



STAFF REPORT ACTION REQUIRED

486 Shaw Street – Zoning Amendment Application – Supplementary Report

Date:	May 24, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	11 132720 STE 19 OZ

SUMMARY

Community Planning submitted a staff report dated May 2, 2011 recommending approval of the 37 three-storey townhouse units proposed for 486 Shaw Street. The townhouses are to front on Shaw Street and Roxton Road with parking located in single car garages at the rear of each of the new properties. Each of the townhouse units will have a basement apartment space with its own separate pedestrian entrance.

Subsequent to the preparation of the staff report and draft zoning by-law attached to that May 2, 2011 report, the applicants indicated that they intend to explore the possibility of building parking stackers into each of the single car garages to allow for an additional parking space for each of the townhouse units. To accommodate the parking stackers the garages require an additional height of 1.2 metres. Given the concerns raised by residents in the area with respect to the provision of parking and the fact that each townhouse includes the option for a second unit, Planning staff support the introduction of parking stackers to the garages.

Staff have revised the draft zoning by-law to allow for the additional height for the garages and included it as Attachment 1 to this staff report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 486 Shaw Street, substantially in accordance with the draft Zoning By-law Amendment attached as

Attachment No. 1 to the report dated May 24, 2011, from the Director,
Community Planning, Toronto and East York District.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment (By-law 438-86)

Attachment 1: Draft Zoning By-law Amendment (By-law 438-86)

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-201~

To amend the General Zoning By-law No. 438-86, as amended of the former City of Toronto with respect to the lands municipally known in the year 2010 as 486 Shaw Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. None of the provisions of Section 2(1) with respect to the definition of *grade*, *height*, *lot* and *row house* and Sections 4(2)(a), 4(2)(d), 4(4)(b), 6(2)1(ii), 6(3) Part I 1, 6(3) Part II 2, 6(3) Part II 3A, 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 8 D., 6(3) Part III 3, 6(3) Part III 4, and 6(3) Part VII 1, of By-law No. 438-86 of the former City of Toronto, 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 or use of *residential buildings* on the lands identified on Map 1, attached to an forming part of this By-law, including *accessory* uses thereto provided that:
 - (a) the *residential gross floor area* on a *lot* shall not exceed 10,170 square metres;
 - (b) for the purposes of this By-law, *residential gross floor area* shall be defined as in Section 2(1) "*residential gross floor area*" (i), of which 7,680 square metres can be located above *grade*.
 - (c) no portion of any building or structure erected and used above *grade* (including a private garage) is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law.
 - (d) subsection 1(c) of this By-law does not apply to the type of structure listed in the chart in section 6(3) Part II 8 of By-law 438-86, as amended, provided that the restrictions set out in such chart are complied with, and subject to the following:

- (i) stairs, heating, cooling or ventilating equipment, retaining walls, and landscape features may project beyond the heavy lines shown on Map 2;
- (ii) an uncovered platform that is *landscaped open space* and attached to a *front wall, flank wall* or rear wall of a *residential building* may project beyond the heavy lines shown on Map 2, provided:
 - A. the platform does not project more than 2.5 metres from the wall to which it is attached;
 - B. the platform does not project beyond the side walls of the building as projected; and
 - C. the height of the platform is no higher than the finished first floor level located at, or closest to *grade*.
- (iii) a roof over a first floor platform or terrace, which platform or terrace is attached to a wall facing a *street* and no higher than the finished first floor level located at, or closest to *grade*, may project beyond the heavy lines shown on Map 2 provided:
 - A. the roof is not more than 1.0 metres from the wall to which it is attached;
 - B. the roof, if not solely supported by the wall to which it is attached, may only be additionally supported by columns or posts;
 - C. the roof does not form part of the main building roof;
 - D. the roof does not extend beyond the side walls of the building as projected; and
 - E. the top of the roof is not used or designed to be used as a deck or terrace.
- (e) no portion of any building or structure shall have a *height* in metres greater than the *height* limits specified by the numbers following the symbol H as shown on Map 2 attached to and forming part of this By-law, except for:
 - (i) projections permitted under section 4(2)(a)(i) and (ii) of By-law 438-86, as amended; and,
 - (ii) projections identified in subsection 1(d) of this By-law subject to the restrictions contained therein;

- (f) not less than 50 per cent of the portion of the *lot* between the *lot* line that divides a *lot* from the *street*, except for a public lane, and the wall of the *residential building* facing such *street*, as produced to the *site lot line*, is provided and maintained as *landscape open space*;
 - (g) the maximum width of a walkway located between any wall of the building facing a *lot* line that abuts a *street*, as produced to the *side lot lines* shall be:
 - (i) 2.8 metres for a building facing Roxon Road,
 - (ii) 1.2 metres for a building facing Shaw Street, and
 - (iii) 1.5 metres for each segment of a walkway located within 3.3 metres from the *plot* line that abuts Dawson Street;
 - (h) the minimum width of a *dwelling unit* is 4.2 metres;
 - (i) 37 motor vehicle *parking spaces* shall be provided and maintained on the *lot* and located within a *private garage*; and,
 - (j) the owner conveys to the *Corporation*:
 - (i) a 1.13 metre widening on the west side of Achtman Lane;
 - (ii) a 6.00 metre wide extension of the public lane providing access to Dewson Street from Achtman lane; and
 - (iii) a 1.5 metre by 1.5 metre triangular splay at the north-east corner of the intersection of the east-west lane and the new 6.00 metre wide lane extension.
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 purpose of this By-law, the following expressions shall have the following meaning:

- (a) *grade* shall mean the Canadian Geodetic Datum shown in brackets for each building as shown on Map 2 attached to and forming part of this By-law.
 - (b) *height* shall mean the vertical distance between *grade* and the highest point of the roof of the building or structure;
 - (c) *lot* shall mean the lands outlined in a heavy line as shown on Map 1 attached to and forming part of this By-law;
 - (d) each other word or expression that is italicized shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.
4. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lands identified on Map 1, as if no severance, partition or division occurred.
5. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the lands identified on Map 1.

ENACTED AND PASSED this ~ day of ~, A.D. 201~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



