

## 123 Torrens Avenue – Zoning Amendment Application – Final Report

<b>Date:</b>	December 11, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 29 – Toronto-Danforth
<b>Reference Number:</b>	12 196897 STE 29 OZ

### SUMMARY

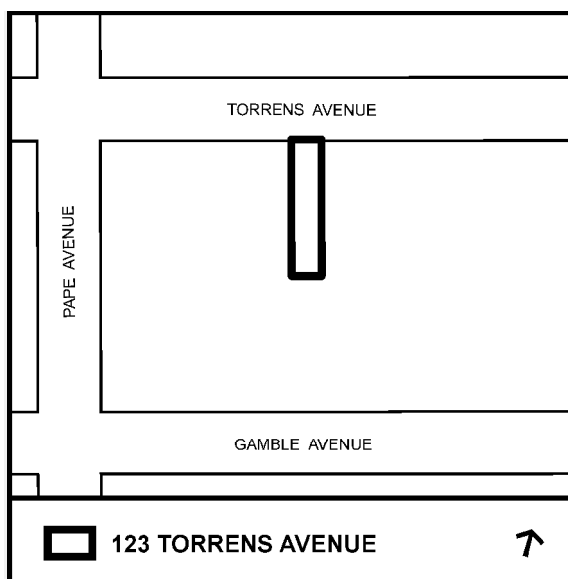
This application proposes to redevelop the property at 123 Torrens Avenue with one pair of semi-detached dwellings. The East York Zoning By-law 6752 permits single-detached dwellings on the subject lands.

This report reviews and recommends approval of the application to amend the Zoning By-law, identified in the attached draft Zoning By-law.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 6752, for the lands at 123 Torrens Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated December 11, 2012.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



## **BACKGROUND**

### **Proposal**

The applicant proposes a pair of semi-detached dwellings identified as 123A and 123 Torrens Avenue on the subject lands (refer to Attachments 1 & 2). Each half of the proposed building will have a minimum lot area of 216 square metres; a front yard building setback of 6 metres and a rear yard building setback of 19.5 metres. The proposed dwelling units have identical layouts with garage space on the basement floor, living area and dining space on the ground floor and bedrooms located on the second floor. The dwellings will have a combined floor area of 336.76 square metres and a maximum height of 8.5 metres.

### **Site and Surrounding Area**

The site, municipally referred to as 123 Torrens Avenue, is located on the south side of Torrens Avenue, in the southeast quadrant of Pape Avenue and Torrens Avenue. The rectangular shaped lot has a total area of 460 square metres with a frontage of 10 metres and a depth of 45.69 metres. This proposal will maintain the existing right-of-way agreement between 123 Torrens Avenue and the property to the east, municipally known as 125 Torrens Avenue, which provides mutual access to the rear of both properties.

The site is surrounded by a mix of detached and semi-detached residential houses to the west, east and south and the William Burgess Elementary School to the north.

### **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 *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4-

storeys. The stability of the physical character of *Neighbourhoods* is one of the keys to Toronto's success. Physical changes to established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. Development criteria in section 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Section 4.1.5 of the Official Plan further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a *Neighbourhood*.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## Zoning

The site is subject to East York Zoning By-law No. 6752, and is zoned Low Density Residential (R1C). This zoning category permits residential (one-family detached buildings and accessory structures), a day nursery operated in a municipally owned centre, a public library, a school and in a church building.

Section 7.8 of the East York Zoning By-law – Schedule of Residential Requirements is as follows:

Zone	Permitted Buildings and Structures	Minimum Lot Frontage	Minimum Lot Area	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
R1C	One Family Detached Dwelling	6.0m (10.5m per semi pair in a permitted zone)	185m <sup>2</sup> (325m <sup>2</sup> per semi pair in a permitted zone)	6.0m	0.6m (0.9m per semi pair in a permitted zone)	9.0m

Maximum Coverage	Minimum Floor Space Index	Maximum Height	Off-Street Parking	Maximum Building Length
35%	0.75	8.5m	1-space Behind Main Front Wall	16.75m

### **Site Plan Control**

A Site Plan Control application is not required for this development.

