

1216 Royal York Road - Official Plan and Zoning By-law Amendments - Final Report

Date:	December 20, 2012
To:	Etobicoke York Community Council
From:	Acting Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	12 142243 WET 04 OZ and 12 272974 WET 04 OZ

SUMMARY

This application proposes to construct a two-storey semi-detached building containing two dwelling units at 1216 Royal York Road.

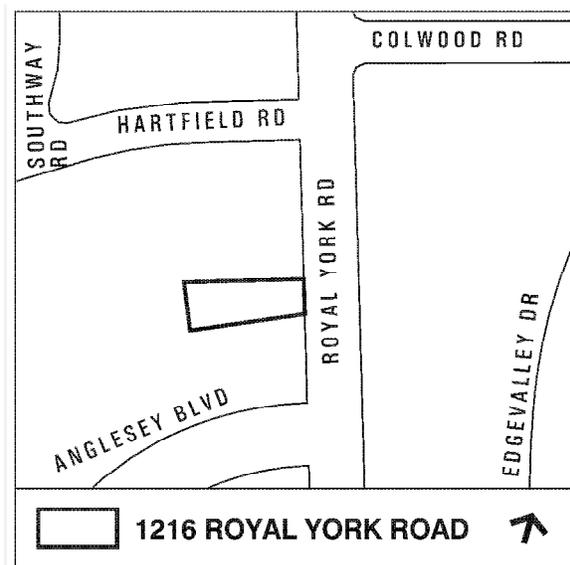
The proposal is consistent with the Provincial Policy Statement's policy of residential growth in a manner that implements the Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law and the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, for the lands at 1216 Royal York Road in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report dated December 20, 2012.



2. City Council amend the Official Plan, for the lands at 1216 Royal York Road substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to the December 20, 2012 report from the Director of Community Planning, Etobicoke York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment and Official Plan Amendment as may be required.

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.

During this pre-application meeting, staff advised the applicant about the form, scale of the building and its transition to the adjacent surrounding properties. Staff also advised of the setbacks, height and consistency with the existing character of the neighbourhood.

ISSUE BACKGROUND

Proposal

This application proposes to construct a two-storey semi-detached building containing two dwelling units at 1216 Royal York Road. The proposed building has a total area (including basement) of approximately 753.36 square metres. The applicant is proposing to provide one parking space within the garage, as well as another space on the driveway with direct access off Royal York Road.

Site and Surrounding Area

The subject property has a total area of approximately 0.11 hectares with approximately 18 metres of frontage on Royal York Road and an average depth of 57 metres. The site is rectangular in shape.

The subject site is surrounded by the following land uses:

North: Single detached dwellings;

South: Townhouses;

East: Single detached dwellings; and

West: Three storey apartment buildings, and further north and west are single detached dwellings.

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 site is designated *Neighbourhoods* on Map 14 - Land Use Plan in the Toronto Official Plan. This designation permits a range of residential uses. A semi-detached dwelling is a permitted use in this designation. The Plan includes criteria to ensure that new development will respect and reinforce the existing physical character of the *Neighbourhood*, including prevailing building type(s).

Zoning

The site is zoned First Density Residential "R1" under Zoning By-law 1996-210, which permits single family dwelling units. An amendment to By-law 1996-210 is required to permit semi-detached dwellings.

Reasons for Application

A semi-detached residential building is not a permitted use in the "R1" Zone and the proposal does not meet the prevailing building types within the "*Neighbourhoods*" designation as identified in Section 4.1.5 of the City of Toronto Official Plan.

Community Consultation

A community consultation meeting was held on Monday, June 25, 2012 and was attended by 7 local residents. Issues raised at the meeting and submitted on comment sheets distributed at the meeting include:

1. concerns about one additional driveway (two in total) along Royal York Road; and,

- precedent setting – specifically that other single family detached dwellings within the neighbourhood would be demolished and converted to semi-detached dwellings.

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. This development promotes efficient land uses, reduces land consumption related to residential development and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure, and promotes intensification along a transit route.

