

**248 and 260 High Park Avenue - Zoning By-law
Amendment Application - Preliminary Report**

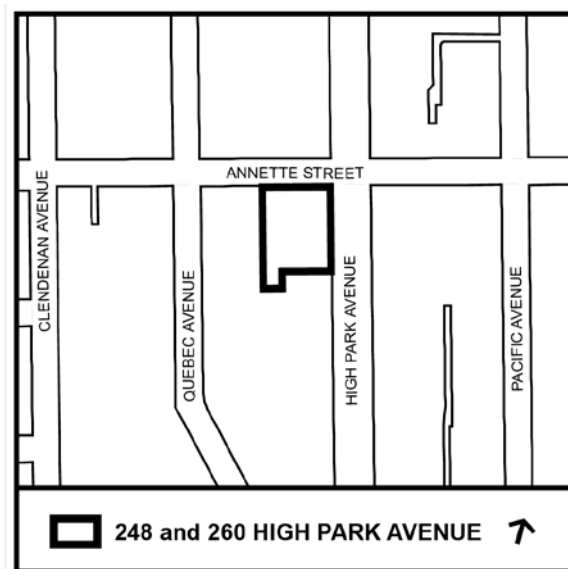
Date:	April 14, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	16 118643 WET 13 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit the redevelopment of the site at 248 and 260 High Park Avenue with a 77 unit, 4-storey residential apartment building, including the partial adaptive re-use of a vacant place of worship. A portion of the existing place of worship and a detached dwelling would be demolished. A total of 107 vehicular parking spaces would be provided in two underground levels, with access from Annette Street.

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 scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2017. 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 248 and 260 High Park 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

In February 1975, Toronto City Council enacted By-law No. 23-75, which permits an 18.9 metre high addition on the south side of the existing place of worship. By-law No. 23-75 also permits a total of 88 one-bedroom suites for elderly people and a maximum gross floor area of 1.0 times the lot area.

City Planning staff are recommending that City Council state its intention to designate the property at 260 High Park Avenue under Part IV, Section 29 of the *Ontario Heritage Act*. A staff report in this regard will be considered by the Toronto Preservation Board on April 21, 2016. The report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB14.6>.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on July 14, 2015 and October 26, 2015 to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest at these meetings included heritage considerations, the scale of the proposal, building setbacks, potential impacts on adjacent residential properties, landscaping and the layout and location of loading, garbage storage and the pick-up drop-off lay-by.

ISSUE BACKGROUND

Proposal

This proposal is to redevelop the site with a 4-storey residential apartment building, including the partial adaptive re-use of a vacant place of worship. The total gross floor area of the proposed development would be approximately 9,850 m², representing a

density of approximately 2.0 times the site area. A total of 77 residential units are proposed, of which: 41 would be one-bedroom; 26 would be two-bedroom; and 10 would be three-bedroom units. A portion of the existing place of worship and the adjacent detached dwelling would be demolished. The proposed addition is 12.6 metres (4 storeys) high, plus a 4.0 metre mechanical penthouse, and would be located to the west and south of the existing place of worship. The church is proposed to be integrated with the new addition and the existing two bell towers would be retained. The original church building was completed in 1908 and an addition (Sunday school building) was completed in 1925. The Sunday school building is proposed to be demolished. The site was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1990.

A total of 107 vehicular parking spaces (92 resident and 15 visitor) are proposed to serve the development. The parking spaces would all be located in a below grade garage, which would be accessed from Annette Street. A pick-up drop-off lay-by would be located on the east side of the building.

A total of 78 bicycle parking spaces would be provided, of which 70 resident spaces would be located at the P1 level and 8 visitor spaces would be located outdoors and at grade, on the east side of the building.

One Type G loading space is proposed to serve the development and it would be located at grade at the northwest corner of the site, adjacent to the underground parking access.

Attachments 1-2 (Site Plan and Elevations) illustrate the development concept for the subject site.

Site and Surrounding Area

The site is located at the southwest corner of High Park Avenue and Annette Street. The site is flat and is largely rectangular in shape, with a small portion of the site located to the rear of the adjacent property to the south (246 High Park Avenue). The site area is approximately 4,873 m² (0.49 hectares) consisting of two lots. The site currently contains a detached dwelling (248 High Park Avenue) and a vacant place of worship (260 High Park Avenue).

