

**26 Ernest Avenue – Zoning Amendment Application –  
Supplementary Report**

<b>Date:</b>	January 13, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 18 – Davenport
<b>Reference Number:</b>	14 169077 STE 18 OZ

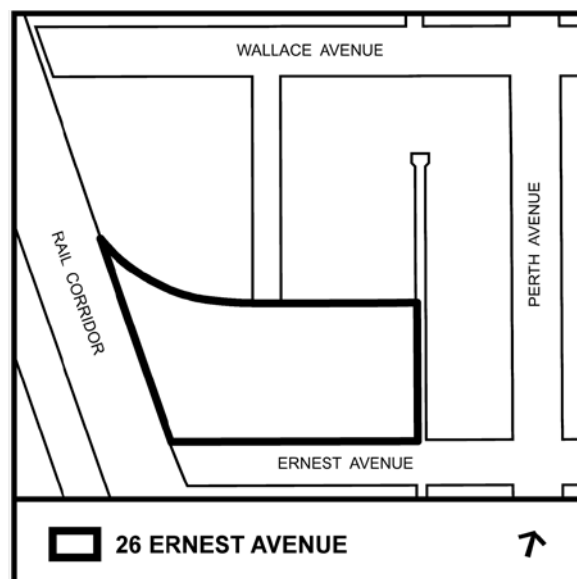
**SUMMARY**

This supplementary report provides the Draft Zoning By-law Amendment and discusses the community benefits to be secured under Section 37 of the *Planning Act* for the proposed development at 26 Ernest Avenue. The subject application is addressed in the Supplementary Report from the Director, Community Planning, Toronto and East York District dated December 16, 2015.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86, for the lands at 26 Ernest Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the report (January 13, 2016) from the Director, Community Planning, Toronto and East York District.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. Prior to the earlier of the issuance of site plan approval or the first building permit for the site, including a permit for excavation or shoring, the owner shall provide an indexed cash contribution to the City in the amount of \$100,000 to be allocated towards capital improvements at the City-owned community centre located at 362 Wallace Avenue, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.
    - ii. The financial contribution referred to in subsection 3.1.i. shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.
    - iii. In the event the cash contribution referred to in Section 3.a.i. has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, to the satisfaction of the Chief Planner and Executive Director of City Planning, in consultation with the Ward Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
  - b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
    - i. Prior to the earlier of site plan approval or the first building permit for the lands, including a permit for shoring or excavation, the Owner is required to obtain and register on title all necessary easements and agreements over the lands municipally known as 351 Wallace Avenue to permit access to and use of the loading space, driveway, and driveway ramp to the underground parking in favour of the Owner, to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor.

- ii. Prior to site plan approval, the owner is required to convey to the City at nominal cost, free and clear of encumbrances, a lane widening of 1.98 metres along the east property line to the satisfaction of the Executive Director, Transportation Services in consultation with the City Solicitor.
- iii. Prior to the earlier of the first above-grade building permit or any condominium approval for the development, the owner shall:
  - 1. construct and thereafter maintain an accessible extension of the private Elsie Lane on the lot from the north property line to Ernest Avenue which shall appear and function as if it is a City-owned and operated public road;
  - 2. at the owner's sole cost and expense, this extension shall be constructed to City public road standards, with a minimum width of 16.0 metres, and on similar terms and conditions as the construction of the portion of Elsie Lane at 351 Wallace Avenue, with the specific location, configuration and design to be determined in the context of site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006*, as amended, and secured in a Site Plan Agreement with the City, all to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor;
  - 3. the owner covenants and agrees to dedicate the road to the City at nominal cost in the future in the event the City, at its sole discretion, elects to acquire the private Elsie Lane as a public road, on similar terms and conditions as those secured for Elsie Lane within the development municipally known as 351 Wallace Avenue; and
  - 4. at the owner's sole expense, prepare and convey a public access easement to the City over the private Elsie Lane on similar terms and conditions secured in the private Elsie Lane public access easement at 351 Wallace Avenue, all to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor.

- c. Prior to the issuance of site plan approval, and secured through a Site Plan Agreement, the Owner shall provide a letter of credit in a form and amount satisfactory to the Executive Director, Engineering and Construction Services, to secure the completion of the private lane required in Recommendation 3.b.ii.

### **Financial Impact**

There is no financial impact.

### **ISSUE BACKGROUND**

A detailed review of the application is provided in the report from the Director, Community Planning, Toronto and East York District dated December 16, 2015 and headed: "26 Ernest Ave - Zoning Amendment Application – Supplementary Report"

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-87082.pdf>

The draft zoning by-law amendment, found in Attachment 1 of this report, is provided based on the detailed review and recommendations of the Supplementary Report noted above. The draft zoning by-law amendment includes the community benefits to be secured in the Section 37 Agreement as detailed in this report, dated January 13, 2016.

