SUMMARY

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted for the lands located at 57 Linelle Street. The application is to permit a residential development consisting of 23 townhouse dwellings, 1 semi-detached dwelling (2 units), and 1 single detached dwelling, for a total of 26 units. It is the applicant's intent to submit an Application for Draft Plan of Subdivision for the new public street and the creation of blocks at a later date.

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

This report recommends that a community consultation meeting be scheduled by City planning staff in consultation with the Ward Councillor once the revised drawings have been received.

A Final Report and a Public Meeting under the Planning Act is targeted for the second quarter of 2014, provided the applicant submits all required information in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. The applicant continue to work with the local community, planning staff and the Ward Councillor on revisions to the application.

2. Staff be directed to schedule a community consultation meeting for the lands at 57 Linelle Street together with the Ward Councillor once the revised drawings have been received.

3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

4. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 1992, former City of North York City Council approved Official Plan and Zoning By-law Amendments to re-designate the lands from Residential Density 1 (RD1) to Cemetery (CEM), and to re-zone the lands from RM4 to CEM-1(1) in order to permit a mausoleum use on the subject property. A subsequent application for Site Plan Approval to facilitate the mausoleum use was also completed in 1992. The mausoleum was never constructed.

Pre-Application Consultation

Pre-application consultation meetings were held prior to the submission of the application.

The Ward Councillor has facilitated a meeting with members of the community, the applicant, and City Planning staff to discuss the proposed development in April of 2013. Issues discussed at the meeting included traffic impacts, height and overlook of the proposed townhomes onto existing residences, access to the adjacent Catholic school to the west, and parkland dedication.

The applicant has advised staff that the revised plans they will be submitting will work towards addressing the issues raised at the meeting and that a second meeting with members of the community will be facilitated by the Ward Councillor.
ISSUE BACKGROUND

Proposal

The proposal is to redevelop the lands to construct a residential development consisting of 23 townhouse dwellings, 1 semi-detached dwelling (2 units), and 1 single detached dwelling, for a total of 26 units. Access to the site would be via an extension to Linelle Street that would end in a cul-de-sac. The proposed extension to Linelle Street is proposed as a public street. Each of the units would have frontage on the Linelle extension with direct vehicular access to each townhouse garage. A total of 52 parking spaces are proposed (1 exterior and 1 interior per unit).

The buildings have a proposed height of 12.2 metres with a mix of 2 and 3 storey units. The units are designed with terracing that "steps-down" at the rear of the dwellings. For proposed Blocks A, B, and C, the proposed dwellings would be set back a minimum of 7.5 m from the rear property line. Blocks D, E, F and G back onto the West Don Valley River Lands and have varied setbacks to the proposed rear property lines. Each of the lots in these blocks will meet the required 10 m setback to the stable top of bank.

The proposed units would have a total gross floor area of 6,029 m², with a range of 163.14 m² to 280.54 m² per unit.

Site and Surrounding Area

The subject lands are irregularly shaped and are located at the southern end of Linelle Street, west of Yonge Street, north of the Highway 401. The subject lands measure approximately 1.186 ha (2.93 ac) in area. Of that area, approximately 0.953 ha (2.35 ac) is located outside of the area to stable top of bank and the required Toronto and Region Conservation Authority (TRCA) setback area of 10 m. The proposed townhouse units are proposed at a density of 8.9 units per hectare (21.9 units per acre). Density on the reduced site area will correspondingly increase to 11.0 units per hectare (27.3 units per acre). The proposal has a Floor Space Index (FSI) of 0.63, based on lands outside of the top of bank.

A 20.23 m portion of the property abuts Linelle Street. There is a 0.3 m (1 ft) reserve that would be required to be lifted by the City to allow for access to the property. The mausoleum use has access through the Forest Lawn Mausoleum and Crematorium site, which is located on the east side of Linelle Street, approximately 200 m north of the northern boundary of the site. The site slopes downward to the southwest. The subject lands currently contain a mausoleum which is proposed to be relocated to another site.

Abutting uses are as follows:

North: A combination of single-detached and semi-detached residential dwellings along Linelle Street and single-detached dwellings on Stuart Crescent.
South: Ravine features of the West Don Valley River lands. Immediately south is Highway 401.

East: Highway 401 onramp and Yonge Street. Mixed residential and commercial uses abut Yonge Street.

West: A new Catholic elementary school (St. Edward) is being constructed on the adjacent site to the west.

**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 subject lands are designated as *Other Open Space Areas* (Including Golf Courses, Cemeteries, and Public Utilities) in the City's Official Plan. *Other Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto.

Development is generally prohibited within *Other Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment.

*Other Open Space Areas* that are privately owned are not necessarily open to the general public nor intended to be purchased by the City. If an application is made to develop such lands and the City or a public agency does not wish to purchase them to extend the public open space system, the application will be considered on the basis of its consistency with the policies of the Official Plan.
The subject lands are located outside of the North York Centre Secondary Plan.

The application proposes to re-designate the subject lands from Other Open Space Areas to Neighbourhoods. Section 4.1.9 of the Official Plan speaks to infill development in Neighbourhoods. Section 4.1.9 states that:

"Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods will:

a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;

b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;

c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and

d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences."

Zoning

The subject lands are zoned "General Cemetery Zone, Exception One (CEM-1(1))" in Zoning By-law No. 7625 of the former City of North York. This zoning permits cemeteries, mausolea, crematoria, columbaria, accessory buildings and uses, and the dwelling only of a caretaker. The CEM-1(1) permits a maximum height of 10.7 m for all permitted uses. However, uses located at the east and south of the site are permitted a maximum height of 18.3 m, as per the structural envelopes shown on By-law No. 31839, Schedule CEM-1(1). The minimum setbacks are 9.15 m on all sides, with the exception of the setback to the northern property line which measures 21.5 m.

