *grade* and the highest point of the roof, building or structure, as shown on Map 2, exclusive of any elements described in 1(f)(i) herein up to a maximum of 2 metres;
- (c) “*grade*” means 104.13 metres Canadian Geodetic Datum;
- (d) “*landscaped open space*” means open, unobstructed space on a *lot* that is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping including any surfaced walk, patio or similar area; and outdoor areas within a *height* of 1.5 metres above *grade*, including any uncovered platform attached to a main side or rear wall of a house, provided the top surface of the platform is not more than 1.5 metres above *grade*;
- (e) “*lot*” means those lands outlined on Map 1 attached hereto; and
- (f) “*row house*” means one of a series of more than two attached buildings:
  - (i) each building comprising one *dwelling unit*; and
  - (ii) each building divided vertically from another by a party wall.

4. Notwithstanding any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



