

**263 Logan Avenue & 15 Busy Street - Zoning
Amendment Application - Preliminary Report**

Date:	April 16, 2018
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	18 104539 STE 30 OZ

SUMMARY

This application proposes a six unit townhouse block that fronts on to 263 Logan Avenue. Each unit will have an integral garage. The existing commercial parking lot that exists on the site would be reduced in size and reconfigured.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation Meeting is anticipated to be held in the second quarter of 2018. The final report is targeted for the first quarter of 2019. The target date assumes that the applicant will provide 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 263 Logan Avenue 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 October 30, 2017 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal comprises six freehold four-storey townhouse units to the west side of the site with frontage along Logan Avenue as shown on Attachment 1. The portion of the existing lot to be developed would have a size of approximately 544 square metres.

The six unit townhouse units would have a total gross floor area of approximately 1849.00 square metres, resulting in density of approximately 3.15 times the area of the portion of the existing lot to be developed. The maximum height of this townhouse building is 15.95 metres. The height to the fourth storey is approximately 13.36 metres, with a stairway popup to the roof terrace taking the height to 15.95 metres. Six at-grade vehicular parking spaces will be provided for the six townhouse units and will be accessed from a private driveway off of Busy Street.

The existing commercial parking lot that exists on the site would be reduced in size and reconfigured. Both the existing commercial parking lot and the private driveway would be under different ownership than the six townhouse units. The size of the reconfigured parking lot, with the private driveway is approximately 880 square metres.

The applicant intends to divide the site into individual lots for the townhouse units, and for the commercial parking lot. This could be done through a Consent, Part Lot Control Exemption or Plan of Subdivision application. Appropriate arrangements for ownership, access and maintenance of the driveway have yet to be determined. Further Planning Act applications will be required subsequent to the rezoning process.

Attachments 2 through 5 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet.

Site and Surrounding Area

The subject site is located at the southeast corner of Logan Avenue and Busy Street. The site has 30 metres of frontage on the east side of Logan Avenue and a depth of almost 48 metres along Busy Street. The existing site area is approximately 1,424 square metres.

The site is presently occupied by surface parking with driveways from Busy Street. The parking lot serves an adjacent commercial property at 924-926 Queen Street East,. This one to two-storey commercial building currently a Value Village store, extends from Queen Street to Busy Street with residential apartments above the ground floor commercial use. Parts of the site also provide access to the rear of other properties, along with private driveways with rights-of-ways, on the north side of Queen Street East west of the Value Village site.

The existing surface parking lot to the east of the townhouse development would be reconfigured and repaved and continue to accommodate retail parking and access to other properties along the north side of Queen Street East. The reconfiguration of this parking lot would include the drive aisle to access the parking spaces for the townhouse development. The size of the reconfigured parking lot, including the private driveway for the proposal is approximately 880 square metres.

Uses surrounding the site include:

- North: There are primarily 2- and 2 ½-storey detached, semi-detached and row houses along Logan Avenue. On Busy Street, there is a 1 ½ storey house, and a 1- to 2-storey non-residential building with commercial and office uses.
- South: There is a one-storey commercial building (bakery) on Logan Avenue, then 2- to 3-storey mixed use buildings on both the north and south sides of Queen Street East. A 7-storey mixed-used building including a family shelter is approved and under construction at 875 and 887 Queen Street East, and a 6-storey mixed use building is approved and under construction at 897 and 899 Queen Street East. Beyond Queen Street East, there are primarily 2- and 2 ½-storey detached, semi-detached and row houses along Logan Avenue.
- East: There is a parking lot utilized by the commercial buildings on Queen Street East, a 2-storey mixed use building with ground floor commercial uses (Value Village) and residential units above that extends from Queen Street East, and 2- and 2 ½-storey detached, semi-detached and row houses on Bisley Street and Verral Avenue further to the east.
- West: There are primarily 2- and 2 ½-storey detached, semi-detached and row houses along the west side of Logan Avenue and beyond. On Queen Street East, there are primarily 2- to 3-storey mixed use buildings, and Jimmie Simpson Park.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") 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 impacts 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 Official Plan is the most important vehicle for implementation of the PPS. 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 PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") 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 builds upon the policy foundation provided by the PPS 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 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.

