

12, 14, 16 and 18 Marquette Avenue and 7 Carhartt Street – Zoning By-law Amendment Application - Preliminary Report

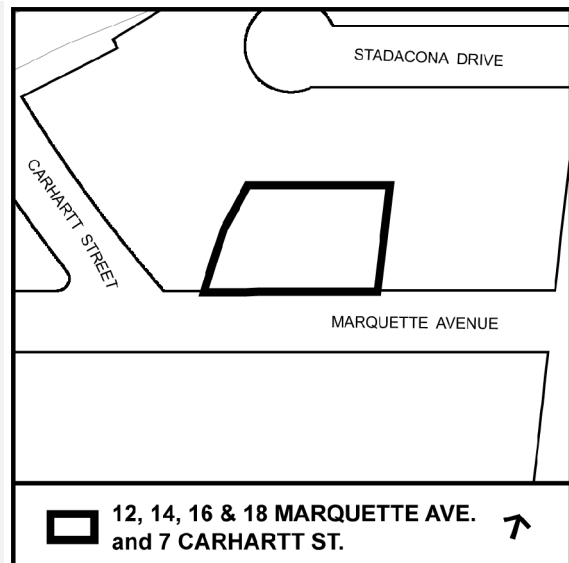
Date:	July 17, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	14 182666 NNY 15 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 and new City-wide By-law 569-2013 for the lands at 12, 14, 16 and 18 Marquette Avenue and 7 Carhartt Street, to permit a 4-storey stacked townhouse development containing 48 residential units and 49 car parking spaces in 1 level of underground parking.

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 will be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for mid of 2015 provided all required information is submitted by the applicant 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 12, 14, 16 and 18 Marquette Avenue and 7 Carhartt 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

A Minor Variance application (A437/14NY) to permit a temporary sales office associated with the proposed townhouse development application was submitted on May 26, 2014. This application will be held before Committee of Adjustment on September 4, 2014.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to discuss the complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes a 4-storey stacked townhouse development containing 48 residential units and below grade parking. The townhouse units will be located on one block with access from Marquette Avenue. There are 48 residential parking spaces and 1 visitor parking space proposed to be located in a single level underground garage. Vehicular access is provided to the rear of the building by a driveway from Marquette Avenue at the east end of the subject site. There is one Type G loading space proposed, located to the rear of the site. No bicycle parking has been indicated on the plans. Amenity area would consist of private balconies and terraces. No shared amenity space is proposed.

Table 1 – Site Statistics

Gross Floor Area	4,186.1 m ²
Coverage	43.9%
Units	2 bedrooms - 48
Parking	Below Grade – 49
Bicycle Parking	0
Setbacks	Rear (north) - 14.25m Front (south) – 3.04m East - 7.1m North West – 2.43m

Site and Surrounding Area

The site includes 4 single residential lots on the north side of Marquette Avenue and includes a single residential lot on Carhartt Street, which gives the site an irregular shape. The lots are currently occupied by single detached homes. The closest intersection is Marquette Avenue and Bathurst Street. The site has an area of 2,691m² and a frontage of 73.57m. The site is flat.

Land uses surrounding the subject lands include:

North: Immediately north of Marquette Avenue, is a residential neighbourhood of one and two-storey dwellings, a townhouse development and a single storey office building. Highway 401 is located further north.

East: Immediately east of the site, there is a 7-storey apartment building with frontage on Marquette Avenue and Bathurst Street. Beyond Bathurst Street to the east are 2-storey commercial buildings are located on the east side of Bathurst Street.

West: An established neighbourhood of one and 2-storey dwellings is located west of the proposed site where Marquette Avenue terminates at its west end at the Highway 401 right-of-way.

South: An established neighbourhood of one and 2-storey dwellings is located south of the site, with a 4-storey apartment building located at the south east corner of Marquette Avenue and Bathurst Street.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their

implementation provided that provincial interests are upheld. 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 and the Greenbelt Plan.

Official Plan

The Official Plan designates the subject properties as *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character.

Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- 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;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

Lawrence-Allen Secondary Plan

The subject site is located in the north-east quadrant of the Lawrence-Allen Secondary Plan area. The Lawrence-Allen Secondary Plan provides a comprehensive planning framework for the development of a new neighbourhood in its Focus Area (the Lawrence Heights neighbourhood) and confirms the urban structure and land use designations outside its Focus Area that provide for growth in *Mixed Use Areas*, *Institutional Areas*

and along *Avenues* where growth is supported by appropriate land use designations. The Secondary Plan provides a number of relevant policies, including those with respect to:

- The quality of the public realm;
- Height and built form of new development;
- Transition in the scale of built form;
- Applicability of implementation plans and guidelines, including urban design guidelines;
- Sustainable and energy efficient development;
- Transportation and water infrastructure to support new development;
- Housing suitable for large households;
- Provision of community services and facilities;
- Provision of community benefits in exchange for increases in height and/or density, pursuant to Section 37 of the *Planning Act*; and
- Requirements for submission of a complete application under the *Planning Act*.

Zoning

The site is currently zoned RM5 (Residential Multiple-Family) under the former City of North York Zoning By-law 7625. The site is zoned RM under the new City-wide Zoning By-law 569-2013, RM (d1.0) (x474). Both by-laws permit among other uses, apartment house dwellings and multiple attached dwellings.

Under the former North York Zoning By-law 7625, the maximum lot coverage permitted is 35%. The by-law permits a minimum front yard setback of 7.5m, minimum side yard setbacks of either one half of the height of the building or one tenth of the length of the building measured adjacent to the side yard (and cannot be less than 3.5m) and a minimum rear yard setback of 7.5m. The gross floor area cannot exceed 100% of the lot area. The maximum permitted height is 11.5m.

Under the City-wide Zoning By-law 569-2013 the maximum lot coverage permitted is 35%. The maximum height permitted is 10m for a detached or semi-detached dwelling and 12m for any other building structure. The minimum permitted front yard setback is 6.0m, minimum permitted rear yard setback is the greater of 7.5m or 25% the lot depth and minimum side yard setbacks are 2.4m.

Site Plan Control

This proposal is subject to Site Plan Control. An application has not been submitted to date.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly integrating new development with existing housing patterns”. The Guidelines consider matters such as open spaces, building location, built form and location of

parking. They also consider the interaction between the infill development and the pedestrian environment.

Reasons for the Application

The current proposal does not meet certain requirements in either of the applicable by-laws, including setbacks, coverage and height.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report; and
- Architectural Plans.

A Notification of Incomplete Application issued on July 4, 2014 identifies the outstanding material required for a complete application submission as follows:

- Boundary Plan of Survey;
- Topographic Survey;
- Landscape Plan;
- Site and Building Sections;
- Large scale sized drawings;
- Tree Preservation Plan/Arborist Report;
- Draft Zoning By-law Amendment (text and schedule);
- Toronto Green Standard Checklist;
- Stormwater Management Report;
- Heritage Impact Statement; and
- A more detailed Planning Rationale Report.

Issues to be Resolved

The applicant's submission is incomplete. The proposal lacks detail and raises a number of significant concerns in terms of density, built form, unit type and arrangement on site. On a preliminary basis, the following issues have been identified:

- Evaluation with respect to criteria in the Official Plan, including but not limited to: *Neighbourhoods*, Public Realm and Built Form;
- Assessment of whether an application for an Official Plan Amendment is required;
- Appropriateness of the number of proposed dwelling units, the housing type and the overall density to be located in this development;
- Organization of the site and the relationship of the buildings to public streets, location of front entrances and open spaces and the need for new public streets;

- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Appropriateness of the proposed height, density and massing;
- The quality and character of building facades;
- The existing grade on site and the future built form relationship to the grading;
- Location and design of servicing, garbage pick-up and access to underground garage;
- The number of parking spaces and the design of the parking area;
- The amount of indoor and outdoor amenity space located on site and the need for shared amenity space;
- The appropriateness of the units facing onto the parking ramp at the rear of the site;
- Assessing potential traffic impacts generated by the proposed building; and
- The adequate provision of vehicular and bicycle parking spaces.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

