

**62 and 68 Long Branch Avenue and 28 Marina Avenue -
Zoning By-law Amendment Application and Draft Plan of
Standard Condominium - Preliminary Report**

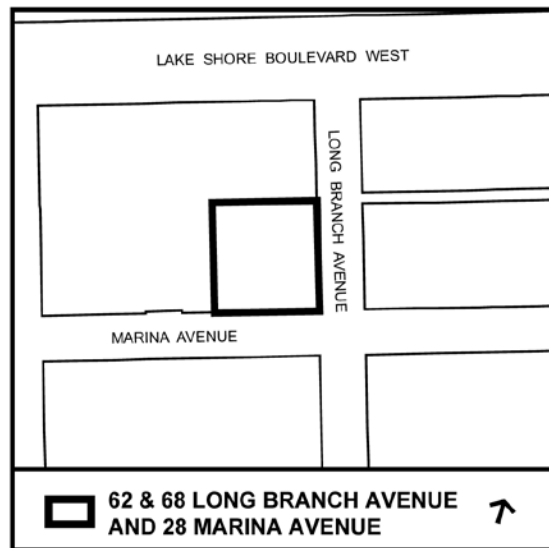
Date:	December 15, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	15 216041 WET 06 OZ 15 216054 WET 06 CD

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 to permit a multi-unit residential development comprised of 30 residential units at 62 and 68 Long Branch Avenue and 28 Marina Avenue. The development would consist of one block of 9 stacked townhouse units fronting Long Branch Avenue and a second block of 21 stacked townhouse units behind. Vehicle access to the site would be provided from Long Branch Avenue and all vehicle and bicycle parking would be provided in an underground garage. The proposed Draft Plan of Condominium would create the townhouse development blocks and unitize the vehicle and bicycle parking.

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

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2016. A Final Report and statutory public meeting under the



Planning Act to consider this application is targeted for the fourth quarter of 2016. This target 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 62 and 68 Long Branch Avenue and 28 Marina 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

A pre-application consultation meeting was held with the applicant on May 20, 2015 to discuss planning application and complete application submission requirements, as well as various issues related to the proposal. Identified issues included: built form, building type, site organization and layout, parking, location of landscaped open spaces and building setbacks.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 to permit a stacked townhouse development at 62 and 68 Long Branch Avenue and 28 Marina Avenue. The proposal would include a total of 30 residential units, comprised of 23 two bedroom and 7 one bedroom units. The development would contain 2,749 m² of floor area, resulting in a floor space index of 1.3 times the lot area.

The proposed development would consist of two blocks (see Attachment 1). Block A would contain nine, 3 storey stacked townhouse units. Block B would contain 21, 3 storey stacked townhouse units. A centre landscaped court would provide access to the eastern units of Block B and a landscaped buffer is proposed between Block A and Block B. All parking would be provided in an underground garage accessible from Long Branch Avenue at the north end of the property.

Summary of Development Statistics:

	Block A	Block B
Proposed Use	Stacked Townhouses	Stacked Townhouses
Height (storeys) + access to rooftop terrace	3	3
Residential GFA (m ²)	838.6	1911.3
Number of Units	9	21
Vehicle Parking	36 Total	
Bicycle Parking	23 Total	

Block A, located on the east side of the site, would be set back 4.26 metres from the front lot line abutting Long Branch Avenue and would contain 9 stacked townhouse units with a total gross floor area of 838.6 m². Block B, located along the west side of the site would be set back 7.55 metres from the west lot line and would have back to back units fronting onto both the centre courtyard and the west lot line. Block B would contain 21 stacked townhouse units with a total gross floor area of 1911.3 m². Both blocks would be set back 2.41 metres from the lot line abutting Marina Avenue. Private outdoor amenity space for both blocks would be provided by at-grade patios or rooftop decks.

Parking for the development would be located in a single level underground parking garage with access off Long Branch Avenue. A total of 36 vehicle parking spaces would be located within the underground garage. Bicycle parking would also be provided within the underground garage.

Site and Surrounding Area

The site is located at the northwest quadrant of Long Branch Avenue and Marina Avenue. It is comprised of three properties municipally known as 62 and 68 Long Branch Avenue and 28 Marina Avenue.

The site is rectangular in shape and has an area of 2,113 m² (.21 hectares). The Long Branch frontage is approximately 47.31 metres in length and the Marina Avenue frontage is approximately 44.71 metres in length. The site gently slopes downward from the north to the south.

The site is currently occupied by 2, two storey detached houses and a single storey building previously used as a funeral home. The corner lot has a significant surface area paved for the funeral home parking.

