STAFF REPORT
ACTION REQUIRED

782 Spadina Road - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

Date: April 3, 2017
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 21 – St. Paul’s
Reference Number: 16 271676 STE 21 OZ

SUMMARY

This application proposes two 4-storey semi-detached dwelling units at 782 Spadina Road.

This report provides preliminary information on the applications 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. Staff be directed to schedule a community consultation meeting for the lands at 782 Spadina Road 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 two semi-detached dwelling units and staff discussed complete application submission requirements.

**ISSUE BACKGROUND**

**Proposal**
The applicant proposes to construct two semi-detached dwelling units with integral at-grade garages. The units have a gross floor area (GFA) of 649.5m² and a total density of 1.29 times the lot area. The south and north lots would contain 352.7m² and 323.8m² of GFA, respectively. The units are proposed to be 3-storeys with an overall height of 13.19 metres.

See Attachment 5 for the Application Data Sheet.

**Site and Surrounding Area**
The subject site is a residential lot occupied by a detached dwelling. It is located on the west side of Spadina Road, south of Eglinton Avenue West. The site has a frontage of 16.37 metres on Spadina Road and an area of 503.8m².

Uses surrounding the site include:

North: Abutting the site to the north is a 7-storey apartment building on the southwest corner of Spadina Road and Eglinton Avenue West. Beyond that are 7 and 8-storey apartment buildings on the north side of Eglinton Avenue West.

East: One semi-detached dwelling and two and 3-storey detached dwellings and an auto service station on the southeast corner of Spadina Road and Eglinton Avenue West. The Kay Gardiner Beltline abuts the dwellings on the east side of Spadina Road.

South: Two and 3-storey detached dwellings.

West: Four to 6-storey apartment buildings on Eglinton Avenue West and 2 and 3-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 is that new development will 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 Five of the Official Plan outlines tools the City has available when reviewing development applications. Section 5.3.1, Policy 3 states that "amendments [to the Official Plan] that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby Neighbourhoods or Apartment Neighbourhoods in a manner contrary to the neighbourhood protection policies of this Plan. When considering a site specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate”.

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 sites 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.

One of the policy changes through OPA 320 outlines that lots fronting onto a major street as shown on Map 3 and designated Neighbourhoods are to be distinguished from lots in the interior of the block adjacent to that street in accordance with Policy 6. Policy 6 remains unchanged but states that where a more intense form of development than the prevailing building type has been
approved on a major street in a Neighbourhood, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the Neighbourhood.

**Zoning**
The site is zoned RD(f15.0; d0.65) (x1321) in the City of Toronto Zoning By-law 569-2013. This zone permits residential uses in the form of detached dwellings, a minimum lot frontage of 15 metres and a density of 0.65 times the lot area.

The site is zoned R1 in the former City of Toronto Zoning By-law 438-86, which permits detached dwellings, a maximum density of 0.6 times the lot area and a maximum height of 9 metres.

**Site Plan Control**
The proposed development is not subject to Site Plan Control.

**Tree Preservation**
A Tree Inventory has been submitted for the application and is being reviewed by Urban Forestry.

**Reasons for the Application**
An official plan amendment application is required as the proposed semi-detached dwelling building type is not a prevailing building type within the surrounding neighbourhood.

A zoning by-law amendment application is required for the proposed building type, density, height and other performance 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:

- Tree Inventory;
- Functional Servicing Review; and
- TGS Checklist.

A Notification of Incomplete Application issued on January 30, 2017 identifies an Official Plan Amendment application as the outstanding material required for a complete application submission.

The outstanding material was submitted on March 7, 2017 and a Notification of Complete Application was subsequently issued on March 22, 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:

- An area specific study to determine potential impacts from the introduction of a new building type;

- Conformity with the Official Plan policies and development criteria for Neighbourhoods and OPA 320; and

- Appropriateness of the proposed built form, siting, height and massing.

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

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SIGNATURE

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

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 2: Elevations
**Attachment 5: Application Data Sheet**

**Application Type:** Rezoning  
**Application Number:** 16 271676 STE 21 OZ

**Details**  
**Municipal Address:** 782 SPADINA ROAD  
**Location Description:** PLAN 1560 LOT 76 **GRID S2103  
**Project Description:** A pair of semi-detached dwellings.

**Application Date:** December 29, 2016

**Project Description:** A pair of semi-detached dwellings.

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<th>Applicant</th>
<th>Agent</th>
<th>Architect</th>
<th>Owner</th>
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<tr>
<td>GOLDBERG GROUP</td>
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<td>GHASSEM TIRAFKAN</td>
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**PLANNING CONTROLS**

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<tr>
<th>Official Plan Designation</th>
<th>Neighbourhoods</th>
<th>Site Specific Provision</th>
<th>Zoning</th>
<th>Historical Status</th>
<th>Height Limit (m)</th>
<th>Site Plan Control</th>
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<td>Neighbourhoods</td>
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<td>N</td>
<td>RD (f15.0; d0.65) (x1321)</td>
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**PROJECT INFORMATION**

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<th>Site Area (sq. m)</th>
<th>503.8</th>
<th>Height</th>
<th>Storeys</th>
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<td>Frontage (m)</td>
<td>16.37</td>
<td>Metres</td>
<td>13.2</td>
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<td>Depth (m)</td>
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<td>Total Ground Floor Area (sq. m)</td>
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<td>Total</td>
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<td>Parking Spaces</td>
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<td>Lot Coverage Ratio (%)</td>
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<td>Floor Space Index</td>
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**DWELLING UNITS**

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<th>Freehold</th>
<th>Room Type</th>
<th>Residential GFA (sq. m)</th>
<th>Total</th>
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<td>Bachelor</td>
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<tr>
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<tr>
<td>2 Bedroom</td>
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<tr>
<td>3 + Bedroom</td>
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<tr>
<td>Total Units</td>
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**FLOOR AREA BREAKDOWN** (upon project completion)

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<th>Freehold</th>
<th>Room Type</th>
<th>Above Grade</th>
<th>Below Grade</th>
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<td>Office GFA (sq. m)</td>
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**CONTACT:**

<table>
<thead>
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Staff report for action – Preliminary Report - 782 Spadina Rd