### **Reasons for Application**

An amendment to the Zoning By-law is required to permit the type of building (one pair of semi-detached dwellings) proposed for this site. In addition to the above, this proposal does not comply with the following by-law requirements: the minimum lot frontage; the maximum lot coverage and the maximum building length.

### **Community Consultation**

A Community Consultation meeting was held on November 12, 2012 and December 10, 2012. Planning staff, the applicant, the local Councillor and approximately 10 members of the public attended. The following issues were raised at the meeting, concerns with the proposed lot frontage; the proposed lot coverage and density, privacy concerns, the proposed building length and the appropriateness of pair of semi-detached dwellings on the subject lands. At the meetings, the applicant presented revised plans that addressed most of the concerns noted above.

All of the above noted issues are discussed in the Comments section of this report.

### **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**

### **Revised Proposal**

On September 11, 2012, the applicant submitted revised drawings in response to comments in the Preliminary report of August 7, 2012. The revisions are as follows:

- The building height has been reduced from 10.3 metres to 8.5 metres;
- The west side yard building setback has been increased from 0.305 metres to 0.610 metres;
- The building length has been reduced from 20 metres to 16.75 metres;

- The Floor Space Index for both semi's has been reduced from 1.12 and 0.99 to 0.64 and 0.60 respectively; and
- The building coverage has been reduced from 41% and 36.5%, to 35% for each half of the proposed semi-detached dwellings.

For further statistical information, refer to the Application Data Sheet found on Attachment 7 of this report.

## **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 proposal is consistent with the Provincial Policy Statement, because it allows for the efficient use of the subject lands, infrastructure and public service facilities.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The replacement of a single detached dwelling with a pair of semi-detached dwellings is consistent with the land use provisions of the Official Plan. In addition, there are a number of semi-detached dwellings on Torrens Avenue and the City has approved similar developments which required zoning amendments on the same street. The proposed development generally fits the existing physical character of the area and respects the development criteria in section 4.1.5 of the Official Plan identified below:

- a) patterns of streets;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

## **Lot Division**

The existing lot has a frontage of 10.05 metres. The By-law requires a minimum lot frontage of 10.5 metres for a pair of semi's under the R2A zoning category. The retained and conveyed lots comply with the By-law's minimum lot area requirement under the existing R1C zoning category that currently applies to the subject lands as well as the R2A zoning category. As such, no amendment is being sought with respect to the lot area. The lot division plan and development of the subject lands generally fits the existing physical character of the area and is similar to other lot divisions in the area. A Committee of Adjustment application is required to approve the plan of lot division.

## **Density, Massing & Height**

The By-law under the R1C and R2A (which permits semi-detached dwellings) zoning category requires a maximum Floor Space Index (FSI) or density of 0.75 times the lot

area. The proposed development will have a FSI of 0.64 for 123A and 0.60 for 123 Torrens Avenue. The combined living area will be 285.88 square meters. The proposed development complies with the By-law's maximum FSI requirements therefore no amendment is being sought.

Following concerns expressed by City staff in the preliminary report of August 7, 2012, regarding the massing and appropriateness of the proposed development, the applicant subsequently reduced the building length from 20 metres to 16.75 metres in compliance with requirements in the R1C and R2A zoning category, which has resulted in the reduction of the massing and consequently the FSI/density as noted above.

The By-law permits a maximum building height of 8.5 metres under the existing R1C zoning category as well as the R2A category. The proposed development complies with the aforementioned requirement and is consistent with other building heights in the neighbourhood.

### **Access & Parking**

The development proposes integral garages for each of the semi-detached dwellings which will be accessed directly from Torrens Avenue. The existing detached garage in the rear yard accessed by a mutual-right-of way will be demolished. The right-of-way between the subject property and the adjacent property at 125 Torrens Avenue will be maintained.

### **Servicing**

No loading facilities are proposed for the building, nor are they required by the Zoning By-law. The City will provide curb side collection of waste materials from the proposed residential development.

### **Landscaping**

The applicant provided revised plans showing landscaping areas in the front yard not occupied by a driveway. The applicant is seeking an amendment to the Zoning By-law's front yard landscaping and front yard soft landscaping requirements as noted on Attachment 8. The rear yard of the subject property will be maintained with soft landscaping.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010.

