

**377 Spadina Rd and 17 Montclair Ave - Zoning
Amendment Application - Preliminary Report**

Date:	May 15, 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:	15 131139 STE 22 OZ

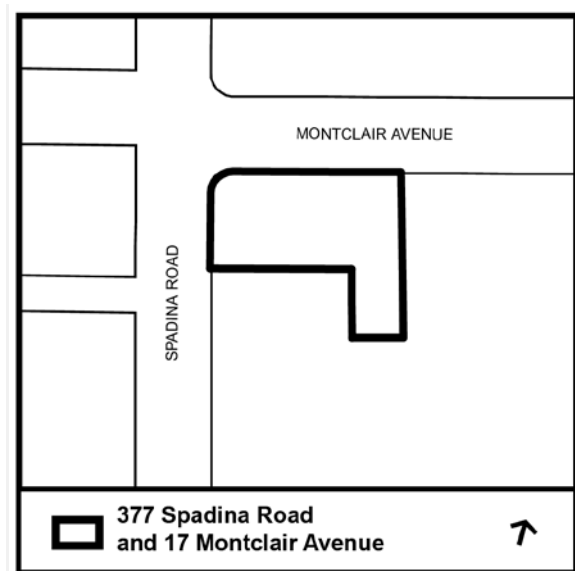
SUMMARY

This application proposes the construction of 4 townhouse dwellings and a single detached dwelling on the site. The two existing detached dwellings on the site would be demolished. The townhouses will be oriented to Spadina Road while the single detached dwelling will front onto Montclair Avenue.

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

The next step is to hold a community consultation meeting, to enable the public to provide input on the application and ask questions of City staff and the applicant.

The Final Report is targeted for the fourth quarter of 2015. This target date assumes the applicant will provide all required information 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 377 Spadina Road and 17 Montclair Ave 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

A pre-application consultation meeting was held with staff and the applicant to discuss complete application submission requirements.

Pre-application community consultation meetings were held on July 29, 2014; December 1, 2014; and February 3, 2015. At the first community meeting a proposal for 5 townhouse units with a below-grade commercial parking garage was presented. As a result of the meetings the commercial parking garage was removed and the townhouse units were reoriented to face Spadina Road and re-designed to better reflect the surrounding neighbourhood.

ISSUE BACKGROUND

Proposal

The proposal is to permit 4 townhouse units fronting onto Spadina Road and 1 detached dwelling fronting onto Montclair Avenue. The proposed dwellings will be 3 storeys (11 metres) in height.

The townhouse properties will have frontages ranging from 5.87 metres to 7.79 metres in width, and have a minimum front yard setback of 6.9 metres. The northern townhouse unit will be set back 1.8 metres along Montclair Avenue, and the southern townhouse unit will be set back 1.84 metres from the south property line. A minimum 9.5 metre rear yard setback will be provided for each of the townhouse units. The gross floor area for each of the townhouses will range from 320 to 350 square metres. The proposed Floor Space Index (FSI) for the 4 townhouse units ranges from 1.11 to 1.56 times the area of the lot, with a combined FSI of 1.29.

A total of 8 parking spaces will be provided for the townhouses and will be located in a below-grade garage accessed from a driveway on Montclair Avenue. Due to an increase in grade level from the street to the subject site, the below-grade garage will be level with Montclair Avenue.

The detached dwelling will have a frontage of 15.44 metres along Montclair Avenue. The dwelling will have a front yard setback of 7.15 metres, side yard setbacks of 1.2 metres to the west and 1.5 metres to the east, and a rear yard setback of 19.6 metres. The detached dwelling will have a gross floor area of 517 square metres and a FSI of 0.89 times the area of the lot. Parking for the detached dwelling will be located in an integral garage located in the front wall of the house.

The Site Plan and Elevations are included in Attachments 1-3. Additional project information is included in Attachment 5 of this report (Application Data Sheet).