Surrounding land uses include:

North: To the north are two and three-storey detached and semi-detached dwellings.

South: To the south are two and three-storey detached dwellings interspersed with low-rise walk-up apartment buildings.

East: To the east are two and three-storey detached and semi-detached dwellings, low-rise walk-up apartment buildings fronting the east side of High Park Avenue and the south side of Annette Street and a former place of worship which was

previously converted into an apartment building. Further east of the site is another place of worship, also previously converted into an apartment building.

West: To the west are two and three-storey detached and semi-detached dwellings, a small number of mixed-use buildings fronting the north side of Annette Street, and three schools.

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 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.

Official Plan

The lands are designated *Neighbourhoods* on Map 17 –Land Use Map in the Official Plan (see Attachment 3: 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.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form", "Housing" and "Heritage" sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan is available at: http://www.toronto.ca/planning/official_plan/introduction/htm

Official Plan Amendment No. 320 (OPA 320)

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Both former City of Toronto Zoning By-law No. 438-86 and City-wide Zoning By-law No. 569-2013 continue to apply to the site while By-law No. 569-2013 is under appeal.

The subject site is zoned Residential (R2 Z0.6) under former City of Toronto Zoning By-law No. 438-86 and Residential (R (d0.6) (x737)) under City-wide Zoning By-law No. 569-2013. Both zone categories permit a wide variety of residential uses, including an apartment building, and a number of non-residential uses, subject to conditions. Both zone categories permit a maximum density of 0.6 times the area of the lot and a maximum height of 10 metres.

Exception 737 applies to the property at 260 High Park Avenue and refers to prevailing site-specific Zoning By-law No. 23-75. By-law No. 23-75 permits an 18.9 metre high addition on the south side of the existing place of worship, a total of 88 one-bedroom suites for elderly people and a maximum gross floor area of 1.0 times the lot area.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has been submitted (Application No. 16 118663 WET 13 SA) and is being reviewed concurrently with this Zoning By-law Amendment application.

Tree Preservation

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist and Tree Preservation Report, which is currently under review by staff. The Arborist and Tree Preservation Report indicates that the development proposes to remove two City-owned trees and two protected private trees.

Tenure

The applicant has advised that the proposed 77 residential units would be condominium units.

Reasons for the Application

A Zoning By-law Amendment is required to permit the form, height and density of the residential development proposed. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Community Services and Facilities Study;
- Traffic Impact, Parking and Loading Study;
- Functional Servicing Report;
- Heritage Impact Assessment;
- Arborist and Tree Preservation Report; and
- Toronto Green Standard Checklist.

A Notification of Complete Application was issued on February 26, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- determining conformity with the Official Plan;
- impacts on the proposal should City Council state its intention to designate the property at 260 High Park Avenue under Part IV, Section 29 of the *Ontario Heritage Act*;
- relationship between the existing heritage building and the proposed addition;
- existing pattern of development and open space within the block
- site layout, organization, scale, massing and density of the proposal;
- provision of landscaping and sufficient outdoor amenity space for future residents;
- provision of appropriate setbacks, separation distance and transition to surrounding properties;
- impacts on adjacent properties, including overlook and privacy;
- site circulation, location of the proposed loading space and garbage storage;
- assessment of traffic and transportation impacts;
- appropriate servicing infrastructure to support the proposed development; and
- review of Toronto Green Standard Checklist and Template 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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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: North and East Elevations

