

**145 - 149 Chaplin Crescent – Zoning Amendment
Application – Final Report**

Date:	April 5, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	16 269049 STE 22 OZ

SUMMARY

This application proposes to construct five 4-storey townhouses at 145-149 Chaplin Crescent. The proposed townhouses would range in size from 319m² to 330m² with an overall height of 12.5 metres. Each of the townhouses is proposed to have an integral at-grade garage and the lots will be divided by way of a Consent application through the Committee of Adjustment that has not yet been submitted.

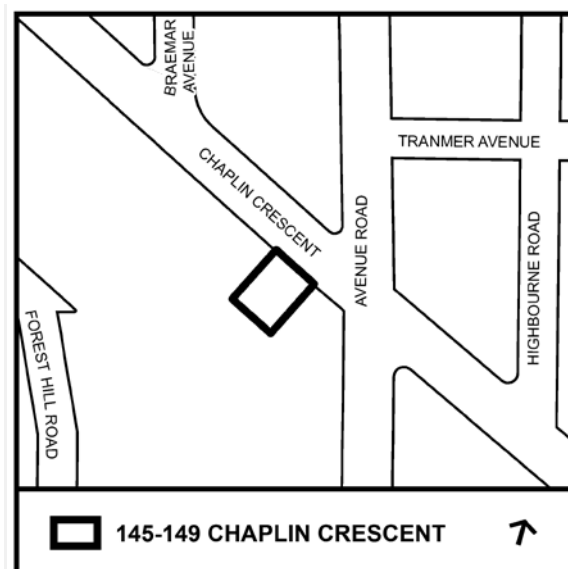
This proposed built form is appropriate and the public realm treatment is acceptable. The proposed land use is consistent with both the Official Plan and the Zoning By-law and is in keeping with the character of the surrounding area.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the lands at 145-149 Chaplin crescent substantially in accordance with the draft Zoning By-law Amendment to



be provided on or before the May 2, 2018 Toronto and East York Community Council meeting.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 145-149 Chaplin crescent substantially in accordance with the draft Zoning By-law Amendment to be provided on or before the May 2, 2018 Toronto and East York Community Council meeting.
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.

DECISION HISTORY

On May 2, 2017, Toronto and East York Community Council adopted the Preliminary Report for the development application at 145-149 Chaplin Crescent. The report is available at: <https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-102918.pdf>.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct five 4-storey townhouses with a height of 12.5 metres. The proposed townhouses have a GFA that ranges from 319 m² to 330 m², which results in a Floor Space Index range of 1.47 to 1.73 times the lot area. The lot frontages would range in width from 5.07 metres to 6.12 metres. The townhouses would all be 4-bedrooms and would have at-grade integral garages to accommodate one vehicle. Access would be from Chaplin Crescent by way of one singular driveway and two shared driveways, which would result in 3 curb cuts. The townhouses have a front yard setback of 5.24 metres, a rear yard setback ranging between 11.5 to 12.8 metres, and side yard setbacks of 0.9 metres. The front yards have a landscaped open space area ranging between 10.8m² and 16.7m², which comprises 30.5% to 46% of the front yard area.

Site and Surrounding Area

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

Uses surrounding the site include:

North: Across Chaplin Crescent are two and 3-storey detached dwellings.

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

East: Directly abutting the site is an auto service station. On the east side of Avenue Road are 3 and 4-storey walk-up apartment buildings, north and south of Chaplin Crescent.

West: 2-storey detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (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 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 uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important vehicle for implementing 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 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 Council affecting land use planning matters are required by the Planning Act, to conform with the Growth Plan.

Official Plan

The Official Plan designates the site as *Neighbourhoods*, which are considered physically stable areas made of up residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Section 4.1 of the Official Plan includes policies and development criteria to ensure physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. A key objective for new development is to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 in the Official Plan states: "Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;

- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.”

Policy 5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a *Neighbourhood*.

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

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment site in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety.

Urban Design Guidelines for Townhouse and Low-Rise Apartments

The updated Townhouse and Low-Rise Apartment Guidelines (January 2018) clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broad range of multi-dwelling developments up to four storeys in height. The Guidelines assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise buildings and grade-related residential units.

The most recent version of the Townhouse and Low-Rise Apartment Guidelines (January 2018) were approved by City Council on March 26, 2018.

Zoning

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

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

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Control (16 269054 STE 22 SA) has been submitted and is still under review.

Reasons for Application

The proposed townhouses are within a residential zone with a maximum permitted density of 0.6 times the lot area, a maximum height of 9 metres, a minimum lot frontage of 9 metres and a minimum width of a dwelling of 6 metres. The proposed density ranges from 1.47 to 1.73 times the lot area, the proposed height is 12.5 metres, the proposed lot frontages range from 5.07 metres to 6.12 metres and the proposed townhouse widths range from 5.07 metres to 5.2 metres. As a result of these changes, a zoning by-law amendment is required to both By-law 438-86 and 569-2013.