Site and Surrounding Area

The subject site is irregular in shape, and 1,717 square metres in size. The site has a frontage of 26 metres on Spadina Road and a frontage of 47.46 metres on Montclair Avenue. There is a substantial grade difference between the subject site and Spadina Road and Montclair Avenue, the adjacent streets being approximately 2 metres lower. The subject site is occupied by two detached dwellings.

North: Montclair Avenue Parkette at the northeast corner of Spadina Road and Montclair Avenue and three-storey detached and semi-detached dwellings fronting onto Montclair Avenue. Further to the north is Forest Hill Village;

South: three-storey detached dwellings;

East: three-storey detached dwellings;

West: three-storey detached and semi-detached dwellings;

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.

Official Plan

The City's Official Plan designates the subject site as *Neighbourhoods* on Map 17- Land Use Plan. *Neighbourhoods* are considered physically stable areas containing a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores. Lower scale residential buildings in *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments no more than four-storeys in height (Policy 4.1.1).

The stability of *Neighbourhoods'* physical character is one of the keys to Toronto's success. Physical changes to 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.

No changes will be made through rezoning, minor variance, consent, or other public action that are out of keeping with the physical character of the neighbourhood.

Zoning

The site is zoned R1 Z0.35 under former City of Toronto Zoning By-law 438-86. The R1 zone permits only detached dwellings with a gross floor area of up to 0.35 times the lot area.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. Planning Act applications submitted after May 9, 2013 are subject to the new Zoning By-law. The site is zoned RD under City-wide Zoning By-law 569-2013. This is a residential zone that permits only detached dwellings having a gross floor area of up to 0.35 times the lot area. The maximum permitted height is 11.0 metres. The zoning map is included in Attachment 4.

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has submitted a Site Plan application concurrently with the Zoning By-law Amendment application.

Townhouse Infill Guidelines

The City's Infill Townhouse Design Guidelines serve as a framework within which architectural and landscape design excellence can thrive. The guidelines articulate and clarify the City's interest in addressing the impacts of townhouse development, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. It is important that new townhouses "fit" within the existing context, and minimize impacts on the surrounding neighbourhood.

Tree Preservation

The applicant proposes to protect 10 existing City trees located on the adjacent City-owned boulevards (3 trees on Spadina Road, 7 trees on Montclair Avenue). A total of 7 trees located on the subject site are proposed to be removed. Urban Forestry staff will review the proposed tree protection measures and the proposed tree removals.

Reasons for the Application

The proposed development does not comply with certain standards contained in the Zoning By-law, including dwelling type, density and setbacks. The zoning for the subject site does not permit townhouse dwellings. The proposed density of 1.11-1.56 times the lot area exceeds the maximum total density of 0.35 times permitted by the Zoning By-law. Additional variances to the Zoning By-law will be confirmed through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale prepared by Goldberg Group;
- Functional Servicing and Stormwater Management Report, prepared by Husson;
- Arborist Report, prepared by Tony RPF Forester & Consulting Arborist;
- Green Development Standards Checklist & Template.

A Notification of Complete Application was issued on April 22, 2015.

Issues to be Resolved

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

- Density of the townhouses and detached dwelling;
- Setbacks of the townhouses;
- Parking access for the townhouses;

- Integral garage of the detached dwelling.

Planning staff will review the application to determine compliance with the *Neighbourhood* policies of the Official Plan including massing and setbacks. The application will be reviewed against the Townhouse Infill Guidelines in order to address the impacts from development on the streetscape and the surrounding neighbourhood.

The proposed density of 1.29 times the area of the lot for the townhouses will be reviewed to determine if it is appropriate. Planning staff will review the proposed front setbacks on Spadina Road and the side setbacks for the townhouse end units.

