

45 Oaklands Avenue and Part of 131 Farnham Avenue Zoning Amendment Application - Preliminary Report

Date:	March 23, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	14-263631 STE 22 OZ

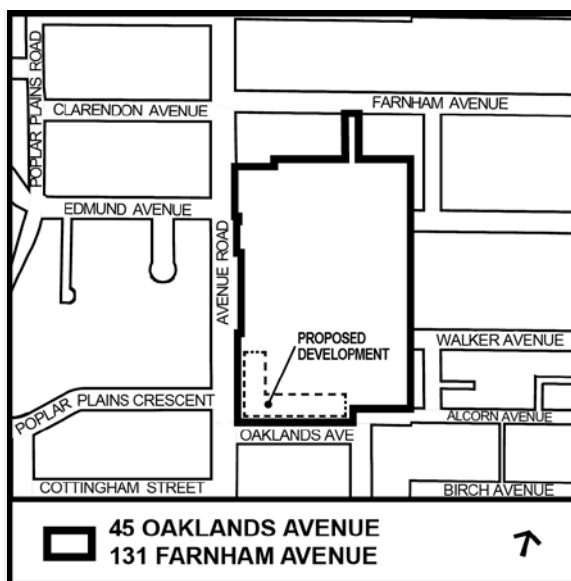
SUMMARY

The proposal consists of 28, 4-storey townhouses in six blocks of four to five units facing west on Avenue Road and south on Oaklands Avenue, on the south portion of the De La Salle College site, a private middle/secondary school located at 45 Oaklands Avenue and 131 Farnham Avenue. The townhouses would be located on a portion of the area currently occupied by the school's athletic field.

The 6 townhouse blocks would have 13 units fronting on Avenue Road and 15 units fronting on Oaklands Avenue. The proposed heights range from 12.5 to 15.5 metres, depending on the townhouse block. The total gross floor area is 8,604 square metres and density is 1.86 times the lot area. Each unit has 2 parking spaces.

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.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* is targeted for the 4th quarter 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 45 Oaklands Avenue and Part of 131 Farnham 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

On December 4, 2014, Toronto and East York Community Council directed Heritage Preservation Services staff to prepare a report describing the cultural heritage values and attributes of the property at 131 Farnham Avenue, including the consideration of additional cultural heritage values and attributes that may be associated with the property.

Pre- Application Consultation

A pre-application community consultation meeting was held on July 22, 2014 with the Ward Councillor. City staff did not attend the meeting.

A pre-application meeting with the applicant was held by Planning staff on July 24, 2014 to discuss complete application submission requirements. Staff raised preliminary concerns related to matters such as heritage, landscape/streetscape conditions, proximity to the Lake Iroquois escarpment, sidewalk width on Avenue Road and relocation of utilities in the sidewalk.

ISSUE BACKGROUND

Proposal

The proposal consists of 28, 4-storey townhouses in six blocks of four to five units facing west on Avenue Road and south on Oaklands Avenue.

The building heights range from 12.5 to 15.5 metres (including mechanical equipment of 3.05 metres in height). Stair and elevator exits, and front facing outdoor terraces would be located on the roof. All levels of each townhouse unit would be accessible by elevator.

The townhouse units range in size from 150 to 220 square metres, have an average width of 5.8 metres and a depth of 15.5 metres. A total gross floor area of 8,604 square metres with a density of 1.86 times the lot area is proposed.

The townhouse blocks would have front and rear yard setbacks of approximately 6.0 metres and 4.5 metres, respectively. Each unit has 2 vehicle parking spaces, for a total of 56 spaces. No visitor parking spaces are proposed. The Avenue Road townhouses would have below-grade parking due to the significant incline along Avenue Road going north, while the Oaklands Avenue townhouses would have at-grade parking. All parking will be accessed from Oaklands Avenue by a driveway that would run behind the townhouses.

Refer to Application Data Sheet, Attachment 9.

Site and Surrounding Area

The "L" shaped site extends along the east side of Avenue Road and north side of Oaklands Avenue. It is 4,623 square metres in area, has 83 metres of frontage on Avenue Road and 121 metres of frontage on Oaklands Avenue, and has a lot depth ranging from 26 to 30 metres.