Staff will review the proposed development application for consistency with the PPS and conformity with the Growth Plan.

Official Plan

The City's Official Plan sets out a broad strategy for managing future growth by identifying an urban structure of areas where development is appropriate and areas where little physical change is expected to occur. The Plan outlines how growth is to be directed towards areas with supporting infrastructure and provide a transition in scale and density that protects stable neighbourhood areas from the effects of nearby development.

The site is designated *Neighbourhoods* on Map 18, Land Use Plan of the City of Toronto Official Plan. Unlike the designated growth areas, *Neighbourhoods* are stable areas, where significant growth is not encouraged and new development is to respect and reinforce the general physical patterns of the neighbourhood.

Neighbourhoods are considered physically stable areas made up 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. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Areas designated as *Neighbourhoods* within the Official Plan are generally not intended for redevelopment purposes or intensification, they are intended to be stable areas where redevelopment respects and reinforces the existing built form. A key objective of the Official Plan is to guide new development 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."

The Official Plan also states that the prevailing building type will be the predominant form of development in the neighbourhood.

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, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized Apartment Neighbourhood sites and implement the City's Tower Renewal Program.

In particular, OPA 320 revised Policy 9 in Section 4.1 to read as follows:

9. Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods will:
 - a) have heights, massing and scale that are proportionate to and respectful of that permitted by the zoning for adjacent and nearby residential properties;
 - b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
 - c) front onto existing or newly created public streets wherever possible, with no gates limiting public access;
 - d) provide safe, accessible pedestrian walkways from public streets; and
 - e) locate, screen and wherever possible enclose, service areas and garbage storage and parking, including access to any underground parking, so as to minimize the impact on existing and new streets and residences.

In situations where infill development can replicate the existing prevailing lot pattern to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed under and the development will conform with Policy 5.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link:

www.toronto.ca/OPreview/neighbourhoods

Infill Townhouse Guidelines

The Infill Townhouse Guidelines, adopted by Council in 2003, include criteria to ensure that low-rise infill townhouse developments are accessible from the public street and are designed to provide a suitable transition in scale, mass and setbacks to adjacent lower scale buildings.

Townhouse and Low-rise Apartment Guidelines

The Townhouse and Low-Rise Apartment Guidelines were adopted by City Council with amendments in March 2018. The Guidelines help implement the policies in the Official Plan by achieving the appropriate design of low-rise, primarily residential buildings for a range of building types. These types include townhouses, stacked townhouses, stacked and back-to-back townhouses, low-rise apartments and low-rise hybrid buildings.

The Townhouse and Low-rise Apartment Guidelines address infill townhouse developments as well as midsize to larger sites and the more complex and intense types of low-rise, multi-unit development in terms of site context, site organization, building massing, detailed design and private and public realm. The Guidelines replaces the Infill Townhouse Guidelines (2003).

This application was submitted prior to the adoption of the Townhouse and Low-rise Apartment Guidelines; however, the Townhouse and Low-rise Apartment Guidelines will be used to assist with the review of this application.

Zoning

The site is zoned R3 Z0.6 in the former City of Toronto Zoning By-law 438-86 and R(d1.0) (x695) in the City of Toronto Zoning By-law 569-2013. The zoning permits a variety of residential uses, including townhouses and apartment buildings to a maximum density of 0.6 times the area of the lot in the former City of Toronto Zoning By-law 438-86 and 1.0 times the area of the in the City of Toronto Zoning By-law 569-2013. The height limit is 12 metres.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Control (18 104543 STE 32 SA) has been submitted and is being reviewed concurrently with the subject application.

Tree Preservation

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry.

