17, 23 and 25 Lascelles Blvd –
Zoning Amendment Application - Preliminary Report

Date: August 9, 2012
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 22 – St. Paul's
Reference Number: 12 169750 STE 22 OZ

SUMMARY

This application proposes the construction of 12 three storey townhouses. The owner's intent is to sever these townhouses into freehold ownership through a separate planning process. The townhouses are proposed to be located mid-block between Brentdale Drive and Kilbarry Road, fronting on the east side of Lascelles Boulevard directly in front of 23 Lascelles Boulevard.

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

A Community Consultation meeting is targeted for the fourth quarter of 2012. A final report is targeted for the second quarter of 2013, assuming that the applicant provides all required information in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 17, 23 and 25 Lascelles Boulevard 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.

DECISION HISTORY

On June 2, 2000, the owner submitted an application for the conversion of 957 low to mid-range rents rental units at Brentwood Towers (17, 19, 21, 23 and 25 Lascelles Blvd.) to condominium units. That condominium conversion application was refused by City Council.

Pre-Application Consultation
City planning staff met with the City Councillor Josh Matlow, and local residents at City Hall on Friday, October 21, 2011 to discuss the proposal.

ISSUE BACKGROUND

Proposal
The applicant proposes to construct 12 three storey townhouses with rooftop amenity spaces, located in a section of the landscaped amenity open space in front of three high rise apartment buildings. The townhouse project is proposed to have 27 parking spaces located on the P1 level in the existing underground parking garage located directly below the proposal. The parking garage is accessed from an existing entrance adjacent to the apartment building at 25 Lascelles Boulevard and is shared with the five existing apartment buildings.

(Refer to Attachment 6, Application Data Sheet, for further project details.)

Site and Surrounding Area

The site is located one block east of Oriole Parkway, on the east side of Lascelles Boulevard. The site which is comprised of 17, 23 and 25 Lascelles Boulevard, which are
three apartment buildings severed from the rest of the Brentwood Towers complex to the east, which includes two other apartment building. The 12 townhouses are proposed to be located in the existing front landscaped open space amenity area for those apartment buildings.

The following uses abut the site:

North: the Belt Line walking trail, and the Davisville TTC Yards

South: 28 to 42 Brentdale Drive (a row of rear yard garages) fronting on the south side of the Brentdale Drive

East: 19 and 21 Lascelles Blvd. (both 16 storey apartment buildings) and their outdoor amenity space

West: 1 Kilbarry Road, 2 storey detached dwelling, 2 Wilberton Road, 2 storey detached dwelling

**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 site is designated *Apartment Neighbourhoods* in the Official Plan’s Land Use Plan (Map 17), and is subject to the Yonge-St. Clair Secondary Plan.

*Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, services and office uses that serve the needs of the area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

*Apartment Neighbourhoods* are stable areas that have a greater scale of buildings permitted, but are not where significant growth is generally anticipated. There may,
however, be opportunities for additional townhouses or apartments on underutilized sites and the policies of the Official Plan set out criteria to evaluate these situations.

The application will be evaluated under Section 4.2, Apartment Neighbourhoods, Policy 2 development criteria.

The application will also be considered under Section 4.2, Apartment Neighbourhoods, Policy 3 criteria that gives special consideration to the key criteria for improving conditions for new and existing residents by providing adequate alternative on-site recreational space and maintaining appropriate levels of residential amenity on the site.

**Yonge-St. Clair Secondary Plan**

The subject site is located within the Yonge-St. Clair Secondary Plan of the Toronto Official Plan, (Map 17), Chapter 6, Section 6. The purpose of the Yonge-St. Clair Secondary Plan is to (among a number of things): promote and enhance the existing type and quality of Neighbourhoods and Apartment Neighbourhoods and maintain their stability; and ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.

Section 3, Urban Design Principals of the Yonge-St. Clair Secondary Plan require new development to be designed so that the lower level of the buildings associated with the pedestrian realm will:

- promote the public nature of the adjacent streets, parks and pedestrian routes;

- provide, wherever possible, vehicular access for servicing and parking from lanes rather than streets and where lanes do not exist, vehicular access should be from local streets;

- provide an organized and safe relationship to abutting street frontages, including the control and management of pedestrian and traffic flows;

- provide, to a high design standard, on-site vehicle movements with vehicles entering and exiting the site is a forward motion; and,

- minimize pedestrian/vehicle conflicts in the design and location of parking and servicing access for vehicles.

Section 4, Residential Areas of the Yonge-St. Clair Secondary Plan states that new development in Apartment Neighbourhoods will provide setbacks at and below grade, from the front lot line to facilitate the planting of large shade trees in the setback areas. These trees will be planted at regular intervals.