The site currently is situated on a portion of the athletic field for De La Salle College, a private middle/secondary school for students from grades 5 to 12. The athletic field has a playing field surrounded by a running track.

The overall De La Salle College property contains three heritage structures, two of which are located where the townhouses are proposed. The 'Fieldhouse' (1924), is located on the northeast corner of Avenue Road and Oaklands Avenue. East of it is a pair of stone and wrought iron gates, the 'Gates' (1860), that were moved to their current location in 1924. Both the Field House and Gates are listed on the City's Inventory of Heritage Properties.

A third heritage structure, the 'Macdonald House' (1860) is an administrative building located in College's main building campus north of the athletic field. It is the former residence of Senator John Macdonald and is designated under Part IV of the Ontario Heritage Act.

Surrounding uses include:

North: is the De La Salle College athletic field. Further north, is the Lake Iroquois shoreline, a steep wooded hill known as the "escarpment", and north of the escarpment is the main building campus of De La Salle College.

South: directly across Oaklands Avenue is a 6-storey apartment building, east of which are 8, 3-storey townhouses with below-grade garages. Further east on the south side of Oaklands Avenue are 2 and 3-storey detached and semi-detached dwellings. Further south on the east side of Avenue Road is an 8-storey apartment building.

East: is the rest of the athletic field of De La Salle College. Further east on the north side of Oaklands Avenue are 2 and 3-storey detached and semi-detached dwellings.

West: directly across Avenue Road are 3 and 4-storey residential buildings, south of which are 3-storey semi-detached dwellings, and north of which are residential buildings of 4 to 9 storeys.

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 (Policy 4.7) states that the Official Plan of municipalities is the most important vehicle for its implementation. 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 site is designated in the Official Plan as *Neighbourhoods* along Oaklands Avenue and *Apartment Neighbourhoods* along Avenue Road.

Neighbourhoods are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments that are no higher than four storeys. The Official Plan requires development within *Neighbourhoods* to generally "fit" the existing physical character. While *Neighbourhoods* are intended to be physically stable, they are not intended to be static.

Section 4.1.5 of the Plan requires new development to respect and reinforce the existing physical character of the neighbourhood, with specific regard for size and configuration of lots, heights, massing, scale and dwelling type, prevailing building type(s), setbacks from the street, prevailing rear and side yard setbacks and landscaped open space and conservation of heritage buildings, structures and landscapes.

Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

The Official Plan contains policies in its Built Form and Public Realm and Healthy Neighbourhood sections to also be applied. The policies state that new development will:

- be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context and limit its impact on neighbouring streets, parks, open spaces and properties;

- provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and public gathering places;
- provide gradual transition of scale and density;
- provide for adequate light and privacy; and
- attenuate resulting traffic and parking impacts.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Yonge – St. Clair Secondary Plan

The site is located on the western edge of the Yonge-St. Clair Secondary Plan area which is bounded by Avenue Road on the west, Moore Park Ravine/Beltline Trail on the east, Mount Pleasant Cemetery/Kay Gardiner Beltline on the north and the CP rail line on the south.

The purpose of the Secondary Plan with respect to *Neighbourhoods* and *Apartment Neighbourhoods* is to protect, promote and enhance the existing type and quality of neighbourhood; maintain the stability of the neighbourhood; and, ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.

The Secondary Plan contains Urban Design Principles for Built Form and Public Amenity relevant to this proposal that include to:

- achieve a harmonious relationship to the built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading; and
- provide high quality landscaped spaces.

The Secondary Plan also contains policies with respect to the built form of redevelopment in *Neighbourhoods* to:

- respect and reinforce the essential elements of established neighbourhood structure and character;
- be compatible with adjacent residential development; and
- recognize the relevant urban structure elements, such as views afforded to and from the escarpment.

The Urban Structure Plan (Map 6-1) of the Secondary Plan indicates that the site is "Open Areas", with a landscaped edge along public streets. "Open Areas" is not a land use designation in the Secondary Plan or Official Plan, and the Secondary Plan does not have a specific set of

policies for "Open Areas". The Secondary Plan relies on the Official Plan to identify the land use designations that apply to the site, which are *Neighbourhood* and *Apartment Neighbourhood*.