The proposed detached dwelling on Montclair Avenue has a density of 0.89 times the area of the lot which is significantly higher than the permitted density of 0.35 times the area of the lot. The density will be reviewed to ensure that the massing and scale of the dwelling is appropriate for the site and respects and reinforces the existing physical character of the neighbourhood.

Planning staff have concerns with regard to the proposed integral garage located in the front wall of the detached dwelling. The majority of the houses along Montclair Avenue provide parking to the rear of the dwelling. As well, Planning staff along with Transportation Services will review the proposed driveway entrance to the below-grade garage for the townhouse units in order to limit conflicts with pedestrians and ensure the entrance fits within the character of the neighbourhood.

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.

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

CONTACT

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E-mail: ddriedg@toronto.ca

SIGNATURE

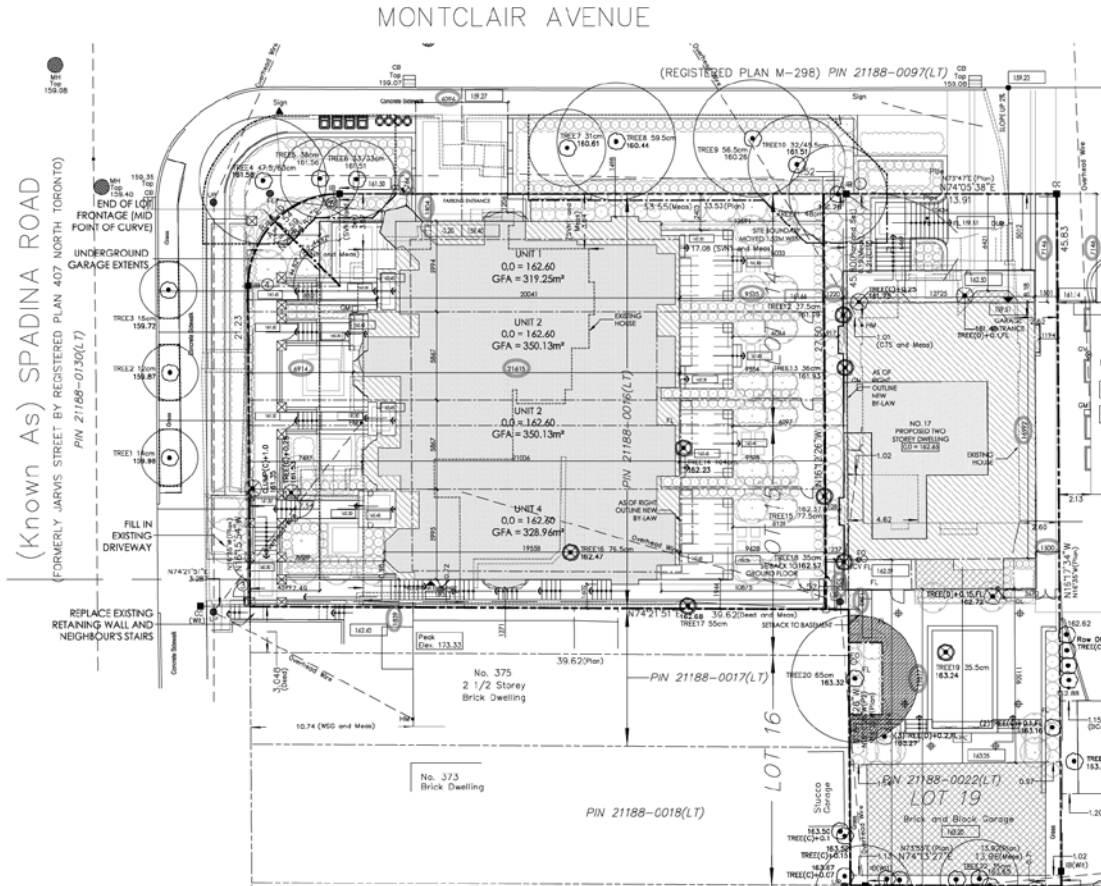
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet


