177 Caledonia Road and 19 Innes 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 17 – Davenport
Reference Number: 13 281025 WET 17 OZ

SUMMARY

This application at 177 Caledonia Road and 19 Innes Avenue proposes to redevelop the former Hughes Public School site with 14 semi-detached dwellings fronting Caledonia Road, 14 semi-detached dwellings fronting McRoberts Avenue, and 10 semi-detached and 3 rowhouse dwellings fronting Innes Avenue, for a total of 41 dwellings. Vehicular access to the site is proposed from a new private laneway from McRoberts Avenue and a widened public laneway that abuts the site to the south. Also proposed is a new public park block of approximately 425 m² at the southeast corner of the Caledonia Road and Innes Avenue intersection.

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.

This report recommends scheduling a community consultation meeting in March of this year. A final report and Public Meeting under the Planning Act, is targeted for the first quarter of 2015. The target date assumes the applicant provides all required information and resolves any issues 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 177 Caledonia Road and 19 Innes 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.

Pre-Application Consultation
Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements on February 28, 2013, April 10, 2013 and December 11, 2013.

A community consultation meeting was organized by the Ward Councillor and held on January 9, 2014. Issues raised by the community at this meeting included traffic, parking, water and wastewater impacts on existing dwellings, the loss of community open/recreational space, the proposed architectural treatment of the buildings as they relate to the general community physical context, and concerns related to gentrification of the neighbourhood.

ISSUE BACKGROUND

Proposal
The application proposes to demolish the former Hughes Public School building and construct 38 semi-detached dwellings and 3 rowhouse dwellings fronting Caledonia Road, Innes Avenue and McRoberts Avenue. The buildings are proposed to be three-storeys and 11 m in height (see Attachment 1 – Site Plan and Attachment 2 – Elevations).

A private laneway is proposed to provide vehicular access from McRoberts Avenue to on-site parking in private garages. It would also connect to a widened existing public laneway that connects Caledonia Road and McRoberts Avenue to the south of the site. Also proposed is a new public park space of approximately 425 m² at the southeast corner of the Caledonia Road and Innes Avenue intersection.
The proposed development would result in a density of approximately 1.0 times the area of the lot. A total of 59 on-site parking spaces are proposed. The relevant project information is outlined in Attachment 4 – Application Data Sheet.

**Site and Surrounding Area**

The site is rectangular in shape with an area of 8,315 m². Unlike the grade along the Caledonia Road boulevard, which increases from south to north, the site is relatively flat, with existing retaining walls and sloped landscape areas. There are 43 trees that may be affected or would be removed to accommodate the proposed development. Presently, the building is leased to the YWCA and a child care centre.

The property has approximately 99 m frontage on Caledonia Road and McRoberts Avenue, with approximately 83 m frontage on Innes Avenue and the public laneway that abuts the site to the south.

Lands surrounding the property include:

North: Innes Avenue, with a place of worship, two-storey detached dwellings, semi-detached dwellings and semi-detached converted dwellings and a converted two-storey mixed use building, fronting the north side of Innes Avenue;

South: A public laneway, followed by two-storey semi-detached dwellings, fronting McRoberts Avenue and Caledonia Road;

West: Caledonia Road, with two-storey detached and semi-detached dwellings, with a converted mixed use building fronting the west side of Caledonia Road; and

East: Fronting the east side of McRoberts Avenue are three, three-storey rowhouse dwellings, and predominately two-storey detached dwellings 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 lands are designated *Neighbourhoods* on Map 17 – Land Use Map of 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*.

A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*. Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as industry, institutions and retail stores. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in these “gaps” and extending streets and paths.

**Zoning**

The lands are not subject to the new City-wide Zoning By-law No. 569-2013, as all school sites were omitted from the By-law. Under the former City of Toronto Zoning By-law No. 438-86, the lands are zoned R2 Z0.6, with a maximum building height of 10 m (see Attachment 3 – Zoning). The zoning permits a variety of residential uses, including detached dwellings, semi-detached dwellings, rowhouse dwellings and converted houses to a maximum density is 0.6 times the area of the lot.