The application proposes a pair of semi-detached dwellings each on a lot with a minimum area of 222.9 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication will 13.2 square metres or 6.17% of the

site area. The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 13.2 square metres will not be of a useable size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Toronto Green Standard**

Review for TGS compliance and submission of the Checklist is not required because the proposal contains less than 5 units/dwellings.

### **Conclusion**

In view of the satisfactory changes made to the proposal, this report recommends approval of the application to amend the Zoning By-law, identified in the attached draft Zoning By-law.

### **CONTACT**

Francis Kwashie, Planner  
Tel. No. 416-392-1306  
Fax No. 416-392-1330  
E-mail: fkwashi@toronto.ca

### **SIGNATURE**

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

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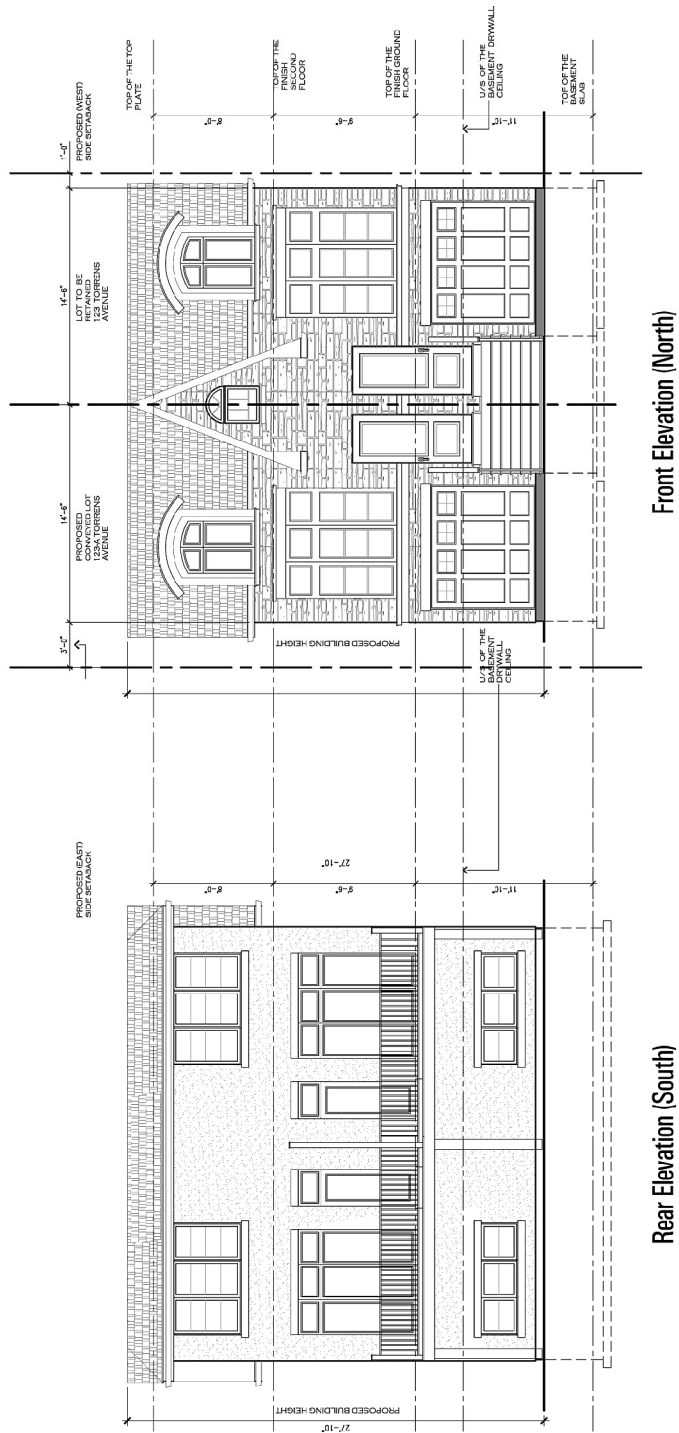
### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Front & Rear Elevations  
Attachment 3: Basement Plan  
Attachment 4: Ground Floor Plan  
Attachment 5: Second Floor Plan  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet  
Attachment 8: Draft Zoning By-law Amendment