The Yonge-St. Clair Secondary Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_secondary/35_secondary_map_dec2010.pdf.

Infill Townhouse Guidelines

The Infill Townhouse Design Guidelines, adopted by City Council in 2003, will be used to assist in the evaluation of the proposal. The Guidelines focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. New townhouses are to “fit” within the existing context, and minimize impacts on the surrounding neighbourhood. The Guidelines address design elements such as unit width, setbacks from the street, building separation and location of parking.

Zoning

The site is zoned R (d 0.6) under the City-wide Zoning By-law No. 569-2013, which permits a range of residential uses including detached or semi-detached houses, townhouses, duplexes, triplexes and apartment buildings. The maximum permitted height is 11.0 metres and the maximum density is 0.6 times the lot area.

The site is also subject to the former City of Toronto Zoning By-law No. 438-86. It is zoned R2 Z0.6 which permits apartment buildings, row houses and detached houses, with a maximum total density of 0.6 times the lot area. The maximum height permitted is 11.0 metres.

Site Plan Control

A Site Plan Control Application (14 263627 STE 22 SA) is under review.

Heritage

The application proposes to demolish the 'Fieldhouse' building, and to relocate the stone and wrought iron 'Gates' to De La Salle College's entrance on Farnham Avenue. The applicant's Heritage Impact Assessment, by ERA Architects Inc., dated December 11, 2014, is under review.

Tree Preservation

The application proposes the removal of 40 of the 69 trees on the site to accommodate the townhouses. The applicant's Tree Inventory and Preservation Plan report, by Kuntz Forestry Consulting, dated September 22, 2014, is under review.

Reasons for the Application

Although the Official Plan and the Zoning By-laws permit townhouses on the site, a Zoning By-law Amendment is required as the proposal does not comply with certain standards, including height and density. The proposed height, ranging from 12.5 to 15.5 metres (including mechanical equipment and exit stair) exceeds the permitted 5 and 11 metre heights in the By-laws. The proposed density of 1.86 exceeds the maximum of 0.6 times the lot area. Amendment

of other performance standards such as setbacks, building depth and landscaping, will also be required.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Heritage Impact Assessment;
- Stage 1 Archaeological Assessment;
- Site Access Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Community Services and Facilities Inventory;
- Tree Inventory and Preservation Plan Report; and
- Ravines and Natural Heritage Impact Brief.

A Notification of Complete Application was issued on January 13, 2015.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Built Form, Height and Density;
- Heritage;
- Access and Servicing.

Built Form, Height and Density

The proposal will be assessed under policies of the Official Plan including those for Built Form, Public Realm, *Neighbourhoods* and *Apartment Neighbourhoods*, with respect to matters such as height, density, setbacks, massing, siting, and overall fit within the existing and planned context. The proposal will also be reviewed under policies of the Yonge-St. Clair Secondary Plan as well as the Infill Townhouse Guidelines.

Heritage

The application will be reviewed under heritage policies in the Official Plan, in particular with respect to the impact on the two heritage structures, the Fieldhouse and the Gates, and any cultural heritage values.

Access and Servicing

Potential impacts on the adjacent streetscape, sidewalks and the athletic field with respect to matters including pedestrian and vehicular access, and servicing, will be assessed.

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

CONTACT

Emily Rossini, Planner
Tel. No. (416) 397-4648
Fax No. (416) 392-1330
E-mail: erossin@toronto.ca

SIGNATURE

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

(P:\2015\Cluster B\pln\TEYCC\3320743024.doc) - smc

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – Block 1
Attachment 3: Elevations – Block 2
Attachment 4: Elevations – Block 3
Attachment 5: Elevations – Block 4
Attachment 6: Elevations – Block 5
Attachment 7: Elevations – Block 6
Attachment 8: Zoning
Attachment 9: Official Plan
Attachment 10: Application Data Sheet

[illegible]