Land Use

Located on an arterial road, the site has a frontage of approximately 18 metres, with a lot depth of approximately 57 metres.

This application seeks to amend the Zoning By-law and Official Plan to construct a two-storey semi-detached dwelling, which is listed as a permitted use in the *Neighbourhoods* designation of the City's Official Plan.

Sections 4.1.5 (d) of the City's Official Plan states "development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular the prevailing building type(s)."

The proposed semi-detached dwelling is not in keeping with the prevailing built form of the adjacent and surrounding properties of single detached, townhouses and apartment dwellings. However, located on the edge of the "*Neighbourhood*" designation, the immediate area does not have a standard built form context. The area has existing three storey walk up apartments to the north, a five unit townhouse development to the south and single detached dwellings to the north and east. The lack of standard built form context within the area provides support to permit a semi-detached dwelling between the higher densities of apartments and townhouses to the west and south and the single detached dwellings to the north.

The proposed semi-detached dwelling has been carefully sited to maintain existing setbacks in parallel with the adjacent properties as well as to provide a streetscape that is compatible and consistent with the existing character of the neighbourhood. The dwelling's architectural design and materials have been selected to integrate with the streetscape and visual character of Royal York Road.

The issue of precedence was noted in the Community Meeting. City Planning staff in assessing the local context of adjacent apartments and townhouse units are satisfied that the proposed semi-detached units will not set a precedent given the predominant single detached dwellings north and east along The Kingsway.

Traffic Impact, Access, Parking

Transportation Services does not object to the introduction of a semi-detached dwelling on this site. One additional driveway will not impact the flow of traffic on Royal York Road.

Servicing

Servicing Reports were submitted as part of the application and have concluded the new development will be adequately serviced. Development Engineering concur with the report findings.

Open Space/Parkland

A total of two dwelling units are proposed. At the alternative rate of 0.4 hectares per 300 units, as specified in By-law 1020-2010, the parkland dedication requirements is 0.01 hectares or 2.8% of the site. The minimum parkland dedication requirement is 5%.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and staff from Parks, Forestry and Recreation are agreeable because the parkland dedication associated with the development will be too small to create a serviceable park.

Toronto Green Standard

Toronto Green Standards does not apply to residential planning applications under five units.

CONCLUSION

The proposed semi-detached dwelling fits within the contextual built form of the area. The prevailing built form within the immediate area is not standard, with an existing mix of townhouses, apartments and single family detached dwellings. The introduction of a semi-detached dwelling will not set a precedent for similar type uses. The proposed building's height, setbacks and stepbacks align with the existing built form within the

area. The proposal represents an appropriate use of the land that is consistent with the PPS and conforms to the Growth Plan.

CONTACT

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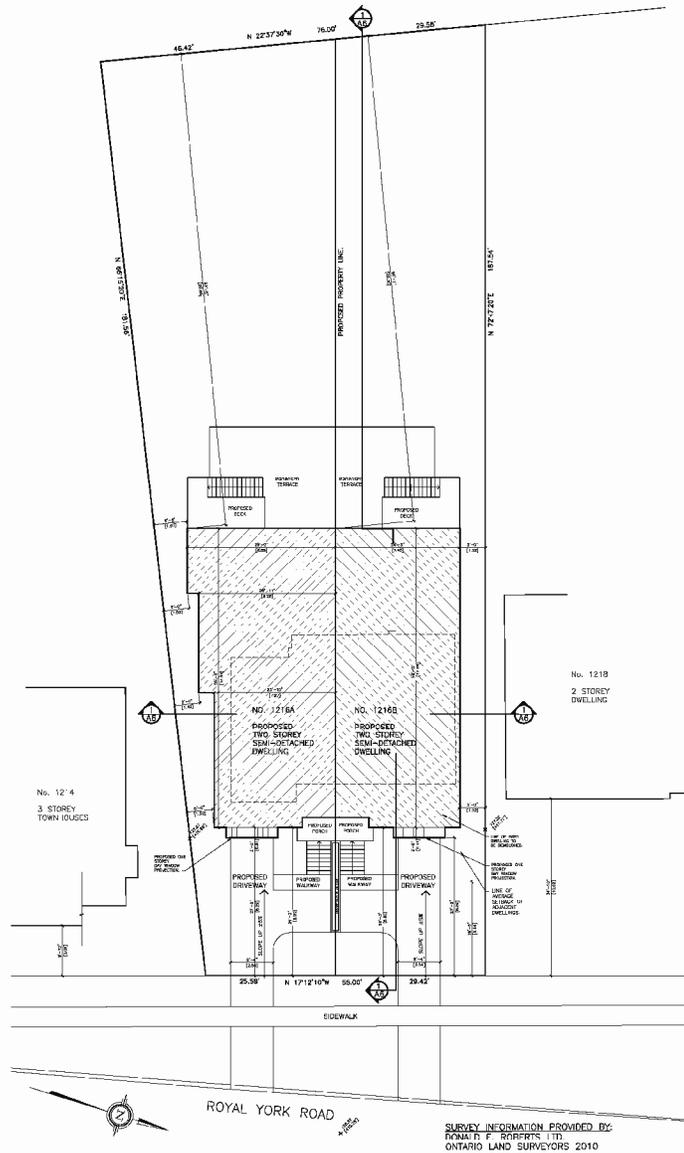
SIGNATURE