Reasons for the Application

A Zoning By-law Amendment application is required because the proposed development does not comply with provisions of both Zoning By-laws 438-86 and 569-2013, as amended. The total permitted density for all uses is 0.6 times the lot area under Zoning By-law 438-86 and 1.0 times the lot area under Zoning By-law 569-2013. The maximum permitted height under both By-laws is 12 metres. The proposal requires a Zoning By-law amendment to permit a density of 1.3 times the existing lot area, a maximum height of 15.95 metres, and other zoning 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:

- Plan of Survey & Topographical Survey
- Architectural Plans, Shadow Study, Perceptive Views and 3D massing model
- Landscape Plans and Landscape Cost Estimate
- Existing Tree Inventory/Removal Plan
- Arborist Report
- Urban Design Brief
- Site Servicing/Grading Plan, Sections and Erosion/Sediment Control Plans
- Planning Rationale
- Toronto Green Standards Checklist
- Transportation Considerations Report

- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation Report
- Hydrogeological Assessment Report
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Environmental Reliance Letter
- Environmental Noise Feasibility Study
- Streetcar Vibration Study

A Notification of Complete Application for the Zoning Amendment application was issued on February 12, 2018.

Issues to be Resolved

Four storey residential buildings are not part of the prevailing building type in this neighbourhood. Therefore, the applicant is required to also submit an application for an Official Plan Amendment.

The following issues have been identified during the preliminary review of this application, and will require further examination:

- The appropriateness of the proposed density;
- The appropriateness of the proposed height;
- The appropriateness of the proposed massing, setbacks, and building stepbacks;
- The appropriateness of the building orientation and façade design relative to its corner location;
- The appropriateness of the front yard setback on Logan Avenue in relation to buildings south and north of the site;
- The amount of front yard and rear yard landscaped space;
- The shadow impacts of the proposed development;
- The privacy, noise and overlook impacts of the proposed roof top decks;
- Conformity with the applicable Infill Townhouse Design Guidelines and Townhouse and Low-rise Apartment Guidelines;
- The proposed servicing arrangements;
- The proposed vehicular access arrangements to the parking spaces; and,
- The method of subdividing the site into individual lots for the townhouse units and the reconfigured commercial parking lot.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Lynda H. Macdonald
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Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: West Elevation

