

96 - 104 Coxwell Ave - Zoning Amendment Application - Preliminary Report

Date:	December 4, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	15-229572 STE 32 OZ

SUMMARY

This application proposes a four-storey residential building containing 22 stacked townhome units with associated below grade parking at 96 - 104 Coxwell Ave. A total of 20 parking spaces are proposed.

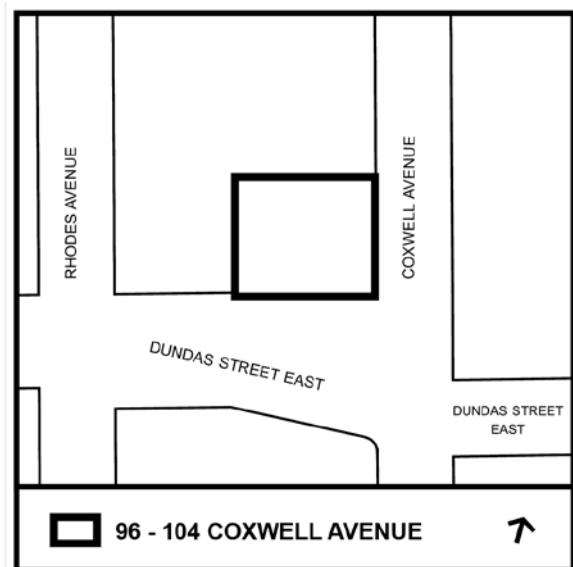
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation Meeting is anticipated to be held in the first quarter of 2016. The final report is targeted for the third quarter of 2016. The target date assumes that 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 96 - 104 Coxwell 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 on May 27, 2015 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a four storey residential building with 22 stacked condominium townhouse units. The proposed building would have a total gross floor area of approximately 2637.3 square metres, resulting in density of 2.03 times the area of the lot. The overall height of this building is 17 metres. 20 vehicular parking spaces and 20 bicycle parking spaces below grade are proposed to serve this development. Access to the below grade parking spaces is proposed to be from Coxwell Avenue.

Attachments 1 through 5 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet.

Site and Surrounding Area

The subject site is located at the northwest corner of Dundas Street East and Coxwell Avenue. It is directly north of a traffic island, the purpose of which is primarily to facilitate right-turn movements for vehicles travelling southbound on Coxwell Avenue and turning west on to Dundas Street East. The 37 metre wide site is comprised of four contiguous lots – 96, 98, 100 and 104 Coxwell Avenue – and has an overall area of approximately 2637.3 square metres.

The subject site is currently occupied by a 2-storey commercial building at 96 Coxwell Avenue, a 2-storey semi-detached residential dwelling at 98 and 100 Coxwell Avenue, and a 2-storey mixed use building at 104 Coxwell Avenue, with ground floor commercial use and residential use above. There are four residential units on the subject lands; two units above 96 Coxwell Avenue and 1 residential unit at both 98 and 100 Coxwell Avenue. The existing buildings at these addresses would be demolished with this proposal.

Uses surrounding the site include:

- North: There are primarily 2- and 2 ½-storey detached, semi-detached and row houses along Coxwell Avenue.
- South: There is a development of 7 triplexes with a total of 21 residential units on the southwest corner of Dundas Street East and Coxwell Avenue. Further south on Coxwell are primarily 2- and 2 ½-storey detached, semi-detached and row houses.
- East: At the northeast corner of Dundas Street East and Coxwell Avenue is 55 Division Toronto Police Station. At the southeast corner of Dundas Street East and Coxwell Avenue are a couple of mixed use buildings with commercial uses on the ground floor and residential above. Further east on Dundas Street East are primarily 2- and 2 ½-storey detached, semi-detached and row houses and a 3-storey walk-up apartment.
- West: There are primarily 2- and 2 ½-storey detached, semi-detached and row houses primarily fronting on north-south streets off of Dundas Street East.

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.

Official Plan

The property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up 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*.

Areas designated as *Neighbourhoods* within the Official Plan are generally not intended for redevelopment purposes or intensification, they are intended to be stable areas where redevelopment respects and reinforces the existing built form. A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 in the Official Plan states: "Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- 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 street 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."