### **COMMENTS**

#### **Section 37**

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Map 1 in the Draft Zoning By-law and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

1. Prior to the earlier of the issuance of site plan approval or the first building permit for the site, including a permit for excavation or shoring, the owner shall provide an indexed cash contribution to the City in the amount of \$100,000 to be allocated towards capital improvements at the City-owned community centre located at 362 Wallace Avenue, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor. The financial contribution shall be indexed upwardly in accordance Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made.
2. In the event the cash contribution has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the Ward Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

3. Prior to the earlier of site plan approval or the first building permit for the lot, including a permit for shoring or excavation, the owner is required to obtain and register on title all necessary easements and agreements over the lands municipally known as 351 Wallace Avenue to permit access to and use of the loading space, driveway, and driveway ramp to the underground parking in favour of the owner, to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor;
4. Prior to site plan approval, the owner is required to convey to the City at nominal cost, free and clear of encumbrances, a lane widening of 1.98 metres along the east property line to the satisfaction of the Executive Director, Transportation Services in consultation with the City Solicitor;
5. Prior to the earlier of the first above-grade building permit or any condominium approval for the development, the owner shall:
  - a. Construct and thereafter maintain an accessible extension of the private Elsie Lane on the lot from the north property line to Ernest Avenue which shall appear and function as if it is a City-owned and operated public road:
    - i. at the owner's sole cost and expense, this extension shall be constructed to City public road standards, with a minimum width of 16.0 metres and on similar terms and conditions as the construction of the portion of Elsie Lane constructed in 351 Wallace Avenue, with the specific location, configuration and design to be determined in the context of site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006*, as amended, and secured in a Site Plan Agreement with the City, all to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor; and
    - ii. the owner covenants and agrees to dedicate the road to the City at nominal cost in the future in the event the City, at its sole discretion, elects to acquire the private Elsie Lane as a public road, on similar terms and conditions as those secured for Elsie Lane within the development municipally known as 351 Wallace Avenue.
  - b. At the owner's sole expense, prepare and convey a public access easement to the City over the private Elsie Lane on similar terms and conditions secured in the private Elsie Lane public access easement at 351 Wallace Avenue, all to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor.

6. Prior to the issuance of site plan approval, and secured through a Site Plan Agreement, the owner shall provide a letter of credit in a form and amount satisfactory to the Executive Director, Engineering and Construction Services, to secure the completion of the private lane required in Clause (4).

## **CONTACT**

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E-mail: erossin@toronto.ca

## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Draft Zoning By-law Amendment

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Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. ~-2016**

#### **To amend Zoning By-law No. 438-86, as amended, With respect to the lands municipally known as, 26 Ernest Avenue**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, a By-law passed under Section 34 of the *Planning Act* may authorize increases in the height or density of development beyond that otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the bylaw, and

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

WHEREAS the increase in height and density of development permitted under this By-law beyond that otherwise permitted on the Lands by By-law No. 438-86, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner of the Lands and the City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this By-law are permitted subject to compliance with all the conditions set out in this By-law and in return for the provision by the *owner* of this *lot* of the facilities, services and matters to the City at the *owner's* sole expense as set out in Appendix "1" of this By-law, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act*.
2. Where Appendix 1 of this By-law requires the *owner* to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
3. The *owner* shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Appendix 1 are satisfied.
4. Except as otherwise provided herein, the provisions of By-Law 438-86, as amended, shall continue to apply to the *lot*.
5. This By-law applies to the lands delineated by heavy lines as shown on Map 1, and municipally known as 26 Ernest Avenue, attached to and forming part of this By-law.
6. District Map 48J-312 contained in Appendices 'A' and 'B' of By-law No. 438-86, as amended, is further amended by re-designating the land outlined by heavy lines on Map 1, attached to and forming part of this By-law, from "I2" to "R3" .
7. None of the provisions of Section 2(1) "*grade*", "*height*", "*parking space*", "*row house*" and "*lot*"; 4(2); 4(4); 4(6); 4(11); 4(12); 4(13); 6(1); 6(3) PART I, (1), PART II (2-8), PART III, PART IV (2-4), of By-law No. 438-86 of the former City of Toronto, being "A By-law and specific amending By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection or use of *row housing* and uses and structures *accessory* thereto on the *lot*, provided that:
  - (1) the *lot* comprises at least the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (2) Gross Floor Area
    - (a) The maximum *residential gross floor area* of the *row houses* on the *lot* shall be 11,860.0 square metres, and it can only be located on Blocks 1, 2 and 3, as shown on Map 2.
  - (3) Permitted Uses
    - (a) The permitted use on the *lot* shall be: *row houses*.
  - (4) Density



