

**68 Daisy Avenue – Zoning By-law Amendment Application  
– Request for Direction Report**

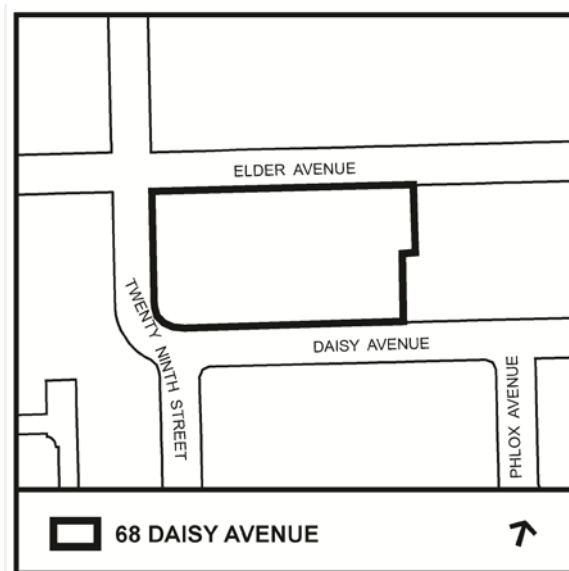
<b>Date:</b>	December 16, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Ward:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	15 168656 WET 06 OZ

**SUMMARY**

The applicant has appealed the subject Zoning By-law Amendment application to the Ontario Municipal Board (OMB) citing Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. A Preliminary Hearing has been scheduled for February 24, 2017.

This application proposes to amend the former City of Etobicoke Zoning Code to permit the development of 73, four storey freehold townhouses within seven blocks at 68 Daisy Avenue. The site is occupied by the former Vincent Massey Public School building. The proposal would retain the portion of the original school building currently operating as a childcare centre. A portion of the building would be demolished and the existing playground for the childcare centre would be relocated to the front of the building.

This report recommends that the City Solicitor, together with appropriate City staff, attend the OMB hearing in opposition to the current proposal. It also recommends that staff continue to work with the applicant in an attempt to resolve the outstanding issues outlined in this report.



## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and any other appropriate staff, to attend the Ontario Municipal Board (OMB) hearing to oppose the Zoning By-law Amendment application in its current form.
2. Should the OMB approve the application, City Council authorize the City Solicitor to request that the OMB withhold its Order(s) approving the application until such time as:
  - a. The Board has been advised by the City Solicitor that the proposed Zoning By-law Amendment is in a form satisfactory to the City;
  - b. The owner enters into an Agreement under Section 37 of the *Planning Act* to secure appropriate services, facilities, public art contribution and/or other matters pursuant to Section 37 of the *Planning Act* at the owner's expense;
  - c. That all Site Plan Control pre-approval conditions have been met; and
  - d. The owner enters into a Heritage Easement Agreement and a Conservation Plan to secure the heritage features of the property.
3. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report.

### Financial Impact

There are no financial implications resulting from the adoption of this report.

### DECISION HISTORY

The subject application was submitted on June 4, 2015 and on August 18, 2015 Etobicoke York Community Council adopted a Preliminary Report on the Zoning By-law Amendment application. Etobicoke York Community Council directed that City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given according to the regulations under the *Planning Act*.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ey/bgrd/backgroundfile-82865.pdf>

## **ISSUE BACKGROUND**

### **Pre-Application Consultation**

A pre-application consultation meeting was held on December 16, 2014 with the applicant to discuss complete application submission requirements as well as various issues related to the proposal.

Identified issues included: Official Plan conformity, built form, density, site organization and layout, neighbourhood compatibility, public road requirements, location of landscaped open spaces, setbacks, and pedestrian and vehicular circulation. At that meeting the applicant presented a 73-unit townhouse proposal. Planning staff provided comments at that meeting that have yet to be addressed through any subsequent submissions.

### **Proposal**

The applicant is proposing to amend the former City of Etobicoke Zoning Code to permit a 73 unit development comprising seven blocks of four-storey townhouses (see Attachment 1: Site Plan). Blocks A, B, C and D would contain 31 units. Blocks E, F and G would be back-to-back townhouses comprised of 42 units. The density of the development would be 1.3 FSI (Floor Space Index).

The townhouse units would be four storeys in height. The building height for Blocks A, B, C and D would be 12 metres from the finished ground floor and 12.4 metres from the finished ground floor for Blocks E, F and G.

The proposal would retain the portion of the original Vincent Massey Public School building currently operating as a childcare centre. The existing playground for the childcare centre would be relocated to the front of the building.

Vehicular access to the townhouses would be provided via four driveways accessed from Elder Avenue. A total of 146 parking spaces would be provided for residents. Fourteen visitor parking spaces would be provided on the west side of the daycare. An additional 28 spaces would be provided for the daycare on the east side of the building.