Sharon Hill, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: East/West Elevations
Attachment 2b: North/South Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Draft Official Plan Amendment

Attachment 1: Site Plan



SITE PLAN
 1/16"=1'-0"
 1216 ROYAL YORK ROAD

SURVEY INFORMATION PROVIDED BY:
 DONALD F. ROBERTS LTD.
 ONTARIO LAND SURVEYORS 2010

DREW LASZLO ARCHITECT
 416 781 5822

Site Plan

Applicant's Submitted Drawing
 Not to Scale
 08/15/2012



1216 Royal York Road

File # 12 142 243 WET 04 OZ

Attachment 2a: East/West Elevations



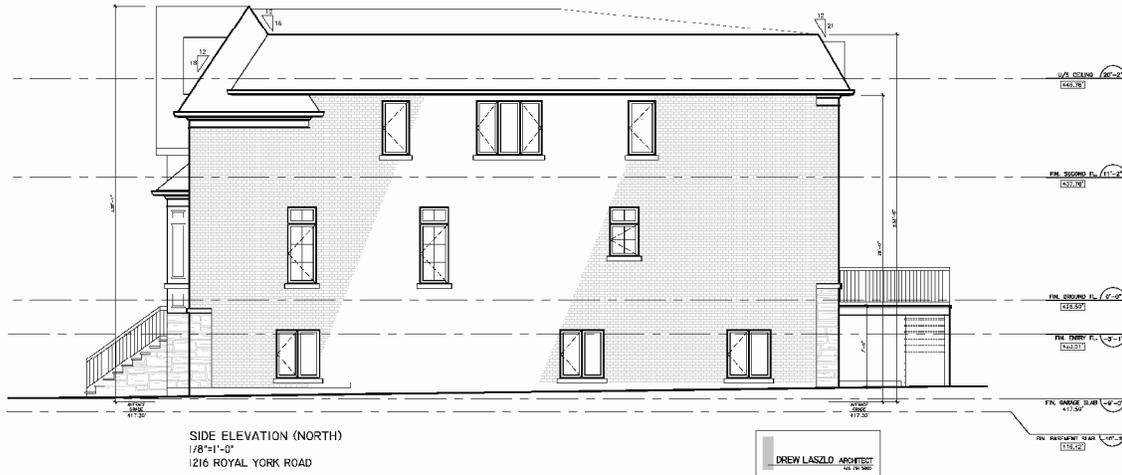
Elevations

Applicant's Submitted Drawing
 Not to Scale
 08/15/2012

1216 Royal York Road

File # 12 142 243 WET 04 OZ

Attachment 2b: North/South Elevations



Attachment 3: Zoning



**Attachment 4:
APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	12 142243 WET 04 OZ
Details	Rezoning, Standard	Application Date:	March 23, 2012

Municipal Address: 1216 ROYAL YORK RD
 Location Description: PLAN 3950 LOT 97 **GRID W0405
 Project Description: Application to amend the zoning by-law to construct two storey semi-detached dwelling.