Attachment 2b: South and West Elevations

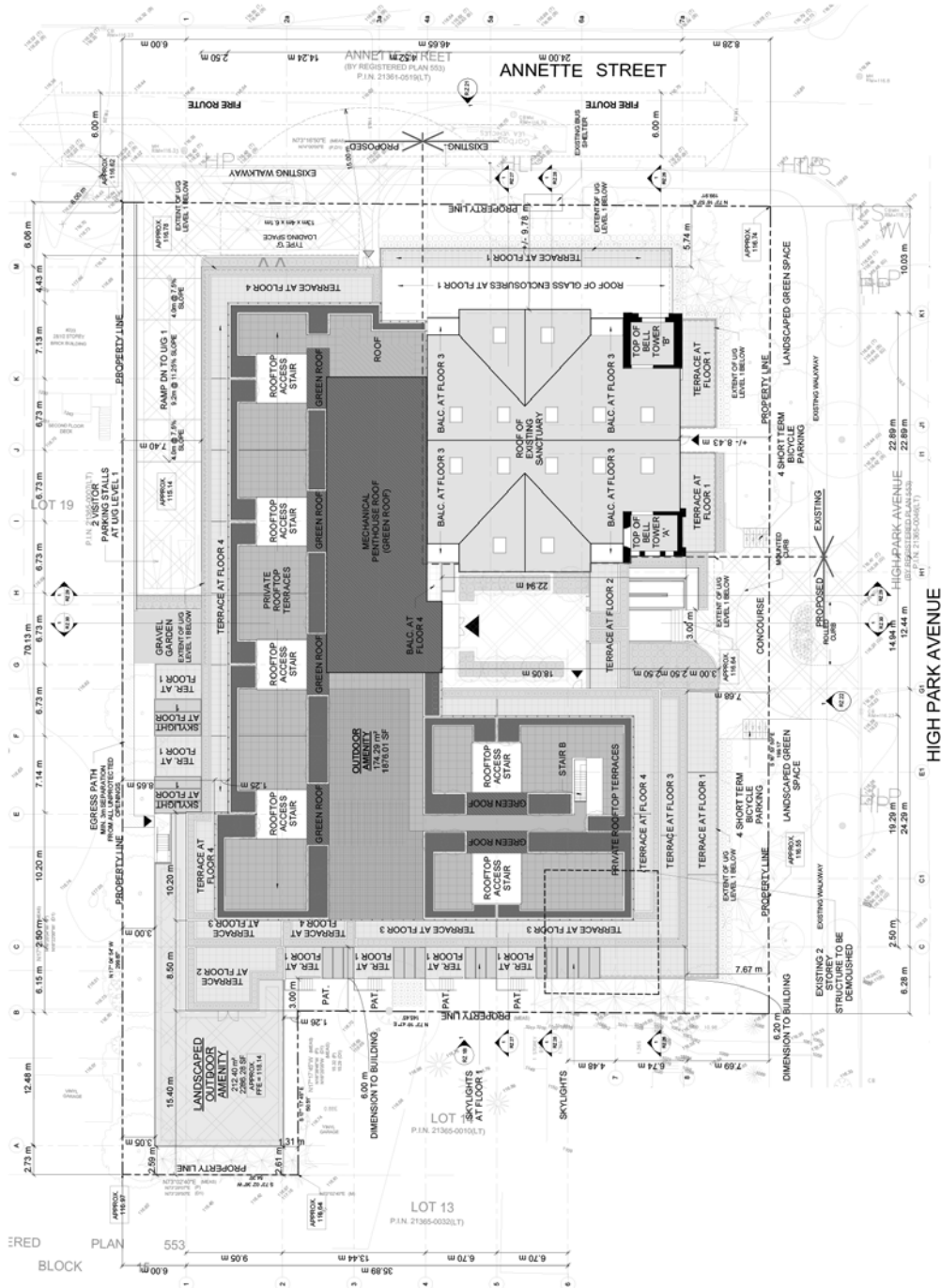
Attachment 3: Official Plan

Attachment 4: Former City of Toronto Zoning By-law No. 438-86

Attachment 5: City-Wide Zoning By-law No. 569-2013

