

**50 and 52 Bartlett Avenue - Zoning Amendment
Application - Preliminary Report**

Date:	October 18, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	13 241061 STE 18 OZ

SUMMARY

This application proposes to permit the construction of a 3-storey L-shaped, residential apartment building containing 16 dwelling units and 17 vehicular parking spaces at 50 and 52 Bartlett Avenue.

This report provides preliminary information on the above-noted application.

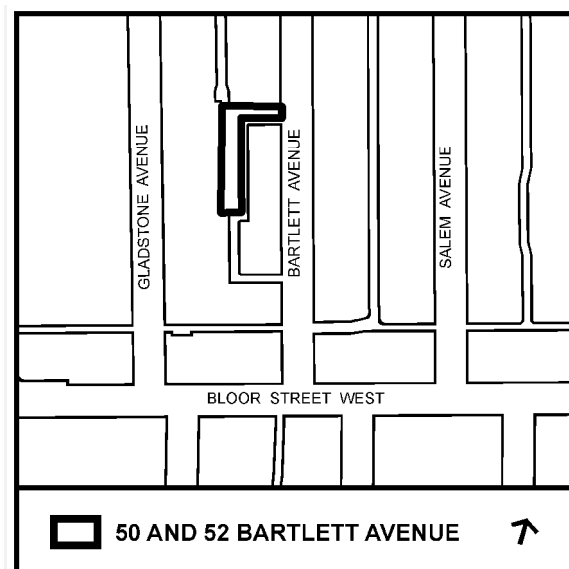
A community consultation meeting is tentatively scheduled for November 13, 2013. At this meeting the community can review the application, provide comments, and ask questions of City staff and the applicant.

A final report is targeted for the second quarter of 2014, subject to any required information being provided by the applicant in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act with respect to the property at 50 and 52 Bartlett Avenue.



Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on July 18, 2013 with the applicant to discuss complete application submission requirements.

City Planning staff provided comments to the applicant regarding the proposal and raised several issues, including: scaling and massing the proposed building for compatibility with the existing physical character of the area; privacy and overlook impacts; separation distances between buildings; vehicular parking; and the retention of the existing building.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 3-storey L-shaped residential apartment building, which includes the conversion of an existing industrial building to residential. The proposed building would contain 16 dwelling units with a total gross floor area of 2,978.3 square metres. The overall height of this building is 11.88 metres, and the proposed density would be 2.4 times the area of the lot.

The application proposes to provide 17 residential vehicular parking spaces in a three-tiered parking lift system within a garage located at grade. The garage is accessed from an east-west laneway off Bartlett Avenue. No visitor vehicular parking spaces are proposed.

See Attachment No. 5 for the application data sheet and Attachment Nos. 1-3 for drawings of the proposal.

Site and Surrounding Area

The subject site is located on the west side of Bartlett Avenue, north of Bloor Street West. The site is composed of two separate lots municipally known as 50 Bartlett Avenue and 52 Bartlett Avenue. Together, the site has an overall area of approximately 1,251.7 square metres.

50 Bartlett Avenue is occupied by a vacant industrial building that had produced wood and coal firing boilers, and then natural gas, oil and methane burners. This property does not have frontage on Bartlett Avenue and is sandwiched behind residential homes on Bartlett Avenue and Gladstone Avenue internal to the block. An L-shaped laneway that runs east-west from Bartlett Avenue and then runs north-south along the east side of 50 Bartlett Avenue is accessible from Bartlett Avenue. 52 Bartlett Avenue occupied by a two-storey single-detached dwelling that has frontage on Bartlett Avenue.

Uses surrounding the site include:

North: primarily two-storey detached, semi-detached and rowhouse dwellings.

South: primarily two-storey detached, semi-detached and rowhouse dwellings. Further south at 8 Bartlett Avenue is a two-storey apartment building and at 6 Bartlett Avenue is a three-storey apartment building.

East: primarily two-storey detached, semi-detached and rowhouse dwellings.

West: primarily two-storey detached, semi-detached and rowhouse 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 subject 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 and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys (Policy 4.1.1).