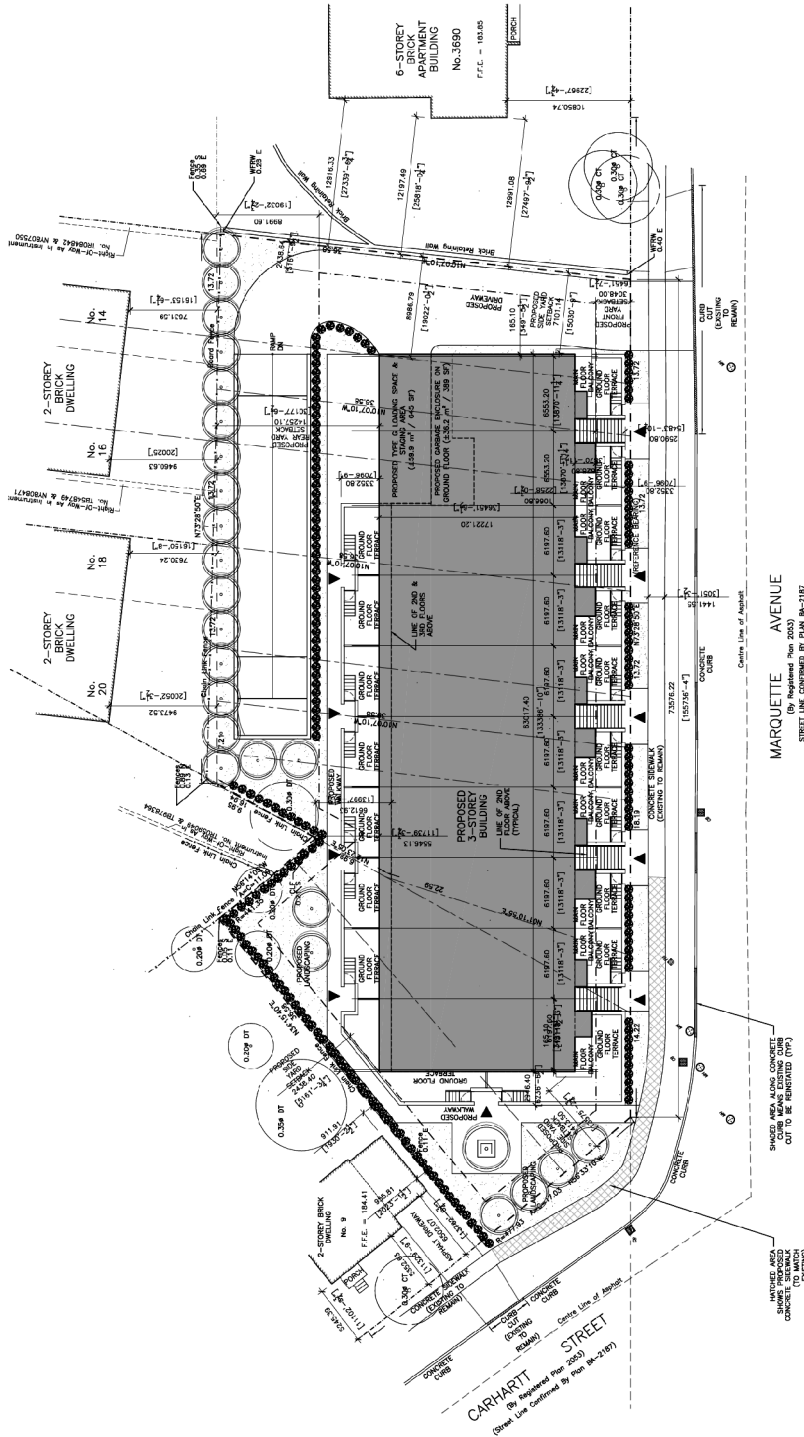
Attachment 2a: Elevations (North and South)

Attachment 2b: Elevations (East and West)

