

**62 and 68 Long Branch Avenue and 28 Marina Avenue -  
Zoning By-law Amendment Application – Final Report**

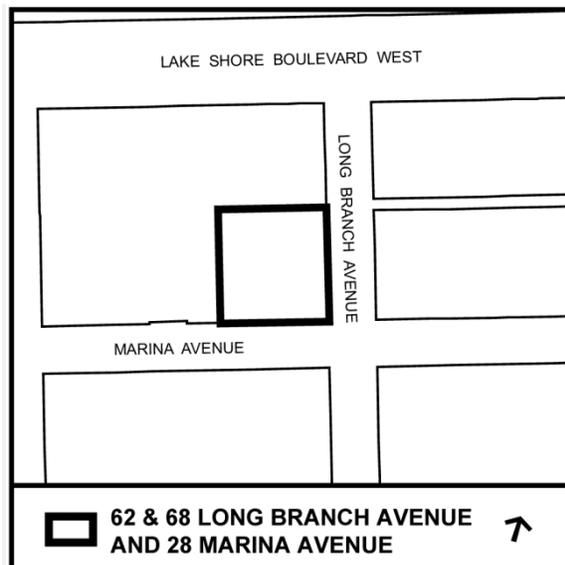
<b>Date:</b>	December 13, 2017
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	15 216041 WET 06 OZ

**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 to permit a multi-unit residential development comprised of 28 3-storey stacked townhouses at 62 and 68 Long Branch Avenue and 28 Marina Avenue. The proposed total gross floor area is approximately 3,300 m<sup>2</sup> and the development would have a floor space index of 1.6 times the lot area. Vehicle access to the site would be provided from Long Branch Avenue and a total of 34 vehicle parking spaces would be provided in a single level underground garage.

The proposed development and the site specific amendments to the Zoning By-laws are consistent with the 2014 Provincial Policy Statement and conform to the Provincial Growth Plan and City of Toronto Official Plan. Further, the proposal is appropriate for the site and compatible with the surrounding area.

This report reviews and recommends approval of the application to amend the Zoning By-laws as set out in Attachments 7 and 8 to this report.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the former City of Etobicoke Zoning Code, as amended, for the lands at 62 and 68 Long Branch Avenue and 28 Marina Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 7 to the report from the Director of Community Planning, Etobicoke York District dated December 13, 2017.
2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 62 and 68 Long Branch Avenue and 28 Marina Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 8 to the report from the Director of Community Planning, Etobicoke York District dated December 13, 2017.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendments as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on May 20, 2015 to discuss the planning application and complete application submission requirements, as well as various issues related to the proposal. Identified issues included: built form, building type, site organization and layout, parking, location of landscaped open spaces and building setbacks. The application was submitted on September 10, 2015 and deemed complete on November 16, 2015.

### **DECISION HISTORY**

A Preliminary Report on the proposal was considered by Etobicoke York Community Council on January 19, 2016. Community Council received the Preliminary Report, and authorized holding a community consultation meeting. The Community Council decision and the Preliminary Report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY11.7>

### **ISSUE BACKGROUND**

#### **Proposal**

The application proposes to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 to permit a stacked townhouse development at 62 and 68 Long Branch Avenue and 28 Marina Avenue. The proposed development would consist of two blocks and would contain a total of 28, two-bedroom residential

units (see Attachment 1: Site Plan). The development would contain a total gross floor area of 3,300 m<sup>2</sup>, resulting in a floor space index of 1.6 times the lot area. The stacked townhouses would be 3-storeys in height plus a roof stair enclosure containing access to a rooftop terrace. The proposed design of the buildings would include one unit in the basement, one unit on the ground floor and two units back to back on the second and third floors.

Block 1, located on the east side of the site, would contain 20 stacked townhouse units fronting Long Branch Avenue, with a total gross floor area of 2,340.5 m<sup>2</sup>. The setback of the stacked townhouses would be 4.1 m abutting Long Branch Avenue and the north side setback would be 8.18 m. The height of the buildings would be approximately 11 m measured to the top of the third storey and approximately 14 m measured to the top of the mechanical penthouse roof.

Block 2, located on the southwest corner of the site, would contain 8 stacked townhouse units fronting Marina Avenue, with a total gross floor area of 960.3 m<sup>2</sup>. The south side setback of the eastern portion of the stacked townhouses abutting Marina Avenue would be 4.1 m and the south side setback of the western portion of the stacked townhouses abutting Marina Avenue would be 9.35 m. The west side yard setback would be 1.55 m. The height of the buildings would be approximately 11.6 m measured to the top of the third storey and approximately 14.7 m measured to the mechanical penthouse roof.

Vehicle access to the site would be provided via a driveway from Long Branch Avenue at the north end of the property and a total of 34 vehicle parking spaces would be provided in a single level underground garage. A total of 26 bicycle parking spaces would be provided including 23 residential bicycle parking spaces within the underground parking garage and 3 residential visitor bicycle parking spaces provided at grade on site. Solid waste is proposed to be stored in a garbage room within the underground parking garage and would be removed by a designated staff person for private collection.

Private outdoor amenity space for both blocks would be provided by front landscaped areas, rear at-grade patios or rooftop decks on the proposed stacked townhouses. There would also be total of 325 m<sup>2</sup> of common outdoor amenity area with soft landscaping and a playground area on the northwest portion of the site. Further, there would be a 1.5 m landscape buffer along the west side of the site.

The applicant submitted the original proposal on September 10, 2015. The following provides a summary of the key changes between the original proposal and the current proposal described above:

- Modified the site layout from the original side-to-front relationship of the proposed stacked townhouse blocks to an L-shaped built form layout framing the intersection with stacked townhouse Block 1 fronting Long Branch Avenue and stacked townhouse Block 2 fronting Marina Avenue;

- Reduced the number of residential dwelling units from 30 to 28 units;
- Changed the dwelling type composition from 23 two-bedroom and 7 one-bedroom units to a total of 28 two-bedroom units;
- Decreased the total number of parking spaces from 36 to 34 spaces based on the decreased dwelling unit count;
- Increased the proposed south side setback for the eastern portion of Block 2 (abutting Marina Avenue) from 2.41 m to 4.1 m and increased the south side setback for the western portion of Block 2 (abutting Marina Avenue) from 2.41 m to 9.35 m in order to preserve an 83 cm diameter, healthy, mature native red oak tree located on the southwest corner of the site; and
- Altered the site layout to improve outdoor amenity space for residents by proposing an outdoor amenity area including soft landscaping and a playground area on the northwest corner of the site.

## **Tenure**

The proposed tenure of the development is a standard condominium. A Draft Plan of Condominium application has been submitted by the applicant and is currently under review to create the townhouse development blocks, the shared amenity and vehicular access areas and unitize the vehicle and bicycle parking.

## **Site and Surrounding Area**

The site is located at the northwest quadrant of Long Branch Avenue and Marina Avenue. It is comprised of three properties municipally known as 62 and 68 Long Branch Avenue and 28 Marina Avenue.

The site is rectangular in shape and has an area of 2,113 m<sup>2</sup> (.21 hectares). The Long Branch frontage is approximately 47.3 metres in length and the Marina Avenue frontage is approximately 44.7 metres in length. The site gently slopes downward from the north to the south. There is an existing 1.5 m reserve right-of-way for access along the north side of the site.

The site is currently occupied by two, 2-storey detached houses and a 1-storey building previously used as a funeral home. The corner lot has a significant surface area paved for the funeral home parking.

The immediate area is characterized by a mix of low rise residential uses. Surrounding uses include:

North: One 2-storey detached house and further north, mixed uses fronting Lake Shore Boulevard West ranging in height from 1-7 storeys.

East: On the east side of Long Branch Avenue, a place of worship, a 7-storey mixed use building fronting Lake Shore Boulevard West and a mix of single and multiple unit residential dwellings east along Marina Avenue, ranging in height from 1-3 storeys.

South: South of Marina Avenue, a mix of low rise single and multiple unit residential uses ranging in height from 1-3 storeys.

West: A mix of low rise single and multiple unit residential uses ranging in height from 1-3 storeys. Beyond which are two 7-storey apartment buildings.

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

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

## **Official Plan**

The subject site is designated *Neighbourhoods* on Land Use Map 15 in the Official Plan (see Attachment 3: Official Plan).

*Neighbourhoods* are considered physically stable areas comprised 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. Policies and development criteria in the Official Plan require that physical changes to established neighbourhoods be sensitive, gradual and generally "fit" the existing physical character of the neighbourhood.

Development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. Key development criteria for *Neighbourhoods*, as cited in Policy 4.1.5 of the Official Plan, include but are not limited 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; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

The development criteria identified in the *Neighbourhoods* policies are supplemented by additional development criteria in the Official Plan's Built Form policies. These policies in Section 3.1.2 of the Plan provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Policies 3.1.2.1 - 3.1.2.3 in the Built Form policies of the Official Plan identify that among other things, new development will:

- Generally locate buildings parallel to the street with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages;
- Locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- Provide underground parking where appropriate;
- Limit surface parking between the front face of a building and the public street or sidewalk;
- Mass new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion; and
- Create appropriate transitions in scale to neighbouring existing and/or planned buildings.