The stability of our *Neighbourhoods'* physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character, policy 4.1.5 of the Plan states that any proposal shall have regard for:

- 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 streets 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.

Further, infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will be reviewed in accordance with policy 4.1.9 to ensure that any development 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 on to 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.

The Toronto Official Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/introduction.htm

Zoning

Within the former City of Toronto General Zoning By-law 438-86, as amended, the site is zoned R2 Z0.6. Within the Citywide Zoning By-law 569-2013, the site is zoned R(d0.6). The zoning permits residential uses to a maximum density of 0.6 times the area of the lot. The maximum permitted height is 12 metres.

Site Plan Control

A Site Plan Approval application (File no. 2013 241059 STE 19 SA) has been submitted and will be reviewed concurrently with the Zoning By-law Amendment application.

Reasons for the Application

The proposed apartment building is within a residential zone with a maximum permitted density of 0.6 times the area of the lot. The proposed density is 2.4 times the area of the lot and exceeds the maximum permitted density in both Zoning By-law 438-86 and 569-2013. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the zoning bylaw.

COMMENTS

Application Submission

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

- Plan of Survey
- Site Plan, Elevations, Sections, Landscape Plan
- Planning Rationale
- Arborist Report
- Servicing Plan
- Green Development Standards Checklist
- Sun/Shadow Study
- Municipal Servicing and Stormwater Management Report
- Environmental Site Assessment

A Notification of Complete Application was issued on October 18, 2013.

Issues to be Resolved

Further processing of the application and public consultation are recommended. Planning Staff will consider the issues listed below.

1. Appropriateness of the proposal evaluated against the relevant Official Plan policies for *Neighbourhoods* designation.
2. Compatibility of the height, massing and scale of the proposal with adjacent and nearby residential properties.
3. Light, view, and privacy impacts on surrounding properties.
4. Appropriate separation distances between buildings.
5. Maintenance of the physical character of the neighbourhood through retention of the existing building at 50 Bartlett Avenue.
6. Number of vehicular and bicycle parking spaces provided.
7. Proposed landscaped area in relation to the character of the neighbourhood and street.
8. Land dedication for laneway widening as required in the Official Plan.

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

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.

CONTACT

George Pantazis, Assistant Planner
Tel. No. 416-392-0776
Fax No. 416-392-1330
E-mail: gpantaz@toronto.ca

