

702 Weston Road and 11 Avon Avenue - Zoning By-law Amendment Application - Preliminary Report

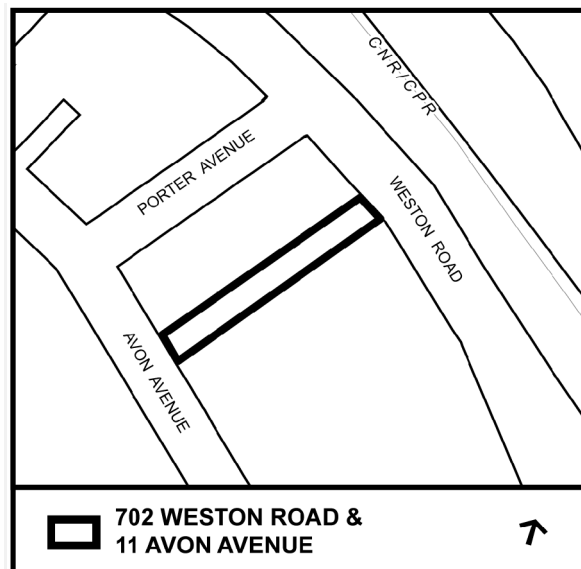
Date:	February 3, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	13 264497 WET 11 OZ

SUMMARY

This application proposes to rezone the southwestern portion of the property that contains an existing two-storey detached residential dwelling (municipally known as 11 Avon Avenue) to permit residential uses only whereas commercial and residential uses are currently permitted on the entire property. The two-storey dwelling was previously approved for office uses. Commercial and residential uses will continue to be permitted on the northeastern portion of the property that contains an existing three-storey mixed-use building (municipally known as 702 Weston Road). No new buildings are proposed through this application.

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

A community consultation meeting is recommended to be held in the first quarter of 2014. A final report will be prepared and a statutory public meeting under the *Planning Act* is targeted for the second quarter of 2014 subject to the applicant providing all required information and addressing all issues raised 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 702 Weston Road and 11 Avon 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In December 2002, the Committee of Adjustment approved a Minor Variance application to reduce the required width of the driveway on the subject property (File Number A359/02HY). In September 2005, the Committee of Adjustment approved a Minor Variance application to reduce both the required number of parking spaces and the minimum capacity of a licensed restaurant on the ground floor of the mixed use building fronting Weston Road (File Number A391/05EYK).

In September 2009, a Site Plan Control application was approved to permit a two-storey office building on the portion of the property fronting Avon Avenue (File Number 06 108372 WET 11 SA). The approved office building was constructed as a house form building and is currently being used as a residential dwelling.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on August 29, 2012 to discuss the proposal and complete application submission requirements. During the meeting, staff identified a number of issues including the Zoning By-law provisions for the site, the timing of the potential severance of the property into two separate lots and the abundance of impermeable paving on the site.

ISSUE BACKGROUND

Proposal

The application proposes to rezone the southwestern portion of the property that contains the existing two-storey detached residential dwelling (municipally known as 11 Avon Avenue) to permit residential uses only whereas commercial and residential uses are currently permitted on the entire property. Commercial and residential uses will continue

to be permitted on the northeastern portion of the property that contains an existing three-storey mixed-use building (municipally known as 702 Weston Road). A future application will be submitted to sever the subject property into two parcels to separate the existing three-storey mixed-use building at 702 Weston Road from the existing two-storey detached residential dwelling at 11 Avon Avenue. No new buildings are proposed through this application.

Vehicular access to both buildings would continue to be provided by a shared driveway from Avon Avenue located immediately north of the existing detached dwelling. The existing mixed use building would have 13 surface parking spaces and 2 additional parking spaces in an integral garage at the rear of the building. The detached dwelling would have 6 surface parking spaces in the rear yard of the dwelling.

For additional details, see Attachment 1: Site Plan, Attachment 2: Elevations and Attachment 4: Application Data Sheet.

Site and Surrounding Area

This rectangular site is located northwest of the intersection of Weston Road and Rogers Road. It is a through lot, having a 12 m frontage on both Weston Road and Avon Avenue. The site is approximately 1,234 m² in area and has a depth of approximately 101 m.