45 Oaklands Avenue and Part of 131 Farnham Avenue

Not to Scale
12/29/2014

Not to Scale
12/29/2014

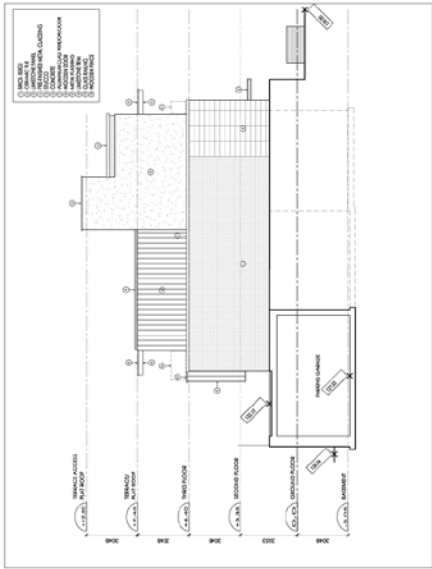
Elevations: Block 1 - Units 1-4

Not to Scale
12/29/2014

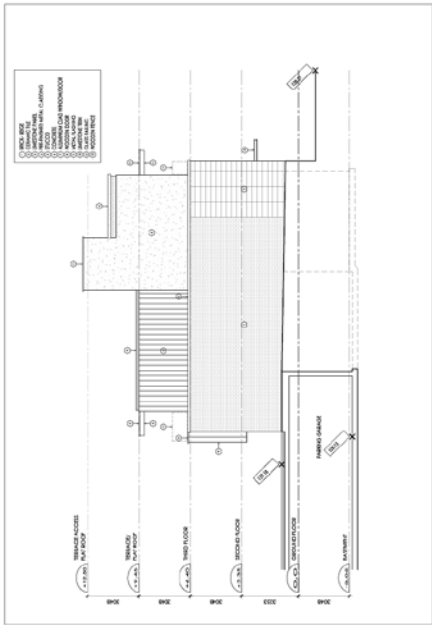
South Elevation (Unit 4)



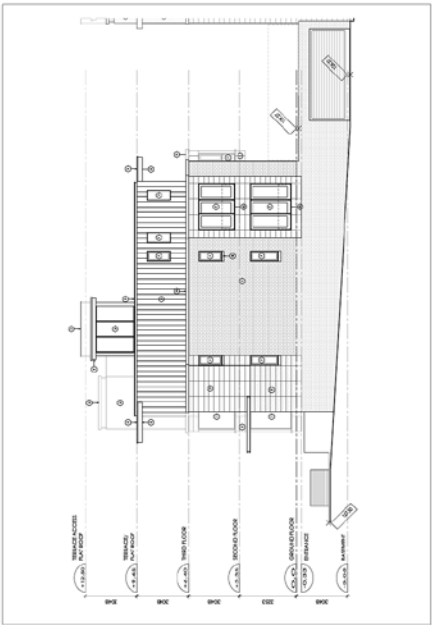
Attachment 3: Elevations – Block 2 (Avenue Road)



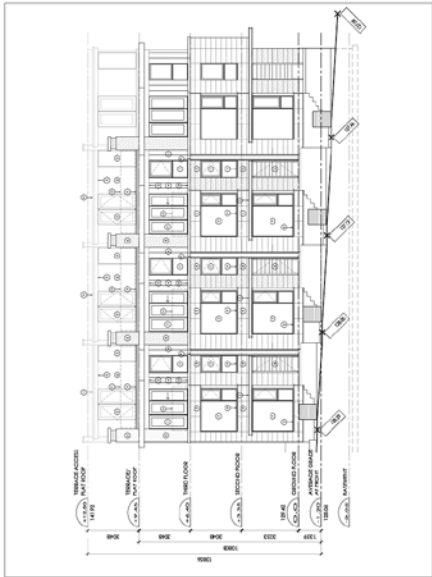
Attachment 4: Elevations –
Block 3 (Avenue Road)



North Elevation (Unit 10)



South Elevation (Unit 13)