Applicant:	Agent:	Architect:	Owner:
360 PROJECT MANAGEMENT INC Box 328 178 Rushmurth Crescent Kleinberg, ON, L0J 1L0		Drew Laszlo 3317 Yonge Street Toronto, ON, M4N 2L9	360 PROJECT MANAGEMENT INC Box 328 178 Rushmurth Crescent Kleinberg, ON, L0J 1L0

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	n/a
Zoning:	R1	Historical Status:	n/a
Height Limit (m):	11.0 m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1119.63	Height:	Storeys:	2
Frontage (m):	17.63		Metres:	11
Depth (m):	56.7			
Total Ground Floor Area (sq. m):	277.95			Total
Total Residential GFA (sq. m):	753.36		Parking Spaces:	2
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	753.36			
Lot Coverage Ratio (%):	25.28			
Floor Space Index:	0.67			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	2
Total Units:	2

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	753.36	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Michael Hynes, Senior Planner
TELEPHONE: 416-394-8228

Attachment 5: Draft Zoning By-law Amendment

Bill No.

CITY OF TORONTO

BY-LAW No. - 2013

To amend Chapter 320 of the Etobicoke Zoning Code with respect to certain lands located on the west side of Royal York Road, north of Anglesey Boulevard, municipally known as 1216 Royal York Road.

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;

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*;

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

1. THAT the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule “A” annexed hereto from First Density Residential (R1) to a Third Density Residential (R3) to permit a semi-detached dwelling, provided that the following provisions shall apply to the development of the Third Density Residential (R3) identified in Schedules “A” and “B” attached hereto.
2. Notwithstanding Section 320-39 and 320-63.B. (1) of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule ‘A’ and Schedule ‘B’ attached hereto:
3. A semi-detached dwelling shall be permitted.
 - (a) A maximum of 2 dwelling units shall be permitted on the lands shown on Schedule ‘A’ and Schedule ‘B’ attached hereto.
 - (b) Unless otherwise stated in this By-law, the minimum building setbacks shall not be less than the measurements shown on Schedule ‘B’ attached hereto.
 - (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) Uncovered steps to grade;