Attachment 3: East Elevation

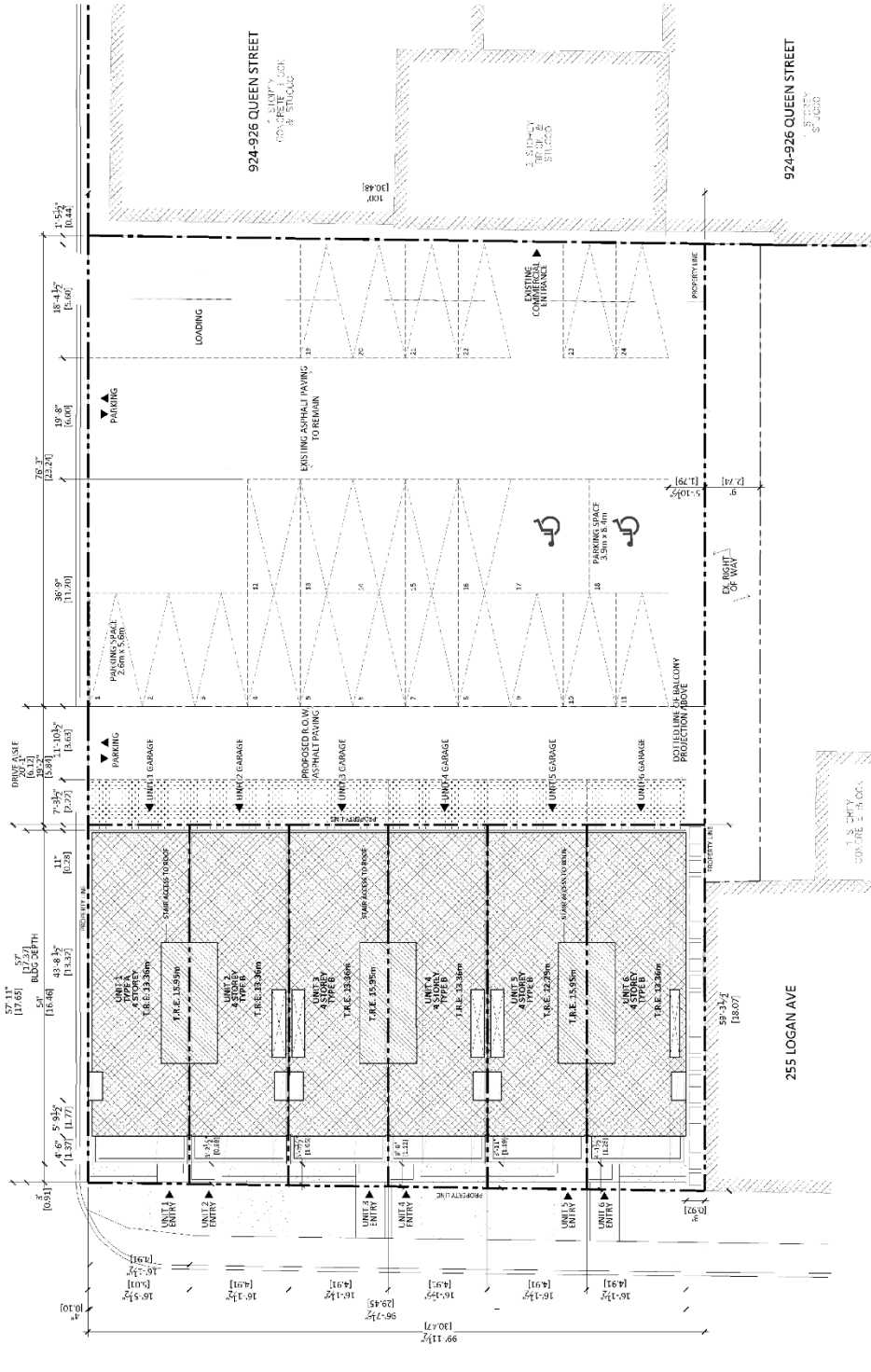
Attachment 4: North Elevation

Attachment 5: South Elevation

Attachment 6: Zoning (569-2013)