The immediate area is characterized by a mix of low rise residential uses. Surrounding uses include:

North: One detached house and further north, low rise commercial uses fronting Lake Shore Boulevard West.

East: On the east side of Long Branch Avenue, a place of worship and a midrise 7 storey mixed commercial residential apartment building fronting Lake Shore Boulevard West and a mix of single and multiple unit residential uses east along Marina Avenue.

South: South of Marina Avenue, a mix of low rise single and multiple unit residential uses.

West: A mix of low rise single and multiple unit residential uses.

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 subject site is designated *Neighbourhoods* on Land Use Map 15 in the Official Plan.

Neighbourhoods are considered physically stable areas comprised 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*. In *Neighbourhoods*, development must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

Zoning

The site is subject to the former City of Etobicoke Zoning Code. The northerly portion of the site, municipally known as 68 Long Branch Avenue, is zoned RM-1 District, while the remaining portion of the site is zoned RM-2 District (see Attachment 3a).

The RM-1 District permits a wide range of residential uses, including single-family, duplex, threeplex, fourplex and semi-detached dwellings. Stacked townhouses are not permitted in this zone.

The RM-2 District permits a wide range of residential uses, including single-family, duplex, threeplex, fourplex and semi-detached dwellings as well as embalmers' and funeral directors' premises. Stacked townhouses are not permitted in this zone.

The maximum floor space index permitted in both the RM-1 and RM-2 Districts is 0.6 times the area of the lot and the maximum building height is 11.0 metres. Minimum building setbacks are determined by permitted building.

The site is also subject to City of Toronto Zoning By-law 569-2013. The northerly portion of the site, municipally known as 68 Long Branch Avenue, is zoned RM (u4)(x2) while the remainder of the site is zoned RM (u4)(x376) (see Attachment 3b).

City of Toronto Zoning By-law 569-2013 considers stacked townhouses to be apartment buildings according to the following defined term "Apartment Building":

(55) Apartment Building

means a **building** that has five or more **dwelling units**, with at least one **dwelling unit** entirely or partially above another, and each **dwelling unit** has a separate entrance directly from outside or through a common inside area. A **building** that was originally constructed as a **detached house, semi-detached house or townhouse** and has one or more **secondary suites** is not an **apartment building**.

Apartment buildings are a permitted use if the zoning label has no "u" value or has a "u" value equal to or greater than 5. The "u" value in both zone labels is 4. Therefore apartments are not a permitted dwelling type.

Exceptions RM(x2) and RM (x376) set alternate setback regulations to the standard regulations applicable to the RM zone. In addition, Exception RM (x376) permits a funeral home use on 62 Long Branch Avenue and 28 Marina Avenue.

Site Plan Control

The properties are subject to Site Plan Control. An application has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review. The owner will be required to address any outstanding tree protection and injury issues identified through the review of the application.

Toronto Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing. They provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The application will be assessed using these Guidelines.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. An initial review indicates a Stage II Assessment is required.

Reasons for the Application

An amendment to the former City of Etobicoke Zoning Code is required to permit the proposed stacked townhouses and to amend the applicable performance standards to facilitate the proposed development, including building density and setbacks. An amendment to City of Toronto Zoning By-law 569-2013 is required to amend applicable regulations to facilitate the proposed development such as density, setbacks and permitted number of units. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

The Draft Plan of Condominium application is required to create the two townhouse development blocks and to unitize the underground parking spaces.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Traffic Impact and Parking Study
- Functional Servicing and Stormwater Management Report
- Arborist Report
- Stage 1 Archaeological Assessment

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.

A Notification of Complete Application was issued on November 16, 2015.

Issues to be Resolved

- Conformity with the Official Plan, particularly with respect to the proposed building types and heights, lot frontages and areas, prevailing patterns of rear and side yard setbacks and landscaped open space, lot depths and floor space index to ensure compatibility with the existing character of the neighbourhood;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses;
- Block design including the scale, massing and intensity of the proposed development and associated impacts;
- Site layout and organization;
- Provision of appropriate building setbacks from street lot lines;
- Provision and location of on-site amenity area;
- Servicing connections and adequacy of existing municipal infrastructure;
- Configuration of the proposed lots and garage;
- Assessment of traffic and transportation impacts; and
- Review of the Toronto Green Standard Checklist and Template for compliance with Tier 1 performance measures.