The subject property currently contains two separate buildings. An approximately 653 m², three-storey building fronts Weston Road and contains a restaurant and double-car garage at grade and eight dwelling units on the upper two floors. An approximately 200 m², two-storey detached residential dwelling fronts Avon Avenue. Vehicular access to the site is provided via a driveway abutting the detached dwelling. Nineteen parking spaces are provided in a surface parking lot between the two buildings and two additional spaces are provided within the integral garage at the rear of the three-storey mixed-use building.

Surrounding uses include:

- North: Weston Road, Metrolinx Railway corridor and employment uses beyond.
- East: Low-rise commercial buildings, Santa Maria Catholic School, Our Lady of Guadeloupe Roman Catholic Church and detached and semi-detached dwellings beyond.
- South: Archbishop Romero Catholic School, high-rise apartment buildings and townhouses.
- West: Walk-up apartment buildings and 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 subject property is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities. In *Mixed Use Areas*, development will create a balance of high quality uses that reduce automobile dependency and meet the needs of the local community. *Mixed Use Areas* are to provide an attractive, comfortable and safe pedestrian environment, take advantage of nearby transit services and provide good site access, circulation and an adequate supply of parking for residents and visitors.

Zoning

The entire site is in a Commercial Residential Zone (CR) in City of Toronto Zoning By-law No. 569-2013 (see Attachment 3: Zoning). Permitted uses include offices, retail stores, community centres, townhouses, apartment buildings, retirement homes and student residences. The site is in a Local Commercial/Residential Zone (LCR) in former City of York Zoning By-law No 1-83. Permitted uses include offices, restaurants, retail stores, street townhouses, apartment houses and nursing homes. Detached dwellings are not permitted in either zone category.

Site Plan Control

The proposal is not subject to Site Plan Control under City of Toronto By-law No. 774-2012.

Tree Preservation

The Tree Inventory Declaration submitted in support of this application indicates that there are no trees within and/or immediately adjacent to the subject property that qualify for protection under the City's tree protection by-law. No trees are proposed to be removed or injured through this application.

Reasons for the Application

Detached dwellings are not permitted in either the Commercial Residential Zone (CR) in City of Toronto Zoning By-law No. 569-2013 or the Local Commercial/Residential Zone

(LCR) in former City of York Zoning By-law No. 1-83. Amendments to both Zoning By-laws are required to permit the detached dwelling on the site and establish appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Stormwater Management Statement
- Tree Inventory Declaration
- Draft Zoning By-law Amendments

A Notification of Complete Application was issued on December 3, 2013.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comments. Preliminary issues include the following:

- compatibility of the proposal with surrounding land uses;
- adequacy of the proposed landscaped area and lack of outdoor amenity space; and
- appropriateness of the proposed vehicle parking and lack of bicycle parking.

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

CONTACT

Paul Johnson, Planner

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E-mail: pjohnso3@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