Attachment 3: Zoning By-law

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



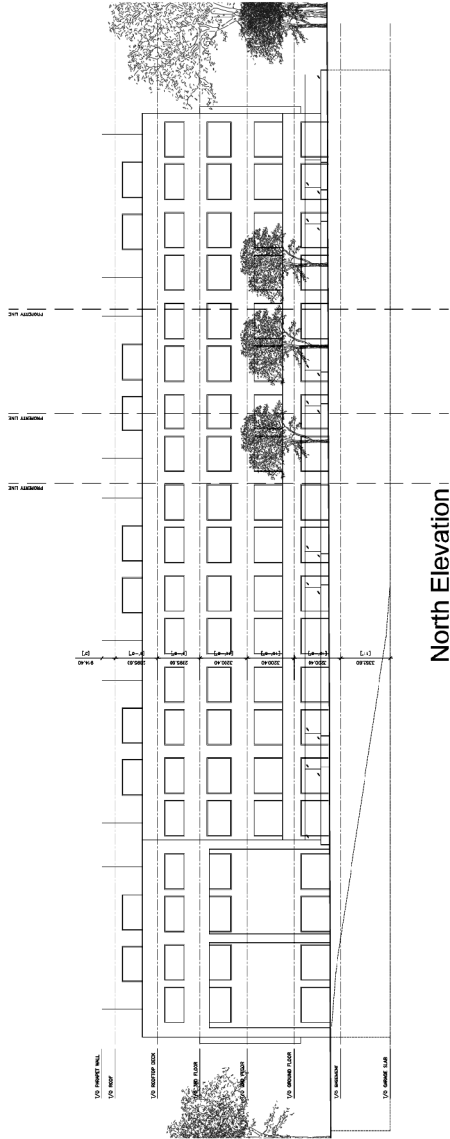
12, 14, 16 & 18 Marquette Avenue

Site Plan
 Applicant's Submitted Drawing

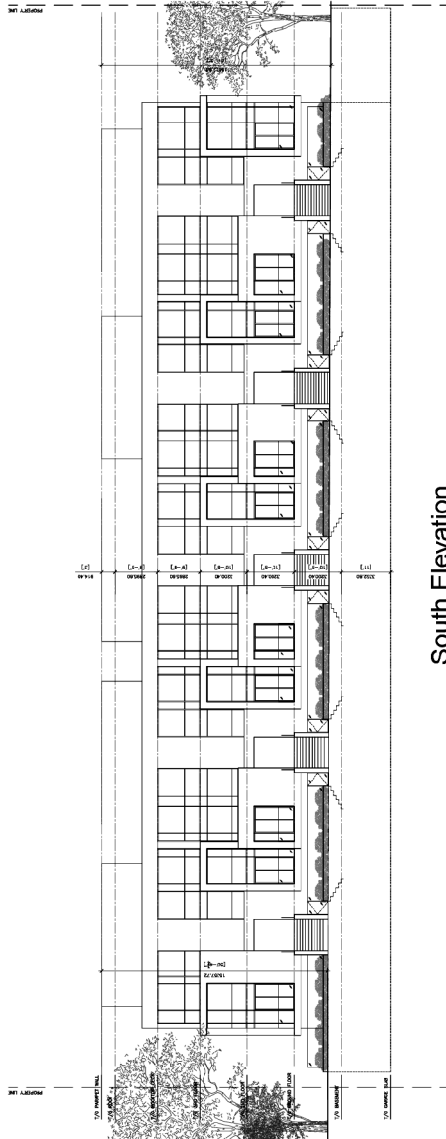
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File # 14 182666 NNY 15 0Z

Attachment 2a: Elevations (North and South)