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



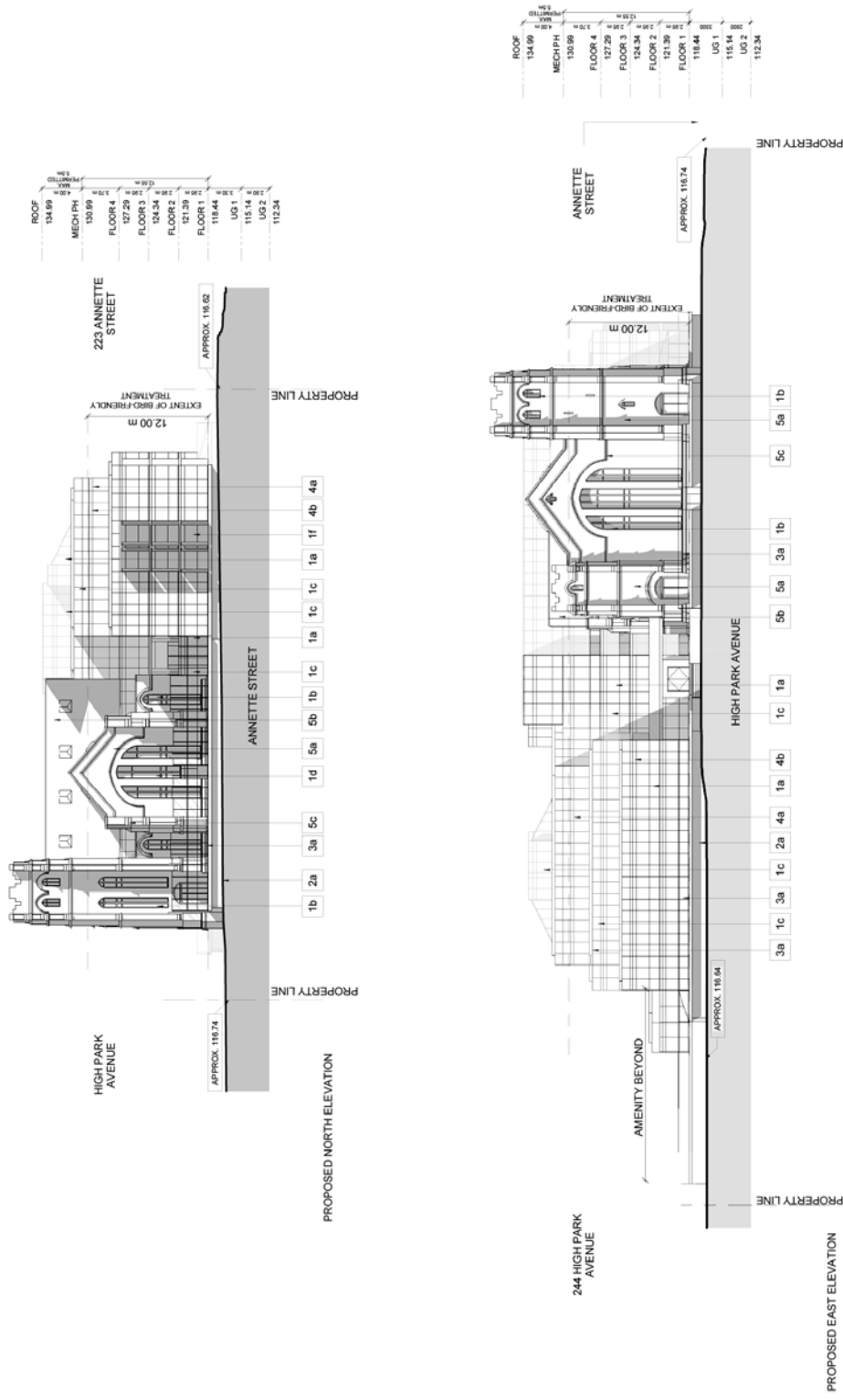
248 and 260 High Park Avenue

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 03/09/16