SIGNATURE

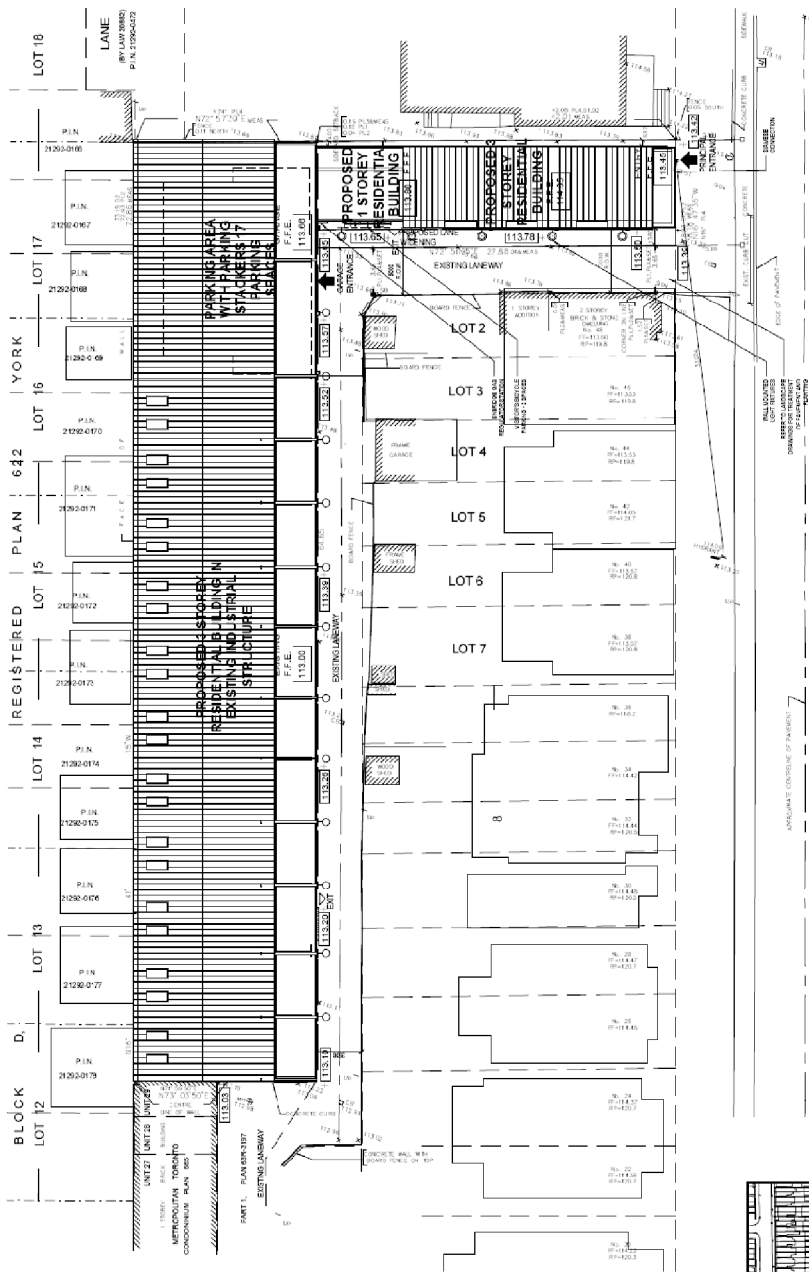
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West/North Elevation
Attachment 3: East/South Elevation
Attachment 4: Zoning By-law Map