The Official Plan also states that the prevailing building type will be the predominant form of development in the neighbourhood.

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

Zoning

The site is zoned R4 Z1.0 in the former City of Toronto Zoning By-law 438-86 and R(d1.0) (x407) in the City of Toronto Zoning By-law 569-2013. The zoning permits a variety of residential uses, including townhouses and apartment buildings to a maximum density of 1.0 times the area of the lot. The height limit is 12 metres.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Control (15 229575 STE 32 SA) has been submitted and is being reviewed concurrently with the subject application.

Tree Preservation

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry.

Reasons for the Application

A Zoning By-law Amendment application is required because the proposed development does not comply with provisions of both Zoning By-laws 438-86 and 569-2013, as amended. The total permitted density for all uses is 1.0 times the lot area and the maximum permitted height is 14 metres. The proposal requires a Zoning By-law amendment to permit a density of 2.03 times the lot area, a 17 metre tall building, and other zoning standards.

Additional areas of non-compliance with the Zoning By-law will be assessed as the review of the application advances.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey & Topographical Survey
- Concept Plan
- Architectural Plans, Elevations, Sections and Renderings
- Landscape Plans
- Site Grading Plan
- Site Servicing Plan
- Tree Preservation Plan
- Planning Rationale
- Arborist Report
- Solar Analysis Study
- Functional Servicing and Stormwater Management Report
- Traffic Impact and Parking Study
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on October 28, 2015.

Issues to be Resolved

The following issues have been identified during the preliminary review of this application, and will require further examination:

- Conformity with the policies of the Toronto Official Plan and consideration of the neighbourhood's prevailing building type;
- The appropriateness of the density of the proposed development;
- The appropriateness of the height, massing, setbacks and building depth of the proposed development;
- The appropriateness of the building orientation and façade design relative to its corner location;

- The location and amount of interior and exterior amenity space;
- The location, provision and access to bicycle and vehicular parking spaces;
- The amount of front yard and rear yard landscaped space;
- The sun and shadow impacts of the proposed development;
- Consideration for the traffic island removal and the development of a parkette through the TO Green Streets program at the northwest corner of Dundas Street East and Coxwell Avenue and the potential relocation of the existing TTC bus stop adjacent to the development into the parkette.

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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SIGNATURE