- (a) A maximum residential density of 1.66 Floor Space Index.
- (5) Number of Units
- (a) The maximum number of *row house(s) dwelling units* on the lot shall be 79.
- (6) Height
- (a) No portion of any *residential* building or *residential* structure, including all mechanical equipment, shall exceed the *height* measured in metres from *grade* as shown on Map 2.
- (7) Parking and Loading
- (a) A minimum of 100 *parking spaces* shall be provided, of which:
    - (i) 92 residential *parking spaces* are located below *grade*;
    - (ii) 8 visitor *parking spaces* are located at *grade*:
      - A. visitor *parking spaces* shall have minimum dimensions of 2.6 metres in width by 7.3 metres in length.
  - (b) The *parking spaces* required under subsection 3(7)(a)(i) may be accessed from:
    - (i) the *lot*; or
    - (ii) from the adjacent property municipally known as 351 Wallace Avenue, subject to the appropriate legal easements for site access and use of the adjacent property.
  - (c) A minimum of 1 *loading space - type 'G'*:
    - (i) shall be provided on the *lot*; or
    - (ii) may be provided on the adjacent property municipally known as 351 Wallace Avenue and shared with the *owner* of the development site at 26 Ernest Avenue, subject to the appropriate legal easements for site access and use of the adjacent property.
- (8) *Bicycle Parking Space*
- (a) A minimum of 99 *bicycle parking spaces* shall be provided, of which:
    - (i) 79 shall be *bicycle parking space – occupant* and located below *grade*;
    - (ii) 20 shall be *bicycle parking spaces - visitor* and located at *grade*.
- (9) Landscaped Open Space
- (a) A minimum of 40.0% of the area of the *lot* shall be provided as *landscaped open space*, excluding the on-site parkland dedication.
- (10) Amenity Space
- (a) A minimum of 2.0 square metres of outdoor *residential amenity space* shall be provided per *dwelling unit*.
- (11) Setbacks
- (a) Minimum setbacks are as shown on Map 2.

(12) Projections

(a) Despite Section 10 of this By-law, the following projections are permitted into the required setbacks up to a maximum of 1.2 metres:

(i) An entrance canopy, porch, exterior stairs and garbage chute.

8. Notwithstanding any existing or future severances, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

9. Definitions

For the purposes of this By-law, each word or expression that is italicized in this By-law shall have the same meaning as such word or expression as defined in Bylaw No. 438-86, as amended, except for the following:

(1) "*grade*" for Blocks 1 and 3 means 114.13 metres above Canadian Geodetic Datum, and for Block 2 means 114.85 metres above Canadian Geodetic Datum.

(2) "*lot*" means of those lands delineated by heavy lines on Map 1.

(3) "*height*" means the vertical distance between *grade* and the highest point of the structure and is shown on Map 2.

(4) "*parking space*" means an area that is readily available at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle, measuring a minimum of 6.5 metres in length and 2.6 metres in width.

10. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

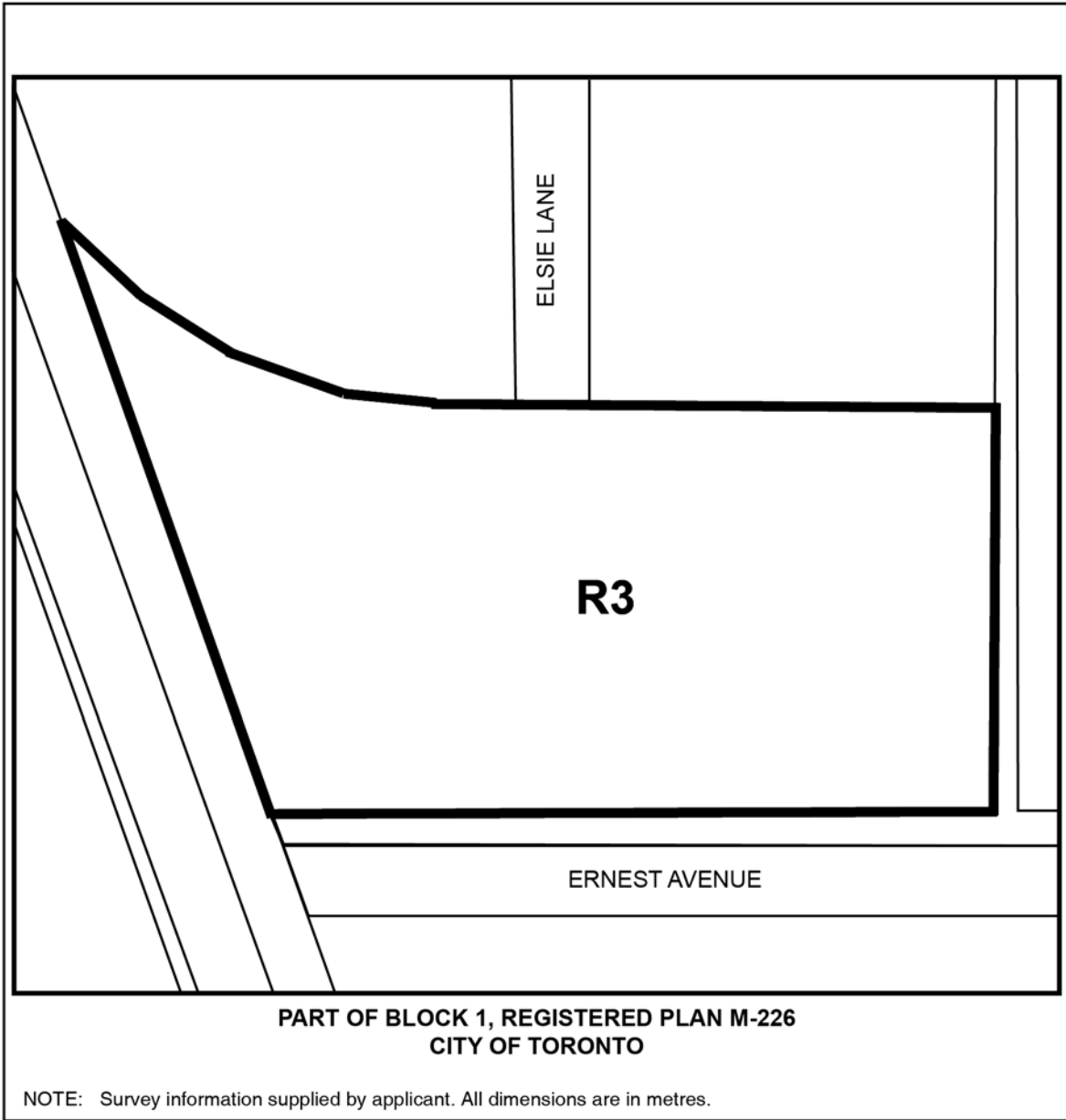
(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