File # 16 118643 WET 13 0Z

Attachment 2a: North and East Elevations



Proposed North & East Elevation

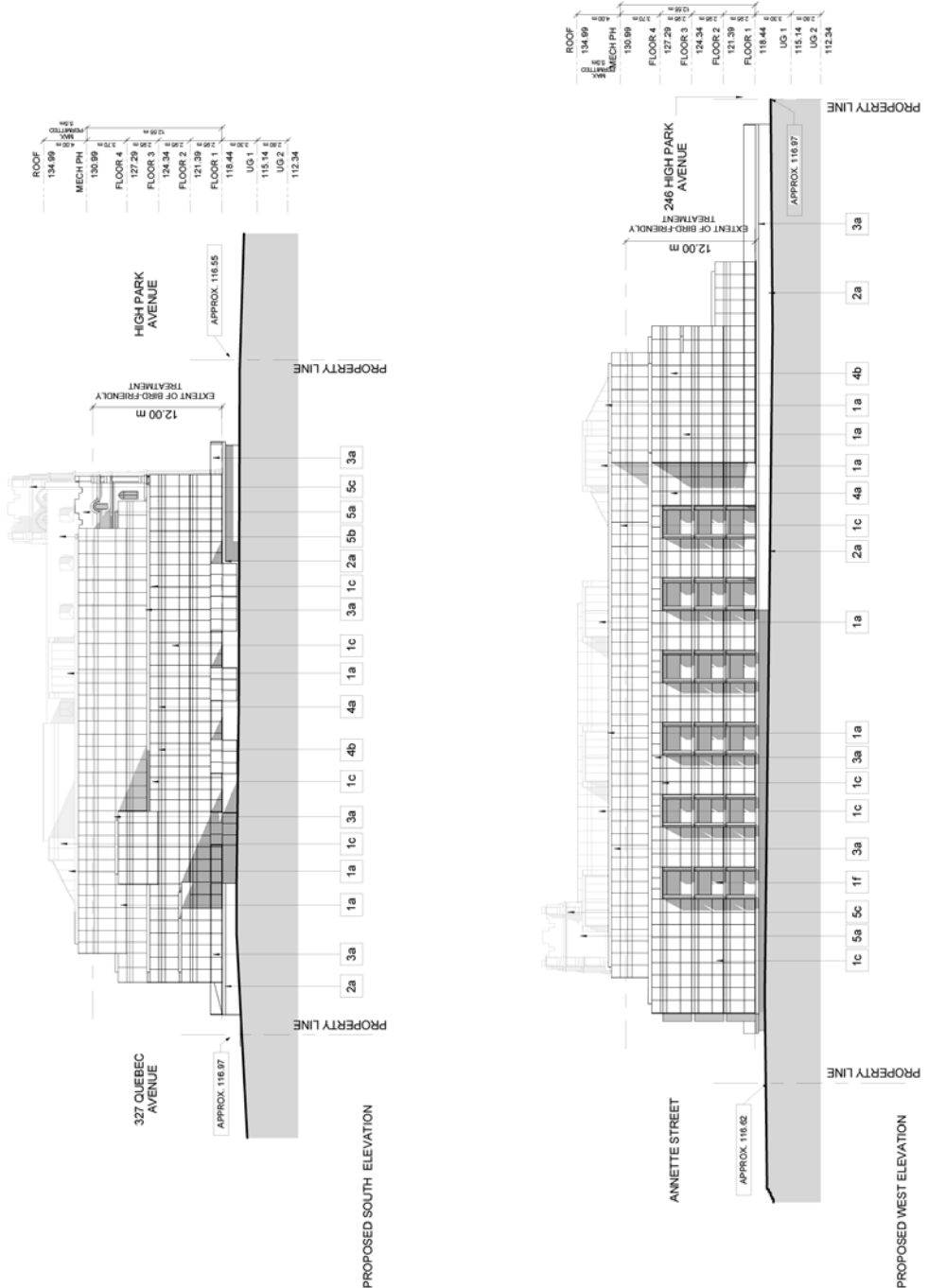
248 and 260 High Park Avenue

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/09/16