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

CONTACT

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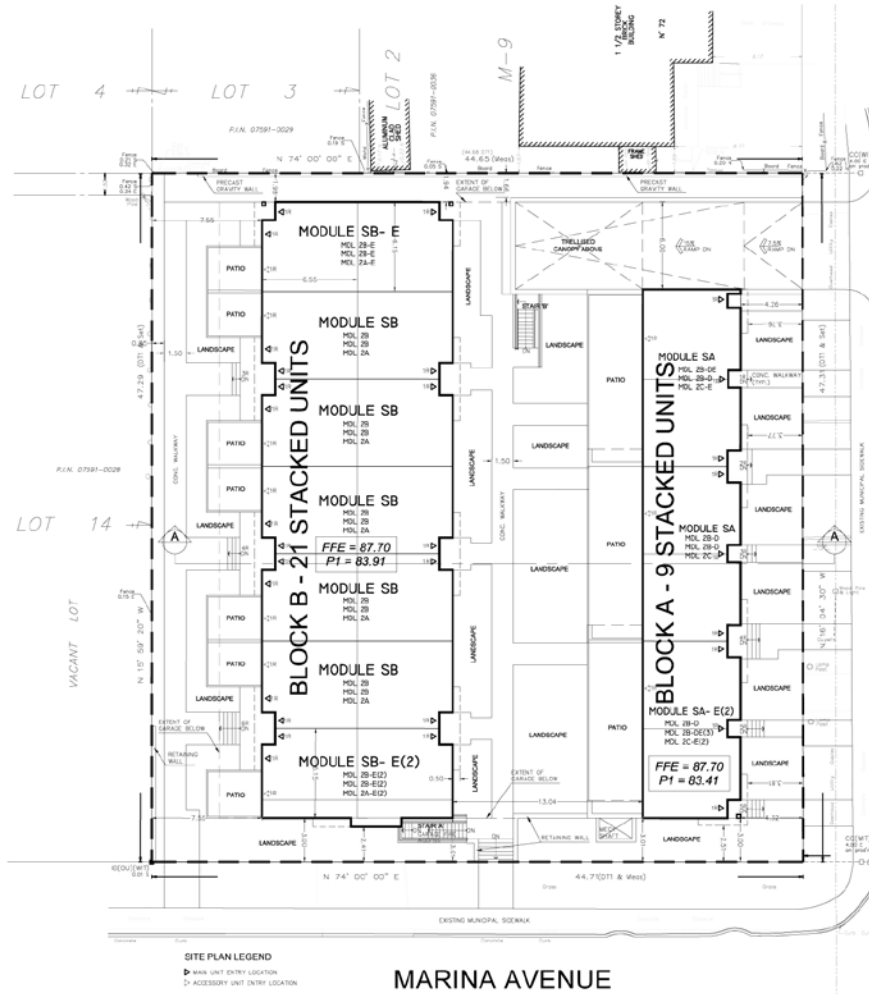
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: Elevations – Block A
Attachment 2b: Elevations - Block B
Attachment 3a: Former City of Etobicoke Zoning Code
Attachment 3b: City of Toronto Zoning By-law 569-2013
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