### **Site and Surrounding Area**

The subject site is located on the north side of Daisy Avenue, north of the Lake Shore Boulevard West and Twenty-Ninth Street intersection and is municipally known as 68 Daisy Avenue. The approximately 1.06 hectare site is rectangular and relatively flat, with a frontage of approximately 122 metres and a depth of approximately 143 metres. The site is occupied by a former school building (Vincent Massey Public School) that is currently operating as a daycare.

The surrounding land uses are as follows:

North: Low scale residential community consisting of predominantly detached residential dwellings. Laburnham Park abuts the CN Rail corridor on the north side of Laburnham Avenue.

South: Low scale residential community on lands designated *Neighbourhoods*, Lake Shore Boulevard West, and commercial and new residential development of two to four storeys in height.

West: Low scale residential community and a townhouse development located on Skeens Lane.

East: Low scale residential community predominantly consisting of detached residential dwellings on lands designated *Neighbourhoods*.

## **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.

City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff have reviewed the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is designated *Neighbourhoods* in the Toronto Official Plan.

## **Neighbourhoods Policies**

Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses including detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. The Official Plan sets out development criteria for Neighbourhoods to ensure that physical change to established neighbourhoods is sensitive, gradual and generally "fits" the existing character of the neighbourhood.

Policy 4.1.5 requires that new development in established *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood. Among other criteria, new development shall have particular regard to:

- 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.

Policy 4.1.5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a neighbourhood. The policy states that the prevailing building type will be the predominant form of development in the neighbourhood and that some Neighbourhoods will have more than one prevailing building type.

As the size and configuration of the existing property varies from the local lot pattern, this infill proposal was also considered within the context of Policy 4.1.9 of the Official Plan. This policy requires the proposed development to be, among other things, appropriate for the site and compatible with nearby residential properties.

The development criteria contained in the *Neighbourhoods* policies are supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan. The Built Form policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing that will respect the character of the surrounding area. The policies require that new development:

- be located and organized to fit with its existing or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate main building entrances to be clearly visible from the public sidewalk;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties;
- improve the safety and attractiveness of adjacent streets;
- consolidate and minimize the width of driveways and curb cuts across the public sidewalk;
- be massed and its exterior façade designed to fit harmoniously into its existing and planned context and limit its impact on neighbouring streets;
- mass new buildings to frame adjacent streets and open spaces in a manner that respects the existing street proportion;
- create appropriate compatibility in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- provide adequate light and privacy;
- adequately limit any resulting shadowing of, and uncomfortable wind conditions on neighbouring streets, properties and open spaces, having regard for the varied nature of such areas;
- provide amenity space adjacent to streets and open spaces for pedestrians;

- co-ordinate landscape improvements in setbacks to create attractive transitions from the private to the public realms; and
- provide indoor and outdoor amenity space for residents.

### **Healthy Neighbourhoods Policies**

Chapter 2 of the Official Plan entitled Shaping the City contains principles for steering growth and change to some parts of the City, while protecting our *Neighbourhoods* and green spaces from development pressures. *Neighbourhoods* are seen as being stable but not static. Section 2.3.1 recognizes that *Neighbourhoods* will not stay frozen and that some physical change will occur as enhancements, additions and infill housing occurs on individual sites over time. Policy 1 of Section 2.3.1 of the Official Plan states that development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. Policy 5 encourages that environmental sustainability be promoted in *Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency

### **Built Form Policies**

Section 3.1.2 Built Form stresses that infill and redevelopment sites will need to fit in, respecting and improving the character of the surrounding area. Developments must be conceived not only in terms of the individual building site and program, but also in terms of how that site, building and its facades fit within the existing and/or planned context of the neighbourhood and the City. Each new building should promote and achieve the overall objectives of the Plan.

The Policies of Section 3.1.2 provide guidance pertaining to the massing of new buildings to:

- frame adjacent streets in a way that respects the existing and /or planned street proportion;
- incorporate exterior design elements, their form, scale, proportion, pattern and materials, to influence the character, scale and appearance of the development;
- create appropriate transitions in scale to neighbouring existing and/or planned buildings; and
- provide for adequate light and privacy, and adequately limiting any resulting shadowing of neighbouring streets and properties.

Further, Section 3.1.2 requires new development to be massed to define the edges of streets at good proportion and provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians. This can be achieved by the provision of adequate amenity and landscaped open space, coordinated landscape improvements in setbacks to create attractive transitions from the private to public realms and landscaped open space within the development itself, among others. The intention is to enable new developments to 'fit' within the context of the immediate neighbourhood, while also improving the character of the surrounding area.

### **Official Plan Amendment No. 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 to protect and enhance existing neighbourhoods and to allow limited infill development on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

### **Section 37**

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. Given the proposed increase in height and density, this development proposal would be subject to the Section 37 policies of the Official Plan.