File # 16 118643 WET 13 0Z

Attachment 2b: South and West Elevations



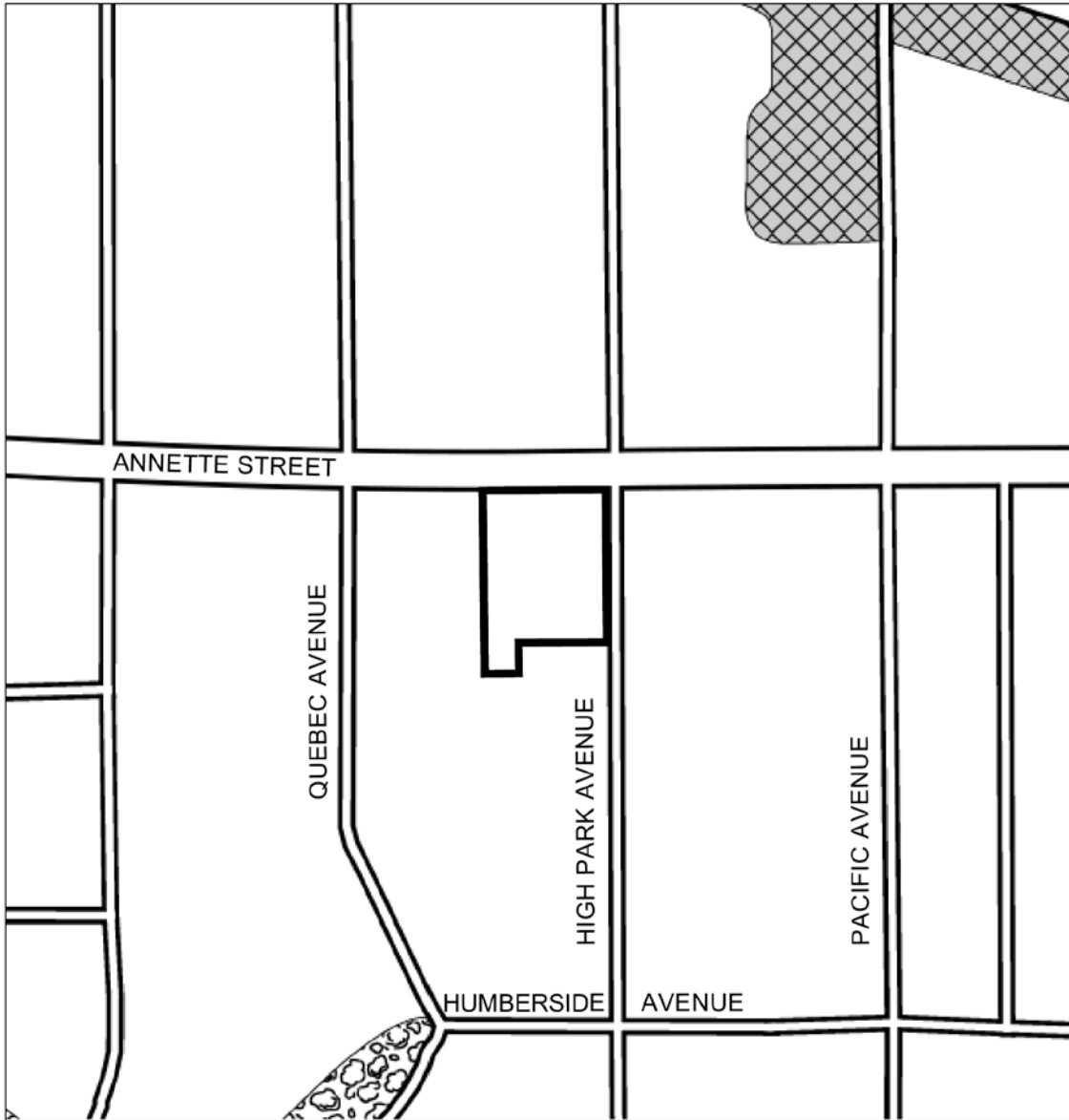
Proposed South & West Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/09/16