LONG BRANCH AVENUE

MARINA AVENUE

62 & 68 Long Branch Avenue
and 28 Marina Avenue

File # 15 216041 WET 06 0Z, 15 216051 WET 06 SA, 15 216054 WET 06 CD

Site Plan
Applicant's Submitted Drawing
Not to Scale
10/27/15

Attachment 2a: Elevations - Block A



62 & 68 Long Branch Avenue
and 28 Marina Avenue

File # 15 216041 WET 06 0Z, 15 216051 WET 06 SA, 15 216054 WET 06 CD

Elevations
Applicant's Submitted Drawing

Not to Scale
10/27/15

Attachment 2b: Elevations - Block B

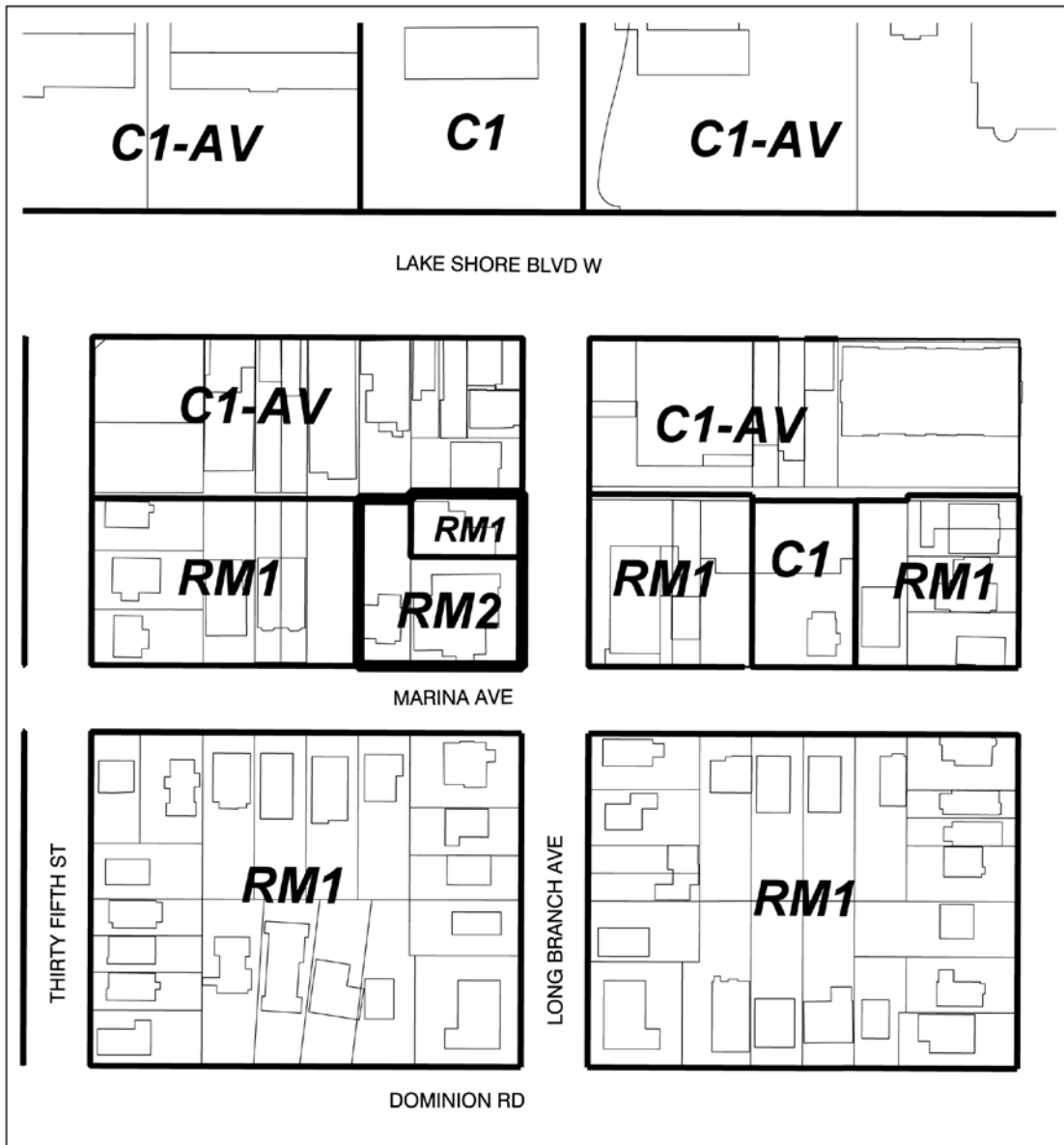


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/27/15

**62 & 68 Long Branch Avenue
 and 28 Marina Avenue**

File # 15 216041 WET 06 OZ, 15 216051 WET 06 SA, 15 216054 WET 06 CD

Attachment 3a: Former City of Etobicoke Zoning Code



62 & 68 Long Branch Avenue and 28 Marina Avenue
 File # 15 215041 WET 06 OZ, 15 216051 WET 06 SA
 15 216054 WET 06 CD