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. 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.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

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

The Urban Design Guidelines for Infill Townhouses (2003) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines seek to produce a high quality living environment for all residents, minimize shadow, blocked views and overlook onto existing residential

buildings and open spaces and consolidate service areas (parking, loading and garbage) to reduce 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 easily accessible pedestrian links to public sidewalks, incorporating on-site common open space and designing buildings so sunlight can reach walkways and open space areas.

In terms of building location and organization, the Guidelines address the need for setbacks from the public sidewalk to accommodate an entry, front stoop and landscaping. They also seek building heights and setbacks that are consistent with neighbouring properties and the surrounding context.

The Guidelines can be viewed at:

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

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

The stacked townhouse building type shares many of the same characteristics with the common townhouse building type. However, the stacked townhouse building type is specifically addressed through the Low-Rise Apartment Guidelines in terms of differing qualities relating to underground parking, density, amenity space and multiple entrances.

The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at: <http://www.toronto.ca/lowriseguidelines>.

Prior to presenting a finalized version of these Guidelines for Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses were applied together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of this application.

## **Zoning**

The site is subject to the former City of Etobicoke Zoning Code. The northerly portion of the site, municipally known as 68 Long Branch Avenue, is zoned Residential Multiple -

RM-1 District, while the remaining portion of the site is zoned Residential Multiple - RM-2 District (see Attachment 4: Zoning).

The RM-1 District permits a wide range of residential uses, including single-family, duplex, triplex, fourplex and semi-detached dwellings.

The RM-2 District permits a wide range of residential uses, including single-family, duplex, threeplex, fourplex and semi-detached dwellings. Embalmers' and funeral directors' premises are permitted on a site specific basis in this zone.

Stacked townhouses are not permitted in either District. The maximum floor space index permitted in both the RM-1 and RM-2 Districts is 0.6 times the area of the lot and the maximum permitted building height is 11.0 metres. Minimum building setbacks are determined by each permitted building type.

Apartment buildings are permitted in the Residential Multiple Apartments District (RMA) in the former City of Etobicoke Zoning Code. As such, the proposed zone of the site with the proposed stacked townhouses (apartment buildings) would be RMA in the Etobicoke Zoning Code. The maximum permitted height for an apartment building in an RMA District is 20 m and the maximum permitted density is 1.0 times the area of the lot.

The site is also subject to City-wide Zoning By-law No. 569-2013. The northerly portion of the site, municipally known as 68 Long Branch Avenue, is zoned Residential Multiple Dwelling Zone - RM (u4)(x2) while the remainder of the site is zoned RM (u4)(x376) (see Attachment 5: Zoning). The maximum permitted height in the RM Zone is 12 m. City-wide Zoning By-law No. 569-2013 considers stacked townhouses to be apartment buildings according to the defined term "Apartment Building". Apartment buildings are a permitted use if the zoning label has no "u" value or has a "u" value equal to or greater than 5. The "u" value in both zones is 4. Therefore apartment buildings are not a permitted dwelling type. While there is no density value provided, the maximum unit count permitted is 4 (u4).

Exceptions RM(x2) and RM (x376) set alternate setback regulations to the standard regulations applicable to the RM zone. In addition, Exception RM (x376) permits a funeral home use on 62 Long Branch Avenue and 28 Marina Avenue.

### **Site Plan Control**

The proposed development is subject to Site Plan Control. A Site Plan Control application has been submitted and is currently being reviewed.

### **Reasons for Application**

Amendments to the former City of Etobicoke Zoning Code and the City-wide Zoning By-law No. 569-2013 are required to permit the proposed stacked townhouses and to amend the applicable performance standards to facilitate the proposed development.

## **Community Consultation**

A community consultation meeting was held on February 22, 2016 at the Assembly Hall with approximately 21 members of the public in attendance, as well as City staff, the Ward 6 Councillor and the applicant.

Comments noted at the meeting and in written communications related to the following matters:

- The overall unit count could be reduced through the introduction of three bedroom units;
- Increased traffic and street parking issues associated the proposed development with a particular concern with the safety of children travelling to James S. Bell Junior Middle School;
- Vibration, noise and damage to roads or sidewalks resulting from construction of the development;
- Concerns were expressed regarding privacy for adjacent properties. A desire for appropriate setbacks and fencing to respect the privacy of neighbouring properties was conveyed; and
- Architectural design of the development to better reflect local design elements. It was felt that peaked roofs would be more appropriate than the flat roofs proposed. It was suggested that building materials and colours used be more representative of existing built form in the area.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **COMMENTS**

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

The proposed development is consistent with the 2014 PPS. It would support the policy objectives related to focusing growth in existing settlement areas. It would also support efficient land use, reduce land consumption related to residential development and make efficient use of infrastructure.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure and reduces the need to convert rural land to urban uses.

The site is also in proximity to Lake Shore Boulevard West, which is a Major Arterial Road, a designated *Avenue* in the Official Plan and identified as a Transit Priority

Segment in the Official Plan. In addition, the proposal would be transit supportive in terms of density and proximity to the nearby streetcar line along Lake Shore Boulevard West and the nearby Long Branch GO Station.

The proposal conforms and does not conflict with the Growth Plan as this site is located in a built up area, the proposal promotes appropriate infill development through the use of land for housing and utilizes existing services and infrastructure.

## **Land Use**

The lands are designated *Neighbourhoods* in the Official Plan. This designation permits a range of residential uses within lower scale buildings including townhouses and walk-up apartments that are not higher than four storeys.

The neighbourhood contains varied built forms that include single detached and semi-detached dwellings, duplexes, triplexes, fourplexes and sixplexes. These forms of multi-unit residential dwellings can be found along Marina Avenue east and west of Long Branch Avenue. There are also larger multi-unit residential buildings further south and west of the subject site, in the neighbourhood. Further, there is an existing three storey townhouse complex with 10 dwelling units located across the street (20 and 22 Marina Avenue) with a surface parking lot.

Planning staff are of the opinion that the proposed residential land use of stacked townhouses which includes common outdoor amenity areas for residents conforms to the land uses contemplated in the *Neighbourhoods* designation in the Official Plan, and facilitates the overall intent of the *Neighbourhoods* designation.

## **Density, Height and Massing**

The currently permitted gross floor area within the RM1/RM2 District of the former City of Etobicoke Zoning Code is 0.6 times the area of the lot. No density limit is provided for the site in the RM zone in the City-wide Zoning By-law, instead it currently allows a maximum of 4 units. The maximum permitted gross floor area in the RMA District (the zone in which the site would be re-zoned under the Etobicoke Zoning Code) is 1.0 times the area of the lot for an apartment building. The proposed development would result in a density of approximately 1.6 times the lot area.

The proposed 3 storey buildings would have a height of approximately 11.6 m measured to the top of the third floor roof. The height of the 3 storey townhouse complex at nearby 20 and 22 Marina Avenue is 13.28 m measured to the mid-point of the pitched roof. The maximum permitted building height in the RM1/RM2 District in the Etobicoke Code is 11 m, whereas the maximum permitted building height in the RM zone in the City-wide Zoning By-law is 12 m. In addition, the maximum permitted height in the RMA District is 20 m for an apartment building.

Planning staff have reviewed and evaluated the proposal for consistency with Official Plan policies and the Urban Design Guidelines for Infill Townhouses. Staff are of the opinion that the proposed development has been massed and designed to generally fit the existing physical character of the neighbourhood as well as the planned context as required in the Official Plan and the Urban Design Guidelines for Infill Townhouses.

Planning staff are of the opinion the proposed development is generally consistent with the intent of the *Neighbourhoods* designation of the Official Plan and the Official Plan *Neighbourhoods* Development Criteria in Section 4.1.5. In particular, the application would be consistent in terms of building type, size and configuration of lots, patterns of streets and blocks, heights, massing, scale of nearby properties and setbacks from the street and be compatible with the existing surrounding neighbourhood. The proposed development would respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in the neighbourhood.

Although there are various housing types located in the immediate area, the built form is generally low to medium scale. More dense properties exist just north of the subject site, along the main street of Lake Shore Boulevard West, where heights range between 1 – 4 storeys and a 7-storey mixed commercial apartment building exists at the northeast corner of Lake Shore Boulevard West and Long Branch Avenue. However, there are few buildings exceeding 3-storeys in height in the *Neighbourhoods* designation within the immediate area.

The organization of the proposed stacked townhouse blocks and their L-shaped configuration fronting and framing Long Branch Avenue and Marina Avenue in conjunction with the proposed 4.1 m – 9.35 m front yard setbacks and landscaping creates a streetscape that fits within the existing physical character of the neighbourhood and is sensitive to neighbouring properties. Planning staff note that rear and side yard setbacks vary within the immediate neighbourhood and thus are of the opinion the proposed 1.55 m west side yard setback from Block 2 to the lot line, the proposed 24.1 m west side setback from Block 1 to the lot line, the proposed 26 m rear northerly setback from Block 2 to the lot line, and the proposed 8.1 m rear northerly setback from Block 1 to the lot line fit within the existing context and are appropriate.

Planning staff are of the opinion the proposal would also be consistent with the Built Form Policies in the Official Plan, particularly with respect to the following:

- Proposed stacked townhouses are located on a corner, appropriately situated along both adjacent street frontages;
- Townhouse entrances are clearly visible;
- Parking is provided solely underground which allows for the proposed ample outdoor amenity space for residents;
- No surface parking is proposed between the front face of the stacked townhouses and the public street or sidewalk;

- The stacked townhouses are massed to frame adjacent streets in a way that respects the existing and planned street proportion; and
- Appropriate transition in scale from the denser lots along Lake Shore Boulevard West (particularly from the 7-storey commercial and residential building on the corner of Long Branch Avenue and Lake Shore Boulevard West) to the lower scale surrounding neighbourhood (including the church across the street to the east of the site and the neighbouring detached dwelling to the north).

