120 Donlands Avenue - Zoning Amendment Application - Preliminary Report

Date: March 14, 2013
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 29 – Toronto-Danforth
Reference Number: 12-298600 STE 29 OZ

SUMMARY

The application proposes a new 4-storey residential building comprising; 4, 2-storey townhouse units with 15 apartment units above and a parking structure containing 14 parking spaces partially above grade.

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

Planning staff has circulated the application to other City divisions for review and comment. Staff will host a community consultation meeting in the second quarter of 2013. Staff anticipate submitting a final report in the first quarter of 2014. This target date assumes the applicant will provide all required information and make all required changes 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 120 Donlands Avenue 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.

4. The applicant submit an Official Plan Amendment application and that staff be directed to review this application concurrently with the zoning amendment application.

**DECISION HISTORY**

In 2005, Bousfields Inc. on behalf of the owners submitted an Official Plan Amendment and Rezoning application for a 4-storey apartment building comprising 16 residential units at the subject site. The application proposed 16 parking spaces, with 10 spaces located underground and 6 spaces located beneath an elevated courtyard. The Preliminary Report on the 2005 application identified concerns with the built form, parking deficiencies and access. Planning staff subsequently requested that the applicant provide additional information, which was not received, and closed the file for the applications in 2012.

**Pre-Application Consultation**

Pre-application consultation meetings were held in 2012 with the applicant to discuss a new proposal, complete application submission requirements and to identify planning issues. The applicant presented a proposal for a 4-storey apartment building comprising 4 townhouse units, 16 apartment units and 18 parking spaces. Planning staff expressed concerns with respect to the built form, massing and height, building setback/step back from abutting properties, the parking layout and the location of the access ramp to the proposed underground garage on the public right-of-way.

**ISSUE BACKGROUND**

**Proposal**

The application proposes a new "L" shaped 4-storey residential building comprising; 4, 2-storey townhouses with 15 apartment units. The apartment units are located above the townhouses and the access ramp. A portion of the 4th floor will be used as an outdoor amenity area, at the deepest portion of the subject property.

The proposed building will be 4-storeys or 13 metres in height along Somers Avenue and 3-storeys or 10.7 metres in height at the deepest portion of the site. The proposed building will have a floor space index of 2.43 times the lot area or 2,019 square metres.

The proposed building will be built to the property line on the Somers Avenue and set back by approximately 3 metres from the east property line along Donlands Avenue.
The proposed building is set back 1.2 metres and 6 metres from the west property line and the deepest portion of the south property line, respectively. The townhouse units are set back 3 metres from the south property line with patios on the ground floor. However, the south east corner of the townhouses project into the setback from the south property line by approximately 1.5 metres. The apartment units are cantilevered above the townhouse units.

The application proposes 14 parking spaces in a parking structure located partially above grade. Access to the parking structure will be off Somers Avenue. Nine bicycle storage spaces are proposed.

For further statistical information, refer to the Application Data Sheet found on Attachment 5 of this report.

**Site and Surrounding Area**

The site, municipally referred to as 120 Donlands Avenue, is an "L" shaped lot located at the southwest corner of Donlands Avenue and Somers Avenue. The subject property has an area of 828.56 m² with 12.88 metres of frontage on Donlands Avenue and a depth of 44.17 metres flanking Somers Avenue. The site is currently occupied by a 1-storey building used by different tenants in the past, including a landscape contractor, a painting contractor and a general contractor.

To the north, south, east and west of the site are residential uses in the form of detached and semi-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 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 property is designated *Neighbourhoods* in the 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 four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods. “Low scale local institutions” play an important role in the rhythm of daily life in Neighbourhoods and include such uses as places of worship.

The Official Plan contains development criteria for assessing new development in Neighbourhoods. Specifically, Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

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

Additional, Policy 4.1.5 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 the neighbourhood. The policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some Neighbourhoods will have more than one prevailing building type.

**Zoning**

The East York Zoning By-law zones the property R2A – Medium Density Residential, which permits residential uses, City-owned facilities, day nurseries in community centres, or in public libraries, schools and churches that existed at the date of the passing of the By-law. Residential uses are permitted in the form of single detached dwellings and semi-detached dwellings. Institutional buildings, buildings and structures accessory to the above-noted building types are also permitted.

**Site Plan Control**

A Site Plan Control application was submitted concurrently with the rezoning application.

**Tree Preservation**

An Arborist Report has been submitted which recommends the removal, protection and planting of a number of trees. This report is being reviewed by Urban Forestry.
**Reasons for the Application**

The proposal does not comply with the existing Zoning By-law requirements. A Zoning By-law amendment is required for development standards such as, density, building height, building length, building coverage, setbacks and landscaped open space. A full review for compliance with the Zoning By-law is being undertaken.