### **Urban Design Guidelines for Infill Townhouses**

The Toronto 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 into the existing context.

The following Urban Design Guidelines goals apply:

- produce a high quality living environment for all residents;
- clarify and enhance the relationship between new housing development and public streets and open spaces; and
- maintain an appropriate overall scale and pattern of development within its context;
- minimize shadow, blocked views and overlook onto existing residential buildings and open spaces; and
- consolidate service areas (parking, loading and garbage) to minimize their impact on public streets and open spaces.

The Guidelines provide direction for development relative to streets and open spaces by encouraging existing public streets to be used for address, providing clear sight lines and incorporating on-site common open space and designing buildings so sunlight can reach walkways and open space areas during midday.

Guidelines related to building location and organization address the need for setbacks from the public sidewalk to accommodate an entry, front stoop and landscaping. As well, the Guidelines encourage that garbage and service areas be located where they do not negatively affect the street and can be screened with fencing and/or landscaping. The Guidelines also provide direction regarding the provision of a minimum 15 m facing distance between buildings, the limitation of building heights to those of the surrounding context and the use of setbacks that are consistent with neighbouring properties. The Guidelines can be accessed at this link:

[https://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/townhouseguideline.pdf](https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/townhouseguideline.pdf)

City Planning is developing an update to the Infill Townhouse Guidelines, which will also include guidelines for low-rise apartment buildings. A draft of the new Townhouse and Low-Rise Apartment Guidelines can be viewed at the following link:

[http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/UD%20Guidelines/Citywide/FINAL%20VERSION\\_TOWNHOUSE%20LOW%20RISE%20GUIDELINES\\_AUGUST%202016.pdf](http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/UD%20Guidelines/Citywide/FINAL%20VERSION_TOWNHOUSE%20LOW%20RISE%20GUIDELINES_AUGUST%202016.pdf)

### **Toronto Green Standard**

On October 27, 2009, City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development aimed at improving air and water quality, reducing green house gas emissions and enhancing the natural environment. The proposal is required to meet Tier 1 of TGS. Should the development be approved, this requirement would be addressed through finalization of the Site Plan Control process.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 973 m<sup>2</sup> or 11.4% of the site area. For sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use. In total, the parkland dedication requirement is 973 m<sup>2</sup>.

### **Zoning**

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. All school sites in the City were excluded from By-law No. 569-2013. As such, the former City of Etobicoke Zoning Code continues to apply to the lands. The site is zoned RM1 (Residential Multiple) under the former City of Etobicoke Zoning Code (see Attachment 3 - Zoning). This zoning permits a range of uses including semi-detached dwellings, single detached dwellings, duplex, triplex and fourplex dwellings. Townhouses are not permitted under the RM1 zoning.

The existing development standards for the land include minimum lot frontages of 15 m and minimum lot areas of 557 m<sup>2</sup> for single detached lots and minimum lot frontages of 10.5 m for semi-detached lots. The maximum permitted building heights for detached and semi-detached dwellings are 11 m to the midpoint of a peak roof. The maximum floor space index permitted for detached and semi-detached dwellings is 0.6 times the area of the lot. Of the uses permitted in the RM1 zone, Fourplex dwellings require the highest lot area (650m<sup>2</sup>), lot width (21.3 m) and side yard setbacks (3.6m).

### **Site Plan Control**

A Site Plan Control application was submitted on December 5, 2016 for the proposed development.

## **Community Consultation**

Staff held a community consultation meeting on November 2, 2015. Approximately forty members of the public attended. At the meeting, residents identified a number of concerns with the townhouse proposal. It was expressed that the number of units should be reduced to allow for more generous landscaping and for a more appropriate density. Residents were also of the opinion the four storey townhouses are too tall and do not fit within the character of the neighbourhood.

It was noted there was not enough "green space" being retained and this could be remedied by reducing the number of units.

Also discussed were vehicular impacts on the neighbourhood. Residents were concerned that increasing vehicular traffic would create additional congestion and make Elder Avenue less safe for pedestrians.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety.

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. The policies contained in the Growth Plan are to be read in conjunction with all applicable provisions of the PPS.

Both of these documents are high-level and broad reaching. The City is a development area and infill is encouraged under these policies. Policy 4.7 of the PPS states that the most important method of implementing the policies is a municipality's Official Plan which guides the method of intensification and where it should be focused. The proposal does not conform to the City of Toronto Official Plan in its current form and therefore not consistent with the PPS.

### **Neighbourhood Character**

The property is located within an established residential neighbourhood that contains a number of different housing types. This mix is reflected as the zoning surrounding this proposal contains Residential Semi-Detached (RS), Residential Multiple Dwelling (RM), Residential Detached (RD), and Residential Townhouse (RT) uses.