Front Elevation



Rear Elevation

45 Oaklands Avenue and Part of 131 Farnham Avenue

Elevations: Block 3 - Units 10-13

Applicant's Submitted Drawing

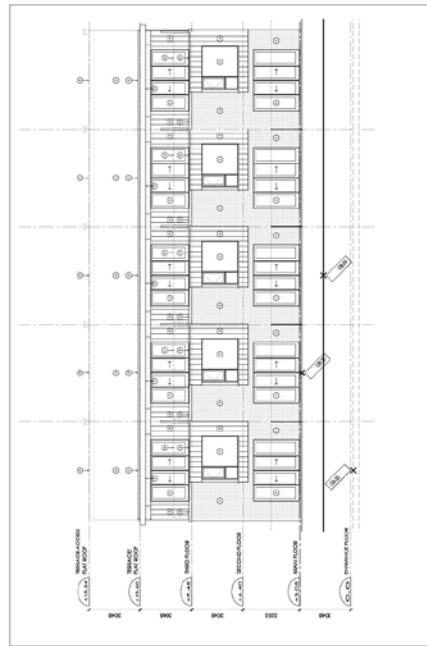
Not to Scale
12/29/2014

File # 14 263631 STE 22 02

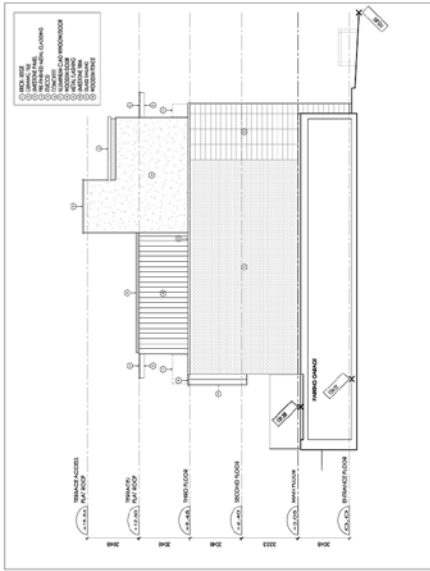
Elevations: Block 4 - Units 14-18

Not to Scale
12/29/2014

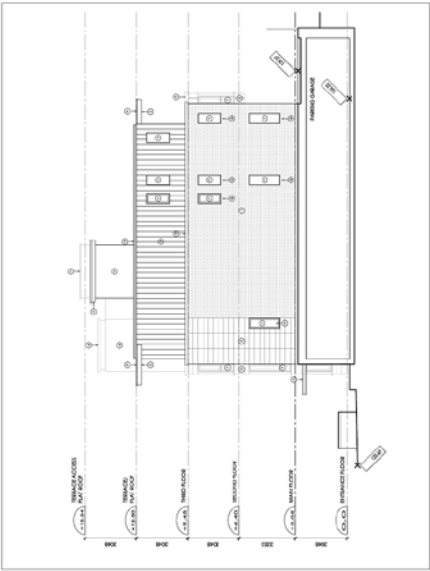
East Elevation (Unit 18)



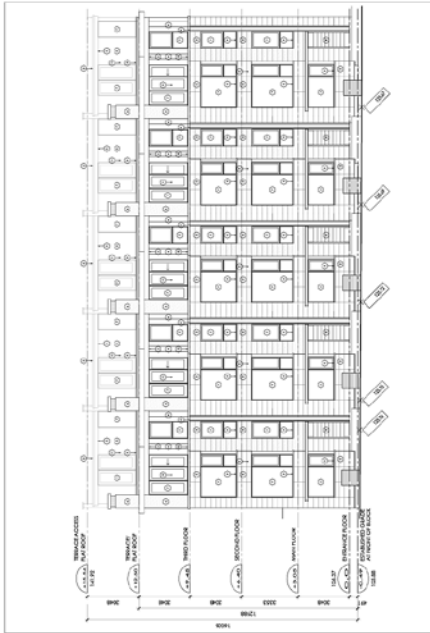
**Attachment 6: Elevations -
Block 5 (Oaklands Avenue)**



West Elevation (Unit 19)



East Elevation (Unit 23)