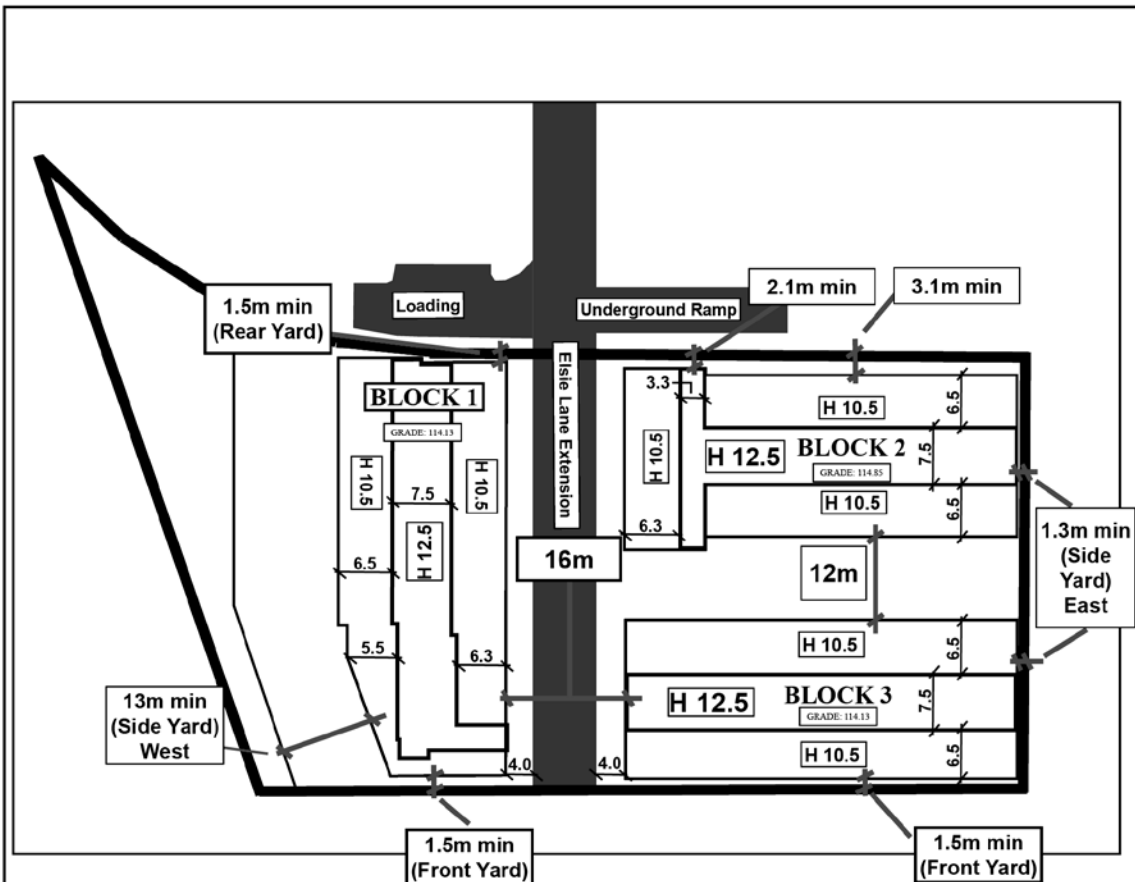
26 Ernest Avenue

Map 1

File # 14 169077 STE 18 0Z



Not to Scale  
12/15/2015



**PART OF BLOCK 1, REGISTERED PLAN M-226  
CITY OF TORONTO**

[H 12.5] DENOTES MAXIMUM HEIGHT IN METERS ABOVE GRADE TO TOP OF ROOF PARAPET.  
 [H.10.5] DENOTES MAXIMUM HEIGHT IN METERS ABOVE GRADE TO TOP OF PATIO PARAPET.  
 GRADE IS MEASURED AT 114.13 FOR BLOCK 1, 114.85 FOR BLOCK 2 AND 114.13 FOR BLOCK 3.

NOTE: Survey information supplied by applicant. All dimensions are in metres.



**26 Ernest Avenue**

**Map 2**

File # 14 169077 STE 18 OZ



APPENDIX 1

## SECTION 37 PROVISIONS

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Map 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

1. Prior to the earlier of the issuance of site plan approval or the first building permit for the site, including a permit for excavation or shoring, the owner shall provide an indexed cash contribution to the City in the amount of \$100,000 to be allocated towards capital improvements at the City-owned community centre located at 362 Wallace Avenue, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor. The financial contribution shall be indexed upwardly in accordance Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made.
2. In the event the cash contribution has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, to the satisfaction of the Chief Planner and Executive Director of City Planning, in consultation with the Ward Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
3. Prior to the earlier of site plan approval or the first building permit for the *lot*, including a permit for shoring or excavation, the *owner* is required to obtain and register on title all necessary easements and agreements over the lands municipally known as 351 Wallace Avenue to permit access to and use of the *loading space – type "G"*, driveway, and driveway ramp to the underground parking in favour of the *owner*, to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor;
4. Prior to site plan approval, the owner is required to convey to the City at nominal cost, free and clear of encumbrances, a lane widening of 1.98 metres along the east property line to the satisfaction of the Executive Director, Transportation Services in consultation with the City Solicitor;
5. Prior to the earlier of the first above-grade building permit or any condominium approval for the development, the owner shall:
  - a. Construct and thereafter maintain an accessible extension of the private Elsie Lane on the *lot* from the north property line to Ernest Avenue which shall appear and function as if it is a City-owned and operated public road:

- i. at the *owner's* sole cost and expense, this extension shall be constructed to City public road standards, with a minimum width of 16.0 metres and on similar terms and conditions as the construction of the portion of Elsie Lane constructed in 351 Wallace Avenue, with the specific location, configuration and design to be determined in the context of site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006*, as amended, and secured in a Site Plan Agreement with the City, all to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor; and
    - ii. the *owner* covenants and agrees to dedicate the road to the City at nominal cost in the future in the event the City, at its sole discretion, elects to acquire the private Elsie Lane as a public road, on similar terms and conditions as those secured for Elsie Lane within the development municipally known as 351 Wallace Avenue.
  - b. At the *owner's* sole expense, prepare and convey a public access easement to the City over the private Elsie Lane on similar terms and conditions secured in the private Elsie Lane public access easement at 351 Wallace Avenue, all to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor.
6. Prior to the issuance of site plan approval, and secured through a Site Plan Agreement, the *owner* shall provide a letter of credit in a form and amount satisfactory to the Executive Director, Engineering and Construction Services, to secure the completion of the private lane required in Clause (4).