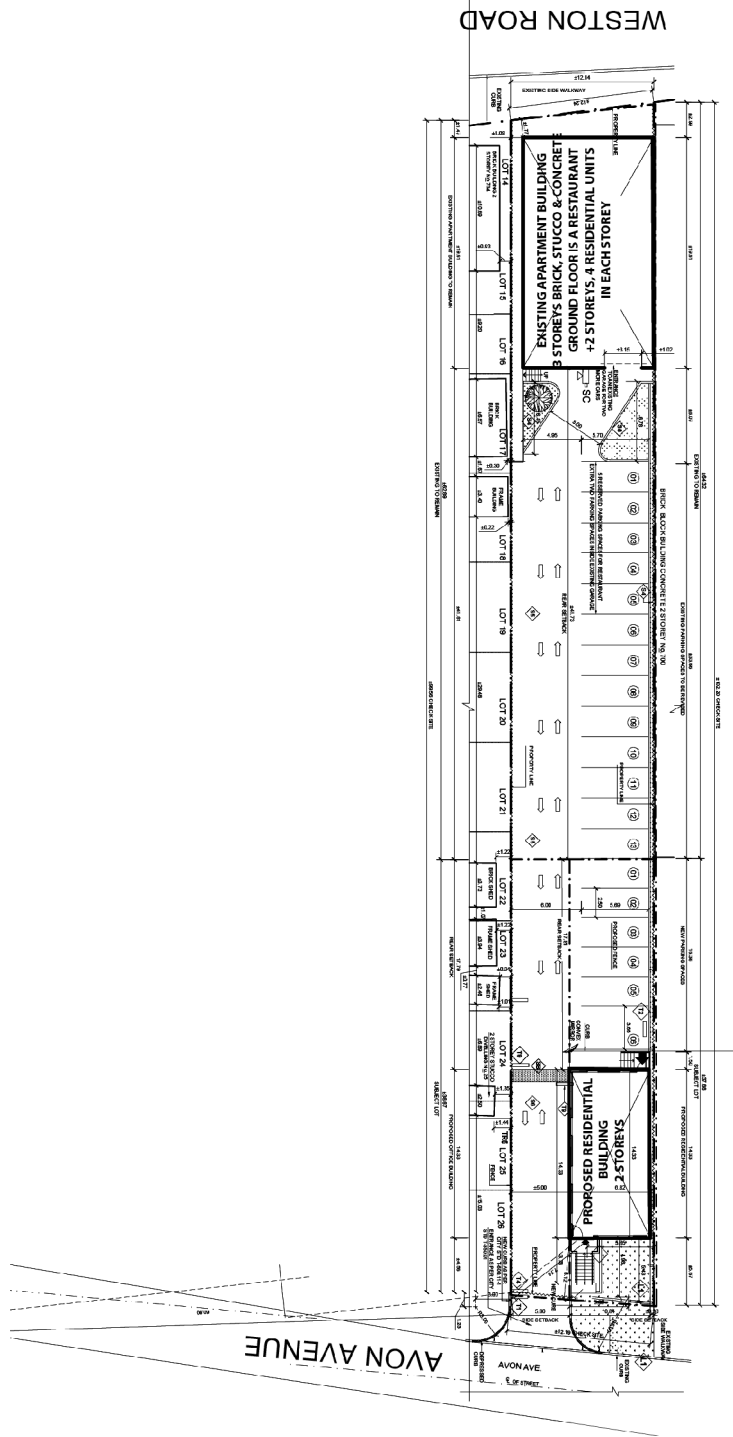
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