## Attachment 2: Front & Rear Elevations



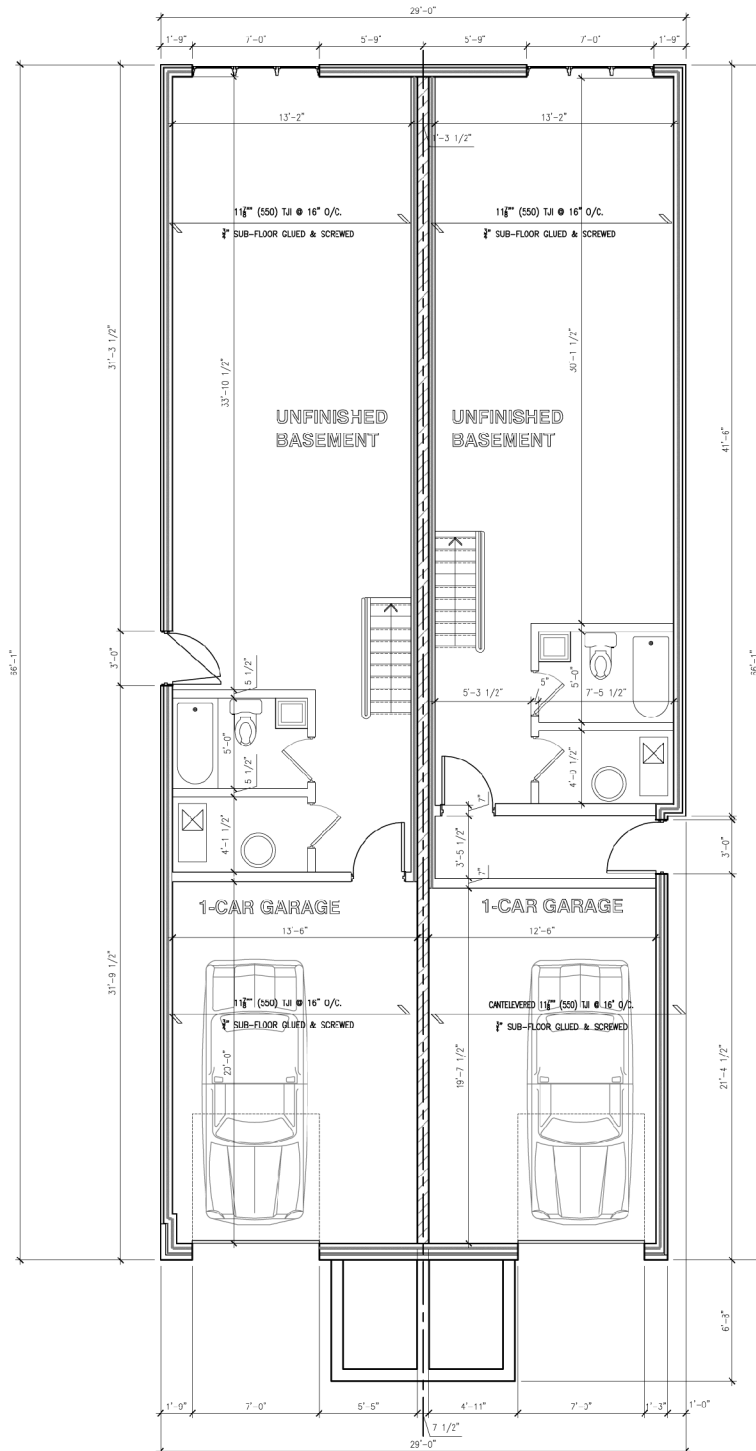
123 Torrens Avenue

Elevations  
Applicant's Submitted Drawing

File # 12 196897 02

Not to Scale  
11/28/2012

### Attachment 3: Basement Plan



Basement Plan

123 Torrens Avenue

Basement Plan  
Applicant's Submitted Drawing

File # 12 196897 0Z

Not to Scale  
08/01/2012

Architectural floor plan of a two-story house, showing symmetrical layouts for both floors. The plan includes a central vertical corridor with stairs leading up and down. Rooms are labeled: living room area, dining hall, kitchen, breakfast bar, family room, and wood deck. Dimensions are provided for various sections and rooms. Notes specify material requirements for walls, floors, and stairs.