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

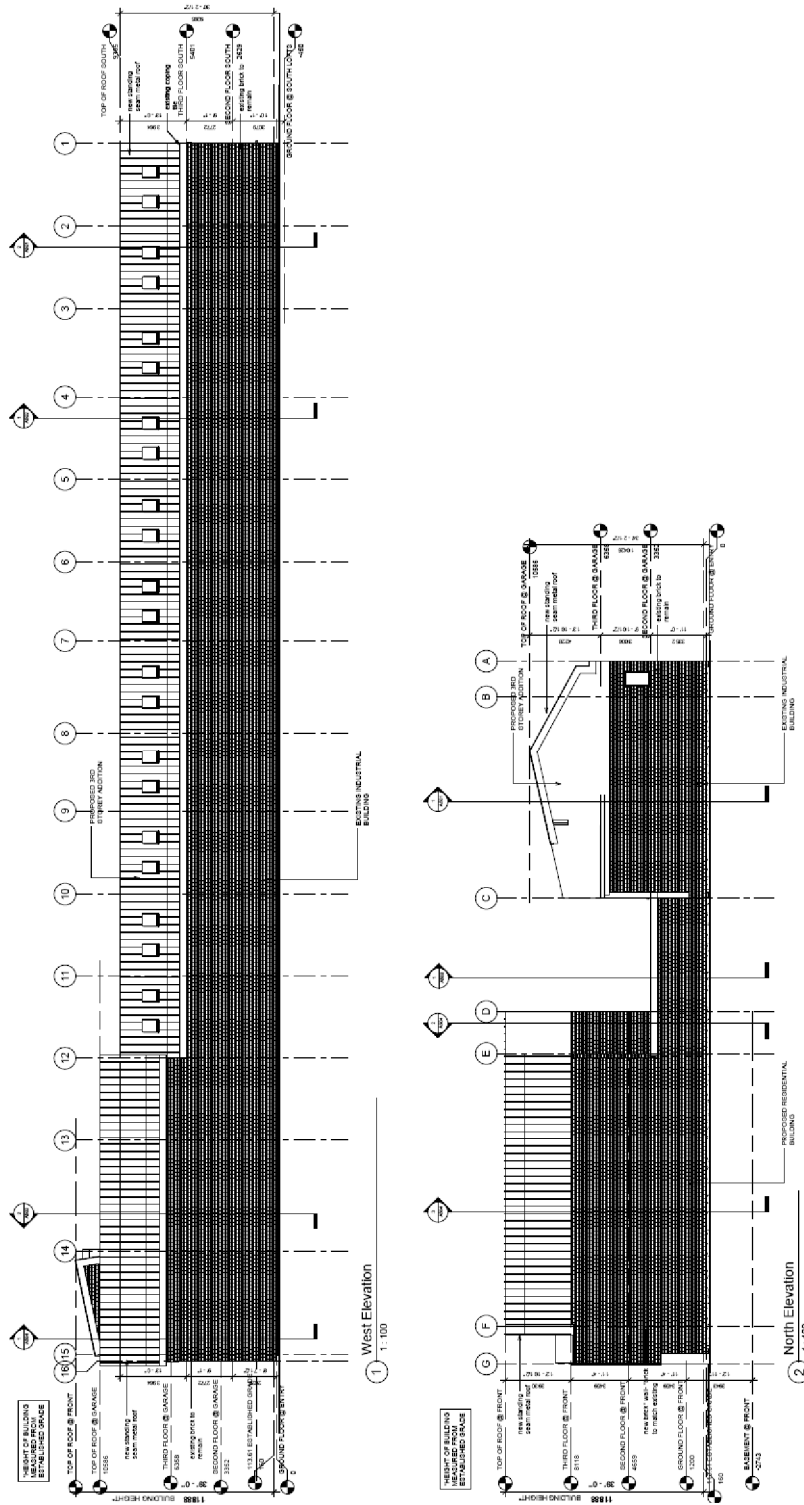
50 and 52 Bartlett Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 13_241061