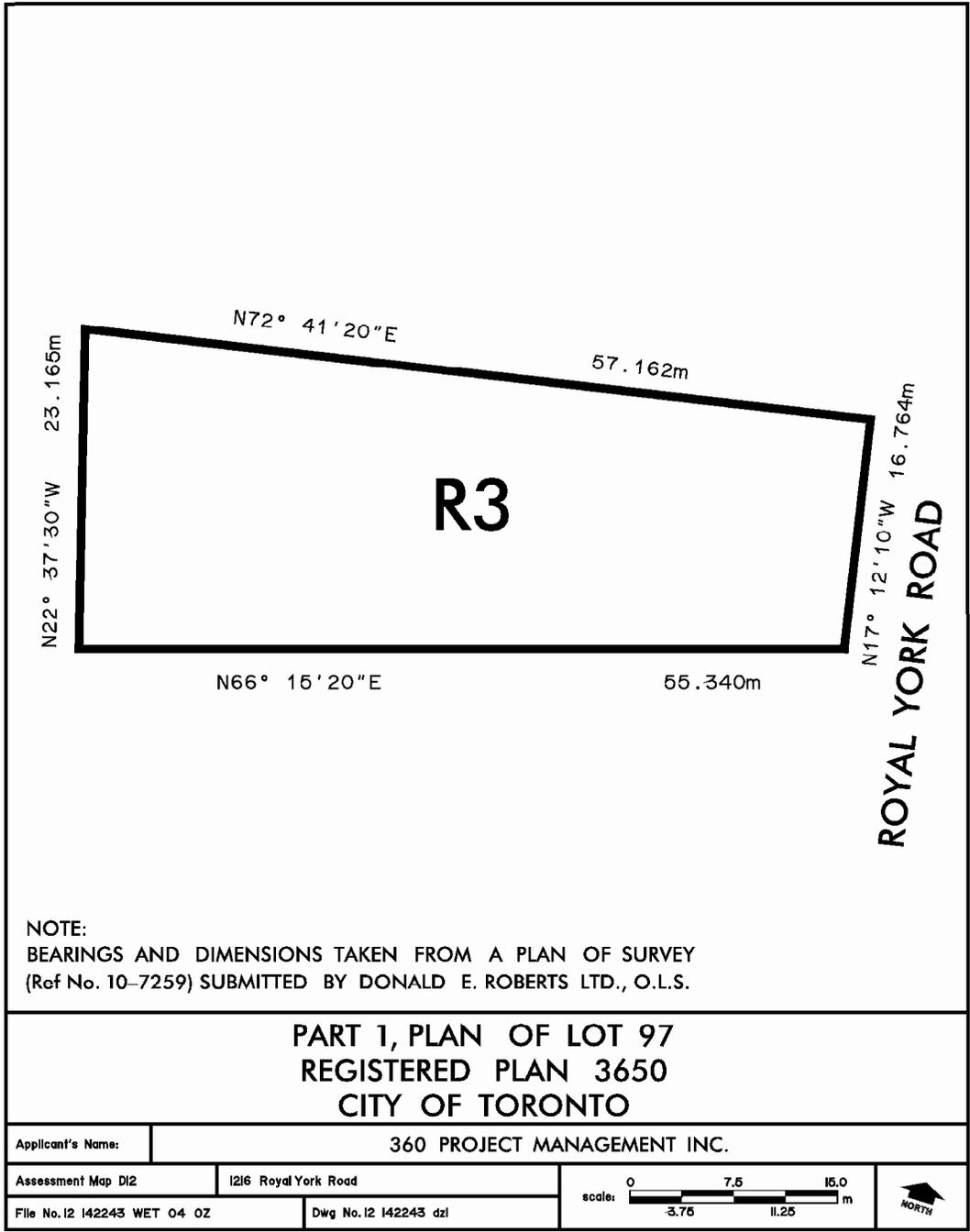
- (ii) Chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.4 metres from any exterior wall of a building;
 - (iii) Porchways or verandas and grade-related patios; and
 - (iv) Open uncovered decks and terrace can project a maximum of 6 metres from the rear main wall.
- (d) The development of the lands shown on Schedule ‘A’ shall not exceed a maximum permitted gross floor area of 754 square metres.
- (e) Minimum lot frontage shall be 7.5 metres.
- (f) The newly created lot line, as a result of the severance will have a zero metres setback.
4. For the purposes of this by-law, Section 304-3 of the Etobicoke Zoning Code shall apply.
5. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
6. Notwithstanding the conveyance or dedications of any portion of the lands shown on Schedule "A" annexed hereto for municipal purposes, the lands shall be deemed to include such conveyances or dedications for the purpose of compliance with the provisions of this by-law.
7. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws;