North Elevation

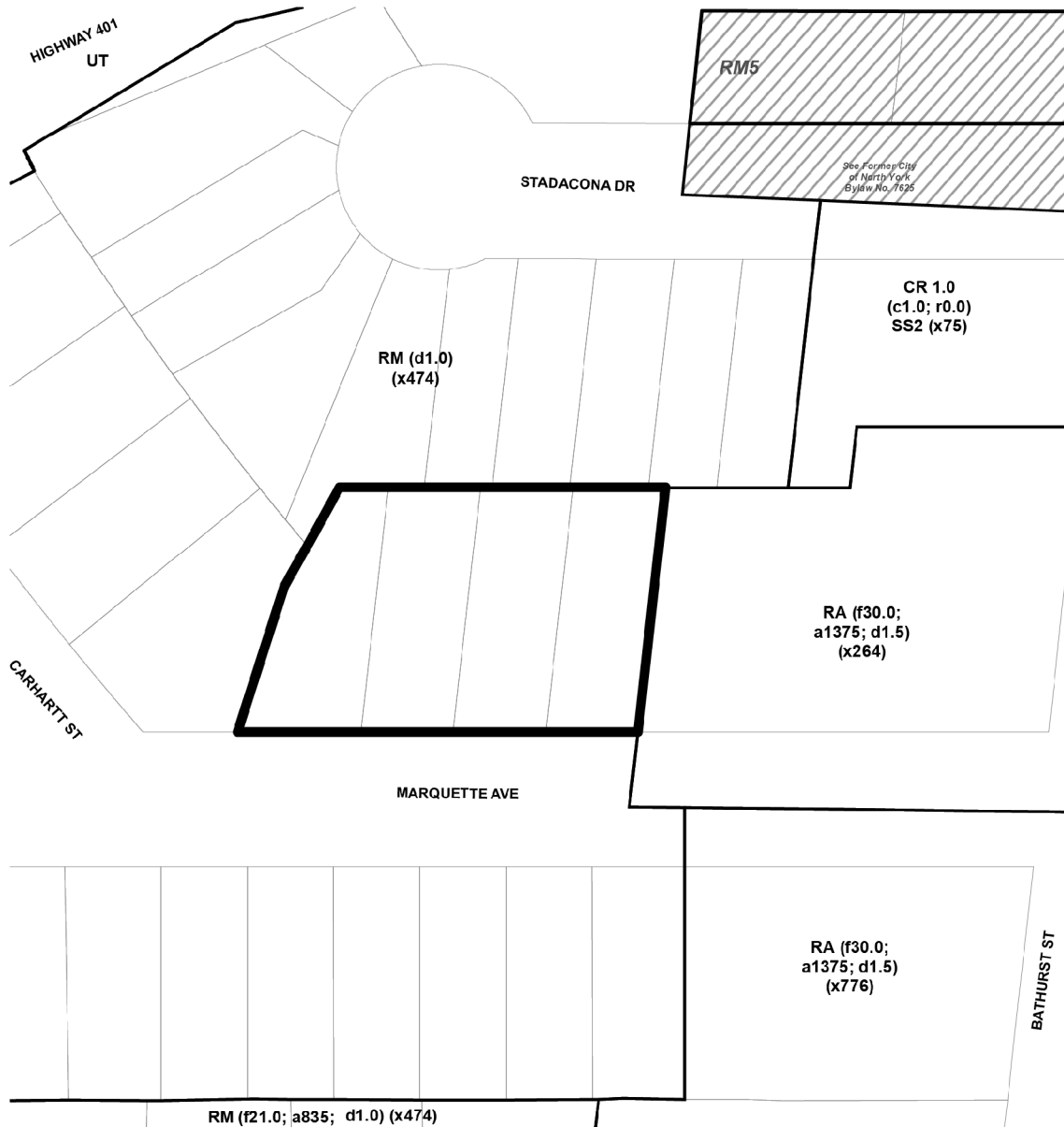


South Elevation

Elevations
Applicant's Submitted Drawing
 Not to Scale
 07/04/2014

12, 14, 16 & 18 Marquette Avenue
 File # 14 182666 NNY 15 0Z

Attachment 3: Zoning By-law



Zoning By-law 569-2013

12, 14, 16 & 18 Marquette Avenue

File # 14 182666 NNY 15 02

- Location of Application
- See Former City of North York Bylaw No. 7625
- RM** Residential Multiple
- CR** Commercial Residential
- RA** Residential Apartment
- UT** Utility and Transportation
- RM5** Multiple-Family Dwellings Fifth Density Zone

Not to Scale

 Extracted: 07/04/2014

Attachment 4: Data Sheet

Application Type	Rezoning	Application Number:	14 182666 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	June 30, 2014

Municipal Address: 12 – 18 MARQUETTE AVENUE & 7 CARHARTT STREET

Project Description: Proposal to construct 48-unit stacked townhouse development.

Applicant:	Agent:	Architect:	Owner:
Marquette Urban Townhomes Inc. Toronto, ON M2N 5R5	Terry Kaufman 5400 Yonge Street Toronto, ON M2N 5R5	Point Architects 522 Mt. Pleasant Road Suite 200 Toronto Ontario M4S 2M3	Marquette Urban Townhomes Ltd. Toronto, ON M2N 5R5

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RM	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2691	Height:	Storeys:	4
Frontage (m):	73.57		Metres:	15.62
Depth (m):	37			
Total Ground Floor Area (sq. m):	1060			Total
Total Residential GFA (sq. m):	4344.9		Parking Spaces:	49
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4344.9			
Lot Coverage Ratio (%):	43.91			
Floor Space Index:	1.61			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	48
3 + Bedroom:	0
Total Units:	48

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		3288.6	1056.3
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

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