

**1486 Bathurst St and 11 Raglan Ave - Zoning
Amendment and Site Plan Control Application – Request
for Directions – Supplementary Report**

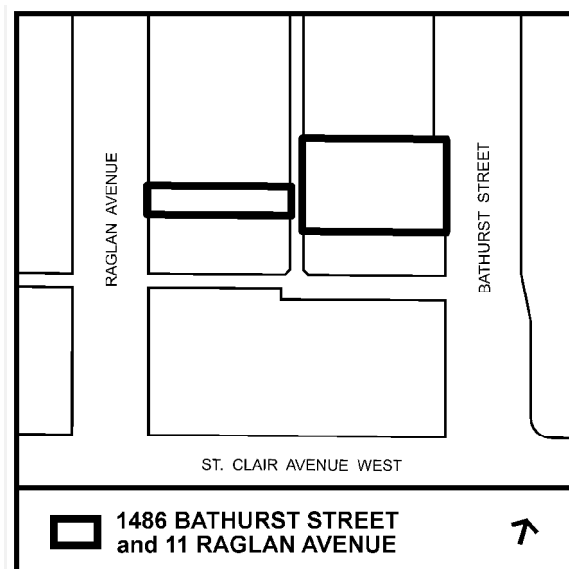
Date:	October 1, 2013
To:	City Council
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 21 – St. Paul's
Reference Number:	P:\2013\Cluster B\PLN\City Council\CC13077

SUMMARY

At its meeting of September 10, 2013 Toronto and East York Community Council considered the Request for Directions report from the Director, Community Planning, Toronto and East York District dated August 14, 2013 and headed: "1486 Bathurst Street and 11 Raglan Avenue - Zoning Amendment and Site Plan Control Application – Request for Directions Report" and forwarded it to City Council without recommendations. Toronto East York Community Council directed Planning staff to conduct a community consultation meeting prior to the October 8, 2013 meeting of City Council and submit a further report on the results of this meeting and any additional recommendations to City Council.

A community consultation meeting was held by Planning staff on September 25, 2013, and this report provides details of the community consultation.

Staff recommend that this supplementary report be received by City Council for information with no additional recommendations.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of September 10, 2013 Toronto and East York Community Council considered the Request for Directions report from the Director, Community Planning, Toronto and East York District dated August 14, 2013 and headed: "1486 Bathurst Street and 11 Raglan Avenue - Zoning Amendment and Site Plan Control Application – Request for Directions Report" and forwarded it to City Council without recommendations. Toronto East York Community Council directed Planning staff to conduct a community consultation meeting prior to the October 8, 2013 meeting of City Council and submit a further report on the results of this meeting and any additional recommendations.

A fulsome decision history is provided in the report from the Director, Community Planning, Toronto and East York District dated August 14, 2013 and headed: "1486 Bathurst Street and 11 Raglan Avenue - Zoning Amendment and Site Plan Control Application – Request for Directions Report"

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-60740.pdf>

ISSUE BACKGROUND

A detailed review of the application is provided in the report from the Director, Community Planning, Toronto and East York District dated August 14, 2013 and headed: "1486 Bathurst Street and 11 Raglan Avenue - Zoning Amendment and Site Plan Control Application – Request for Directions Report"

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COMMUNITY CONSULTATION

A community meeting was held respecting this application on September 25, 2013. Approximately 50 members of the public attended, along with the area Councillor, representatives of the landowner and City staff. The following items were raised at the meeting and in letters and emails submitted to Planning staff following the community meeting.

Driveway over 11 Raglan Avenue

Residents expressed opposition to the proposed driveway over 11 Raglan Avenue, with the proposed driveway being the main subject of concern raised at the community meeting. Residents expressed concerns that the driveway would destroy the character of Raglan Avenue and set a negative precedent for any future development in the area. The

issues raised relating to the proposed driveway were the removal of a single-family dwelling, impact on the character of Raglan Avenue and aesthetics, lack of proposed landscaping, loss of on-street parking, increased vehicle and truck traffic on Raglan Avenue, pedestrian safety and noise.

Traffic

The existing traffic volume at the intersection of Bathurst Street and St Clair Avenue West, and on both of these streets was brought up as a concern by a number of residents at the community meeting. Several people felt that the traffic volume at the intersection is currently unsafe. Their particular concern is the use of the existing east-west laneway, located between Bathurst Street and Raglan Avenue just north of St. Clair Avenue West, as a shortcut to turn right onto St. Clair Avenue West from Bathurst Street. They felt that the laneway is a safety issue due to the volume and speed of traffic using it. Residents did not feel that the streets and laneway could accommodate all of the proposed development in the area. They stated that the existing traffic and safety issues would be exacerbated by the development. As well, area residents felt that the proposed driveway would act as another street and increase the vehicle and truck traffic on Raglan Avenue.

Parking

A number of residents expressed concerns that the proposed parking supply for the development is inadequate and would lead to more vehicles using on-street parking which is already in short supply. Residents stated concern that the proposed driveway at 11 Raglan Ave would result in the removal of on-street parking spaces, further impacting the on-street parking supply.

Privacy and Shadows

Residents expressed concern that the privacy of the houses and apartments along Raglan Avenue would be negatively impacted by the proximity of the proposed building. Also of concern to residents is the impact of the proposed driveway on the privacy and quality of life of the owners of the house directly to the south of the driveway and on the houses on the west side of Raglan Avenue across from the driveway.

The increased shadowing from the proposed development on the houses on Raglan Avenue and the low-rise apartment buildings was raised as a concern.

Pedestrian Safety

Residents stated that that the traffic entering and exiting the existing east-west laneway is a danger to pedestrians on Raglan Avenue. The residents expressed concern that the proposed development would increase traffic on the laneway and further impact the safety of pedestrians. Also of major concern to residents is that the proposed driveway may pose an additional danger to pedestrians on Raglan Avenue.

Character of Raglan Avenue

Residents are concerned that the proposed development, and in particular the proposed driveway, would have negative impacts on the character of Raglan Avenue. Its existing character, as expressed by residents, is a mix of low-rise residential dwellings and walk-

up apartment buildings with large trees and soft landscaping in the front yards interspersed with a number of taller apartment buildings. It was stated by a number of residents that the removal of the house at 11 Raglan Avenue would disrupt the existing streetwall and pattern of development and set a precedent for the removal of low-rise dwellings as part of future development. They suggested that the proposed laneway is out of character with the area, not aesthetically pleasing and not in the best interest of the local residents.

Height and Massing

The height and massing of the proposed building were objected to at the community meeting. Residents of 500 St. Clair Avenue West indicated concern that their views to the north and access to natural light will be limited or blocked. Area residents felt that the proposed tower did not represent responsible development of the site.

Parks and Green Space

A number of residents raised the lack of proposed green space as an issue and would like to see more parks and open space in the neighbourhood. The removal of the mature trees at 11 Raglan Avenue was also objected to by area residents.

Construction

The impact of the construction process, such as dust, noise, and traffic, was also raised as a concern by residents. Opposition was expressed to the use of Raglan Avenue for construction activities and the related storage of construction equipment.

A petition with 89 signatures expressing opposition to the proposed development and a desire to maintain the existing character on Raglan Avenue was submitted to Planning staff at the Community Meeting.

Conclusions

At the community meeting, and through written submissions to Planning staff, residents expressed concerns and opposition to the proposed development. The main issues raised by residents related to the proposed driveway at 11 Raglan Avenue, traffic, parking, pedestrian safety, privacy, shadowing, height, massing, lack of parks and green space, and construction impact.

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SIGNATURE

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