248 and 260 High Park Avenue

File # 16 118643 WET 13 0Z

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

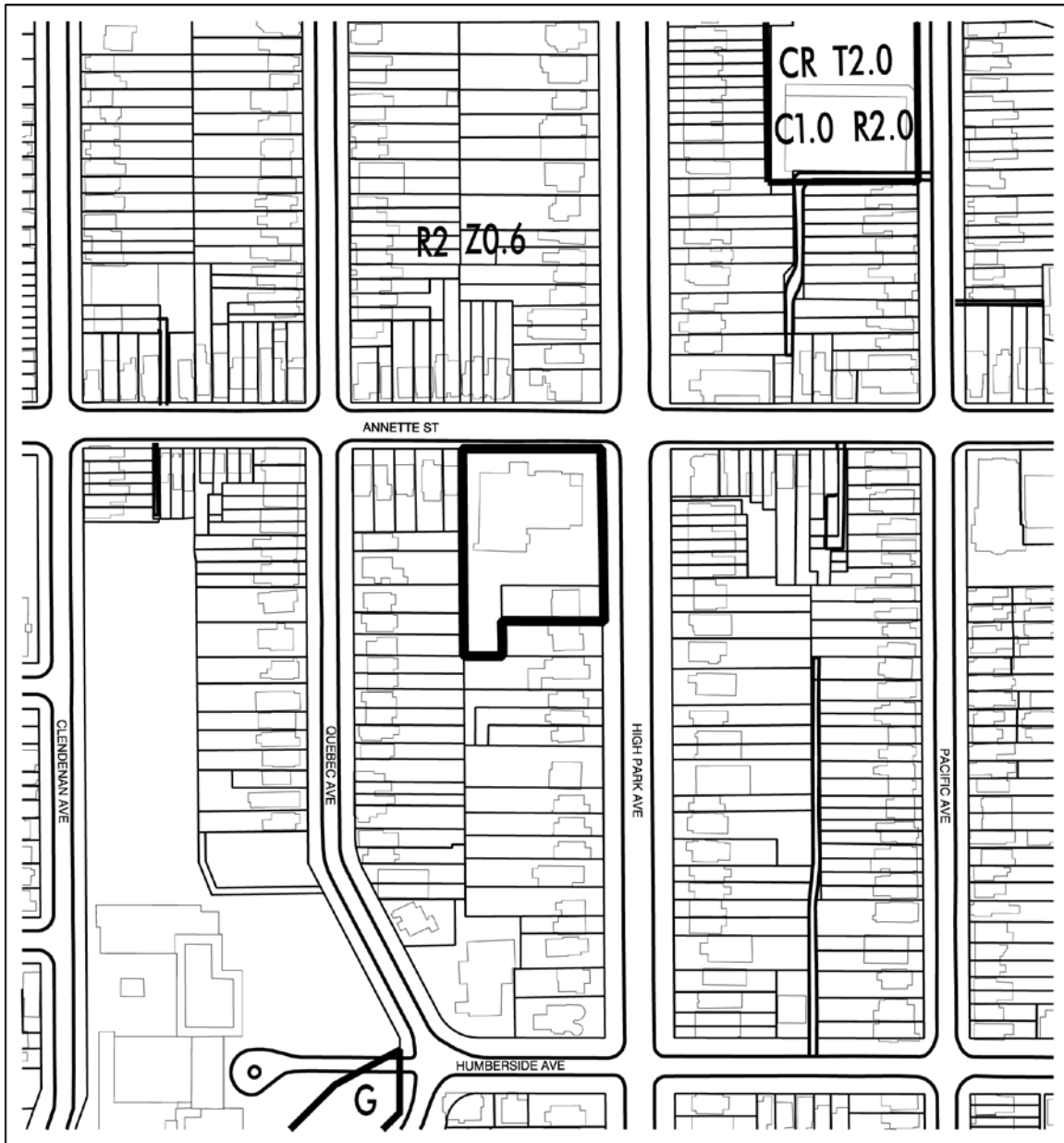
248 and 260 High Park Avenue

File # 16_118643 WET 13 0Z

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |


 Not to Scale
 03/09/16

Attachment 4: Former City of Toronto Zoning By-law No. 438-86



Toronto City Planning
Zoning

248 and 260 High Park Avenue

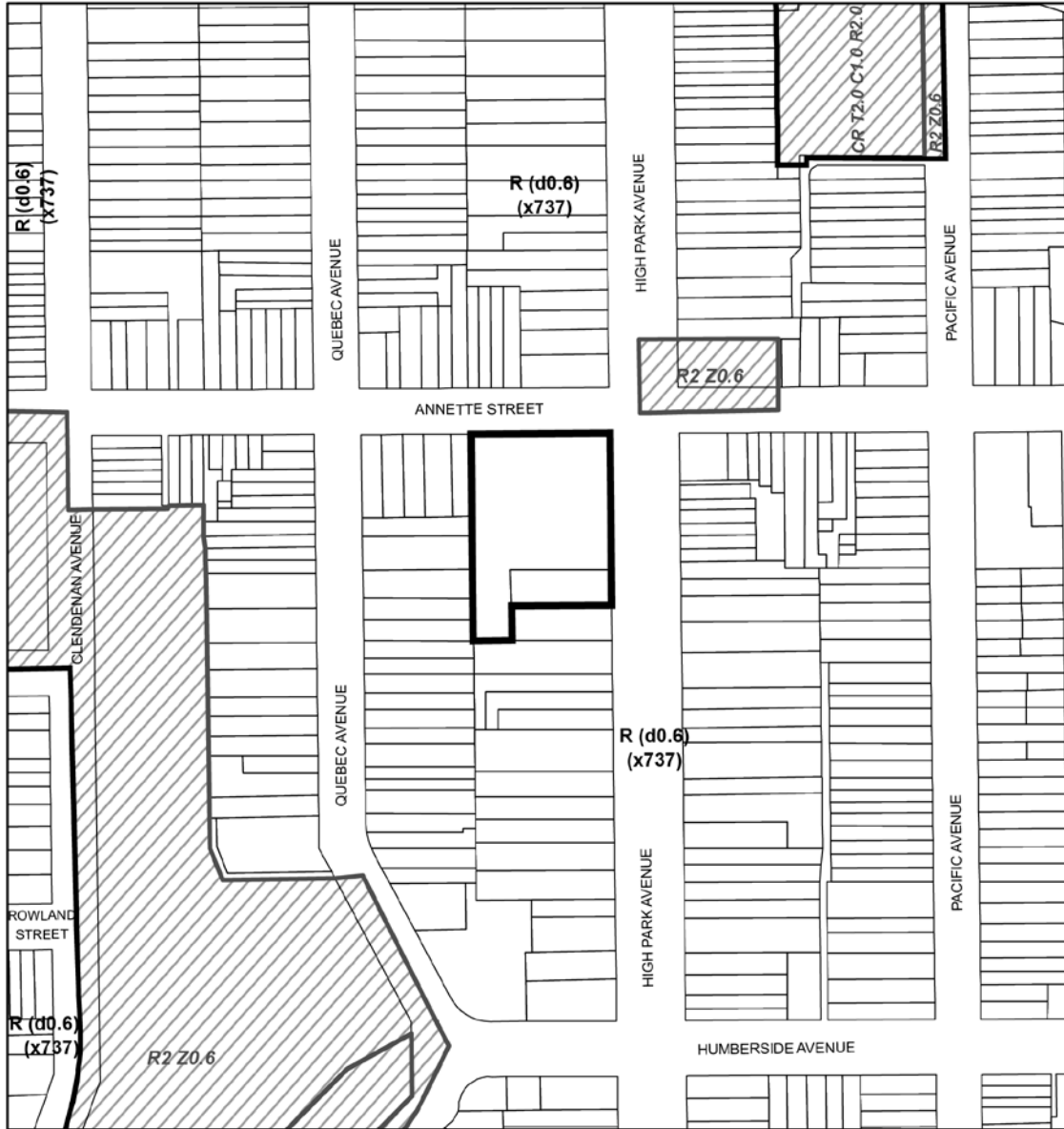
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R2 Residential District
CR Mixed-Use District
G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/11/2016

Attachment 5: City-Wide Zoning By-law No. 569-2013



TORONTO City Planning
Zoning

248 and 260 High Park Avenue
File # 16 118643 WET 13 OZ

Location of Application
R Residential

See Former City of Toronto By-Law No. 438-86
R2 Residential District
CR Mixed-Use District
G Parks District

↑
Not to Scale
Extracted: 03/09/2016

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 118643 WET 13 OZ
Details	Rezoning, Standard	Application Date:	February 19, 2016

Municipal Address: 248 AND 260 HIGH PARK AVENUE
 Location Description: PLAN 553 BLK 15 E PT LOT 15 **GRID W1308