Attachment 1: Site Plan



Site Plan

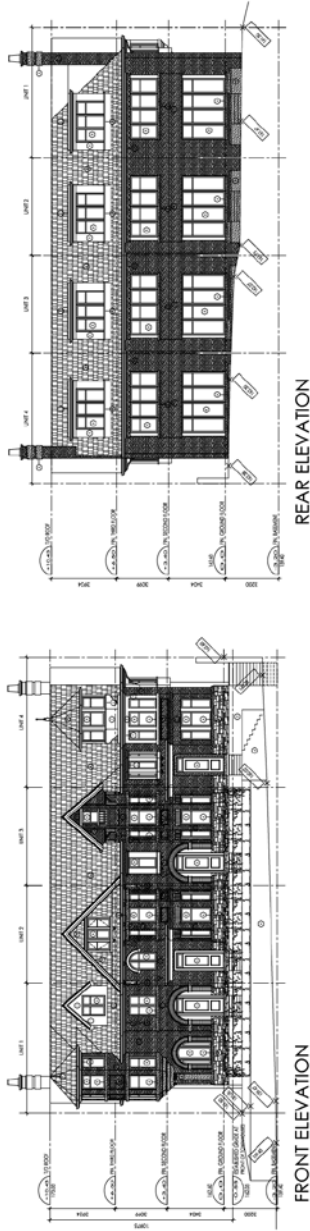
377 Spadina Road and 17 Montclair Avenue