Attachment 2: West/North Elevation



West / North Elevation

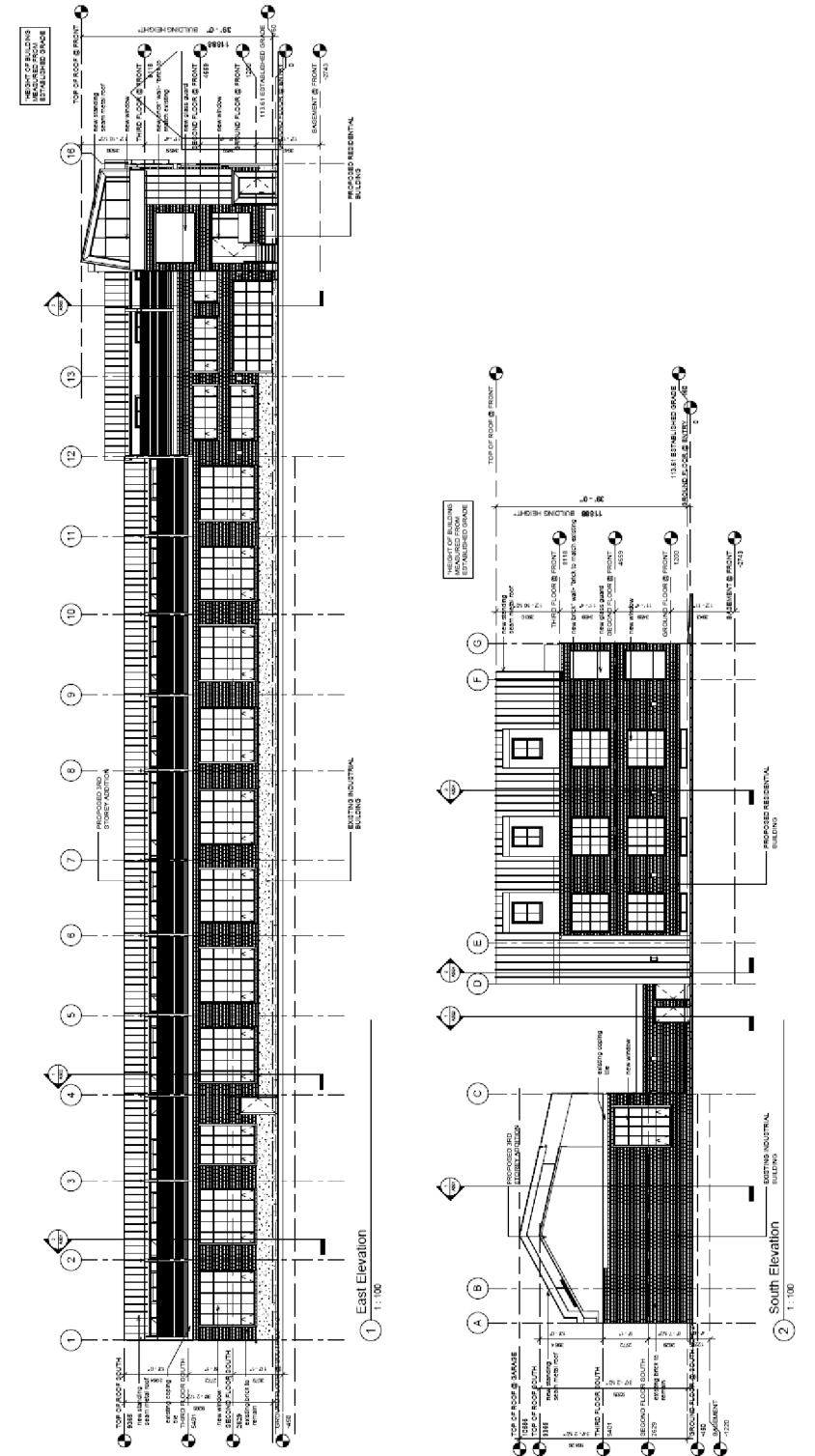
50 and 52 Bartlett Avenue

Elevations
Applicant's Submitted Drawing

Not to Scale
10/10/13

File # 13_241061

Attachment 3: East/South Elevation

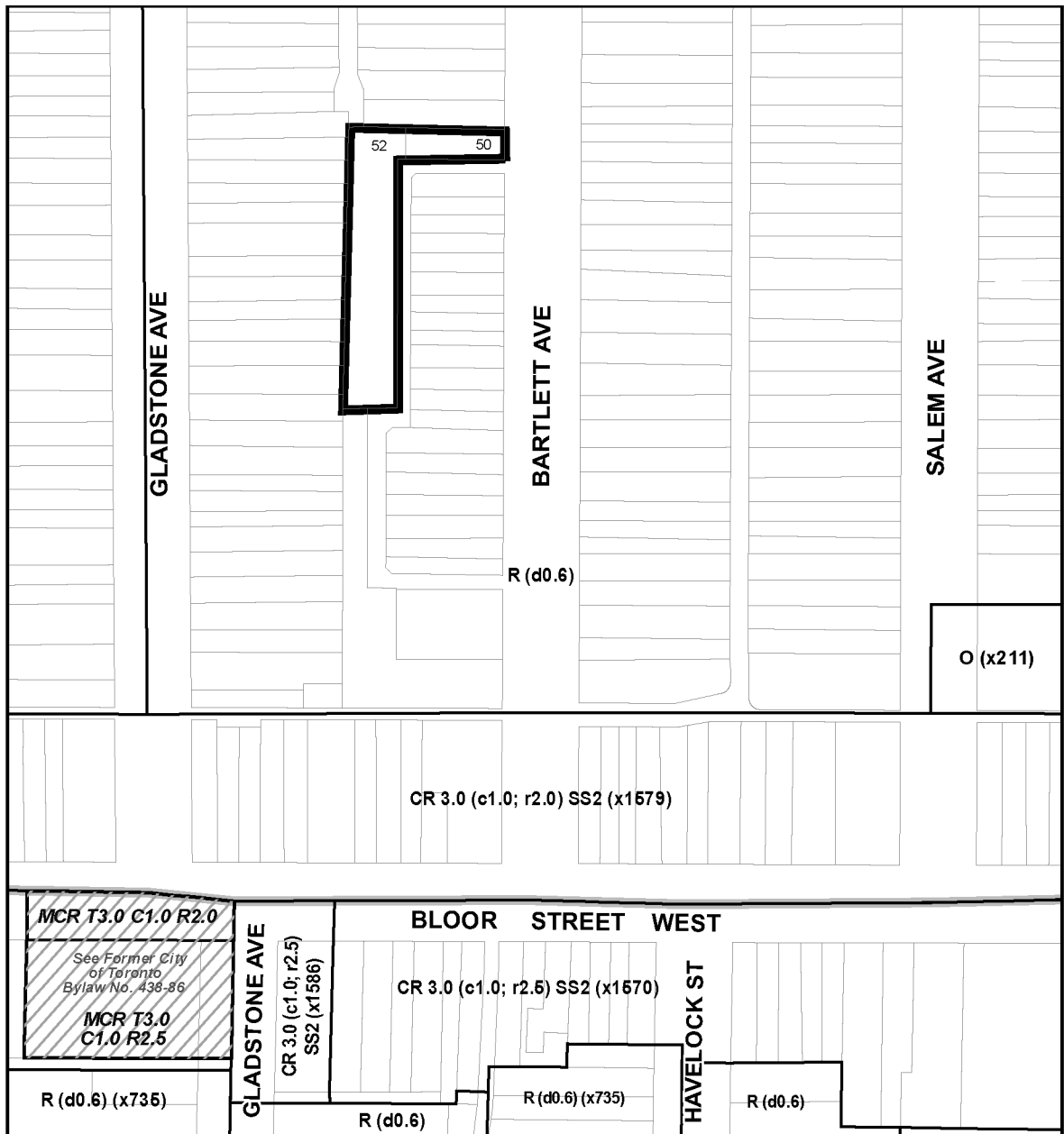


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/10/13

50 and 52 Bartlett Avenue

East / South Elevation
 File # 13_241061

Attachment 4: Zoning By-law Map





TORONTO City Planning
Zoning

50 and 52 Bartlett Avenue

File # 13_241061

R Residential
CR Commercial Residential

 See former City of Toronto By-law 438-86 (as amended)
MCR - Mixed Commercial Residential


Not to Scale
Zoning By-law 569-2013
Extracted 10/10/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 241061 STE 18 OZ
Details	Rezoning, Standard	Application Date:	September 24, 2013
Municipal Address:	50 and 52 BARTLETT AVENUE		
Location Description:	PLAN 881 PT LOT 1 **GRID S1803		
Project Description:	An application has been filed with the City of Toronto to amend the Zoning By-law to permit a redevelopment containing 16 residential units and 17 vehicular parking spaces at 50 and 52 Bartlett Avenue. The proposal is to add a partial third storey to the existing industrial building on 50 Bartlett Avenue and to construct a three storey building at 52 Bartlett Avenue with a one-storey component linking the two buildings to form one single L-shaped building.		

Applicant:	Agent:	Architect:	Owner:
Dales Consulting 147 Liberty Street, Suite 216 Toronto ON M6K 3G3	Dales Consulting 147 Liberty Street, Suite 216 Toronto ON M6K 3G3	AUDAX Architecture 152 Davenport Road, 3 rd Floor Toronto ON M5R 1J2	Curated Lofts Inc. 17 Hawarden Crescent Toronto ON M5P 1M6

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2 Z0.6	Historical Status:
Height Limit (m):	12	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1261.7	Height:	Storeys:	3	
Frontage (m):	7.5		Metres:	11.88	
Depth (m):	41.5				
Total Ground Floor Area (sq. m):	1206.8				Total
Total Residential GFA (sq. m):	2978.3		Parking Spaces:	17	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2978.3				
Lot Coverage Ratio (%):	95.7				
Floor Space Index:	2.4				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	2
2 Bedroom:	14
3 + Bedroom:	0
Total Units:	16

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		2891.1	87.2
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:	George Pantazis, Assistant Planner
	CONTACT:	Phone: 416-392-0776 Email: gpantaz@toronto.ca