Further, the proposed large landscaped outdoor amenity area with playground would contribute to the spaciousness on site and lessen/mitigate massing impacts. Various new trees and landscaping features including a pergola and wood privacy fences would provide privacy and mitigate overlook impacts.

### **Site Access, Parking and Traffic Impact**

The subject site currently provides two full-movement driveways to Long Branch Avenue and one full movement driveway to Marina Avenue. The application proposes to eliminate the driveway to Marina Avenue and the south driveway to Long Branch Avenue and widen the existing north driveway to Long Branch Avenue to provide a 6 m driveway width. The redesigned Long Branch Avenue driveway would provide the sole vehicular access to the underground parking lot. No loading space is required for this development.

The proposal includes 34 parking spaces (28 residential parking spaces and 6 visitor parking spaces) on site in a single level underground parking garage. The development would comply with the required parking space dimensions and parking rates in City-wide Zoning By-law No. 569-2013.

A Traffic Impact and Parking Study, dated July 2015, prepared by Trans-Plan Inc. was submitted by the applicant. Given the size of the proposed development, a significant impact on the local traffic is not anticipated. Transportation Services staff reviewed the above noted study and advise that the proposed site access, parking and traffic impacts of this proposal would be acceptable.

### **Servicing**

The applicant submitted a Functional Servicing Report and Stormwater Management Report, dated September 2017 and prepared by Husson Engineering. Engineering and Construction Services staff have reviewed and confirmed that no conditions pertaining to the attached Draft Zoning By-law Amendments are required.

### **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 would be 400 m<sup>2</sup> or 19 % of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while any non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 211 m<sup>2</sup> or 10% of the net site area.

Parks, Forestry and Recreation staff advise that the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment given that a park size of 211 m<sup>2</sup> would not create a functional park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. As such, a Stage 1 Archaeological Assessment was submitted and it was determined that a Stage 2 Archaeological Assessment was required. The applicant submitted a Stage 2 Archaeological Assessment for the site dated March 11, 2016 prepared by ASI, which found no further archaeological concerns. Heritage and Preservation Services staff concur with the consultant's conclusions.

### **Toronto Green Standard**

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The application meets Tier 1 of the TGS. Applicable TGS performance measures will be secured through the Site Plan Approval process.

### **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property.

Originally, the proposal required the removal of 4 private trees on site. The applicant worked with City staff and modified the application to provide a greater south side setback on the western portion of the building on Block 2 (abutting Marina Avenue) in order to protect an 83 cm diameter, healthy mature native red oak tree located on the southwest corner of the site.

Currently, the applicant's Tree Protection Plan and Arborist Report indicate three City-owned trees and one protected private tree would be preserved, while three protected private trees would require removal to accommodate the proposed development. Urban Forestry staff require: a Tree Protection Security to ensure protection for the City-owned trees throughout the construction period; an Application to Injure or Destroy Trees and applicable fee for permission to injure the trees; and an Application to Injure or Destroy Trees and applicable fee for permission to remove the trees.

The applicant's submitted Landscape Plan shows six new trees on the City road allowance and 10 new trees on private property. An additional 11 small deciduous trees are also proposed on private property. Urban Forestry staff confirm that the proposed trees are acceptable and fulfill replanting/compensation requirement at this time. However, the potential for additional provision of trees on site would be further explored during the Site Plan Approval process and the processing of the application for tree removal.

In principle, Urban Forestry staff do not object to the proposed Zoning By-law Amendment application based on the above being addressed through the Site Plan Approval process.

## **Conclusion**

Staff recommend that the application to amend the Zoning By-laws be approved by City Council. The proposed development would be in conformity and would be consistent with the Provincial and City policies, including the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Toronto Official Plan.

The proposal would result in the redevelopment of three underutilized sites (including a vacant funeral home with associated large surface parking lot) and would eliminate the permission for a funeral home on site. The development proposes residential stacked townhouses which would be more in keeping with the residential neighbourhood than the use of a funeral home. The proposed residential stacked townhouses are also compatible with the existing varied built form types of the surrounding neighbourhood and planned context of the Residential Multiple Zone. Further, the proposed residential development is consistent with the *Neighbourhoods* designation in the Official Plan as the development has been designed to conform to the Official Plan policies concerning building type, height, density, setbacks, landscaped open space, amenity areas, layout of blocks and overall site configuration.

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E-mail: [nicole.ivanov@toronto.ca](mailto:nicole.ivanov@toronto.ca)

## **SIGNATURE**

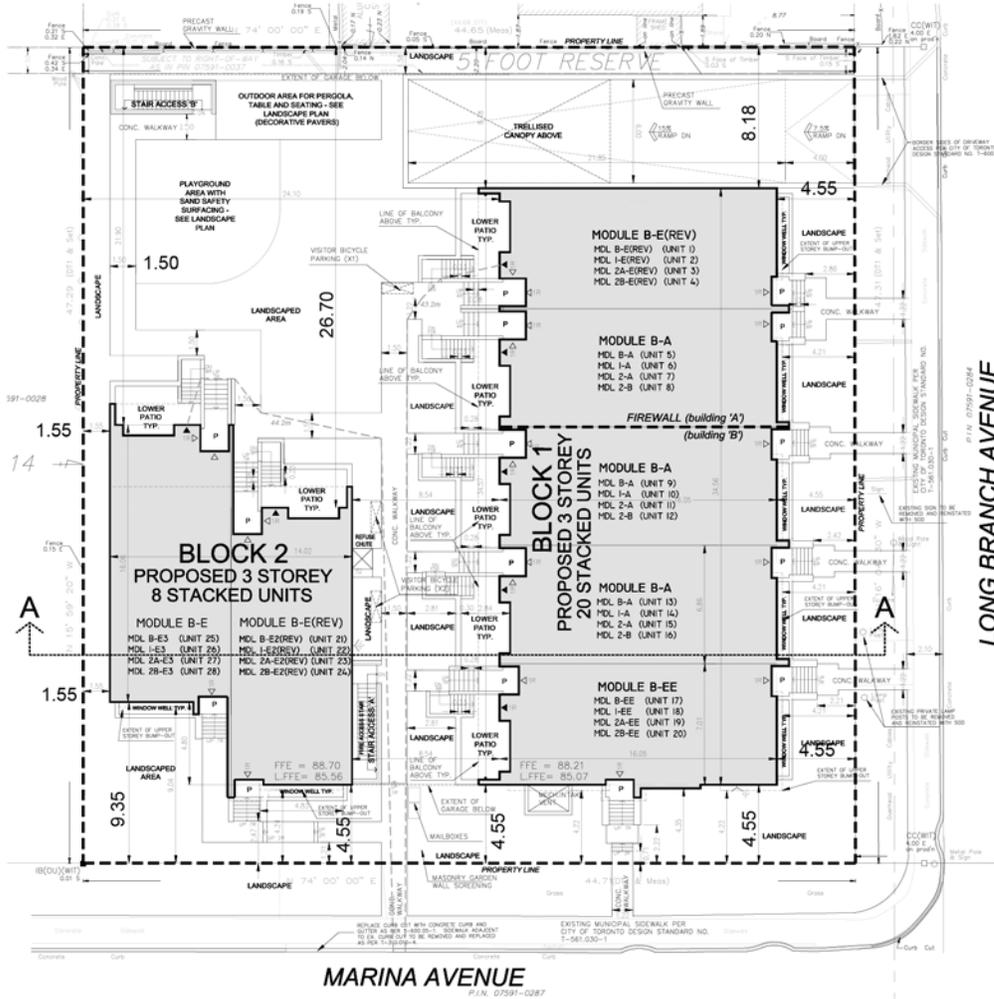
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Neil Cresswell, MCIP, RPP  
Director of Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1:	Site Plan
Attachment 2a:	North and South Elevations (Block 1)
Attachment 2b:	East Elevation (Block 1)
Attachment 2c:	West Elevation (Block 1)
Attachment 2d:	North and East Elevations (Block 2)
Attachment 2e:	South and West Elevations (Block 2)
Attachment 3:	Official Plan
Attachment 4:	Zoning (Former City of Etobicoke Zoning Code)
Attachment 5:	Zoning (City of Toronto Zoning By-law 569-2013)
Attachment 6:	Application Data Sheet
Attachment 7:	Draft Zoning By-law Amendment (Former City of Etobicoke Zoning Code)
Attachment 8:	Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