**Notes:**

- TYPICAL GRAVEL FLOORS SEE EXTERIOR WALL.
- CEILING FINISH 3/4" MIN. GYPSUM BOARD (SEE ELEVATIONS ON 1/4" BLUE PAPER (LATCHES TO OVERLAP)) ON 1" DOT TYPE PLUMWOOD OR ADVENUE.
- FLOOR FINISH 1/2" MIN. GYPSUM BOARD (SEE ELEVATIONS ON 1/4" BLUE PAPER (LATCHES TO OVERLAP)) ON 1" DOT TYPE PLUMWOOD OR ADVENUE.
- CEILING FINISH 3/4" MIN. GYPSUM BOARD (SEE ELEVATIONS ON 1/4" BLUE PAPER (LATCHES TO OVERLAP)) ON 1" DOT TYPE PLUMWOOD OR ADVENUE.
- CEILING FINISH 3/4" MIN. GYPSUM BOARD (SEE ELEVATIONS ON 1/4" BLUE PAPER (LATCHES TO OVERLAP)) ON 1" DOT TYPE PLUMWOOD OR ADVENUE.

**Dimensions:**

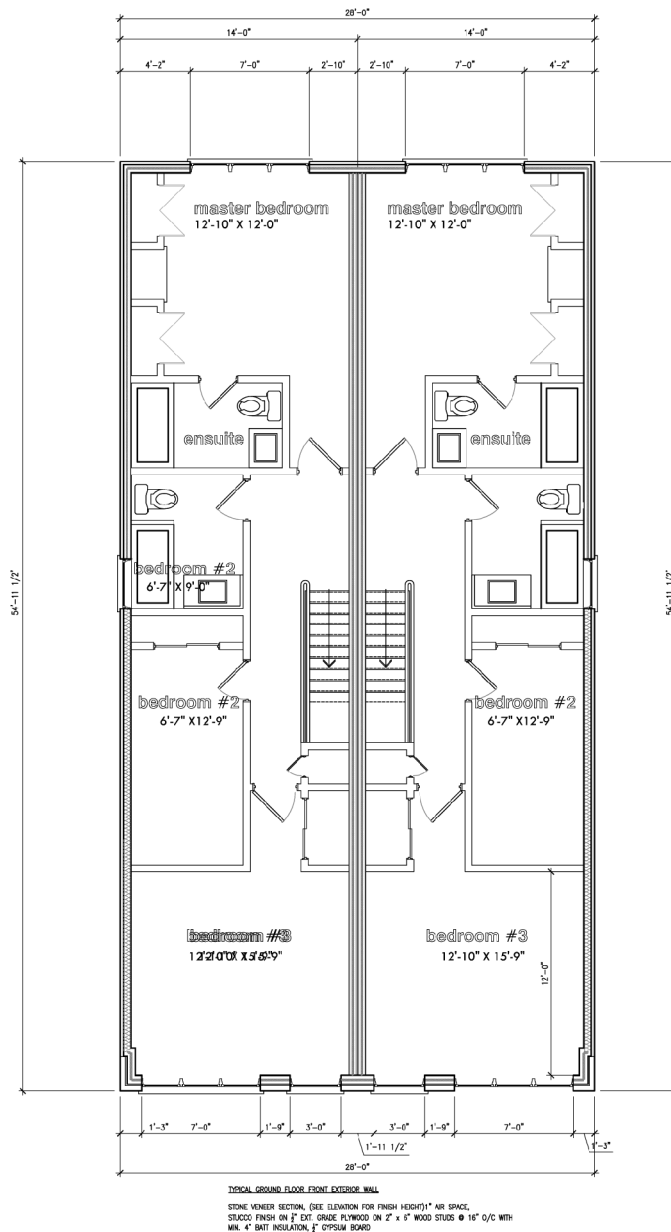
- Overall width: 28'-0"
- Overall depth: 36'-11 1/2"
- Living room area: 14'-0" x 11'-0"
- Dining hall: 14'-0" x 11'-0"
- Kitchen: 14'-0" x 11'-0"
- Breakfast bar: 14'-0" x 11'-0"
- Family room: 14'-0" x 11'-0"
- Wood deck: 14'-0" x 11'-0"
- Central corridor: 14'-0" x 11'-0"
- Stairs: 14'-0" x 11'-0"
- Entry: 14'-0" x 11'-0"