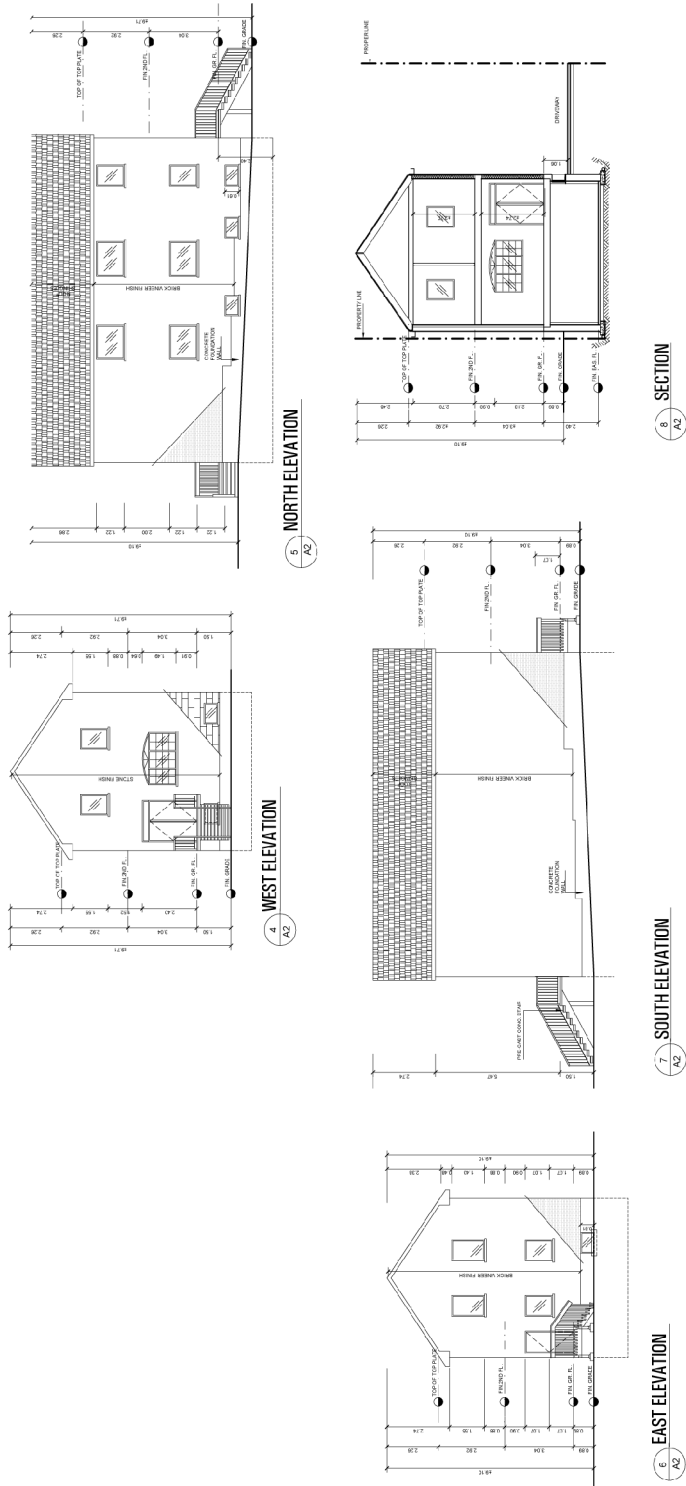
Attachment 1: Site Plan



702 Weston Road
 & 11 Avon Avenue
 File # 13 264497 WET 11 0Z

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 01/17/14

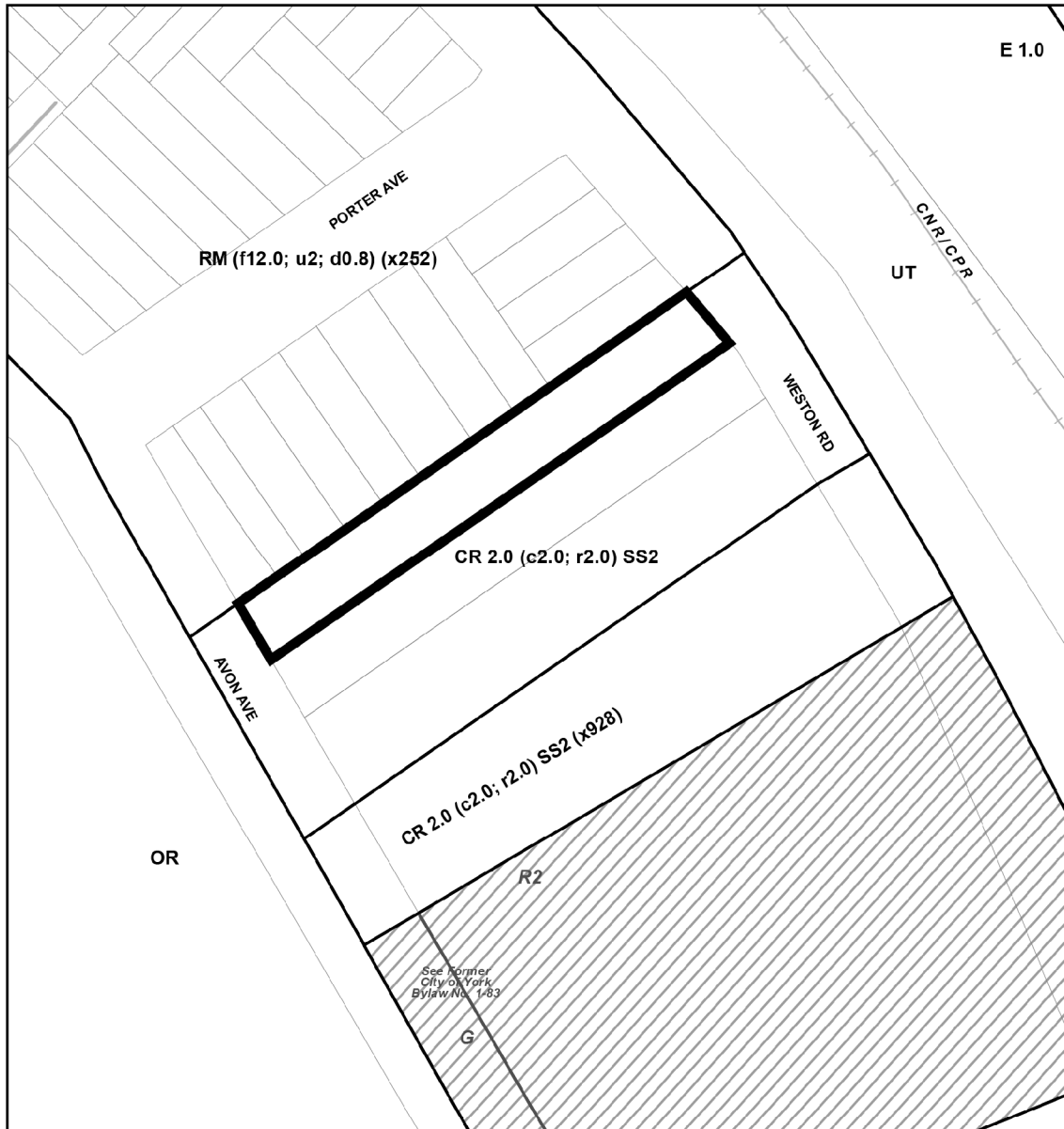
Attachment 2: Elevations



**702 Weston Road
& 11 Avon Avenue**
File # 13 264497 WET 11 0Z

Elevations
Applicant's Submitted Drawing
Not to Scale
01/17/14


Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

702 Weston Road & 11 Avon Avenue
 File # 13 264497 WET 11 0Z

- | | |
|---|---|
|  Location of Application |  See Former City of York By-law No. 1-83 |
| RM Residential Multiple | R2 Residential 1, 2, & 3 Family |
| CR Commercial Residential | G Greenbelt |
| E Employment Industrial | |
| OR Open Space Recreation | |
| UT Utility and Transportation | |


 Not to Scale
 Extracted 01/20/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 264497 WET 11 OZ
Details	Rezoning, Standard	Application Date:	November 13, 2013
Municipal Address:	702 WESTON ROAD AND 11 AVON AVENUE		
Location Description:	CON 3 FB PT LOT 39 LYING S OF PLAN 2363 **GRID W1109		

Project Description: This application proposes to rezone the southwestern portion of the property that contains an existing two-storey detached residential dwelling (municipally known as 11 Avon Avenue) to permit residential uses only whereas commercial and residential