# Attachment 1: Site Plan

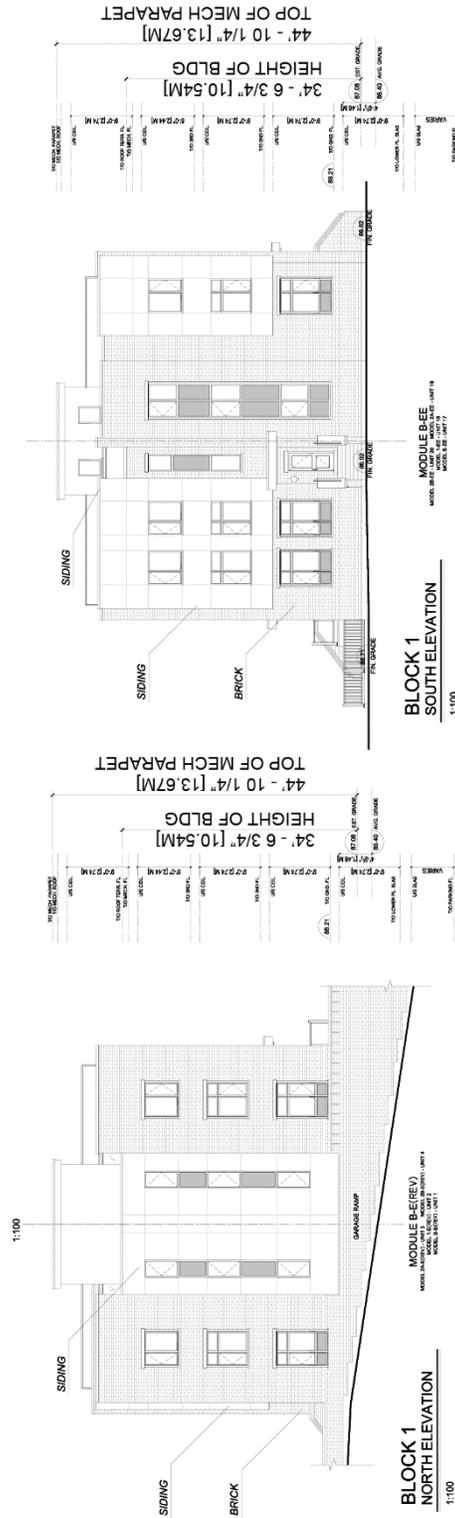


**62 & 68 Long Branch Avenue  
and 28 Marina Avenue**

**Site Plan**  
Applicant's Submitted Drawing  
Not to Scale  
11/17/17

File # 15 216041 WET 06 OZ, 15 216051 WET 06 SA, 15 216054 WET 06 CD

**Attachment 2a: North and South Elevations (Block 1)**



**62 & 68 Long Branch Avenue  
and 28 Marina Avenue**

**Elevations**  
Applicant's Submitted Drawing

File # 15 216041 WET 06 0Z, 15 216051 WET 06 SA, 15 216054 WET 06 CD

Not to Scale  
11/17/17



**Attachment 2c: West Elevation (Block 1)**



**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/17/17

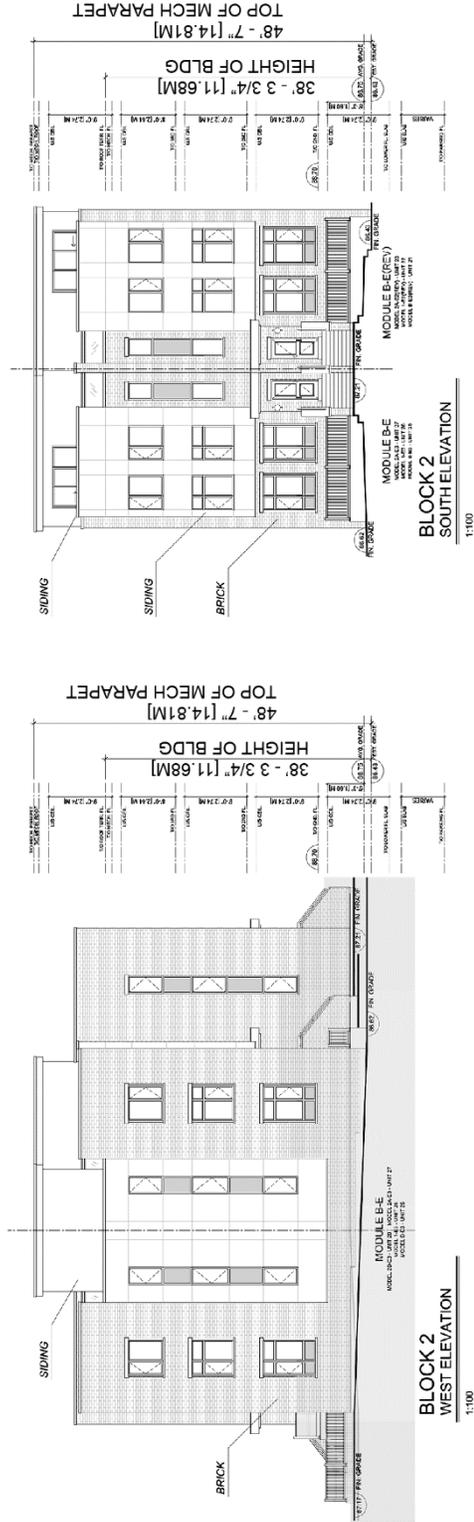
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**62 & 68 Long Branch Avenue  
and 28 Marina Avenue**

File # 15 216041 WET 06 0Z, 15 216051 WET 06 SA, 15 216054 WET 06 CD



**Attachment 2e: South and West Elevations (Block 2)**



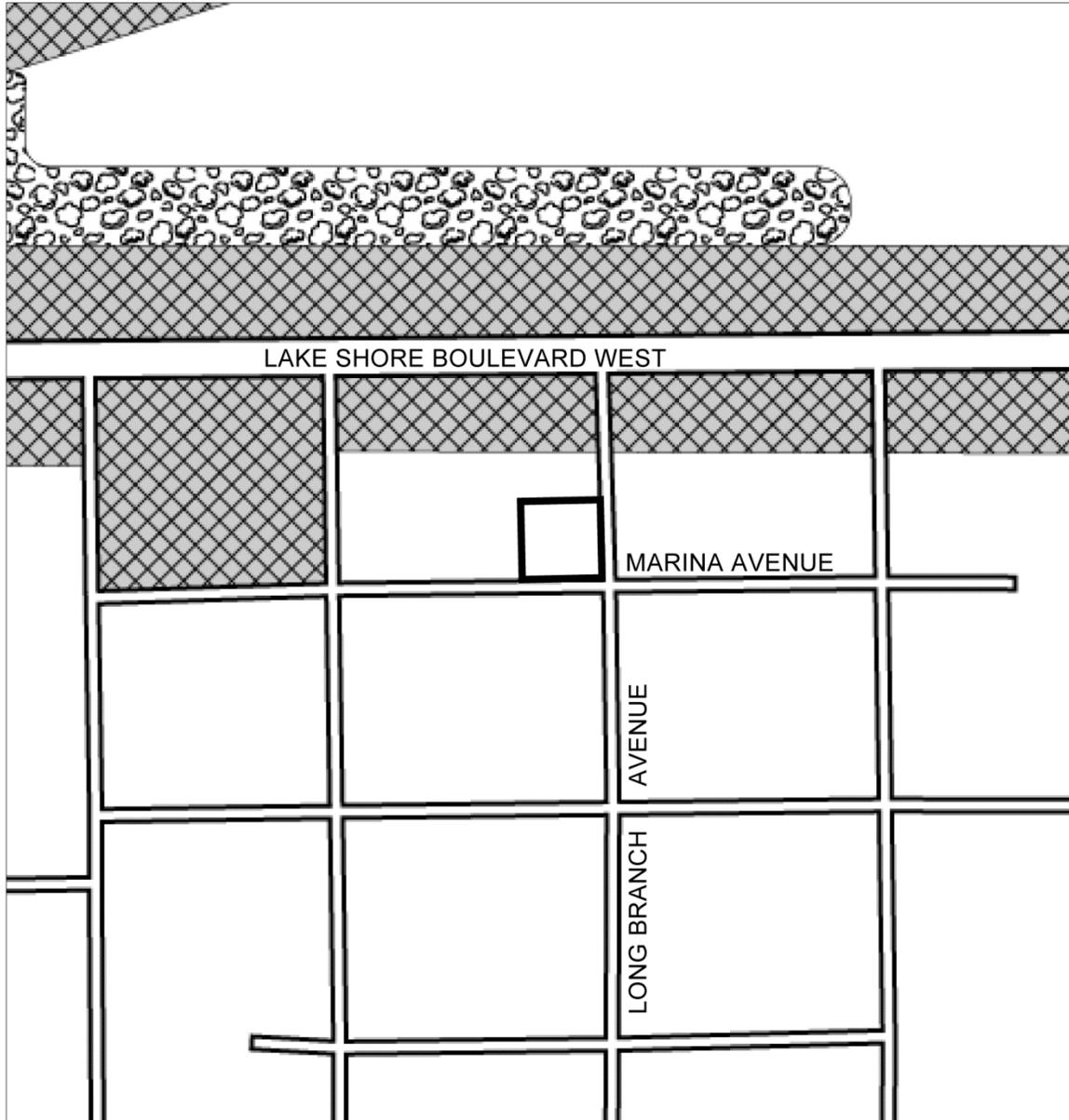
**62 & 68 Long Branch Avenue  
and 28 Marina Avenue**