123 Torrens Avenue

Not to Scale  
11/28/2012

Staff report for action – Final Report – 123 Torrens Ave  
V.03/12

## Attachment 5: Second Floor Plan



### Second Floor Plan

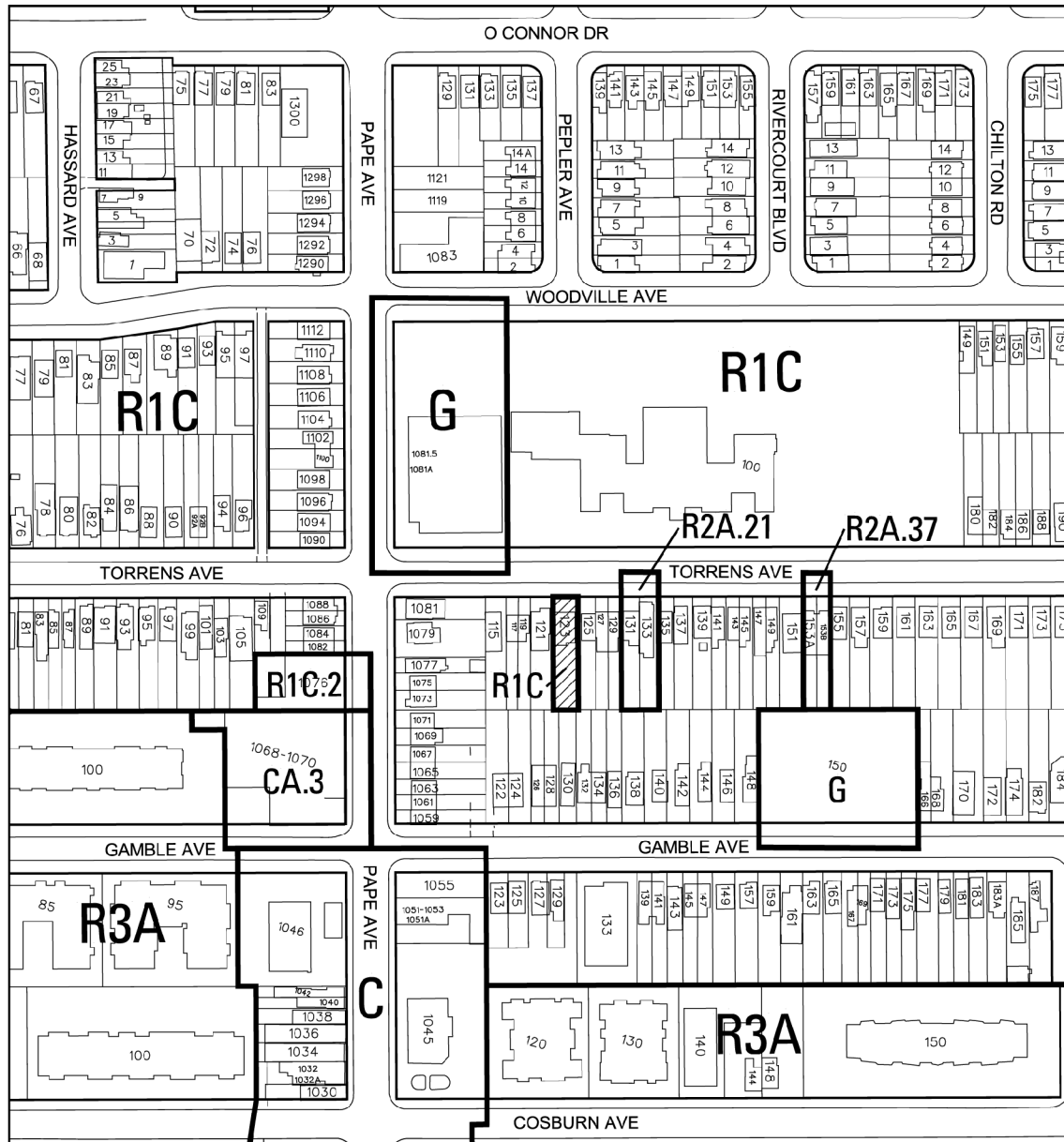
Applicant's Submitted Drawing

Not to Scale  
11/28/2012

123 Torrens Avenue

File # 12 196897 02

## Attachment 6: Zoning



**Toronto** City Planning  
**Zoning**

**123 Torrens Avenue**

File # 12 196897 0Z

R1C Low Density Residential  
R2A Medium Density Residential  
R3A High Density Residential  
C Commercial  
G Conservation

