Date: April 5, 2017
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 22 – St. Paul's
Reference Number: 16 269049 STE 22 OZ

SUMMARY

This application proposes five 3-storey townhouse units with a total gross floor area of 1,623.3 square metres and an overall density of 1.62 times the lot area at 145-149 Chaplin Crescent. The townhouses are proposed to each have 1-car integral at-grade garages.

This report provides preliminary information on the application and seeks Community Council's direction on the community consultation process.

A Community Consultation Meeting is anticipated to be held in the second quarter of 2017. A final report is targeted for the fourth quarter of 2017, assuming the applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Planning staff be directed to schedule a community consultation meeting for the lands at 145-149 Chaplin Crescent 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 August 26, 2016. The applicant outlined the proposal for five 3-storey townhouses and staff discussed complete application submission requirements. Staff also identified concerns with the height, setbacks, frontage, integral garages, compatibility with the draft Urban Design Guidelines for Townhouses and Low-Rise Apartments, and conformity with the Neighbourhoods and other policies of the Official Plan.

ISSUE BACKGROUND

Proposal
The applicant proposes to construct five 3-storey townhouses, each containing a 1-car integral at-grade garage. The overall density is 1.62 times the lot area and the gross floor area (GFA) of each unit ranges from 318.58 m² to 332.13m². The proposed lot frontages are 6.12 metres for the two end units and 5.07 metres for the middle three units. The overall height is proposed to be 12.5 metres.

Site and Surrounding Area
The subject site is located on the south side of Chaplin Crescent, west of Avenue Road. The site is comprised of three lots with a total area of 1,004.6m² with a frontage of 27.46 metres on Chaplin Crescent and a lot depth of 36.59 metres. The site backs onto the Kay Gardiner Beltline Trail.

Uses surrounding the site include:

North: Two and 3-storey detached dwellings.

South: Kay Gardiner Beltline Trail, Forest Hill Public Park and 3-storey townhouses on Avenue Road.

East: Directly abutting the site is an auto service station. Three and 4-storey walk-up apartment buildings are on the east side of Avenue Road, north and south of Chaplin Crescent.

West: Two-storey detached dwellings.
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, by the Planning Act, 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, as the case may be, 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 Official Plan designates the site as Neighbourhoods, which are considered physically stable areas made of up 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 institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

Section 4.1 of the Official Plan includes policies and development criteria to ensure physical changes to established neighbourhoods are sensitive, gradual and generally “fit” the existing physical character. A key objective for new development is 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.”
Policy 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.

Chapter Three of the Plan identifies that, for the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Section 3.1.2 outlines that new development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

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

Official Plan Amendment 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 on underutilized apartment site in Apartment Neighbourhoods.

The Minister of Municipal Affairs 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.

Urban Design Guidelines for Townhouse and Low-Rise Apartments
The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height.

The latest draft of the Townhouse and Low Rise Apartment Guidelines can be viewed online at: http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD.

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting about the draft Guidelines, in part through their use during the review of development applications.
The Urban Design Guidelines for Infill Townhouses will be considered together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

**Zoning**
The site is zoned R(f9.0;d0.6)(x731) in the City of Toronto Zoning By-law 569-2013. This permits residential uses including townhouses and sets out a minimum lot frontage of 9 metres and a maximum density of 0.6 times the lot area. Additionally, the required minimum width of a dwelling unit is 6 metres and maximum height is 9 metres.

The site is zoned R2 in the former City of Toronto Zoning By-law 438-86. This permits residential uses including townhouses, a maximum density of 0.6 times the lot area and maximum height of 9 metres.

**Site Plan Control**
The proposed development is subject to Site Plan Control. An application for Site Plan Control (16 269054 STE 22 SA) has been submitted and is being reviewed concurrently with the subject application.