Front Elevation



Rear Elevation

45 Oaklands Avenue and Part of 131 Farnham Avenue

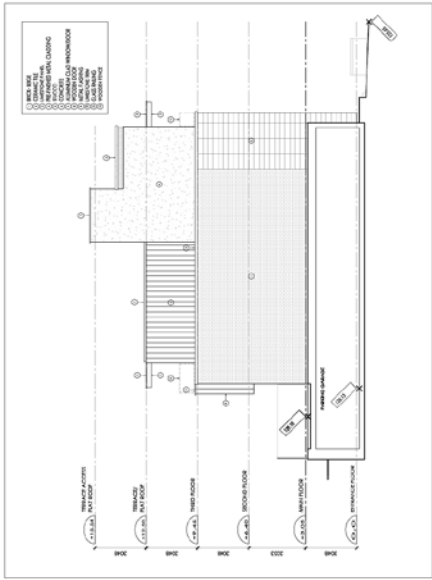
Elevations: Block 5 - Units 19-23

Applicant's Submitted Drawing

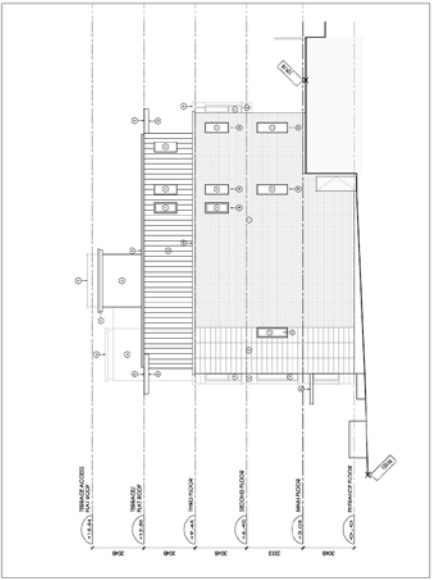
Not to Scale
12/29/2014

File # 14 263631 STE 22 0Z

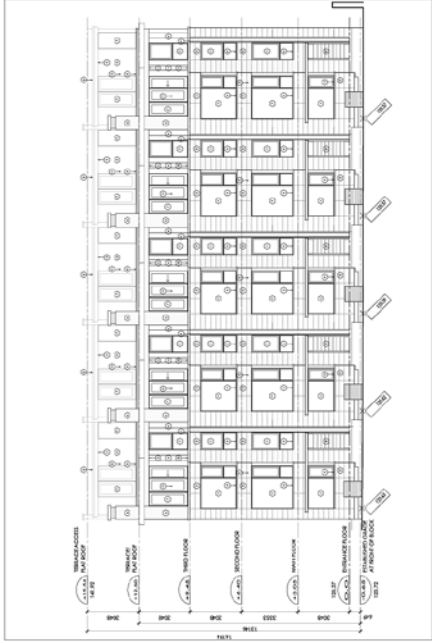
Attachment 7: Elevations –
Block 6 (Oaklands Avenue)



West Elevation (Unit 24)



East Elevation (Unit 28)