Not to Scale  
Zoning By-law 6752 (as amended)  
Extracted 08/02/2012

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 196897 STE 29 OZ
Details	Rezoning, Standard	Application Date:	June 20, 2012

Municipal Address: 123 TORRENS AVE

Location Description: PLAN M40 PT LOT 213 PT LOT 214 \*\*GRID S2903

Project Description: This is to sever the existing lot into two (2) lots and construct 1pair of semi-detached dwellings with integral parking at the front of the dwelling.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Dan Mar Drafting Design		Dan Mar Drafting Design	Joseph Daniels Estate

### PLANNING CONTROLS

Official Plan Designation: Neighbourhoods	Site Specific Provision:
Zoning: R	Historical Status:
Height Limit (m):	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	459.87	Height:	Storeys:	2
Frontage (m):	10.05		Metres:	8.5
Depth (m):	45.69			
Total Ground Floor Area (sq. m):	70			<b>Total</b>
Total Residential GFA (sq. m):	285.88		Parking Spaces:	2
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	285.88			
Lot Coverage Ratio (%):	35			
Floor Space Index:	0.64			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	285.88	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	2			

**CONTACT: PLANNER NAME: Francis Kwashie, Planner**

**TELEPHONE: 416-392-1306**

## **Attachment 8: Draft Zoning By-law Amendment**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend ~ Zoning By-law No. 6752, as amended,  
With respect to the lands municipally known as,  
123 Torrens Avenue**

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. The lands subject to this By-law are those lands outlined by a heavy black line and identified as “Area Subject to Amendment” as shown on Schedule “A” attached hereto.
2. Schedule “A” to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Schedule ‘1’ of this By-law from “R1C (Low Density Residential) Zone” to “R2A.44 (Residential Site Specific) Zone.”
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.44 immediately after Section 7.5.4.43 of the By-law as follows:

“7.5.4.44      123 Torrens Avenue (R2A.44 Zone)

7.5.4.44.1      Area Restricted

The provisions of this section shall only apply to those lands being Part Lot 213 & 214 Registered Plan M-40, City of Toronto (formerly Borough of East York) designated R2A.44 on Schedule “A” of this By-law.

#### 7.5.4.44.2 General Provisions

On those lands referred to in Section 7.7.5.44 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, structure or land or part thereof, except in accordance with the following provisions:

##### 1) Permitted Uses

All the uses permitted in Section 7.5 of this By-law (Residential R2A Density Zone).

##### a) Permitted Buildings

All permitted buildings in Section 7.5.2 of this By-law (Residential R2A Density Zone).

##### 2) Development Requirements

The R2A Zone Requirements under Section 7.8 and Section 5.6 regarding encroachments into yards shall apply, except the following shall apply to a pair of semi-detached dwellings:

- (a) Minimum west side yard setback      0.6 metres
- (b) Minimum side yard setback  
between semi-detached dwellings      Nil
- (c) Minimum lot frontage of 10.05 metres per semi pair
- (d) 123A Torrens Avenue shall have a minimum lot frontage of 4.8 metres
- (e) 123 Torrens Avenue shall have a minimum lot frontage of 5 metres

##### 3) Front Yard Landscaping Requirements

The front yard landscaping requirements for Residential zones in Section 7.1.5 shall apply, except the following shall apply to the lot occupied by each half of the semi-detached dwellings:

- (a) 30% of the front yard will be maintained as landscaping

##### (4) Front Yard Soft Landscaping Requirements

The front yard soft landscaping requirements for Residential zones in Section 7.1.6 shall apply, except the following shall



apply to the lot occupied by each half of the semi-detached dwellings:

(a) 45% of the front yard excluding a driveway or permitted parking pad will be maintained as soft landscaping

4. Within the lands shown on "Map 1" 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.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