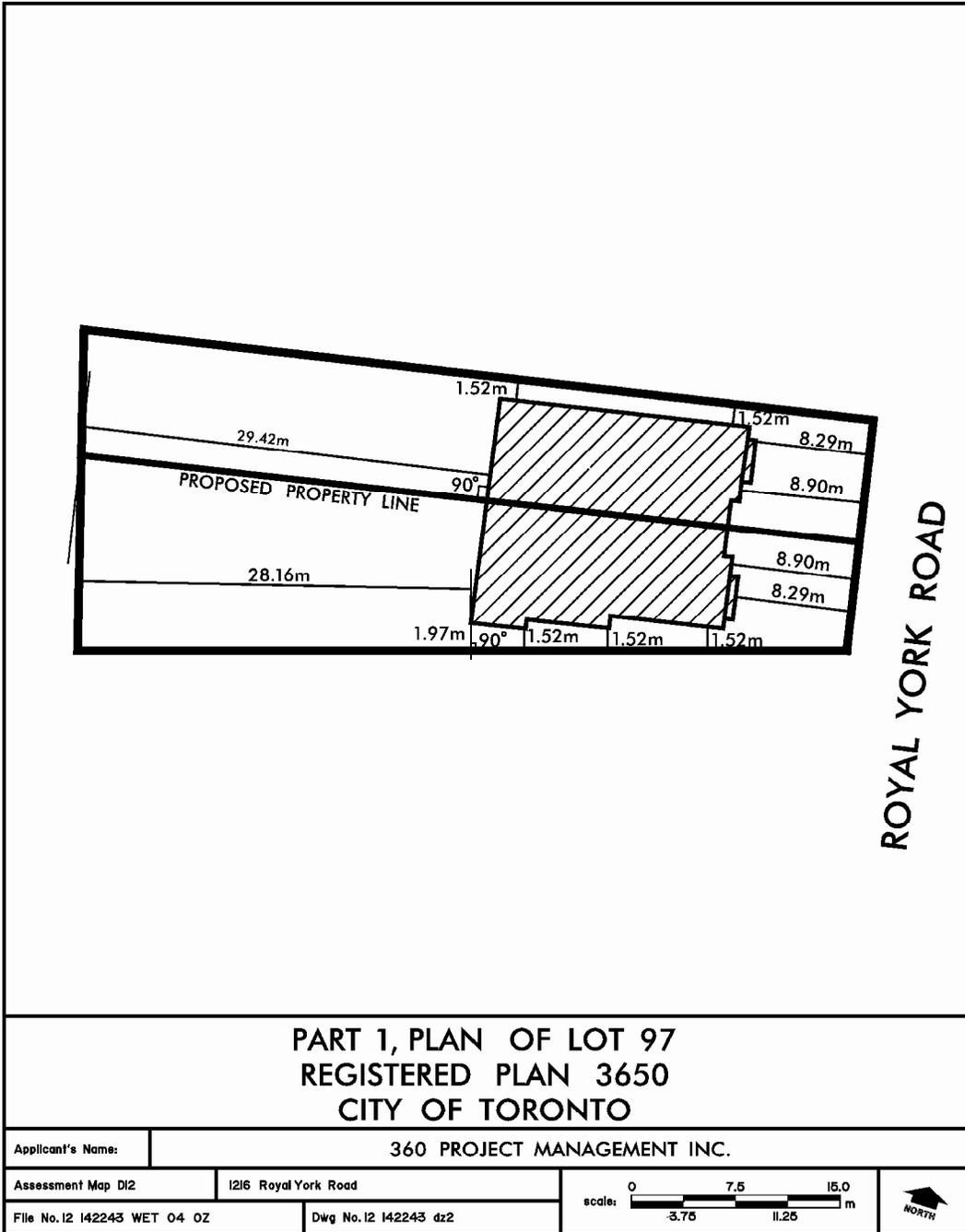
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
____ - 2013	Lands located on the west side of Royal York Road, north of Anglesey Boulevard, municipally known as 1216 Royal York Road.	To permit a 2-storey semi-detached dwelling.
____ - 2013		

ENACTED AND PASSED this ___ day of _____, A.D. 2013.

ROB FORD,
Mayor

ULLI S. WATKISS
City Clerk





Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke and York Community Council Report No. _____, Clause No. _____ as adopted by City of Toronto Council on _____, 2013.

Bill No. CITY OF TORONTO

By-law No. _____-2013

To adopt Amendment No. 208 to the City of Toronto Official Plan respecting lands known municipally as 1216 Royal York Road.

WHEREAS authority is given to Council by 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*;

NOW THEREFORE, the Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 208 to the City of Toronto Official Plan, consisting of the attached hereto, is hereby adopted.
2. This is Amendment No. 208.
3. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this day of, A.D. 2013.

ROB FORD
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 208

TO THE CITY OF TORONTO OFFICIAL PLAN

To adopt Amendment No. 208 to the City of Toronto Official Plan respecting lands known municipally as 1216 Royal York Road.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7 of the City of Toronto Official Plan is hereby amended by adding the following section:

“401. 1216 Royal York Road

- a) A semi-detached dwelling is permitted.