The north side of Elder Avenue contains predominantly single detached and semi-detached dwellings ranging from 1 to 3 storeys in height. Southeast of the property is mix of detached, semi-detached, triplex and fourplex dwellings ranging between 1 and 3 storeys. There is a small grouping of two-storey semi-detached dwellings located one block northeast of the proposal along Laburnham Avenue.

There are also townhouse developments interspersed throughout the neighbourhood. Just northwest of the site is a 10 unit development municipally known as 92 Twenty Ninth Street. Located at the south end of Twenty Ninth Street just north of Lake Shore Boulevard West is a 10 block townhouse development fronting both Thirtieth Street and Twenty Ninth Street. Also, to the northeast of the site at 120 Twenty Fourth Street is a development containing 148 stacked "back to back" townhouse units.

### **Official Plan Policies**

Given the neighbourhood context, as described above, Planning staff are of the opinion that townhouses are an appropriate housing form for the site. However, the Official Plan requires development in *Neighbourhoods* to "respect and reinforce" the existing physical character of the neighbourhood which includes setbacks of buildings from the street and prevailing patterns of rear and side yard setbacks and landscaped open space. The Official Plan also contains specific policies designed to conserve the cultural heritage values, attributes and character of a property and to mitigate visual and physical impacts. Further, the Official Plan specifies parkland dedication requirements in accordance with Section 42 of the *Planning Act* and the provision of community benefits in exchange for an increase in height and/or density in accordance with Section 37 of the *Planning Act*.

From an Official Plan and "good planning" perspective, the following issues must be addressed:

- ***Insufficient Front Yard Setbacks***

The front yard setback along Elder Avenue should be informed by both the 6 m setback in the local residential zoning and the average of the existing building setbacks in the area. The applicant is proposing minimum setbacks ranging from 2.26 m to 3.34 m along Elder Avenue which does not reflect the existing physical character of the street and is not adequate for the provision of appropriate landscaping which should include a continuous landscape strip adjacent to the public sidewalk.

- ***Elder Avenue Frontage***

The proposal currently lacks a front door relationship along the Elder Avenue frontage. Planning staff are of the opinion that built form modifications on the north side of the proposed development along the Elder Avenue frontage through the reorientation of Blocks C, D and E to front as opposed to flank (as currently proposed) Elder Avenue would create a desirable street edge. This reorientation would also result in a greater separation distance between each townhouse block and the Vincent Massey School.

- ***Building Separation Distance***

The proposed 11 m separation distance between the building blocks creates inadequate access to sunlight, sky views and privacy conditions. The distance between building blocks should be increased to be consistent with the Urban Design Guidelines for Infill Townhouses.

- ***Heritage***

The Vincent Massey School building, located on the site is "listed" within the Toronto Heritage Register. Heritage Preservation Services (HPS) staff will shortly be recommending to City Council that the Vincent Massey School building be designated under Part IV of Ontario's Heritage Act.

HPS staff have noted there is a strong relationship between a building's exterior form and its setting. To prevent the crowding of built form on the site and promote the prominence of the school structure, an adequate separation distance is required between the rear of the school building and the proposed townhouses. The proposed setbacks between the sides of the townhouses on Blocks C, D and E and the north wall of Vincent Massey School of approximately 5 m is not appropriate. Further, adequacy of the proposed on-site open space to further support the distinction of the school building from the balance of the development requires additional consideration.

Heritage policies in the Official Plan 3.1.5 (26) state that, "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it." Staff are of the opinion the current proposal fails to do this.

- ***Parkland***

Parks Forestry and Recreation staff have commented that the parkland dedication should be satisfied through an on-site land dedication. Policy 3.2.3 (5)(g) of the Official Plan states: "the dedication of land is preferred to a dedication of cash-in lieu, especially on sites of one hectare or greater in size". The current proposal does not include a public park.

- ***Section 37***

To-date, discussions regarding Section 37 community benefits between the applicant and the City have not occurred since there is not an agreement on an appropriate scale of development for the site. Should the OMB approve the application, Planning staff are recommending that the owner enter into an Agreement under Section 37 of the *Planning Act* to secure appropriate services, facilities, public art contribution and/or an appropriate community benefit contribution.

## **Summary**

Until the issues outlined in this report have been adequately addressed, Planning staff are of the opinion that the proposal represents an over-development of the site. In its current form, the proposed development is not consistent with the PPS, does not conform to the Official Plan, and is not considered to be appropriate development for the land.

It is therefore recommended that City Council direct the City Solicitor and other appropriate City staff to attend the Ontario Municipal Board hearing to oppose the Zoning By-law Amendment application in its current form.

It is also recommended that City staff be directed to continue discussions with the applicant to address the issues outlined in this report.