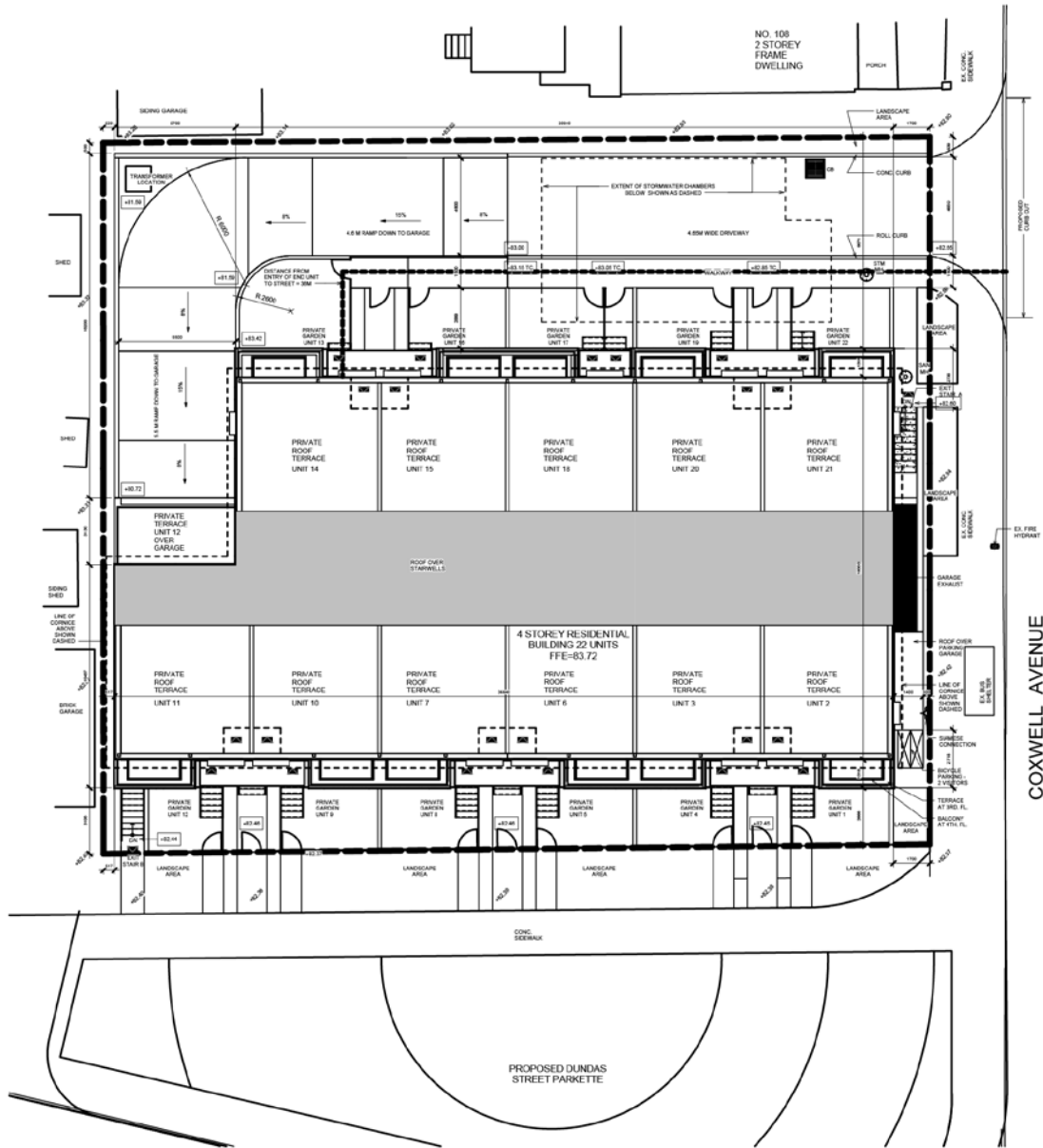
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet


Attachment 1: Site Plan



Site Plan

96 - 104 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale 
11/13/2015

File # 15 229572 STE 32 0Z

Attachment 2: South Elevation



South Elevation

96 - 104 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale
11/13/2015

File # 15 229572 STE 32 0Z

Attachment 3: North Elevation



North Elevation

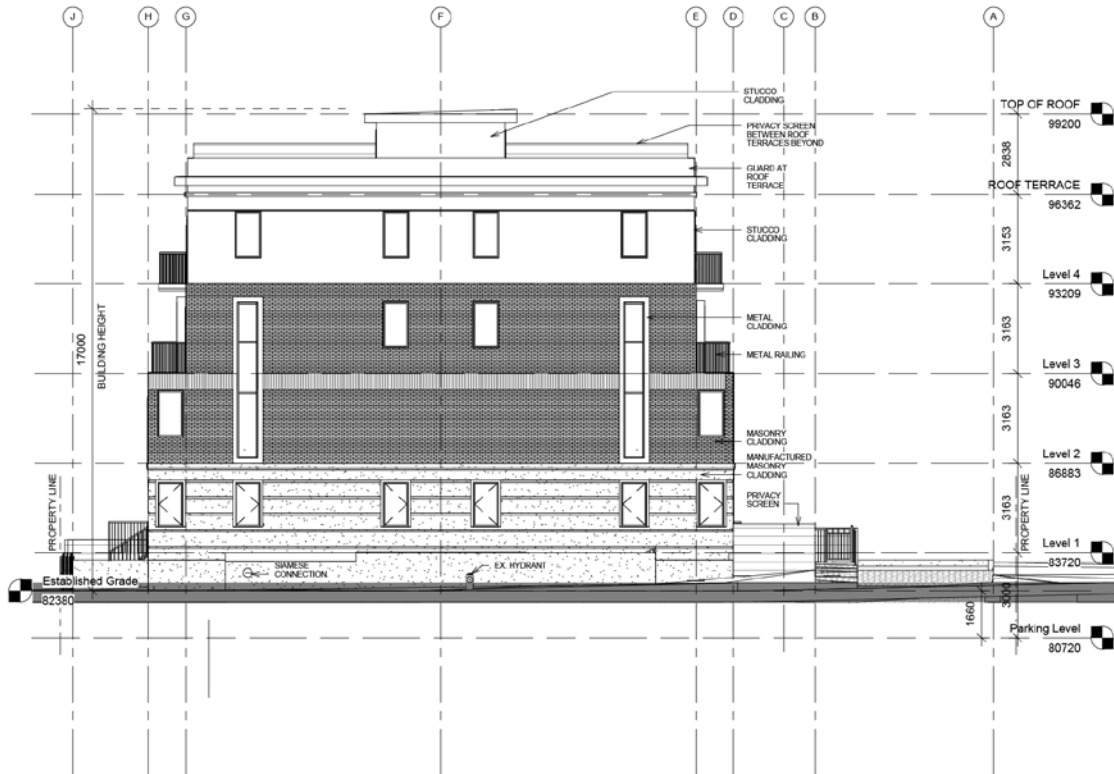
Applicant's Submitted Drawing

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Attachment 4: East Elevation



East Elevation

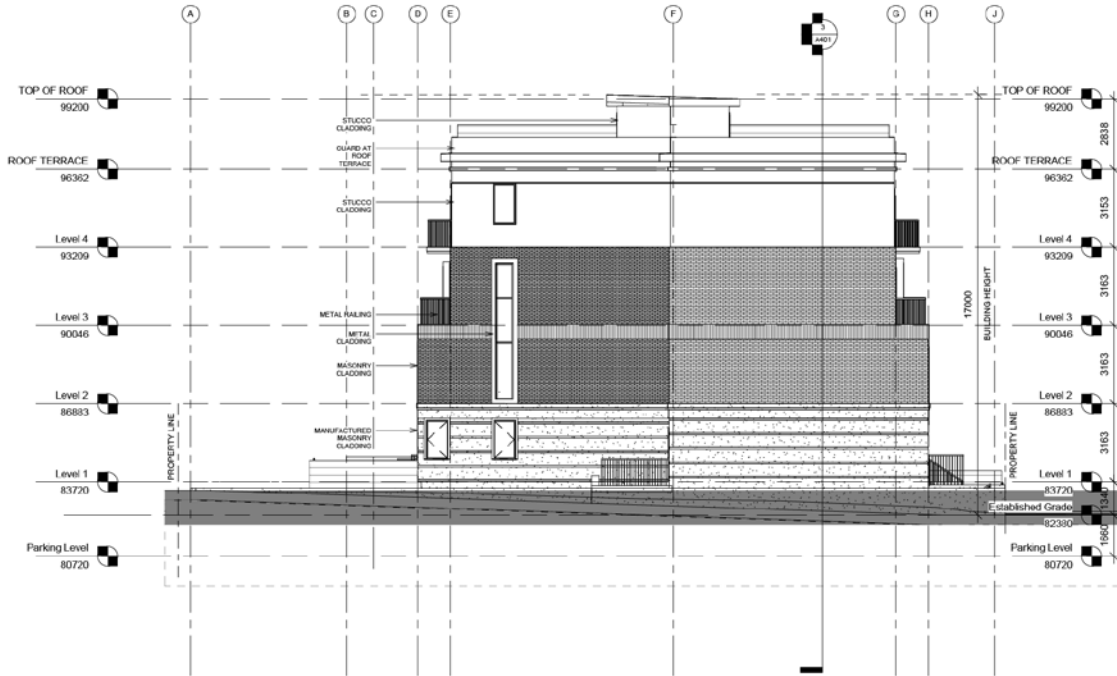
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Applicant's Submitted Drawing

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Attachment 5: West Elevation



West Elevation

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Not to Scale
11/13/2015

96 -104 Coxwell Avenue

File # 15 229572 STE 32 0Z

Attachment 6: Zoning



Zoning By-Law No. 569-2013

95-104 Coxwell Avenue

File # 15 229572 STE 32 02

Location of Application

R Residential

ON Open Space Natural
OR Open Space Recreation



Not to Scale
Extracted: 11/13/2015