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



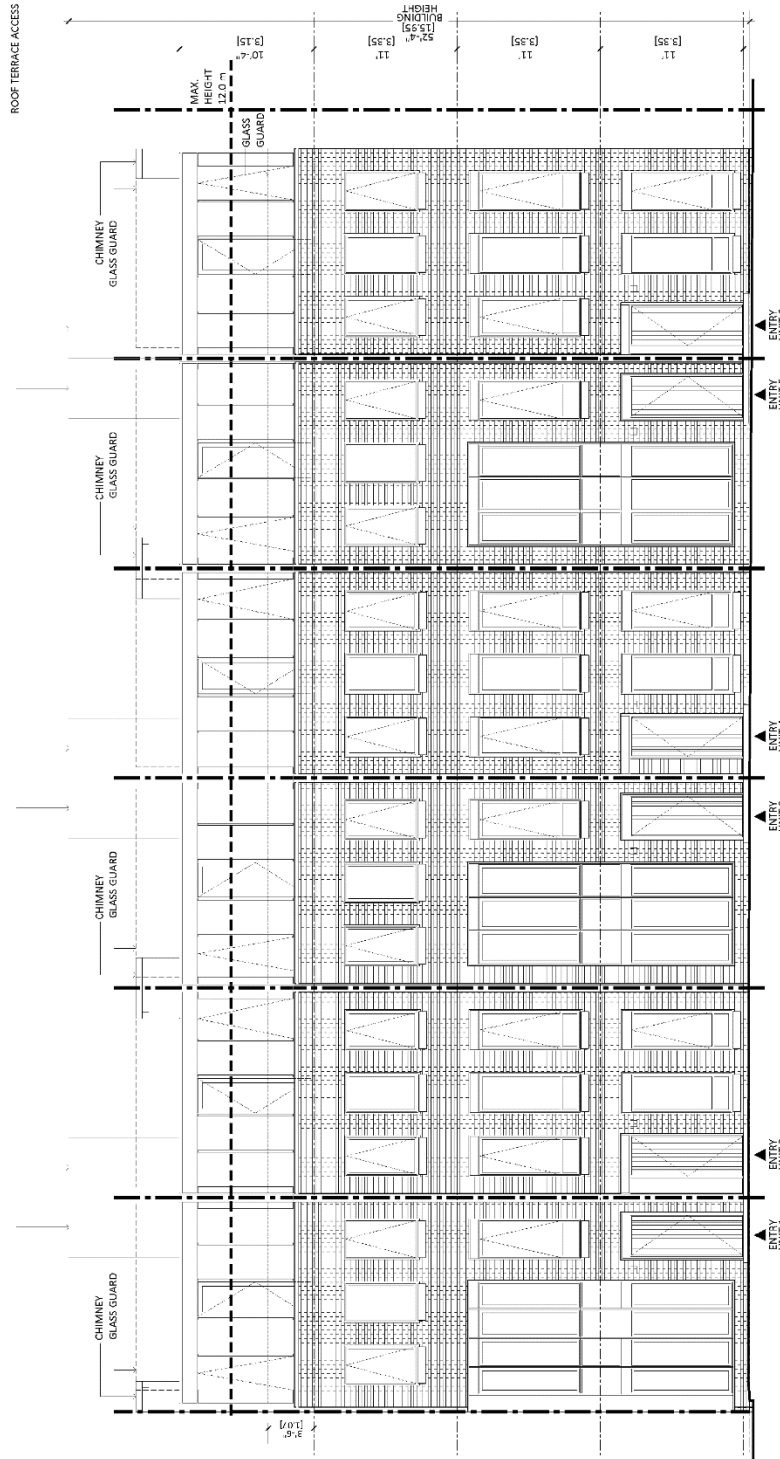
263 Logan Avenue & 15 Busy Street

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 03/23/2018

File # 18 104539 STE 30 0Z

Attachment 2: West Elevation



263 Logan Avenue & 15 Busy Street

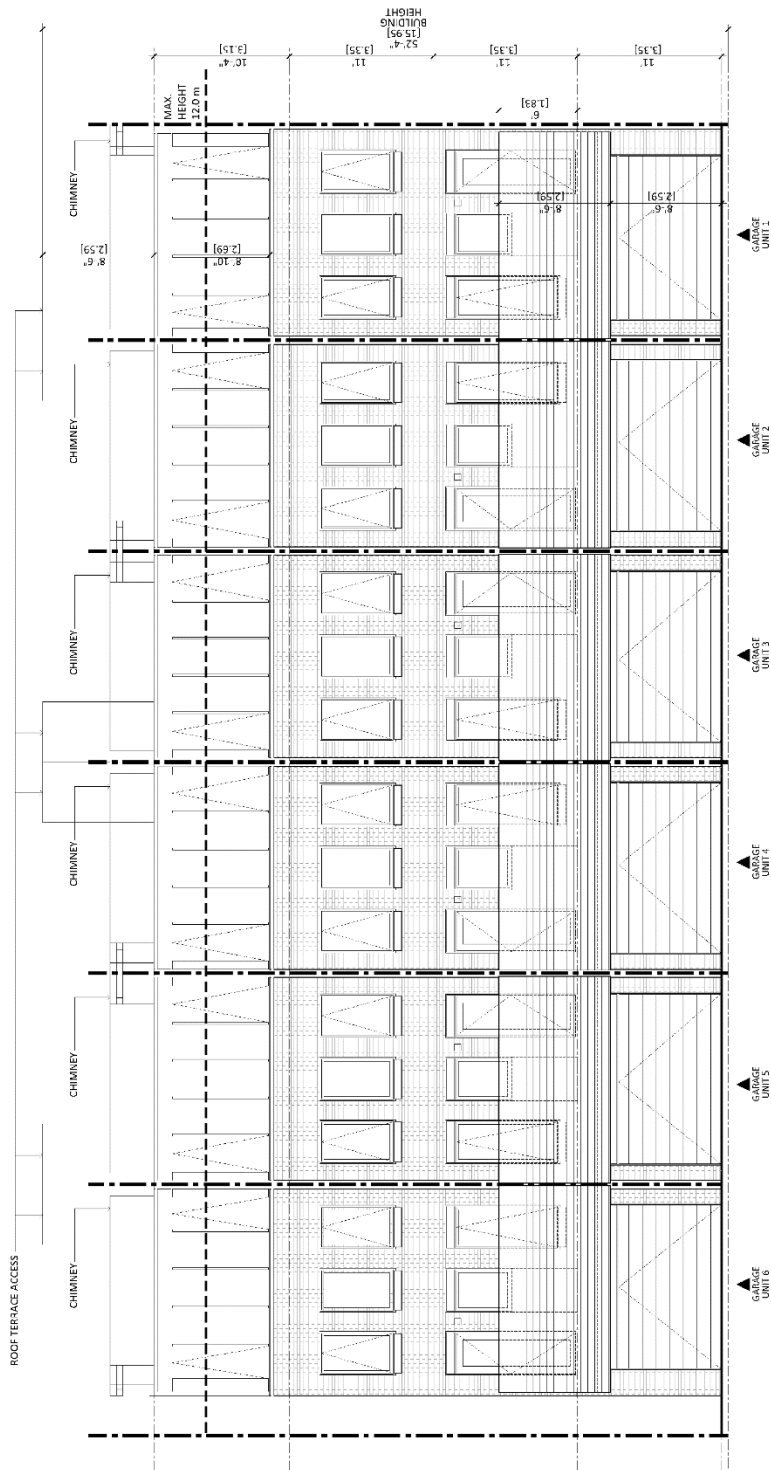
West Elevation

Applicant's Submitted Drawing

Not to Scale
03/23/2018

File # 18 104539 STE 30 0Z

Attachment 3: East Elevation

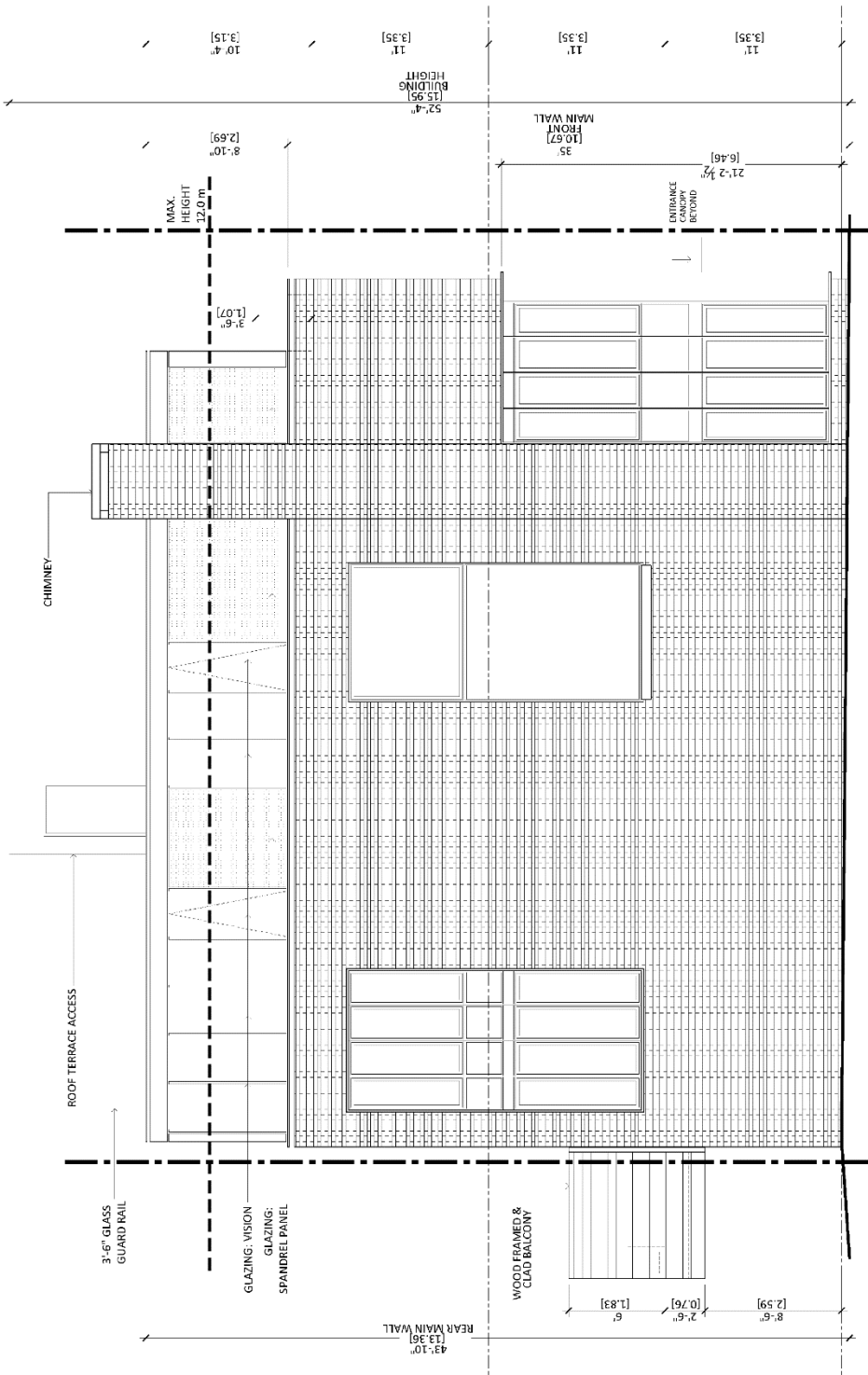


263 Logan Avenue & 15 Busy Street

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 03/23/2018

File # 18 104539 STE 30 0Z