## **CONTACT**

Travis Skelton, Assistant Planner

Tel. No. (416) 394-8245

Fax No. (416) 394-6063

E-mail: [travis.skelton@toronto.ca](mailto:travis.skelton@toronto.ca)

## **SIGNATURE**

---

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

## **ATTACHMENTS**

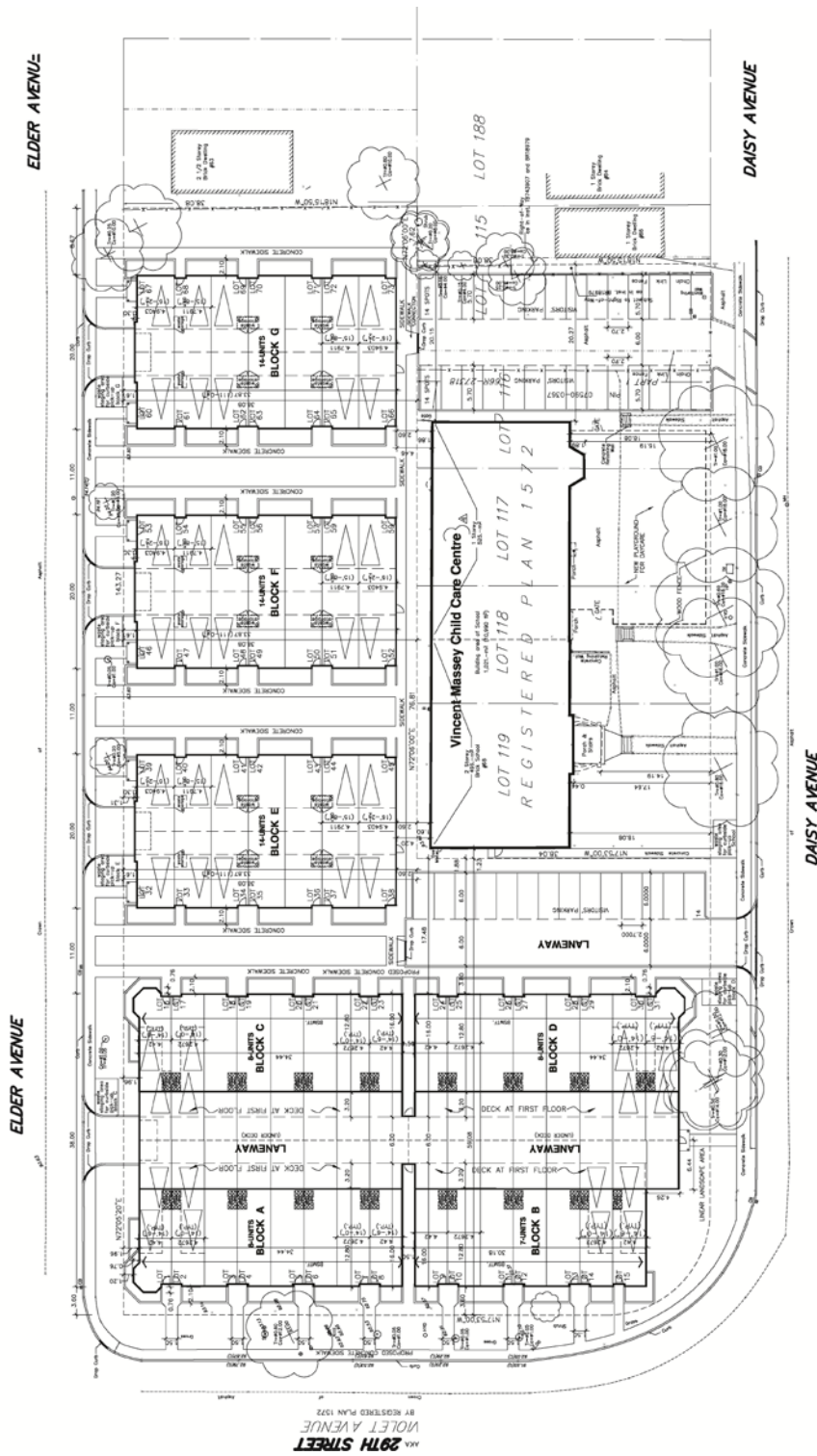
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan

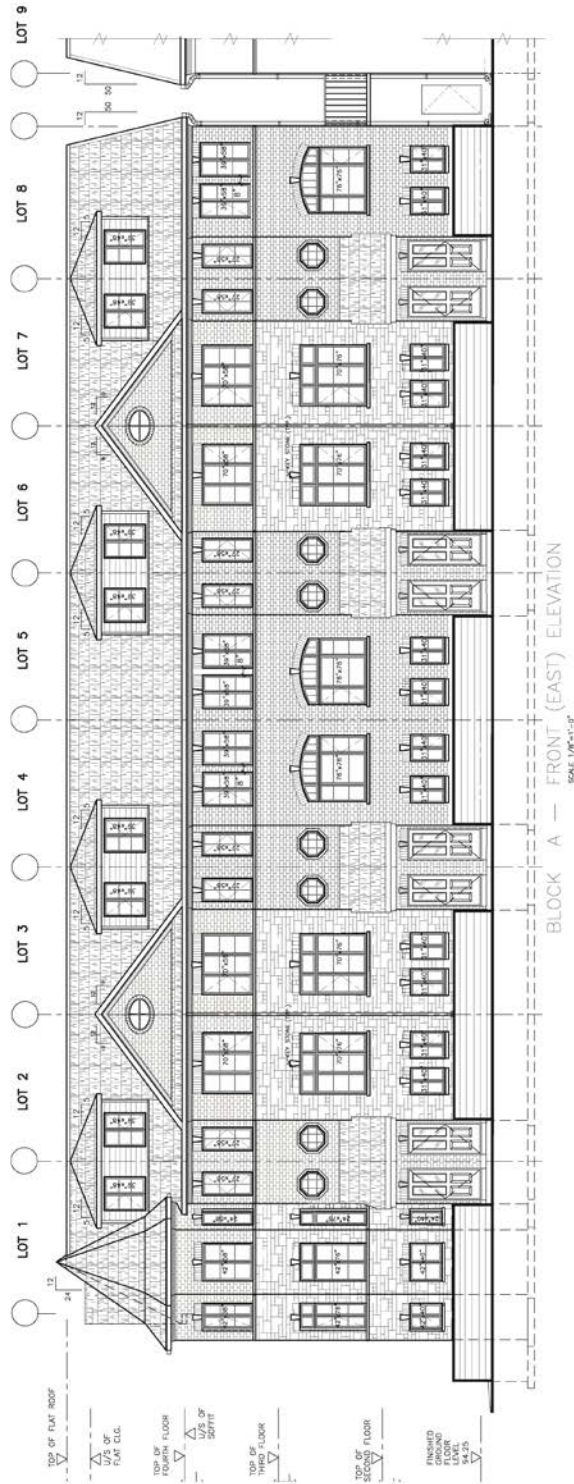


68 Daisy Avenue

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/16/2015

File # 15 168656 WET 06 02

Attachment 2a: Elevations



Typical Block Elevation (Front)