**Site Plan Control**

The proposed development is not subject to Site Plan Approval.

**Related Applications**

A concurrent Part Lot Control Exemption application was submitted to divide the lands into the lots, blocks and parts necessary to create conveyable lots, the private laneway and the block to be dedicated to the City for a public park.

**Tree Preservation**

An Arborist Report and Tree Preservation Plan were submitted with the application and are being reviewed. There are 43 trees identified either on, or adjacent to the property that may require removal.
Reasons for the Application
Although the proposed land uses comply with the existing zoning permissions, the proposed density, building heights and building setbacks do not comply. A full review for compliance with Zoning By-law No. 438-86 is being undertaken.

COMMENTS

Application Submission
The following reports/studies were submitted with the application:

- Planning Rationale;
- Toronto Green Standard Checklist;
- Draft Zoning By-law;
- Community Services and Facilities Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Arborist Report, Tree Inventory and Tree Preservation Plan;
- Transportation Operations Review;
- Geotechnical Investigation;
- Archaeological Assessment – Stage 1; and
- Draft Reference Plan.

City staff are reviewing the application for completeness.

Issues to be Resolved
The application has been circulated to City Divisions and public agencies for comments. Preliminary issues include the following:

1. Confirmation of the appropriate process by which to create and convey a City Park and a public laneway widening dedication, notwithstanding the Part Lot Control Exemption application that was submitted;

2. Configuration of the proposed lots and their associated detached garages;

3. Appropriate site servicing with respect to water and wastewater;

4. Urban design and landscape opportunities to better integrate the development with the surrounding neighbourhood physical context;

5. Appropriate zoning performance standards;

6. Conformity with the City's Toronto Green Standard Tier 1 performance measures; and
7. Improved side wall elevations abutting streets, lanes and the public park block.

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

CONTACT
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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
Attachment 2: Elevations

West (Caledonia)

East (McRoberts)

North

Elevations

177 Caledonia Road & 19 Innes Avenue

Applicant's Submitted Drawing

Not to Scale

File # 13 281025 WET 17 OZ
Attachment 3: Zoning

177 Caledonia Road & 19 Innes Avenue

File # 13 281025 WET 17 OZ

Location of Application
R Residential
RM Residential Multiple
OC Open Space Cemetery
UT Utility and Transportation

See Former City of York By-law No. 183 Residential Zone
See Former City of Toronto By-law No. 438-00 Residential District

Not to Scale
Extracted 1/28/2014
Attachment 4: Application Data Sheet

Application Type: Rezoning
Details: Rezoning, Standard
Application Number: 13 281025 WET 17 OZ
Application Date: December 23, 2013

Municipal Address: 177 CALEDONIA RD AND 19 INNES AVENUE
Location Description: PL D1393 PT BLK X << ENTRANCE ADDRESS FOR 19 INNES AVE **GRID W1703
Project Description: Proposal to re-zone former school property to permit 41 dwellings.

Applicant: URBANCORP (ST. CLAIR VILLAGE) INC
Agent: URBANCORP (ST. CLAIR VILLAGE) INC
Architect: URBANCORP (ST. CLAIR VILLAGE) INC
Owner: URBANCORP (ST. CLAIR VILLAGE) INC

PLANNING CONTROLS
Official Plan Designation: Neighbourhoods
Zoning: R2 Z0.6
Height Limit (m): 10m

Site Specific Provision: Site Plan Control Area: yes
Historical Status: 

PROJECT INFORMATION

Site Area (sq. m): 8315
Frontage (m): 0
Depth (m): 0
Total Ground Floor Area (sq. m): 0
Total Residential GFA (sq. m): 8380
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): 8380
Lot Coverage Ratio (%): 0
Floor Space Index: 1.01
Height: 0
Storeys: 3
Metres: 11

Total
Parking Spaces: 59
Loading Docks: 0

DWELLING UNITS

Tenure Type: Freehold/common element condominium
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 41
Total Units: 41

FLOOR AREA BREAKDOWN (upon project completion)

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<td>Institutional/Other GFA (sq. m)</td>
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</tr>
</tbody>
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