**Elevations**  
Applicant's Submitted Drawing

File # 15 216041 WET 06 0Z, 15 216051 WET 06 SA, 15 216054 WET 06 CD

Not to Scale  
11/17/17

Attachment 3: Official Plan



**TORONTO** City Planning  
**Official Plan**

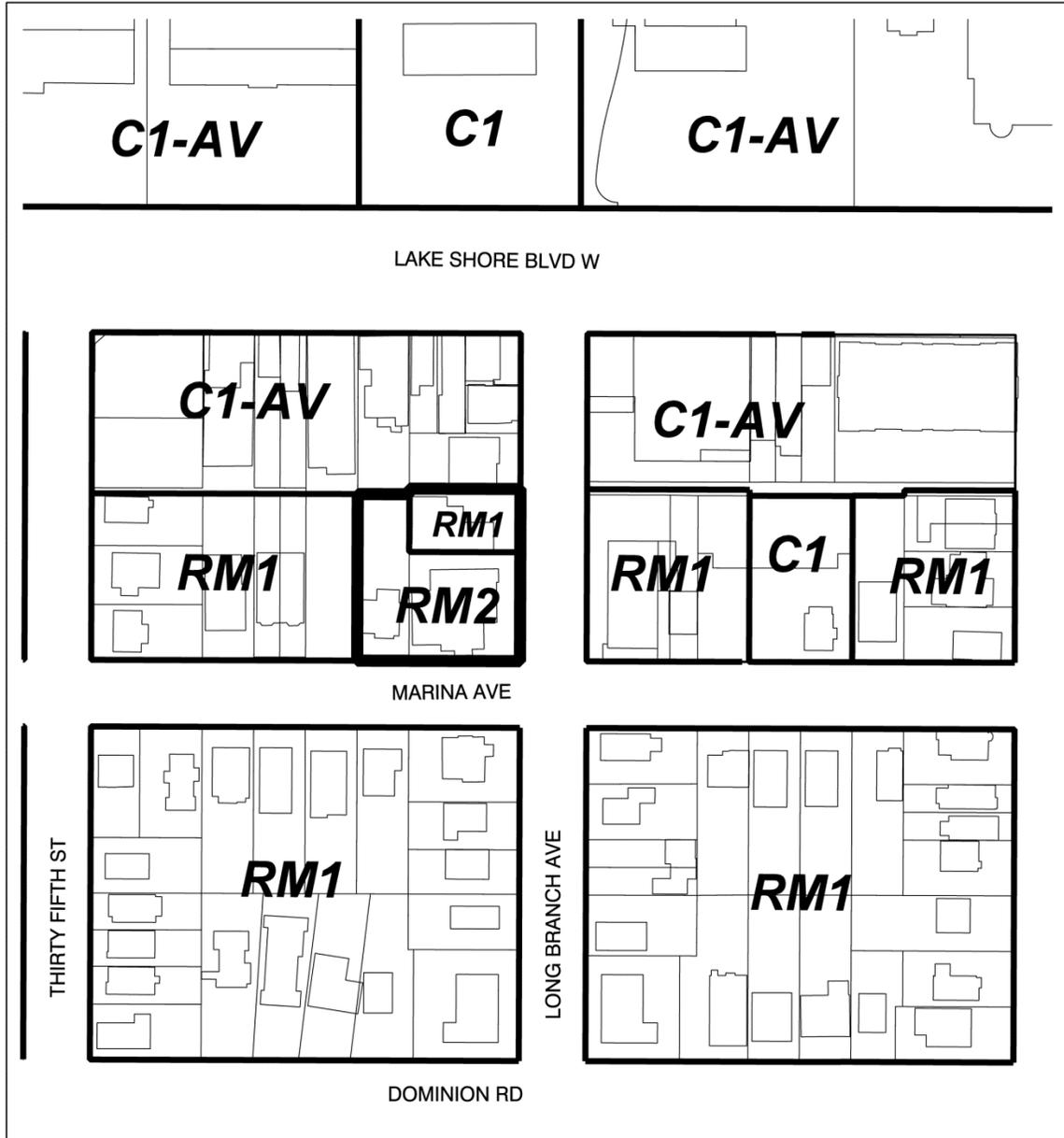
**62 & 68 Long Branch Avenue  
 and 28 Marina Avenue**

File # 15 216041 WET 06 OZ, 15 216051 WET 06 SA, 15 216054 WET 06 CD

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

  
 Not to Scale  
 10/27/15

**Attachment 4: Zoning (Former City of Etobicoke Zoning Code)**



**62 & 68 Long Branch Avenue and 28 Marina Avenue**  
 File # 15 215041 WET 06 OZ, 15 216051 WET 06 SA  
 15 216054 WET 06 CD

Former Long Branch By-law 23/64  
 RM1 Residential Multiple  
 RM2 Residential - Other  
 C1 Commercial

Former Etobicoke By-law 11,737  
 C1-AV Limited Commercial - Avenues



Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 11/27/2015

**Attachment 5: Zoning (City of Toronto Zoning By-law No. 569-2013)**



**62 & 68 Long Branch Avenue and 28 Marina Avenue**

**Zoning By-Law No. 569-2013**

File # 15 216041 WET 06 OZ 15 216051 WET 06 SA  
15 216054 WET 06 CD

 Location of Application  
RM Residential Multiple

 See Former City of Etobicoke (Long Branch) By-Law No. 23/64  
C1 Commercial



Not to Scale  
Extracted: 10/28/2015

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	15 216041 WET 06 OZ
Details	Rezoning	Application Date:	September 10, 2015

Municipal Address: 62 AND 68 LONG BRANCH AVENUE AND 28 MARINA AVENUE

Location Description: PLAN M9 BLK I LOTS 17 & 18 \*\*GRID W0605

Project Description: To amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 to permit two blocks of three-storey stacked townhouses containing a total of 28 dwelling units. The development would consist of one block of 20 stacked townhouse units fronting Long Branch Avenue and a second block of 8 stacked townhouse units fronting Marina Avenue. Vehicle access to the site would be provided from Long Branch Avenue and 34 parking spaces would be provided in an underground garage.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TJ CIECIURA, DESIGN PLAN SERVICES INC.			MARINA HOLDINGS INC.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods		
Zoning:	RM-1, RM-2, RM (u4) (x376), RM(u4) (x2)	Historical Status:	
Height Limit (m):	11	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	2113	Height:	Storeys:	3
Frontage (m):	47.31		Metres:	11.6 m (14.74 m to the top of mechanical penthouse)
Depth (m):	44.71			
Total Ground Floor Area (sq. m):	878			<b>Total</b>
Total Residential GFA (sq. m):	3300		Parking Spaces:	34
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3300			
Lot Coverage Ratio (%):	41.5			
Floor Space Index:	1.6			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	28
3 + Bedroom:	0
Total Units:	28

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3310		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT:**      **PLANNER NAME:**      **Nicole Ivanov, Planner, Community Planning, (416) 394-8227**

**Attachment 7: Draft Zoning By-law Amendment  
(Former City of Etobicoke Zoning Code)**

Authority: Etobicoke York Community Council Item - as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~ - 20~**

**To amend the Etobicoke Zoning Code with respect to the lands municipally known as 62 & 68 Long Branch Avenue and 28 Marina Avenue.**

WHEREAS authority is given to Council by 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*;

The Council of the City of Toronto enacts:

1. That the zoning map referred to in section 330-2 Article II of the Zoning Code and originally attached to the Village of Long Branch, By-Law 23/64 be and the same is hereby amended by changing the classification of the lands located in the former Village of Long Branch as shown in heavy outline on Schedule "A" attached hereto from Residential Multiple – 1 (RM-1) and Residential Multiple – 2 (RM-2) to Residential Multiple Apartments (RMA) as shown on Schedule "B"
2. Despite Chapters 330-9, 330-13, and 330-17 of the Etobicoke Zoning Code, the following development standards shall apply to the Lands described in Schedule 'A' attached hereto and marked with the zone symbol "RMA".
3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
4. The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions will apply;
5. "**Lands**" shall mean the Lands described in Schedule 'A' attached in this By-law.
6. No building or structures shall be erected or used on the Lands with a Zone Symbol "RMA", except for the following uses:
  - i. Apartment Houses;

- ii. Stacked Townhouses;
  - iii. Parking Facilities for RMA uses; and
  - iv. Accessory Uses and Structures: stair access to parking facilities, children's play structures, parking access ramps, patios, lawn and garden furnishings, rooftop terraces and access stairs and mechanical rooms.
  - v. Nothing in this By-law shall prevent the use of the **Lands** for temporary sales office or temporary sales structure for the purpose of marketing and sales related to the uses permitted on the property, within the building on the same **Lands**. There shall be no development standards for temporary sales office or structure.
7. Despite Chapter 330-32, the required minimum building setbacks are as shown on Schedule 'C' of By-law (clerks to insert).
  8. The minimum permitted distance between dwelling Blocks 1 and 2 is 8.5 metres.
  9. The minimum permitted setback from Underground Garage to the north rear yard lot line is 1.5 metres.
  10. The maximum permitted total gross floor area, as defined herein, permitted on the Lands with a Zone Symbol "RMA" shall be 3,310 square metres. For the purpose of this By-law, a garbage area or underground parking area shall not be included in the calculating of gross floor area, however, the staircase and mechanical room on the roof will be included.
  11. The height of a building or structure is measured as the vertical distance between Canadian Geodetic Datum elevation of 86.50 metres, and the highest point of the building or structure.
  12. Any equipment or structures used for the functional operation of the building, including mechanical penthouses, roof top stair enclosures, roof decks, railings and dividers, parapets, and architectural features, is permitted to exceed the permitted height by 3.5m.
  13. Parking spaces must be provided and maintained at the following rates:
    - i. One resident parking space is required for each dwelling unit.
    - ii. 0.2 visitor parking spaces are required for each dwelling unit.
    - iii. Accessible parking space standards are not applicable.
  14. Despite any severance, partition or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.

15. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws.

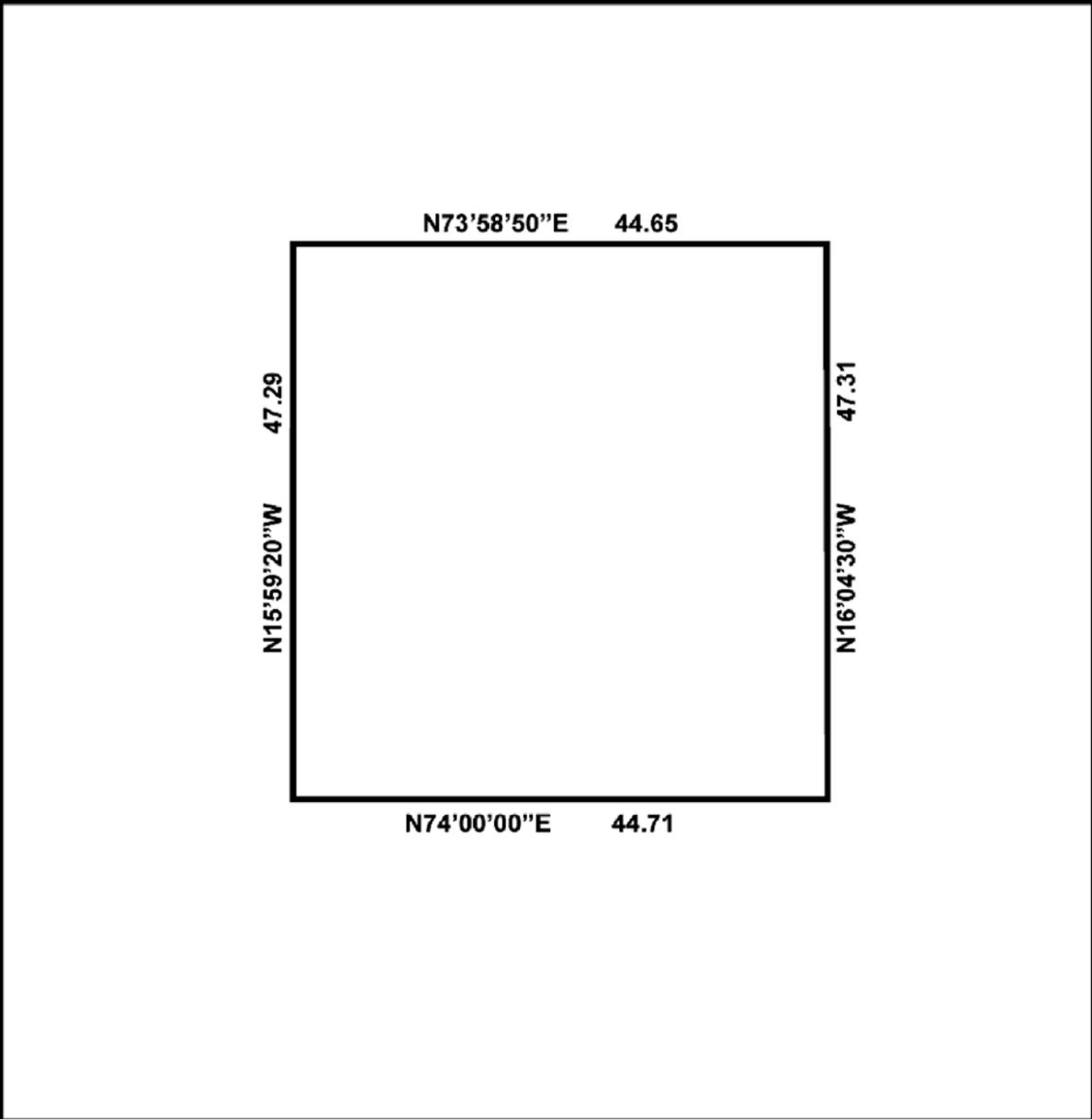
<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
XXXX-201_ _____, 201_	Lands located on the west side of Long Branch Avenue and the north side of Marina Avenue, known as 62 & 68 Long Branch Avenue and 28 Marina Avenue.	To permit 28 stacked townhouse dwelling units (apartment house) with underground parking and rooftop terraces.

**ENACTED AND PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, AD, 201\_\_

ULLI S. WATKISS

City Clerk

(Corporate Seal)

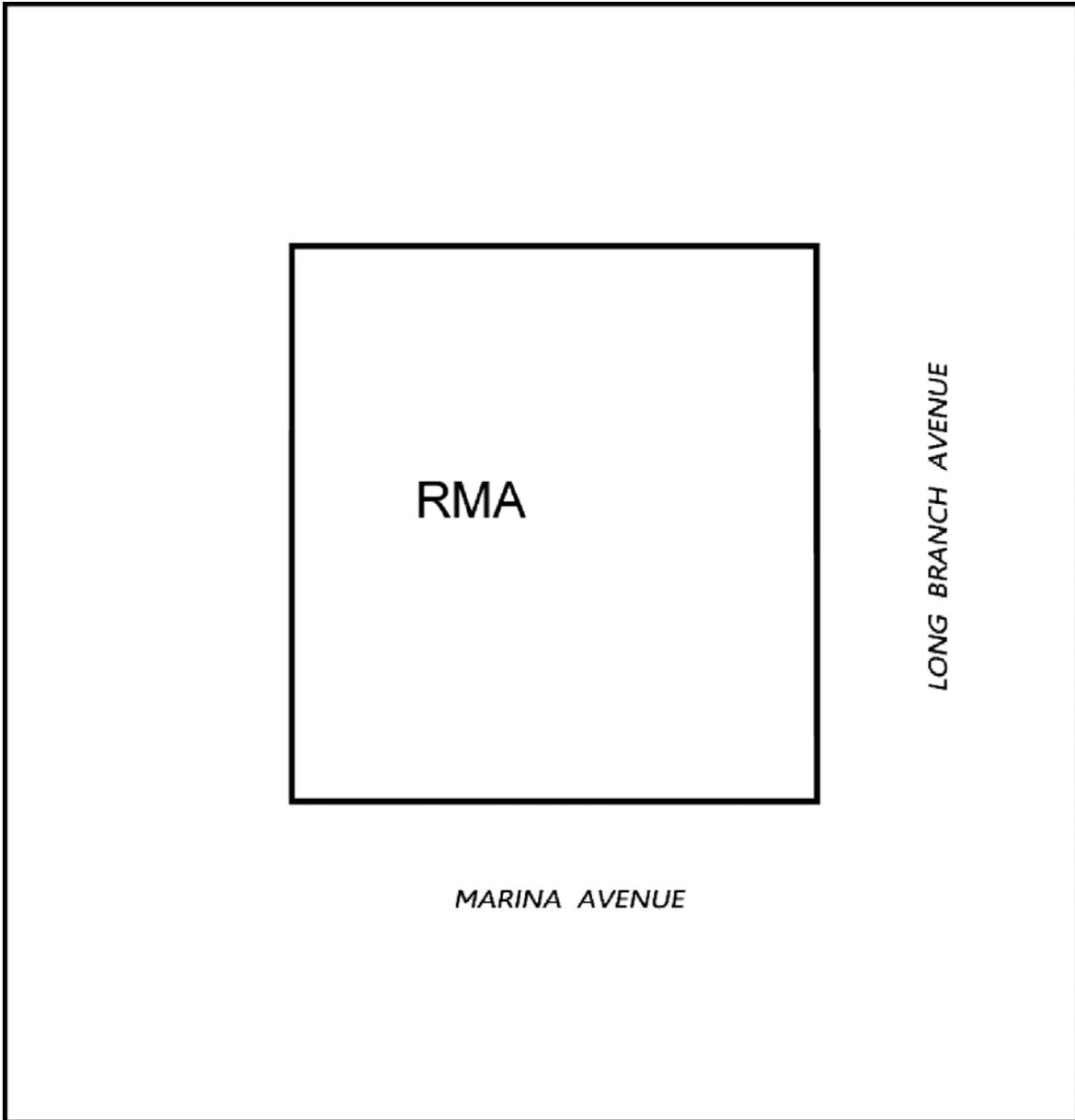


KNOWN AS LOTS 15,16,17,18 & PART OF 5 FOOT RESERVE  
 BLOCK I, REGISTERED PLAN M-9  
 CITY OF TORONTO

Applicant's Name:	MARINA HOLDINGS INC.		
Address:	62 & 68 LONG BRANCH AVENUE & 28 MARINA AVENUE	Scale:	Not to Scale
File No.	15 216041 WET 06 OZ	Dwg. No.	