68 Daisy Avenue

Elevations

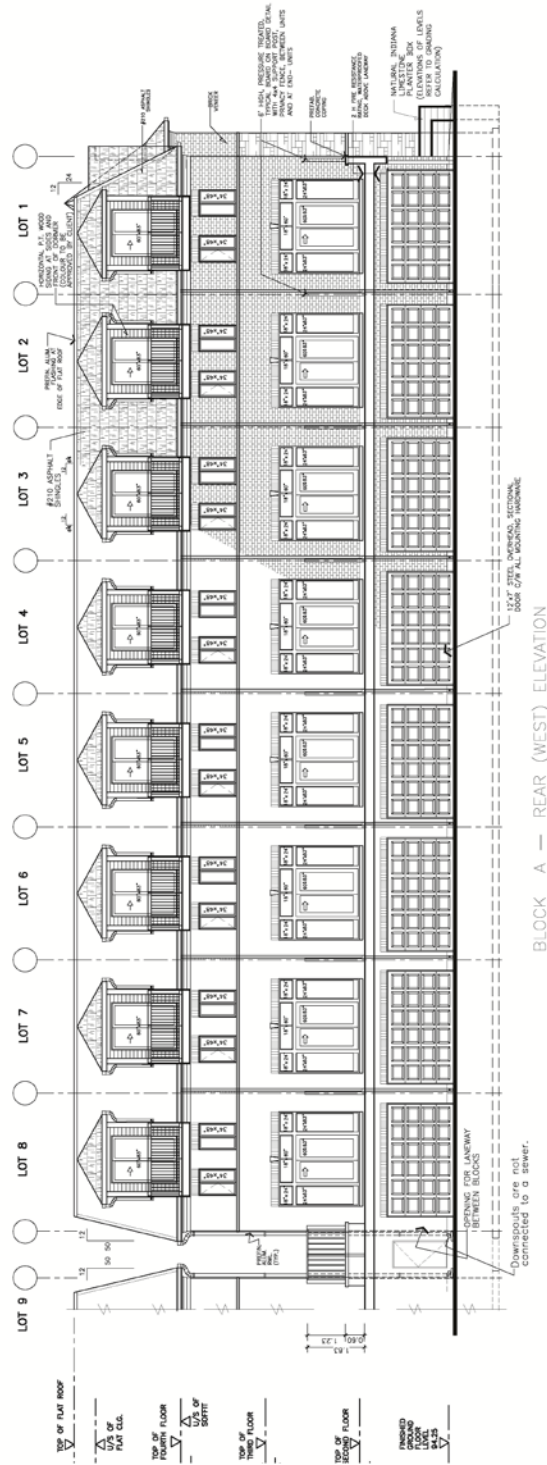
Applicant's Submitted Drawing

Not to Scale

07/16/2015

File # 15 168656 WET 06 0Z

# Attachment 2b: Elevations



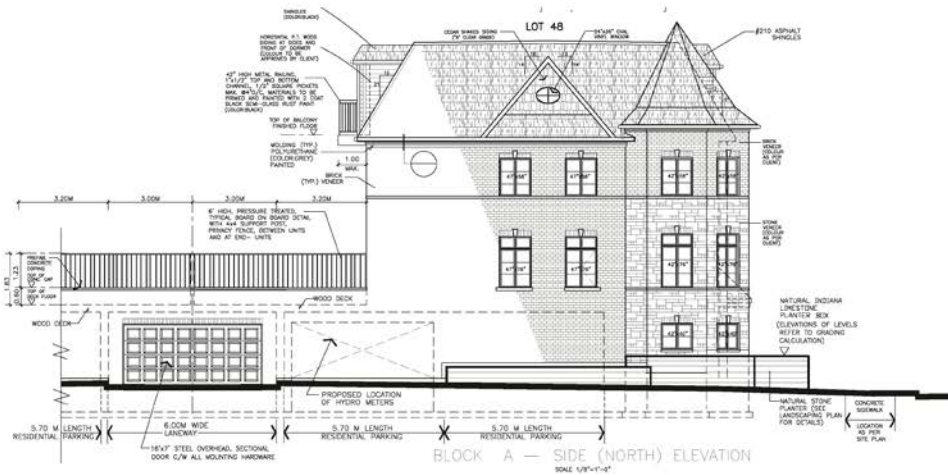
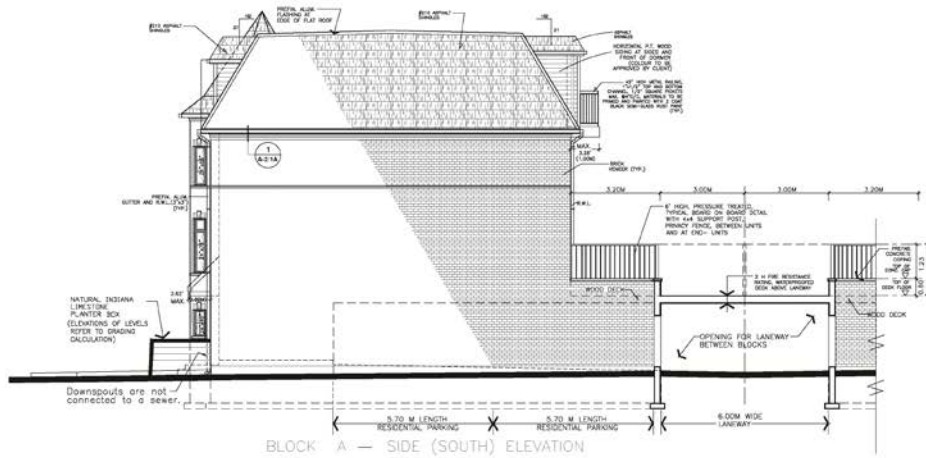
Typical Block Elevation (Rear)

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/16/2015

---

**68 Daisy Avenue**  
 File # 15 168656 WET 06 02

## Attachment 2c: Elevations



Typical Block Elevation (side)