Front Elevation



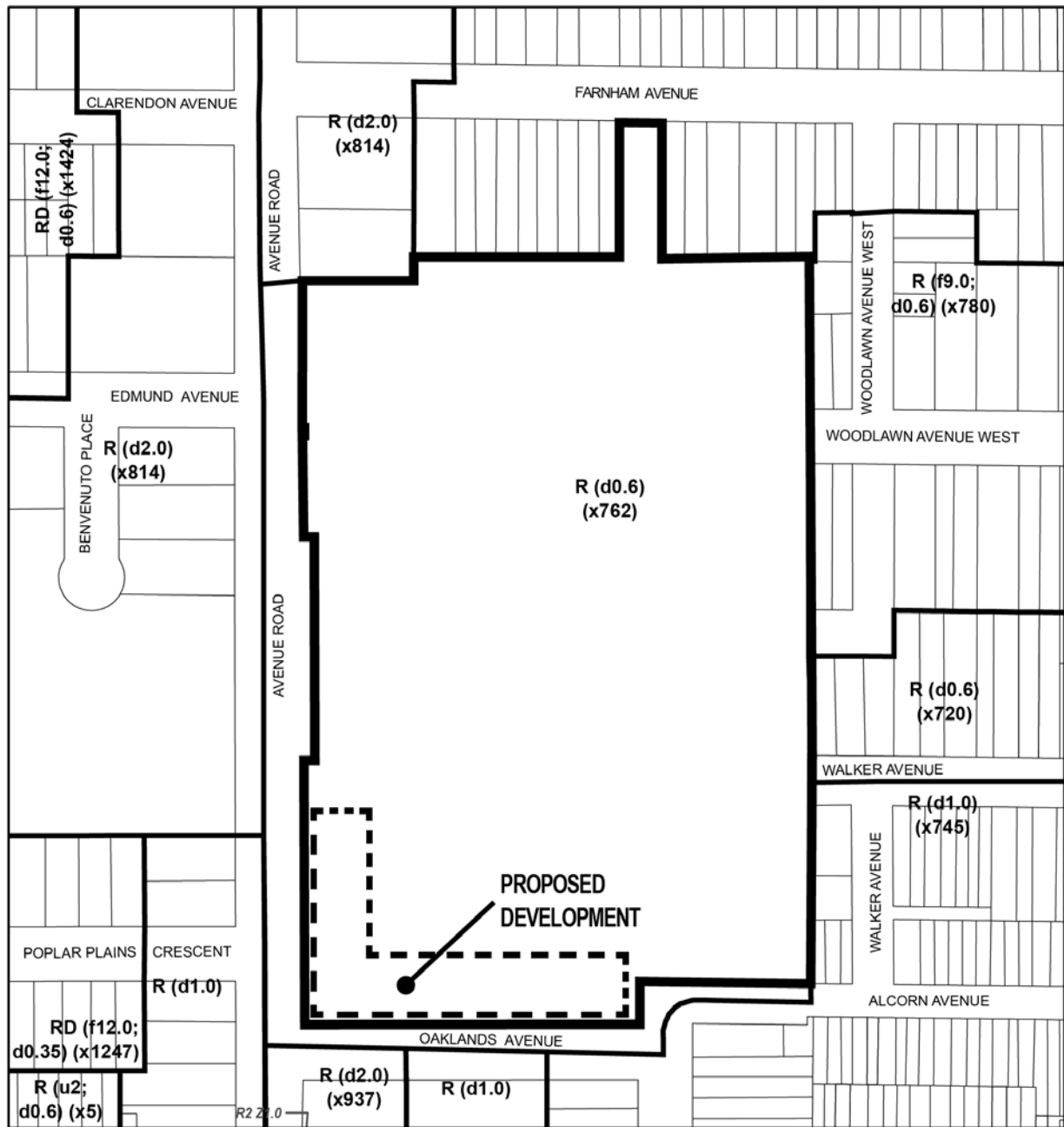
Rear Elevation

Elevations: Block 6 - Units 24-28
Applicant's Submitted Drawing
Not to Scale
12/29/2014