Community Consultation

Planning staff, in consultation with the Ward Councillor, hosted a community consultation meeting on May 31, 2017. City planning staff, the Councillor and the applicant were in attendance. No members of the public attended.

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 By-law standards.

COMMENTS

Provincial Policy

Provincial Policy Statement (2014)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS.

Policy 1.4.3 outlines that one of the ways planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents is by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Policy 4.7 recognizes the Official Plan as the most important vehicle for implementation of the PPS.

Policy 4.8 requires that planning authorities shall keep their zoning by-laws up-to-date with their Official Plans and the Provincial Policy Statement.

The proposed development is consistent with the above policies and other relevant policies of the PPS. The proposal is close to services, transit and active transportation options and is located in an area that has appropriate levels of infrastructure and public service facilities. The proposal achieves the Official Plan's broader objectives of development within *Neighbourhoods* and is compatible with its surrounding context. The recommended Zoning By-law Amendment in Attachment 6 implements the Official Plan and Provincial Policy.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe.

Section 2.2.1.4 of the Growth Plan directs that complete communities will feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities.

Section 2.2.1.4 also directs that complete communities ensure the development of high quality compact built form, an attractive and vibrant public realm, including open spaces, through site design and urban design standards

The proposed development is consistent with the above section and other relevant sections of the Growth Plan. The proposal provides for high quality compact built form and meets applicable urban design standards. The proposed development conforms with the Growth Plan.

Land Use

The proposal is located in an area designated *Neighbourhood* in the Official Plan. The policies of the *Neighbourhood* designation permit residential uses including townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Both applicable Zoning By-laws permit townhouses on the site, among other dwelling types, although the proposal exceeds the height and density limits imposed in the Zoning By-law. The surrounding land uses include apartment buildings of 3 and 4-storeys along Avenue Road, townhouses of 2 and 3-storeys and detached dwellings of 2-storeys.

The proposed land use is consistent with the surrounding area and the proposed building type is located elsewhere in the surrounding area. The proposal meets the intent of the Official Plan and Staff consider the proposal a sensitive infill project that can take advantage of nearby amenities and infrastructure while maintaining a respectful built form and building type that is permitted and does not adversely impact the surrounding neighbourhood.

Height, Density and Massing

The proposed townhouses are 12.5 metres in height to the top of the roof. While the Zoning By-laws allows for a maximum height of 9 metres, the proposed height is in keeping with the heights of nearby apartment buildings and townhouses with heights of approximately 10 metres to 12 metres.

The density for the proposed development ranges from 1.47 to 1.73 times the lot area which exceeds the maximum permitted of 0.6 times the lot area. The 3 middle townhouse units have no side yard setbacks, therefore their density is higher than the end units. There have been a

number of additions, new dwellings and infill developments in the area that have a density of approximately 1.0 to 1.54 times the lot area, which exceeds the Zoning By-law requirement.

The proposed townhouses are directly adjacent to an auto service station to the east, the Kay Gardiner Beltline to the south and existing 2-storey dwellings on the west side. The proposed front yard setbacks are 5.24 metres and 6.5 metres, due to the staggered layout of the townhouses. The Urban Design Guidelines for Townhouse and Low-Rise Apartments speak to providing a minimum front yard setback of 4.5 metres. The front yard setback is in line with the adjacent dwelling to the west. The proposed side yard setbacks are 0.9 metres, which complies with the Zoning By-law requirement and exceeds the existing side yard setbacks (approximately 0.47 metres). The Guidelines speak to providing similar setbacks as neighbouring properties when integrating new buildings into an existing context. The proposed rear yard setback ranges between 11.5 metres and 12.8 metres and exceeds the Zoning By-law provision and Guideline standard of 7.5 metres.

The townhouses have a mansard roof, and the 4th floor is located within the roof line. The massing of the 4th floor is stepped back at the front and rear of the townhouses. This stepback is 1.5 metres from the parapet of the 3rd floor to the main wall of the 4th floor, to achieve a 3-storey streetwall condition. The townhouses have been staggered, where the second and 4th townhouses are set back an additional 1.5 metres. This staggered design is in order to break up the façade and create visual relief from the front. The proposed townhouses have been massed to frame the adjacent street and the entrances are located so that they are clearly visible and accessible from the public sidewalk.

The density, height and massing of the proposed buildings is consistent with the Built Form and *Neighbourhoods* policies of the Official Plan as well as consistent with the Townhouse and Low-Rise Apartment Guidelines.

Site Access and Parking

Each of the proposed townhouses has an integral, at-grade garage, however, the driveways have been paired, where possible, to reduce the number of curb cuts in order to maintain the existing condition of 3 curb cuts. Transportation Services staff have no concerns with the proposed site access or parking configuration.