Plan of Subdivision

The applicant has indicated that a Plan of Subdivision will be applied for upon receipt of preliminary staff and agency comments.

Site Plan Control

The proposed development is subject to Site Plan approval. A Site Plan Control Approval application has not yet been submitted.
Ravine Control

The site is subject to the City of Toronto Ravine and Natural Feature Protection By-law. Ravine land abuts the south edge of the site. The General Manager of Parks, Forestry & Recreation is authorized to issue permits to injure or destroy trees or alter the grade where applicable.

Tree Preservation

The proposal and accompanying Arborist Report have been circulated to City Forestry staff for their review. Opportunities for tree preservation and planting of additional private and street trees will form part of their assessment.

Other By-law

Reserves are commonly used by municipalities to prevent direct access from private property to public highway. In order to facilitate the development as proposed, the one foot reserve (0.3 m) located at the southern end of Linelle Street will be required to be removed through the Plan of Subdivision process.

Reasons for the Application

An amendment to the City Official Plan is required to designate the property as Neighbourhoods, as it is currently designated Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities). As per Zoning By-law No. 7625 for the former City of North York, the property is zoned "General Cemetery Zone, Exception One (CEM-1(1))". Both of these designations do not permit the proposed residential development, thus the requirement for a combined Official Plan and Zoning By-law Amendment.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Context plan and statistics;
- Boundary and topographical surveys;
- Concept site plans and floor plans;
- Site elevations and sections;
- Landscape Plans;
- Arborist Report;
- Tree Survey and Tree Preservation Plan;
- Acoustic Report;
- Traffic Report;
- Functional Servicing Report;
A Notification of Complete Application was issued on March 25, 2013.

Issues to be Resolved

To date, the Ward Councillor has facilitated a meeting with members of the community, the applicant, and City Planning staff to discuss the proposed development in April of 2013, with another meeting scheduled on September 30, 2013. Issues discussed at the meeting included traffic impacts, height and overlook of the proposed townhomes onto existing residences, access to the adjacent Catholic school to the west, and parkland dedication.

In order to determine the appropriateness of the proposal, the following will be addressed:

- The appropriateness of re-designating the lands from Other Open Space Areas to Neighbourhoods to accommodate the proposal;
- The review of the application against the Neighbourhoods policies respecting infill development;
- Appropriateness for parkland dedication;
- Appropriateness of townhouse type and relationship with the City's "Infill Townhouse Guidelines"
- Appropriateness of introducing the proposed built form given the existing context of the neighbourhood;
- Compatibility of the proposal with the adjacent neighbourhood, including rear and side yard setbacks, separation distances, landscaped open space, tree preservation, and building length and massing;
- Potential for pedestrian and/or bicycle connection to the schoolyard to the west;
- The location and function of the new public road access;
- The lifting of the 1 ft (0.3 m) reserve at the southern end of Linelle Street;
- Traffic impacts and parking assessment;
- Appropriate treatment of the building elevations and landscaping on the Linelle Street frontage;
- Conformity with the Tier 1 environmental performance measures of the Toronto Green Standard;
- Accuracy of the information and dimensions on the proposed plans, and;
- Assessment of site servicing including stormwater management.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.
At this time, it is recommended that staff be directed to schedule a community consultation meeting for the lands at 57 Linelle Street together with the Ward Councillor on the basis of the revised proposal once the revised drawings have been received.

CONTACT

Jason Brander, Planner
Tel. No. (416) 395-7124
Fax No. (416) 395-7155
E-mail: jbrande@toronto.ca

SIGNATURE

________________________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Elevations
2a) Front and Rear Elevations
2b) Side Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 1: Site Plan
Attachment 2a: Front and Rear Elevations
Attachment 2b: Side Elevations

Elevations 2
Applicant’s Submitted Drawing

57 Linelle Street

File # 13 124500 NNY OZ

Staff report for action – Preliminary Report - 57 Linelle St

V.02/12
Attachment 3: Zoning
Attachment 4: Official Plan

57 Linelle Street

File #: 13 124500 NWY OZ

Site Location
Neighbourhoods
Apartment Neighbourhoods
Mixed Use Areas

Parks & Open Space Areas
Natural Areas
Parks
Other Open Space Areas

Not to Scale
03/13/2013
### Application Data Sheet

**Application Type**: Official Plan Amendment & Rezoning  
**Application Number**: 13 124500 NNY 23 OZ  
**Details**: OPA & Rezoning, Standard  
**Application Date**: February 25, 2013

**Municipal Address**: 57 LINELLE ST  
**Location Description**: CON 1 WY PT LOT 13 RP 64R14069 PARTS 1,2,5,9,10,11 **GRID N2305

**Project Description**: An application to amend the Official Plan and Zoning By-law No. 7625 to permit a residential development consisting of 23 townhouse dwellings, 1 semi-detached dwelling (2 units), and 1 single detached dwelling, for a total of 26 units.

**Applicant**: BARRY MORRISON  
**Agent**:  
**Architect**:  
**Owner**: WESTSIDE CEMETERY HOLDINGS

#### PLANNING CONTROLS

- **Official Plan Designation**: Other Open Spaces
- **Zoning**: 1-CEM-1(1)
- **Height Limit (m)**: Site Specific Provision: Site Plan Control Area:

#### PROJECT INFORMATION

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#### FLOOR AREA BREAKDOWN (upon project completion)

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#### CONTACT

**PLANNER NAME**: Jason Brander, Planner  
**TELEPHONE**: (416) 395-7124

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Staff report for action – Preliminary Report - 57 Linelle St  
V.02/12  
14