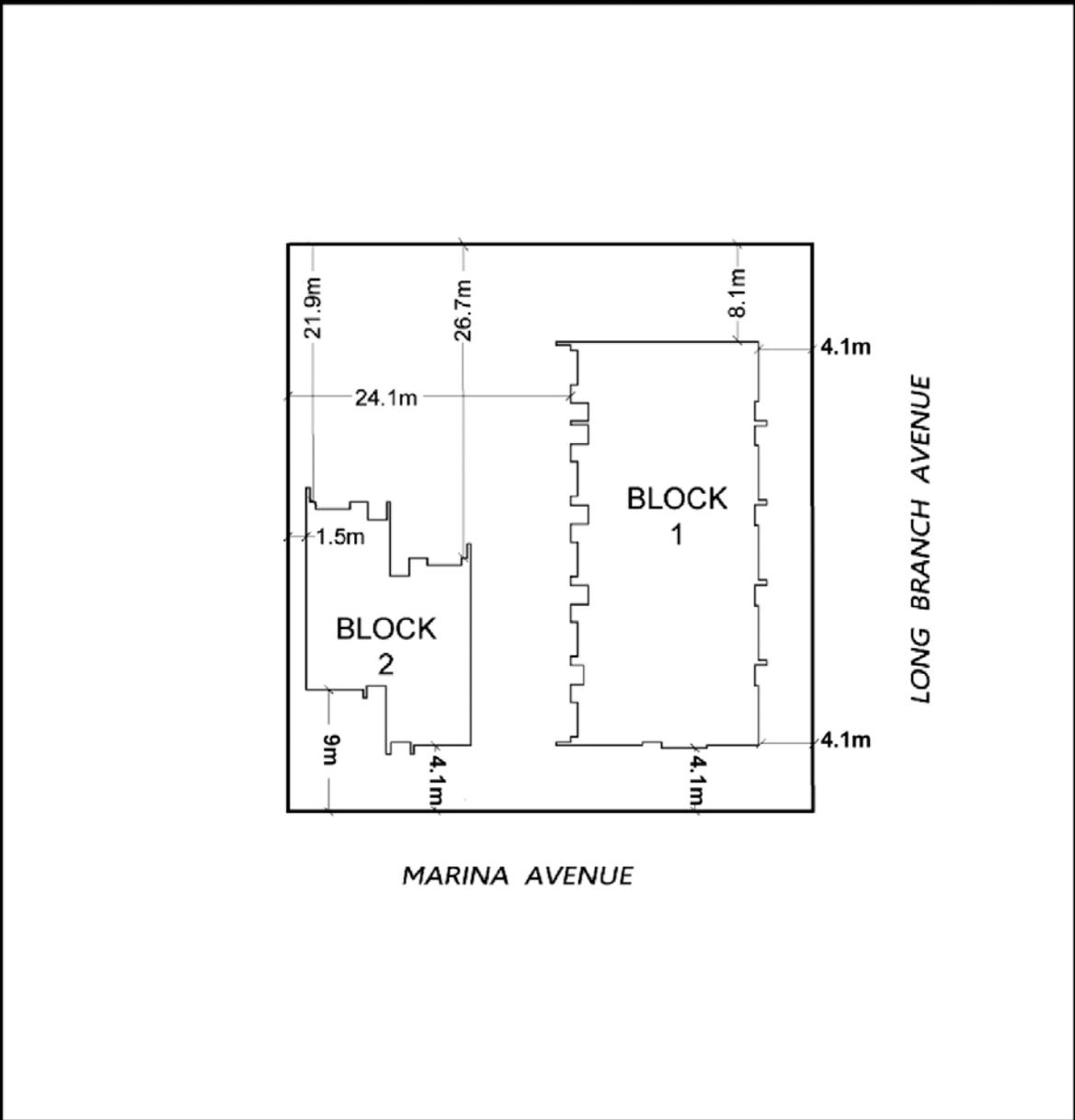
 **TORONTO**  
 SCHEDULE 'A' BY-LAW



KNOWN AS LOTS 15,16,17,18 & PART OF 5 FOOT RESERVE  
 BLOCK I, REGISTERED PLAN M-9  
 CITY OF TORONTO

Applicant's Name:	MARINA HOLDINGS INC.		
Address: 62 & 68 LONG BRANCH AVENUE & 28 MARINA AVENUE	Scale:	Not to Scale	
File No. 15 216041 WET 06 OZ	Dwg. No.		

 **TORONTO**  
**SCHEDULE 'B' BY-LAW**



KNOWN AS LOTS 15,16,17,18 & PART OF 5 FOOT RESERVE  
 BLOCK 1, REGISTERED PLAN M-9  
 CITY OF TORONTO

Applicant's Name:	MARINA HOLDINGS INC.		
Address: 62 & 68 LONG BRANCH AVENUE & 28 MARINA AVENUE	Scale:	Not to Scale	
File No. 15 216041 WET 06 OZ	Dwg. No.		



**SCHEDULE 'C' BY-LAW**

**Attachment 8: Draft Zoning By-law Amendment  
(City of Toronto Zoning By-law No. 569-2013)**

Authority: Etobicoke York Community Council Item \_\_\_\_ as adopted by  
City of Toronto Council on \_\_\_\_, 2017

**CITY OF TORONTO**

**Bill No. \_\_\_\_\_**

**BY-LAW No. \_\_\_\_-2017**

**To amend City of Toronto Zoning By-law No 569-2013, as amended  
With respect to the lands municipally known as  
62 Long Branch Avenue &  
68 Long Branch Avenue &  
28 Marina Avenue**

WHEREAS authority is given to Council by 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*,

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law map in Section 990.10 respecting the lands outlined by heavy black lines to “RM (u28)(x376)” as shown on Diagram 2 attached to this By-law;
4. Nothing in this By-law shall prevent the use of the **Lands** for a temporary sales office of temporary sales structure for the purposes of marketing and sales related to the used permitted on the property, within a building on the same **Lands**. There shall be no development standards for the temporary sales office or structure.
5. Zoning By-law No. 569-2013, as amended, is further amended by deleting the contents of Article 900.6.10 Exception 376 and replacing it with the following so that it reads:

### **Exception RM 376**

The lands or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

#### Site Specific Provisions:

- (A) Despite regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law [clerks to insert].
- (B) Despite regulation 5.10.30.20(1), the **lot line** abutting Marina Avenue is **the front lot line**.
- (C) Despite regulation 5.10.40.70(2), an underground **parking garage** must be setback from the northerly **lot line** a minimum of 1.5 metres;
- (D) Despite Clause 10.80.40.80, the required minimum separation distance between Block 1 and Block 2 is 8.5 metres;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 86.50 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.5.40.10(3) and regulation 10.5.40.10(4), any equipment or structures used for the functional operation of the building, including mechanical penthouses, roof top stair enclosures, roof decks, railings and dividers, parapets, and architectural features, may exceed the permitted maximum height by 3.5 metres; and
- (G) Section 200.15, regarding accessible parking spaces, does not apply.

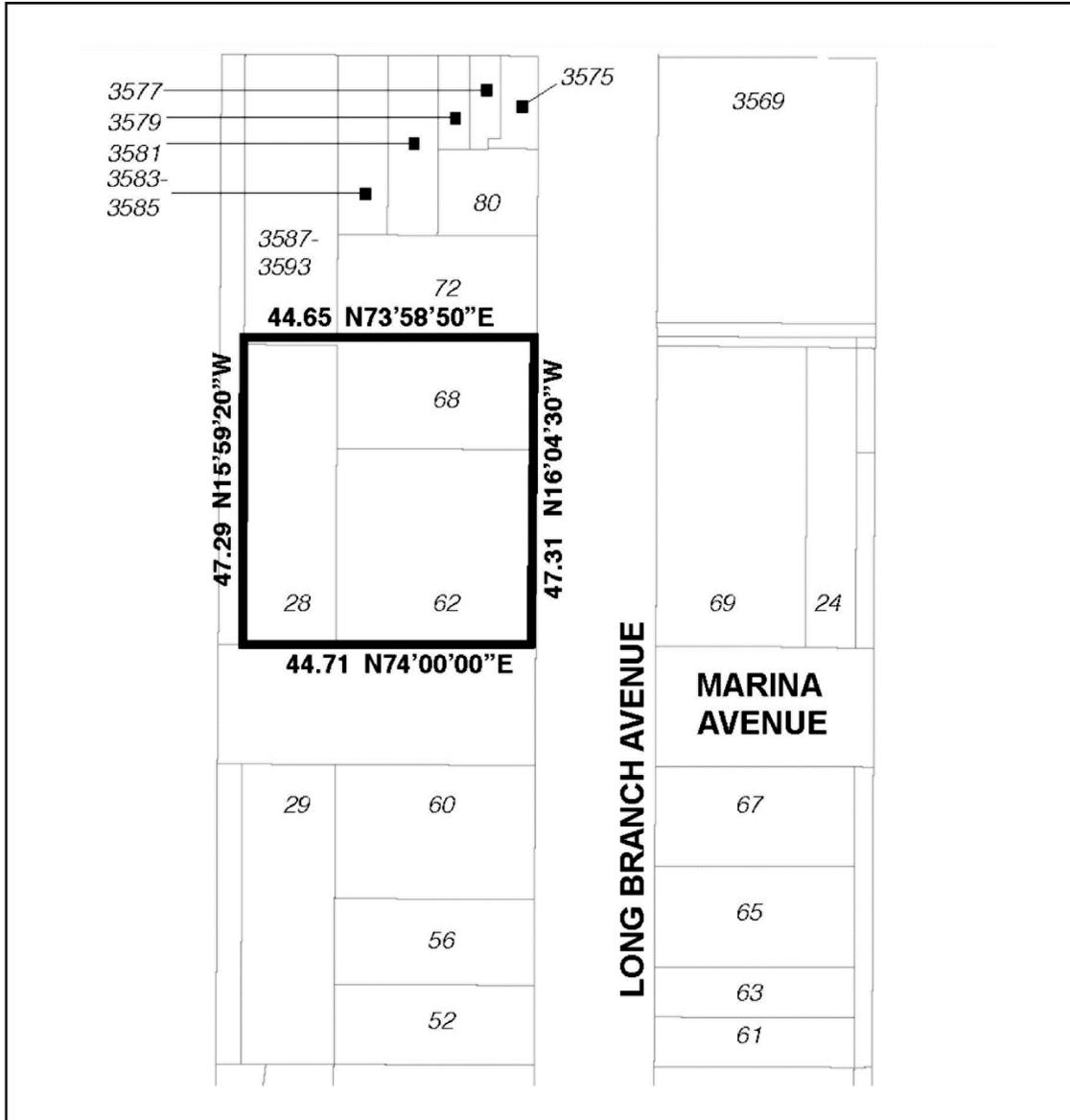
Prevailing By-laws and Prevailing Sections: (None Apply)