Attachment 4: North Elevation



263 Logan Avenue & 15 Busy Street

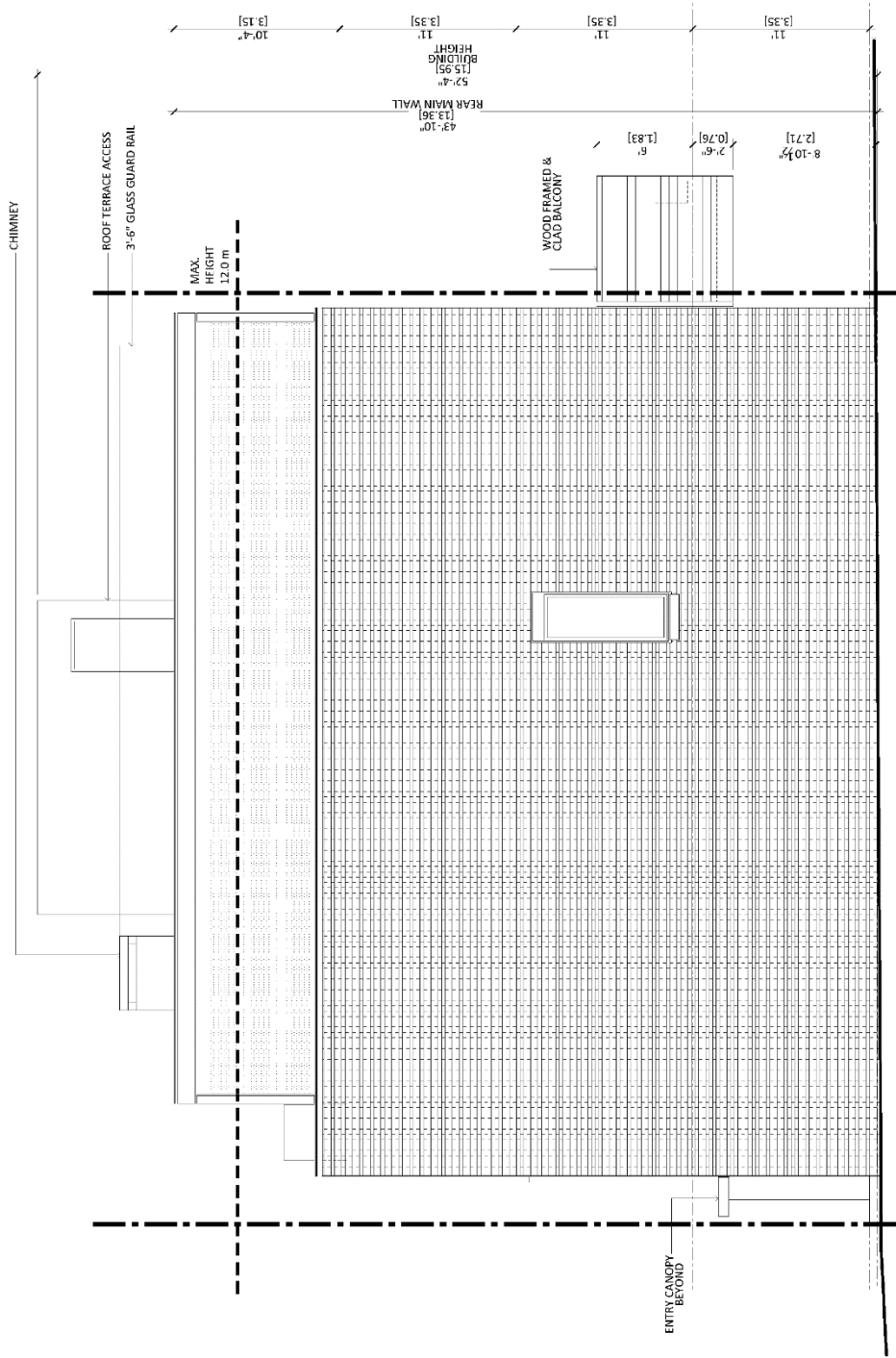
North Elevation

Applicant's Submitted Drawing

Not to Scale
03/23/2018

File # 18 104539 STE 30 02

Attachment 5: South Elevation



263 Logan Avenue & 15 Busy Street

South Elevation
Applicant's Submitted Drawing

Not to Scale
03/23/2018

File # 18 104539 STE 30 0Z

Attachment 6: Zoning (569-2013)



Zoning By-law No. 569-2013

263 Logan Avenue & 15 Busy Street

File # 18 104539 STE 30 0Z

Location of Application

See Former City of Toronto By-Law No. 438-86
I1 Industrial District

R Residential
CR Commercial Residential **E** Employment Industrial
O Open Space

Not to Scale
Extracted: 03/23/2018

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	18 104539 STE 30 OZ
Details	Rezoning, Standard	Application Date:	January 12, 2018

Municipal Address: 263 LOGAN AVE
 Location Description: PLAN 568A PT LOT 1 RP 66R13039 PARTS 1 TO 6 WITH & SUBJ TO R.O.W. **GRID S3008
 Project Description: Zoning By-law amendment to allow the redevelopment of a parking lot with a 6-unit townhouse block (1849.0 sq. m.)

Applicant:	Agent:	Architect:	Owner:
263 LOGAN AVENUE LTD	Hunter & Associates Ltd.	Studio JCI	263 LOGAN AVENUE LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R (d1.0) (x695)	Historical Status:	
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1424	Height:	Storeys:	4	
Frontage (m):	30.47		Metres:	15.95	
Depth (m):	18.07				
Total Ground Floor Area (sq. m):	544				Total
Total Residential GFA (sq. m):	1849		Parking Spaces:	6	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1849				
Lot Coverage Ratio (%):	38.2				
Floor Space Index:	1.3				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	6
Total Units:	6

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1849	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

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