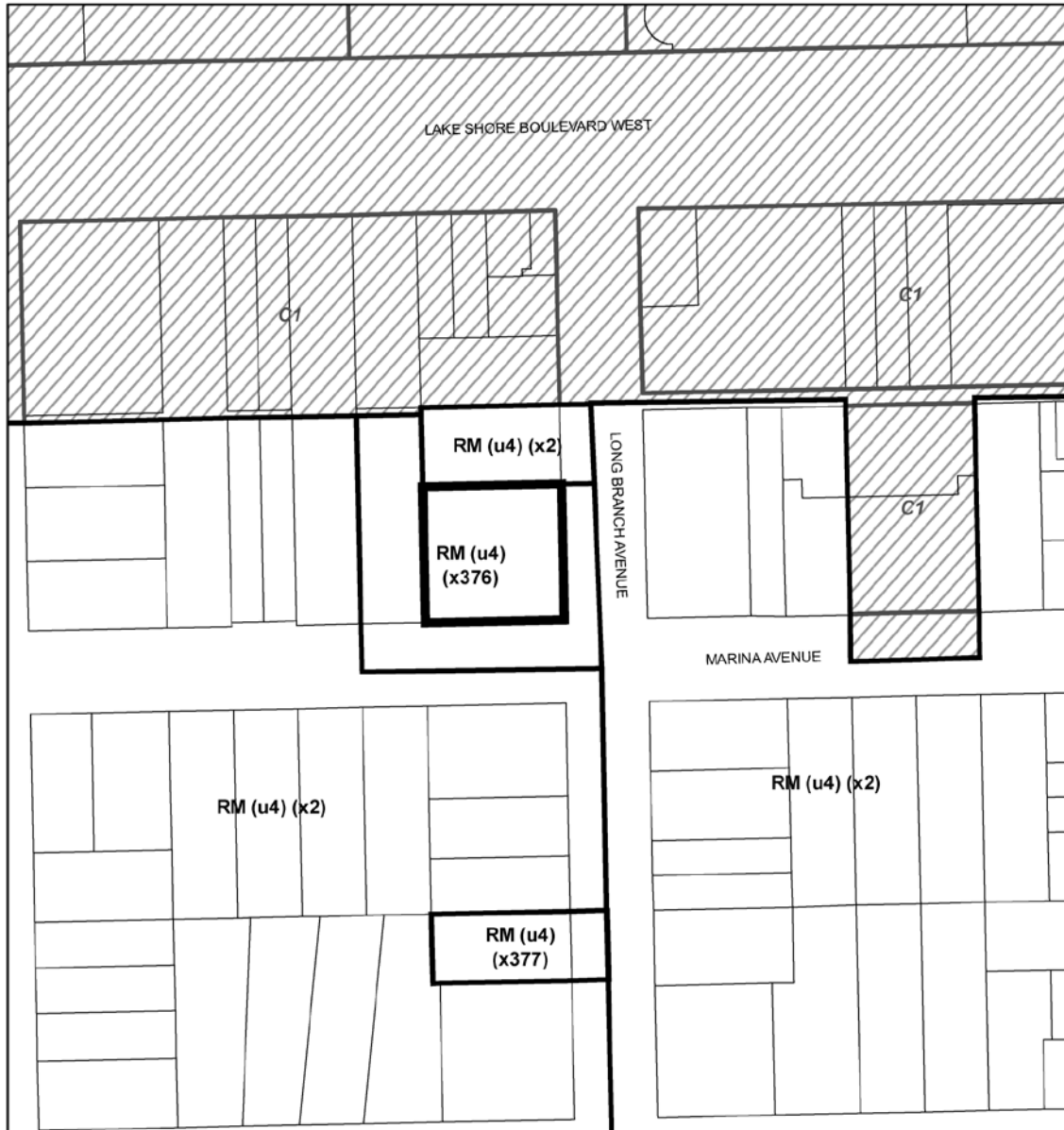
Former Long Branch By-law 23/64
 RM1 Residential Multiple
 RM2 Residential - Other
 C1 Commercial

Former Etobicoke By-law 11,737
 C1-AV Limited Commercial - Avenues



Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 11/27/2015

Attachment 3b: City of Toronto Zoning By-law 569-2013



62 & 68 Long Branch Avenue and 28 Marina Avenue

Zoning By-Law No. 569-2013

File # 15 216041 WET 06 OZ 15 216051 WET 06 SA
15 216054 WET 06 CD

 Location of Application

RM Residential Multiple



See Former City of Etobicoke (Long Branch) By-Law No. 23/64
C1 Commercial



Not to Scale
Extracted: 10/28/2015

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	15 216041 WET 06 OZ
Details	Rezoning, Standard	Application Date:	September 10, 2015

Municipal Address: 62, 68 LONG BRANCH AVENUE and 28 MARINA AVENUE
 Location Description: PLAN M9 BLK I LOTS 17 & 18 **GRID W0605
 Project Description: Proposal for 2 blocks of stacked townhomes consisting of a total of 30 units, 3 storey's in height. A total of 36 vehicle parking spaces are proposed, all in an underground garage.

Applicant:	Agent:	Architect:	Owner:
TJ CIECIURA, DESIGN PLAN SERVICES INC.			MARINA HOLDINGS INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Rm(u4) (x376)	Historical Status:	
Height Limit (m):	12.0	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	2113	Height:	Storeys:	3	
Frontage (m):	47.31		Metres:	9	
Depth (m):	44.71				
Total Ground Floor Area (sq. m):	828.5				Total
Total Residential GFA (sq. m):	2749		Parking Spaces:	36	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2749				
Lot Coverage Ratio (%):	39.2				
Floor Space Index:	1.3				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	2749	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	7	Office GFA (sq. m):	0	0
2 Bedroom:	23	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	30			

CONTACT: PLANNER NAME: Lorne Berg, Senior Planner