**Tree Preservation**
An Arborist Report has been submitted for the application and is being reviewed by Urban Forestry.

**Ravine & Natural Feature Protection**
The rear portion of the site is subject to Ravine & Natural Feature Protection. Approximately 80 m² at the rear (south) of the property is designated as part of the Natural Heritage System. Ravine & Natural Feature Protection is reviewing the application.

**Reasons for the Application**
A zoning by-law amendment application is required for the proposal for density, height, setbacks, unit width and lot frontage.

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

An Official Plan Amendment application is not required for this proposal because the surrounding neighbourhood has a variety of building types, including townhouses, and has varied lot frontages and lot patterns.

**COMMENTS**

**Application Submission**
The following reports/studies were submitted with the application:

- Architectural Plans and Elevations;
- Functional Servicing and Stormwater Management Report;
- Traffic Impact Study;
- Landscape Plans;
- Arborist Report;
- Geotechnical Investigation;
- Hydrogeological Report; and
- Planning Report.

A Notification of Complete Application was issued on January 27, 2017.

**Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- Conformity with the Official Plan policies and development criteria for *Neighbourhoods* and OPA 320;
- Compatibility with Urban Design Guidelines for Townhouses and Low-Rise Apartments;
- Appropriateness of the proposed built form, siting, height and massing;
- Appropriateness of the proposed location and configuration of access to parking; and
- Any impact on the Natural Heritage System.

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

**CONTACT**

Emily Rossini, Planner  
Tel. No. 416-397-4648  
E-mail: Emily.Rossini@toronto.ca

**SIGNATURE**

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

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**ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet
West Elevation

Applicant's Submitted Drawing

Not to Scale 04/04/2017

145-149 Chaplin Crescent

File # 17 260049 STE 22 OZ
# Attachment 5: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Rezoning</th>
<th>Application Number:</th>
<th>16 269049 STE 22 OZ</th>
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<td>Details</td>
<td>Rezoning, Standard</td>
<td>Application Date:</td>
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Municipal Address: 145 CHAPLIN CRES  
Location Description: PLAN 645E PT BLK B CON 3 PT LOT 22 **GRID S2203  
Project Description: Five townhouse dwelling units.

## Applicant:
- **GOLDBERG GROUP**

## Agent:

## Architect:

## Owner:
- BELTLINE TOWNHOMES INC.

## PLANNING CONTROLS

- **Official Plan Designation:** Neighbourhoods  
- **Zoning:** R (f9.0; d0.6) (x731)  
- **Height Limit (m):** 9  
- **Site Specific Provision:** N  
- **Historical Status:** N  
- **Site Plan Control Area:** Y

## PROJECT INFORMATION

- **Site Area (sq. m):** 1004.6  
- **Frontage (m):** 27.46  
- **Depth (m):** 36.59  
- **Total Ground Floor Area (sq. m):** 458.76  
- **Total Residential GFA (sq. m):** 1623.2  
- **Total Non-Residential GFA (sq. m):** 0  
- **Total GFA (sq. m):** 1623.2  
- **Lot Coverage Ratio (%):** 45.7  
- **Floor Space Index:** 1.62

## DWELLING UNITS

- **Rooms:** 0  
- **Bachelor:** 0  
- **1 Bedroom:** 0  
- **2 Bedroom:** 0  
- **3 + Bedroom:** 5  
- **Total Units:** 5

## FLOOR AREA BREAKDOWN (upon project completion)

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<td>Bachelor</td>
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<td>Retail GFA (sq. m): 0</td>
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<td>1 Bedroom</td>
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<td>Office GFA (sq. m): 0</td>
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<td>Institutional/Other GFA (sq. m): 0</td>
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<tr>
<td>Total Units</td>
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</tr>
</tbody>
</table>

## CONTACT:
- **PLANNER NAME:** Emily Rossini, Planner  
- **TELEPHONE:** 416-397-4648  
- **EMAIL:** Emily.Rossini@toronto.ca

Staff report for action – Preliminary Report - 145 Chaplin Cres  
V.03/13