**Toronto Urban Design Guidelines – Infill Townhouses**

The subject application is subject to the City's Infill Townhouse Design Guidelines. The infill townhouse guidelines are intended to serve as a framework within which
architectural and landscape design excellence can thrive. The guidelines are meant to articulate and clarify the "public interest" in site design and built form, to achieve good urban design.

The urban design goals for the guidelines are as follows:

- produce a high quality living environment;
- clarify and enhance the relationship between new housing development and public streets and open spaces;
- protect significant natural and man-made features such as mature vegetation, street trees, heritage structures and recreation areas;
- maintain appropriate overall scale and patterns of development within its context;
- minimize shadow, blocked views and overlook onto existing residential buildings and open spaces;
- consolidate services areas (parking, loading and garbage) to minimize their impact on public streets and open spaces; and,
- provide efficient and cost effective infrastructure for future users.

Zoning
The site is zoned under By-law 438-86 (refer to Attachment 5) as R2 Z2.0. The zoning permits a mixed of residential uses including detached, semi-detached row townhouses and apartment buildings. The density limit is 2 times the area of the lot for residential uses. The maximum height for this site is 16 metres. The proposed townhouse infill on this site would be subject to various development standards established by the Zoning By-law respecting to density, setbacks, and reduced amenity space.

Site Plan Control
The application is subject to site plan control. An application for site plan approval has not yet being submitted.

Tree Preservation
The owner's consultant has submitted an Arborist Report, prepared by Kelly's Tree Care. It identifies 7 City-owned trees to be removed that require permits and 27 private trees of which 12 trees have diameters of 30 cm or greater and will require permits to allow their removal.
**Reasons for the Application**

An amendment to the Zoning By-law is necessary to permit the proposed infill project which requires a site specific by-law to permit the siting and massing of the proposed building, density, and setbacks. In addition, this proposal would require a severing of the existing 1.3 ha property to create a 0.23 ha severed parcel accommodating the 12 ground-related housing units, and a 1.07 ha retained parcel supporting the three rental apartment buildings at 17, 23 and 25 Lascelles Boulevard. The proposal would also require the inclusion of wording in a site specific by-law that legalizes the three existing apartment buildings on a smaller lot, with reduced amenity space as well as with their existing excess height and density.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application: Planning Rationale; Functional Servicing Report; Green Development Standards Checklist; and Arborist Report.

City staff are reviewing the application for completeness.

**Issues to be Resolved**

The proposal raises planning issues, including but not limited to:

1. The impact of the townhouses on the surrounding apartment buildings and outdoor landscaped amenity spaces with respect to noise and privacy;

2. The adequacy and quality of the outdoor amenity space for residential tenants;

3. The loss of mature trees required to permit the townhouse infill and future repair of the existing aging underground garage;

4. The acceptability of the proposed rental apartment underground amenity space;

5. The possibility of a staircase connection to the Kay Gardiner Belt Line pathway; and

6. The relocation of the visitor parking spaces that are encroaching on City-owned land.

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
Barry Brooks, Senior Planner
Tel. No. (416) 392-1316
Fax No. (416) 392-1330
E-mail: bbrooks@toronto.ca

SIGNATURE

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

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations – East & South
Attachment 3: Elevations – West & North
Attachment 3: Landscape Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 1: Site Plan

Site Plan

Applicant’s Submitted Drawing

Not to Scale

07/10/12

17, 23 and 25 Lascelles Boulevard

File # 12_169750_OZ
Attachment 2: Elevations – East & South

17, 23 and 25 Lascelles Boulevard

Elevations: East (Rear) and South Elevations

Applicant’s Submitted Drawing

File #: 12_160750.DZ

Staff report for action – Preliminary Report 17, 23 and 25 Lascelles Blvd
Attachment 4: Landscape Plan
Attachment 5: Zoning
Attachment 6: Application Date Sheet

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Municipal Address: 17, 23 and 25 LASCELLES BLVD
Location Description: PLAN 288 PT LOT 12 PLAN 63R-4248 PART 3 14 TO 24 31 & 32 **GRID S2207
Project Description: rezoning application for construction of 12 townhouses with common element underground parking spaces. - 3 stories.

Applicant: OSHANTER DEVELOPMENTS COMPANY LIMITED
Agent: Julian Jacobs, Arch.
Architect: Julian Jacobs, Arch.
Owner: OSHANTER DEVELOPMENT COMPANY LTD

PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood
Site Specific Provision: None
Zoning: R2 Z2.0
Historical Status: N/A
Height Limit (m): 16
Site Plan Control Area: Y

PROJECT INFORMATION

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Total

| Total Residential GFA (sq. m): | 3212.6 |
| Parking Spaces:                | 27     |
| Loading Docks:                 | 0      |

DWELLING UNITS

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FLOOR AREA BREAKDOWN (upon project completion)

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CONTACT: PLANNER NAME: Barry Brooks, Senior Planner
TELEPHONE: (416) 392-1316