Applicant's Submitted Drawing

Not to Scale 
05/11/2015

File # 15_131139 STE 22 0Z

Attachment 2: Elevations



Elevations

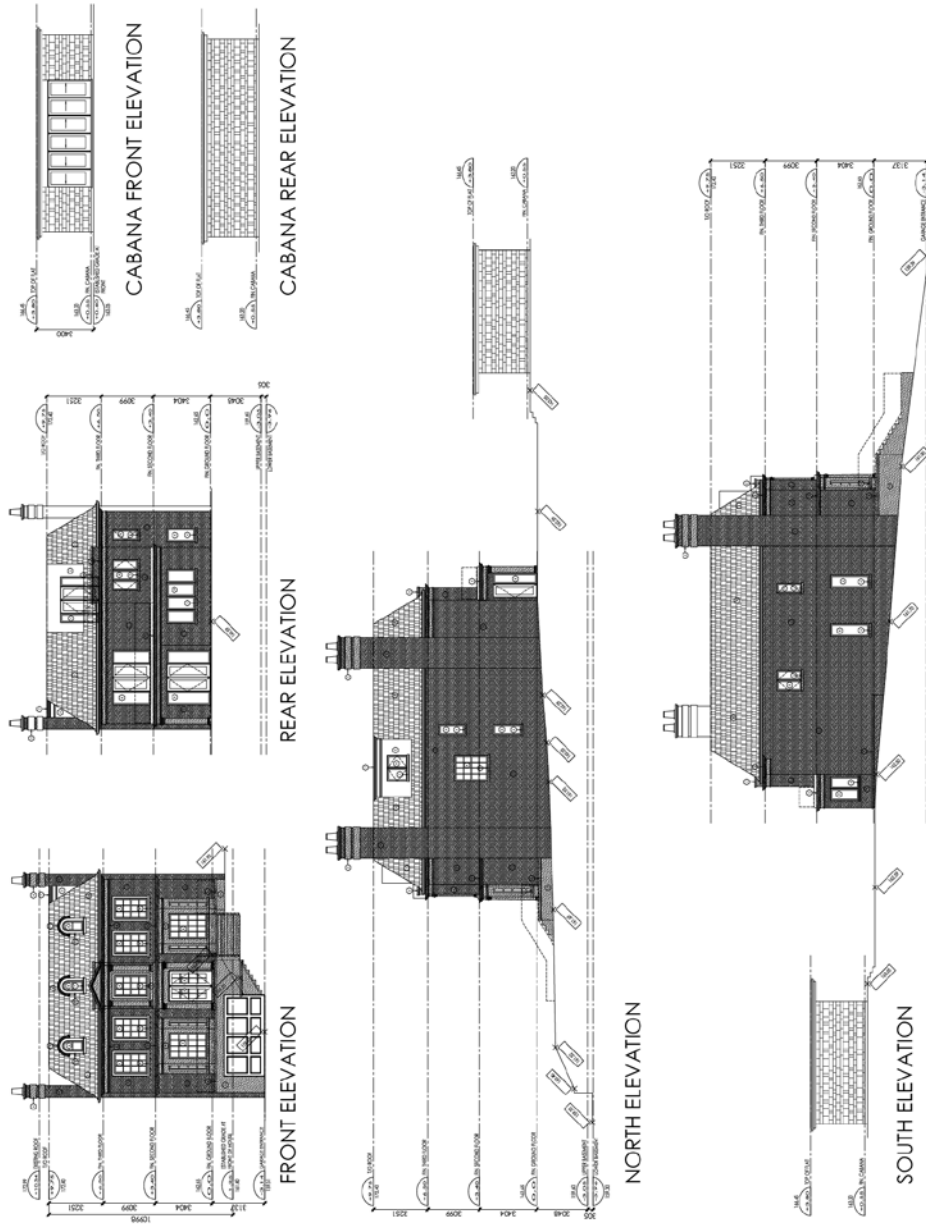
Applicant's Submitted Drawing

Not to Scale
05/11/2015

377 Spadina Road

File # 15_131139 STE 22.0Z

Attachment 3: Elevations



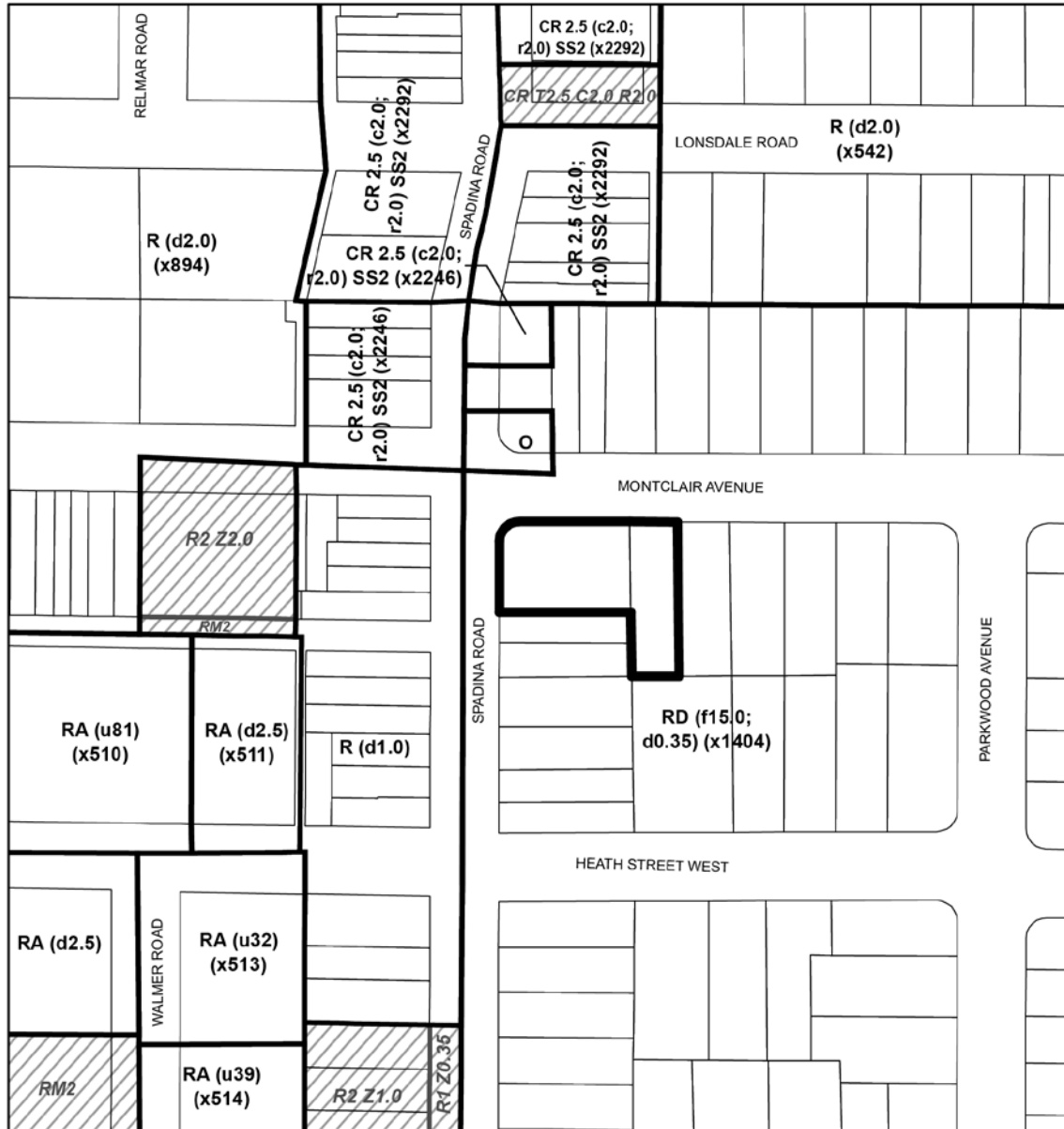
17 Montclair Avenue

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/11/2015

File # 15_131139 STE 22.0Z

Attachment 4: Zoning



Zoning By-Law No. 569-2013

377 Spadina Road and 17 Montclair Avenue

File # 15 131139 STE 22 0Z

Location of Application

R Residential
RD Residential Detached
RA Residential Apartment
CR Commercial Residential
O Open Space

See Former City of Toronto By-Law No. 438-86

R1 Residential District
R2 Residential District
CR Mixed-Use District

See Former City of York By-Law No. 1-83
RM2 Residential Multiple Zone



Not to Scale
 Extracted: 05/11/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 131139 STE 22 OZ
Details	Rezoning, Standard	Application Date:	March 23, 2015
Municipal Address:	377 SPADINA RD & 17 MONTCLAIR AVE		
Location Description:	PLAN M298 LOT 14 PT LOT 15 **GRID S2206		
Project Description:	Proposed demolition of the existing two detached dwellings to facilitate the construction of 4 townhouse dwellings and a new single detached dwelling. The townhouse units will be oriented to Spadina Road while the new single detached dwelling will front onto Montclair Avenue.		

Applicant:	Agent:	Architect:	Owner:
Michael Goldberg 2098 Avenue Road, Toront, ON M5M 4A8	Michael Goldberg 2098 Avenue Road, Toront, ON M5M 4A8	Richard Wengle Architect Inc., 102 Avenue Road, Toronto ON M5R 2H3	Rajacan Developments Inc., 17 Montclair Ave, Toronto ON M4V 1W2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RD (f15.0; d0.35) (x1404)	Historical Status:	N
Height Limit (m):	11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1717	Height:	Storeys:	3
Frontage (m):	47.46		Metres:	11
Depth (m):	45.83			
Total Ground Floor Area (sq. m):	787.84			Total
Total Residential GFA (sq. m):	1942.3		Parking Spaces:	11
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1942.3			
Lot Coverage Ratio (%):	45.8			
Floor Space Index:	1.13			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo, Freehold			
Rooms:	0	Residential GFA (sq. m):	1942.3	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:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	5			

CONTACT: PLANNER NAME: David Driedger, Planner
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