uses are currently permitted on the entire property. Commercial and residential uses will continue to be permitted on the northeastern portion of the property that contains an existing three-storey mixed-use building (municipally known as 702 Weston Road). No new buildings are proposed through this application.

Applicant:	Agent:	Architect:	Owner:
JKO Planning Services Inc.			1278061 Ontario Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 2.0 (c2.0; r2.0) SS2	Historical Status:	
Height Limit (m):	15	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1,233.8	Height:	Storeys:	2 (Avon), 3 (Weston)
Frontage (m):	12.3		Metres:	9.1 (Avon), 12 (Weston)
Depth (m):	100.89			
Total Ground Floor Area (sq. m):	100 (Avon), 217.7 (Weston)			Total
Total Residential GFA (sq. m):	200 (Avon), 435.5 (Weston)		Parking Spaces:	21
Total Non-Residential GFA (sq. m):	217.7 (Weston)		Loading Docks	1
Total GFA (sq. m):	853.2			
Lot Coverage Ratio (%):	26			
Floor Space Index:	0.26			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	200 (Avon) 435.5 (Weston)
Bachelor:	2 (Weston)	Retail GFA (sq. m):	217.7 (Weston)
1 Bedroom:	4 (Weston)	Office GFA (sq. m):	0
2 Bedroom:	2 (Weston)	Industrial GFA (sq. m):	0
3 + Bedroom:	1 (Avon)	Institutional/Other GFA (sq. m):	0
Total Units:	9		

CONTACT:	PLANNER NAME:	Paul Johnson, Planner
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