Project Description: This application proposes to redevelop the site with a 4-storey residential apartment building, including the partial adaptive re-use of a vacant place of worship. A total of 77 residential units are proposed and 107 vehicular parking spaces would be provided underground.

Applicant:	Agent:	Architect:	Owner:
MCG Consultants Inc. 500 Rathburn Road Toronto, ON M9S 3S8	MCG Consultants Inc. 500 Rathburn Road Toronto, ON M9S 3S8	Turner Fleischer Architects 67 Lesmill Road Toronto, ON M3B 2T8	Trac Developments Inc. 500 Rathburn Road Toronto, ON M9S 3S8

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	By-law No. 23-75
Zoning:	R2 (438-86); R(569-2013)	Historical Status:	Listed (260 High Park Avenue)
Height Limit (m):	10	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	4,873	Height:	Storeys:	4
Frontage (m):	76		Metres:	16.6
Depth (m):	61			
Total Ground Floor Area (sq. m):	2,613			Total
Total Residential GFA (sq. m):	9,850		Parking Spaces:	107
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	9,850			
Lot Coverage Ratio (%):	53			
Floor Space Index:	2.0			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	
Bachelor:	0
1 Bedroom:	41(53%)
2 Bedroom:	26 (34%)
3 + Bedroom:	10 (13%)
Total Units:	77 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9,850		0
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

CONTACT: PLANNER NAME: Anthony Hommik, Planner
TELEPHONE: 416-394-6006