45 Oaklands Avenue and Part of 131 Farnham Avenue

File # 14 263631 STE 22.0Z


Attachment 8: Zoning



Zoning By-Law No. 569-2013

45 Oaklands Avenue and 131 Farnham Avenue

File # 14 263631 STE 22 02

 Location of Application

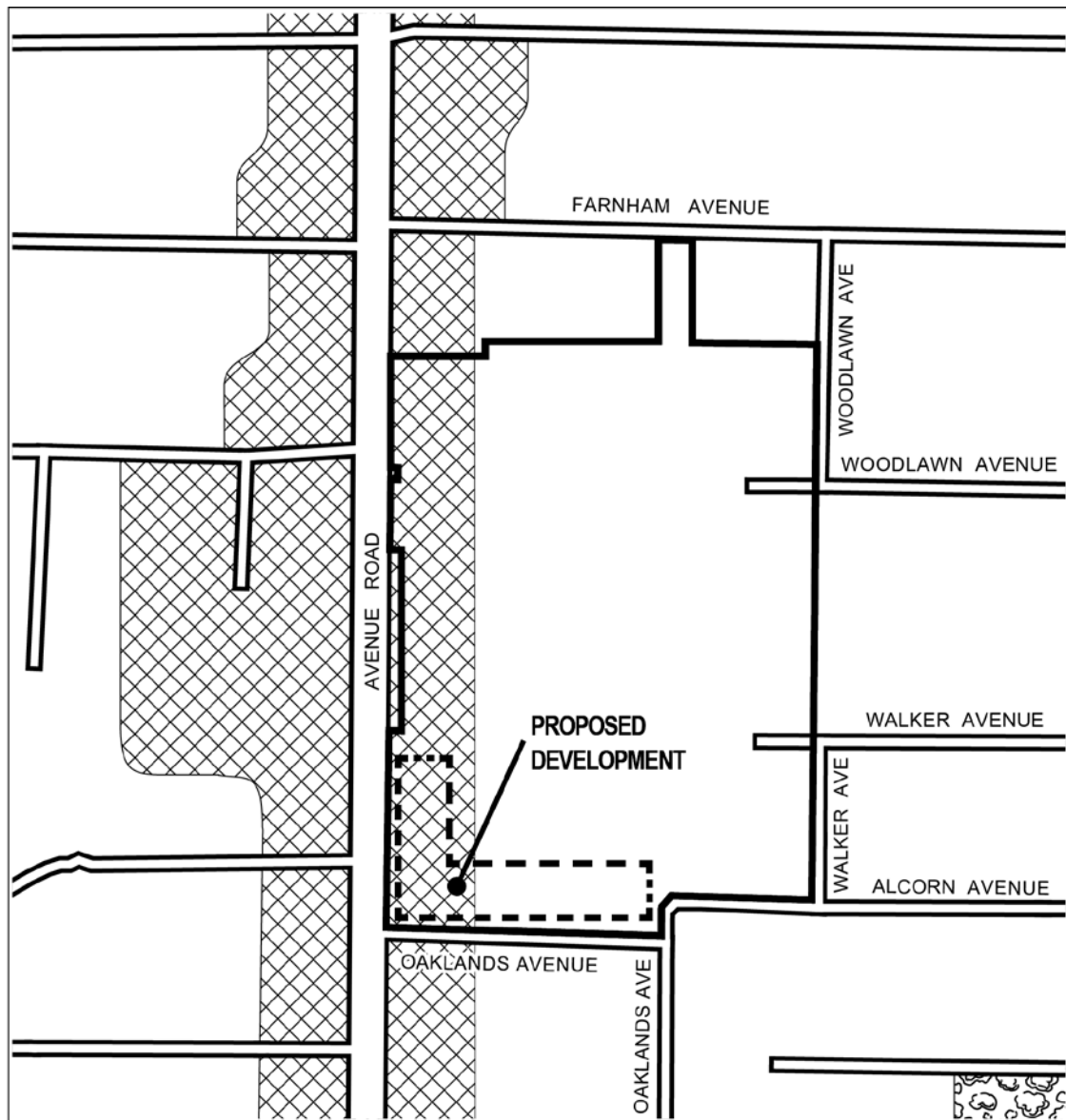
R Residential

RD Residential Detached



Not to Scale
Extracted: 02/05/2015

Attachment 9: Official Plan



Toronto City Planning
Official Plan

145 Oaklands Avenue and 131 Farnham Avenue

File # 14_263631 STE 22.0Z



↑
Not to Scale
02/05/2015

Attachment 10: Data Sheet

Application Type	Rezoning	Application Number:	14 263631 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 12, 2014
Municipal Address:	45 Oaklands Avenue and Part of 131 Farnham Avenue		
Location Description:	PLAN 289Y PT LOTS 7 TO 9 PLAN 1287 LOT 32 PLAN 820 PT LOT A **GRID S2211		
Project Description:	28, 4-storey townhouse units in 6 blocks fronting on Avenue Road and Oaklands Avenue.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc. 3 Church St, Toronto, ON M5E 1M2	Bousfields Inc. 3 Church St, Toronto, ON M5E 1M2	Richard Wengle Architect Inc. 102 Avenue Rd, Toronto, ON M5R 2H3	The Brothers Of The Christian Schools

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	R (d 0.6) (x762)
Zoning:	R2 Z0.6	Historical Status:	Y
Height Limit (m):	11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4623.4	Height:	Storeys:	4	
Frontage (m):	121.3		Metres:	13.15	
Depth (m):	26				
Total Ground Floor Area (sq. m):	2597.8				Total
Total Residential GFA (sq. m):	8603.7		Parking Spaces:	56	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	8603.7				
Lot Coverage Ratio (%):	56				
Floor Space Index:	1.86				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8603.7	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	28	Institutional/Other GFA (sq. m):	0	0
Total Units:	28			

CONTACT:	PLANNER NAME:	Emily Rossini, Planner
	TELEPHONE:	(416) 397-4648
	EMAIL:	erossin@toronto.ca