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

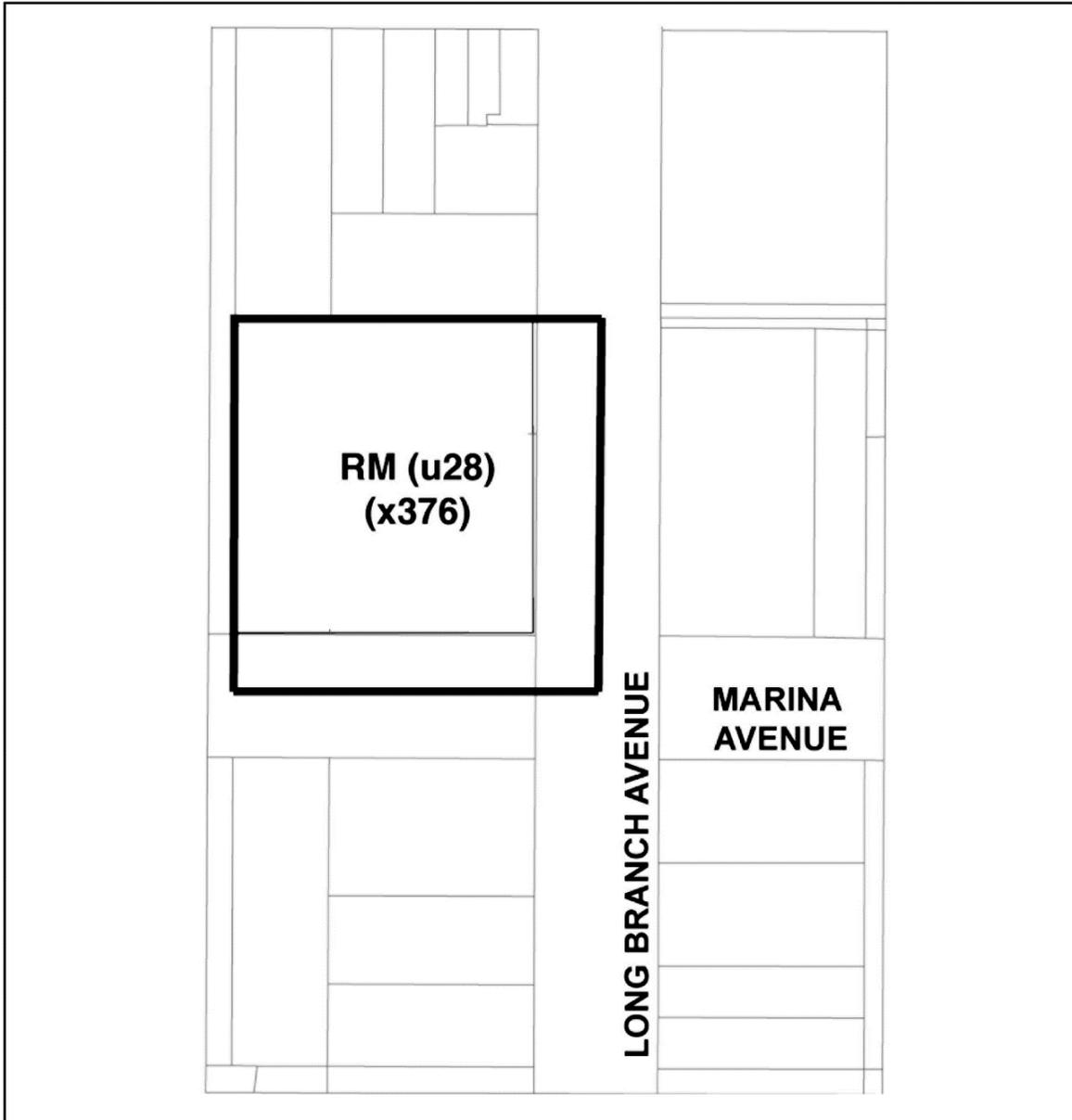


**TORONTO** City Planning  
**Diagram 1**

**62 & 68 Long Branch Avenue  
 and 28 Marina Avenue**  
 File # 15 216041 WET 06 02



City of Toronto By-Law 569-2013  
 Not to Scale  
 11/17/2017

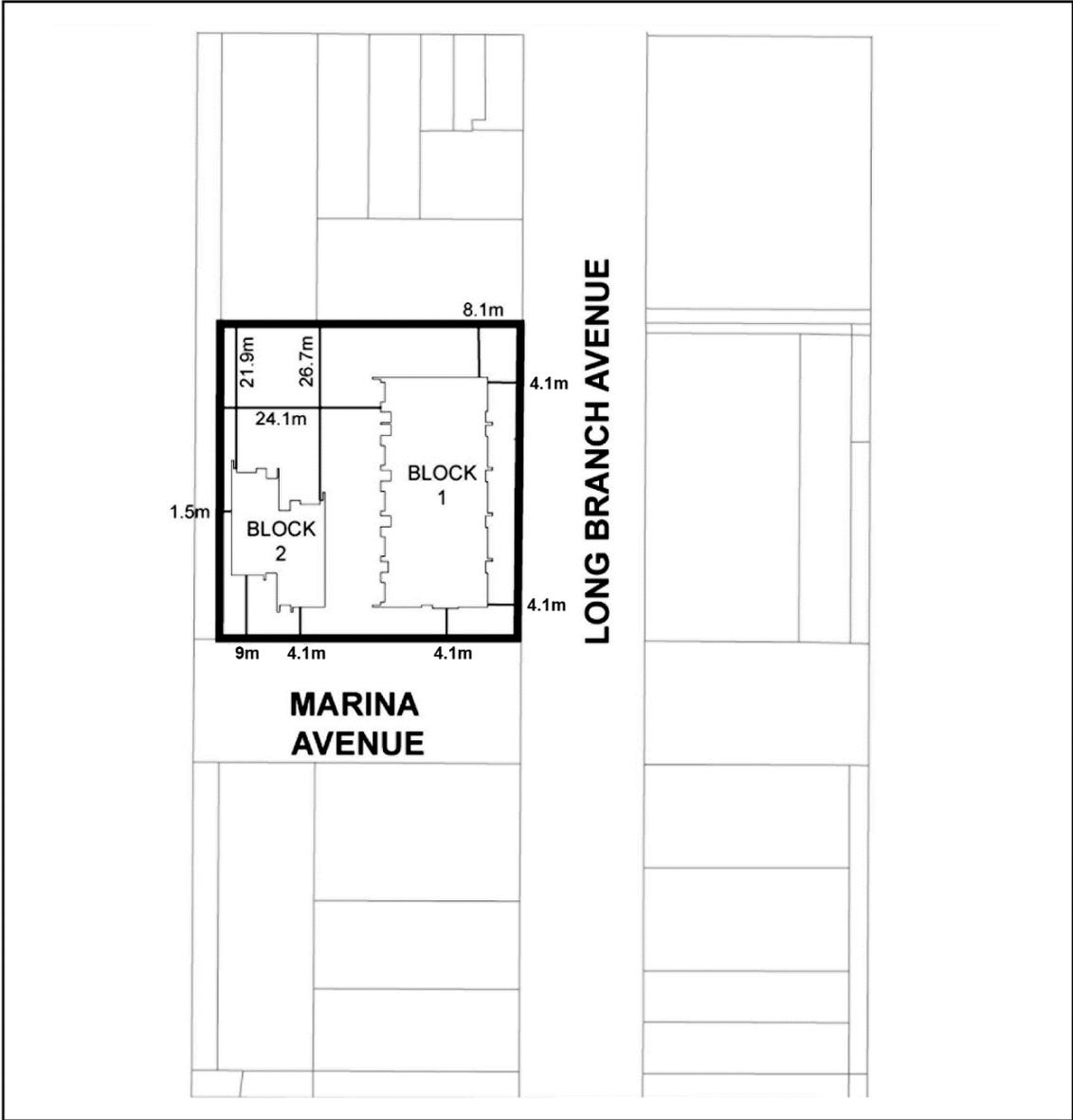


**TORONTO** City Planning  
**Diagram 2**

**62 & 68 Long Branch Avenue  
 and 28 Marina Avenue**  
 File # 15 216041 WET 06 0Z



City of Toronto By-Law 569-2013  
 Not to Scale  
 11/17/2017



**TORONTO** City Planning  
**Diagram 3**

**62 & 68 Long Branch Avenue  
 and 28 Marina Avenue**  
 File # 15 216041 WET 06 0Z



City of Toronto By-Law 569-2013  
 Not to Scale  
 11/17/2017