### Elevations

Applicant's Submitted Drawing

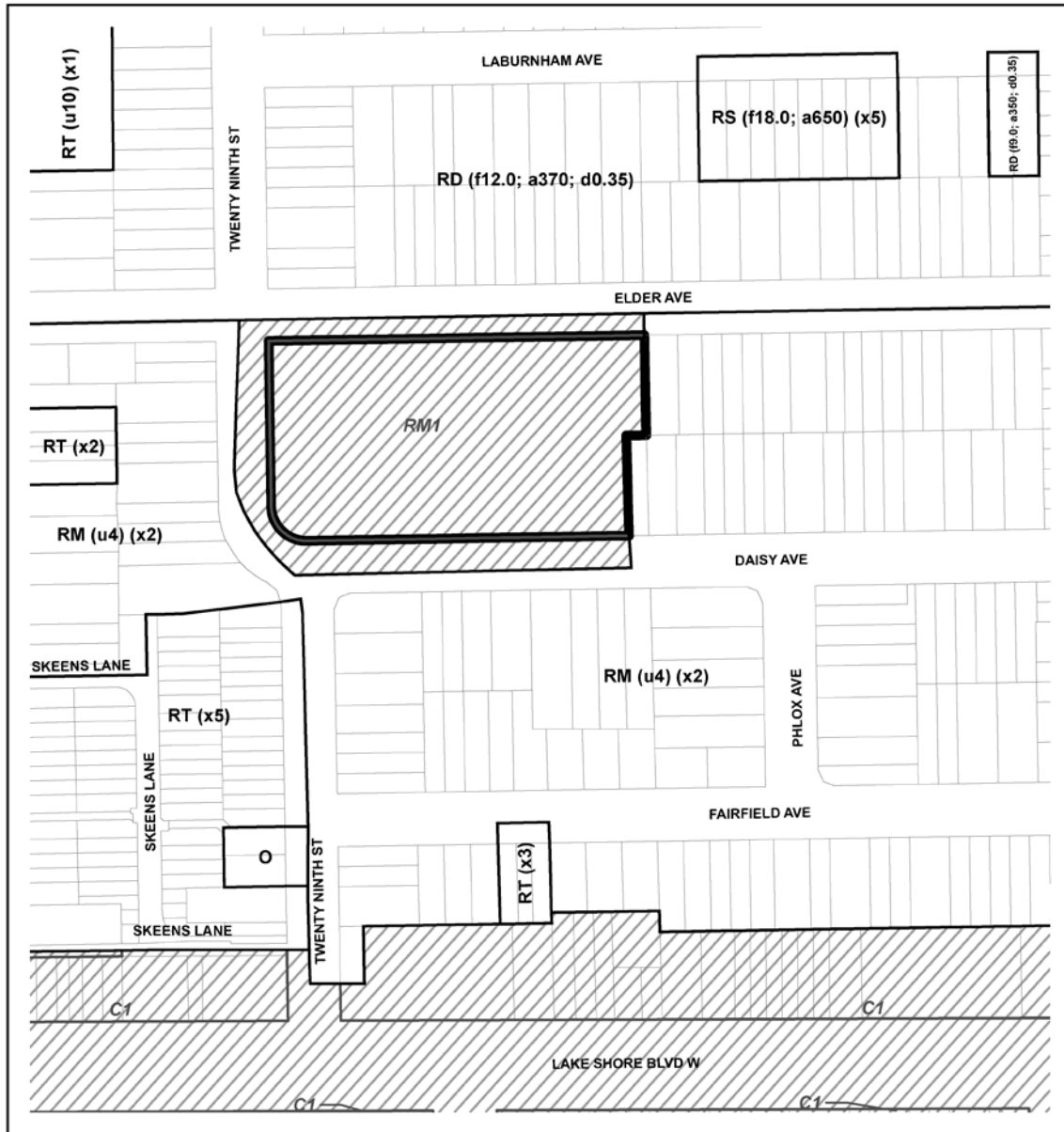
Not to Scale

07/16/2015

68 Daisy Avenue

File # 15 168656 WET 06 02


### Attachment 3: Zoning



**TORONTO** City Planning  
**Zoning By-law 569-2013**

**68 Daisy Avenue**  
 File # 15 168656 WET 05 02

- |   |   |   |  |
|---|---|---|--|
|  | Location of Application   |  | See Former Zoning Code of the City of Etobicoke V131 |
| RD  | Residential Detached  | RM1   | Residential Multiple                                 |
| RS  | Residential Semi-Detached   | C1  | Commercial   |
| RT  | Residential Townhouse   |   |  |
| RM  | Residential Multiple  |   |  |
|   |  |   |  |
|   | Open Space  |   |  |

  
 Not to Scale  
 Extracted 07/14/2015

## Attachment 4: Application Data Sheet

Application Type:	Rezoning	Application Number:	15 168656 WET 06 OZ
Details:	Rezoning, Standard	Application Date:	June 4, 2015

Municipal Address: 68 DAISY AVENUE  
 Location Description: PLAN 1572 LOTS 106 TO 114 116 TO 124 PT LOT 115 \*\*GRID W0605  
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of 73, 4-storey townhouse units within 7 blocks. An existing school building, currently utilized as a childcare centre, would be retained (and partially altered - portion to be demolished).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DUNPAR DEVELOPMENTS			1241461 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RM1	Historical Status:	
Height Limit (m):	11	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	10599	Height:	Storeys:	4
Frontage (m):	122		Metres:	12.4
Depth (m):	143			
Total Ground Floor Area (sq. m):	2223			<b>Total</b>
Total Residential GFA (sq. m):	12223		Parking Spaces:	188
Total Non-Residential GFA (sq. m):	1517		Loading Docks	0
Total GFA (sq. m):	13740			
Lot Coverage Ratio (%):	48			
Floor Space Index:	1.3			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:		Residential GFA (sq. m):	12223	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	42	Industrial GFA (sq. m):	0	0
3 + Bedroom:	31	Institutional/Other GFA (sq. m):	1517	0
Total Units:	73			

**CONTACT: PLANNER NAME: Travis Skelton, Assistant Planner**  
**TELEPHONE: (416) 394-8245**