**COMMENTS**

**Application Submission**

The following plans/reports/studies were submitted with the application:

- Planning Rationale
- Survey and Architectural Plans
- Draft Zoning By-law Amendment
- Building Mass Model
- Parking Study
- Environmental Site Assessment (Phase 1)
- Green Development Standards Checklist
- Landscape and Tree Preservation Plan
- Grading Plan
- Parking Ramp and Grading Concept Plan
- Functional Servicing and Stormwater Management Report
- Arborist Report.

A Notification of Complete Application was issued on January 31, 2013.

**Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

**Issues to be Resolved**

Planning staff cannot support this application in its current form as it constitutes an overdevelopment of the site. However, further processing of the application and a public consultation process are recommended in order to help determine the nature and extent of changes to the application that will be required. Planning staff will require the resolution of the following issues:
Official Plan Amendment
Planning staff have made a determination that an Official Plan Amendment application is required to support the zoning amendment application, because the proposal is not consistent with section 4.1.5 of the Official Plan. The applicant has been informed of this requirement and an application is forthcoming. The community consultation meetings will consider the Official Plan Amendment and Zoning Amendment applications concurrently.

Height, Massing and Density
Determine whether the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with adjacent properties. In addition, ensuring that the development is consistent with the Neighbourhoods policies found in Sections 4.1.5 and other relevant policies of the Official Plan.

Road Widening Requirement
A road widening is required along Donlands Avenue to satisfy the requirement of a 27 metre right-of-way. As such, the applicant is required to convey to the City, at nominal cost, a 3.44 metre wide strip of land abutting the west limit of Donlands Avenue.

Townhouses
The proposed townhouses are not entirely grade related units, because they are situated above the parking structure which projects approximately 1.5 metres above grade and the exterior stairs/steps encroach on the public right-of-way. Planning staff will evaluate the appropriateness of the elevated entrances to the townhouse units.

Landscaped Open Space
The Official Plan requires that new development in Neighbourhoods respect and reinforce the existing prevailing pattern of rear and side yard setbacks and landscaped open space. The application proposes landscaping and exterior stairs/steps to the townhouse units which are on the public right-of-way along Somers Avenue. Staff will review the proposed landscaping and access to the townhouses for compliance with City standards and requirements.

Light, Views and Privacy
Staff will review the height, massing, scale, rooftop amenity space and building setback/stepbacks in order to determine the adequacy of privacy, sunlight and sky views for residents of new and existing buildings.

Parking & Access
Staff will review the access, servicing, encroachments into the public right-of-way, the number of parking spaces and proposed parking layouts. A portion of the proposed access ramp is located on the boulevard and has a slope between 7.5% and 15%, which exceeds the maximum permitted slope of 4%. In addition, a maximum slope of 5% is permitted on the site within 6.0 metres of the property line.
Amenity Space
Staff will review the proposal to determine the adequacy of indoor and outdoor amenity space, including location, size and programming.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

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

Elevations
Applicant’s Submitted Drawing
Not to Scale
01/16/2013

120 Donlands Avenue

File # 12_298600
Attachment 4: Zoning
### Attachment 5: Application Data Sheet

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<th>Rezoning</th>
<th>Application Number:</th>
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<td>Application Date:</td>
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<td>120 DONLANDS AVE</td>
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<td>Location Description:</td>
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<tr>
<td>Project Description:</td>
<td>Proposal for Zoning By-law and Site Plan Approval for 4 townhouses and 15 apartment units on the site with a total of 2,019m² of residential spaces and 14 parking spaces. See related Site Plan Approval 12-298596.</td>
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**Applicant:** Bousfields Inc.  
**Agent:** Pedro Pimentel Arch Inc.  
**Architect:**  
**Owner:** Louisville Homes Limited

### PLANNING CONTROLS

- **Official Plan Designation:** Neighbourhoods  
- **Site Specific Provision:**  
- **Zoning:** R2A  
- **Height Limit (m):** 8.5 metres  
- **Site Specific Provision:**

### PROJECT INFORMATION

- **Site Area (sq. m):** 828.56  
- **Frontage (m):** 12.88  
- **Depth (m):** 44.17  
- **Total Ground Floor Area (sq. m):** 523.3  
- **Height:** Storeys: 4  
- **Metres:** 12.9  
- **Total Residential GFA (sq. m):** 2,019  
- **Parking Spaces:** 14  
- **Total Non-Residential GFA (sq. m):** 0  
- **Loading Docks:** 0  
- **Total GFA (sq. m):** 2,019  
- **Lot Coverage Ratio (%):** 63.2  
- **Floor Space Index:** 2.44

### DWELLING UNITS

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<td>Bachelor:</td>
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<td>Total Units:</td>
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### FLOOR AREA BREAKDOWN (upon project completion)

**CONTACT: ** Francis Kwashie, Planner

**TELEPHONE:** 416-392-1306