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 Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for the construction of five 4-storey townhouses consisting of 1,623.2 m² residential gross floor area.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential nature of this proposal is subject to a 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Conclusion

The proposed land use is permitted in both the Official Plan and the Zoning By-law. The built form is acceptable and conforms with the policies of the Official Plan. The impact on the public realm is reduced by maintaining the existing number of curb cuts through the consolidation of driveways and the townhouses have no impact on the adjacent Kay Gardiner Beltline. City Planning staff recommend approval of the Zoning By-law amendment application.

CONTACT

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SIGNATURE

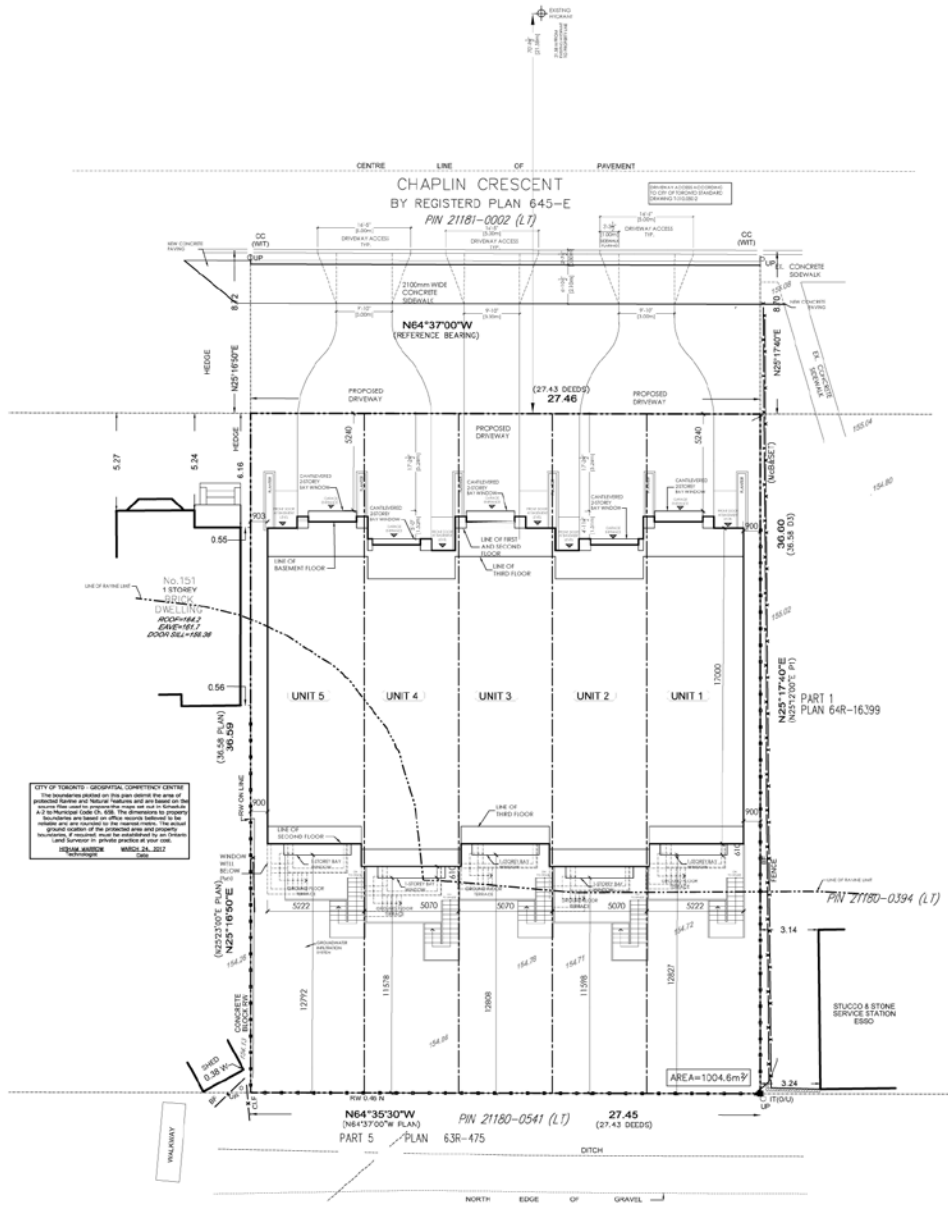
Lynda H. Macdonald
Acting, Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation
Attachment 2b: South Elevation
Attachment 2c: East Elevation
Attachment 2d: West Elevation
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

145-149 Chaplin Crescent

Applicant's Submitted Drawing

Not to Scale 

File # 16 269049 STE 22 0Z

Attachment 2a: North Elevation



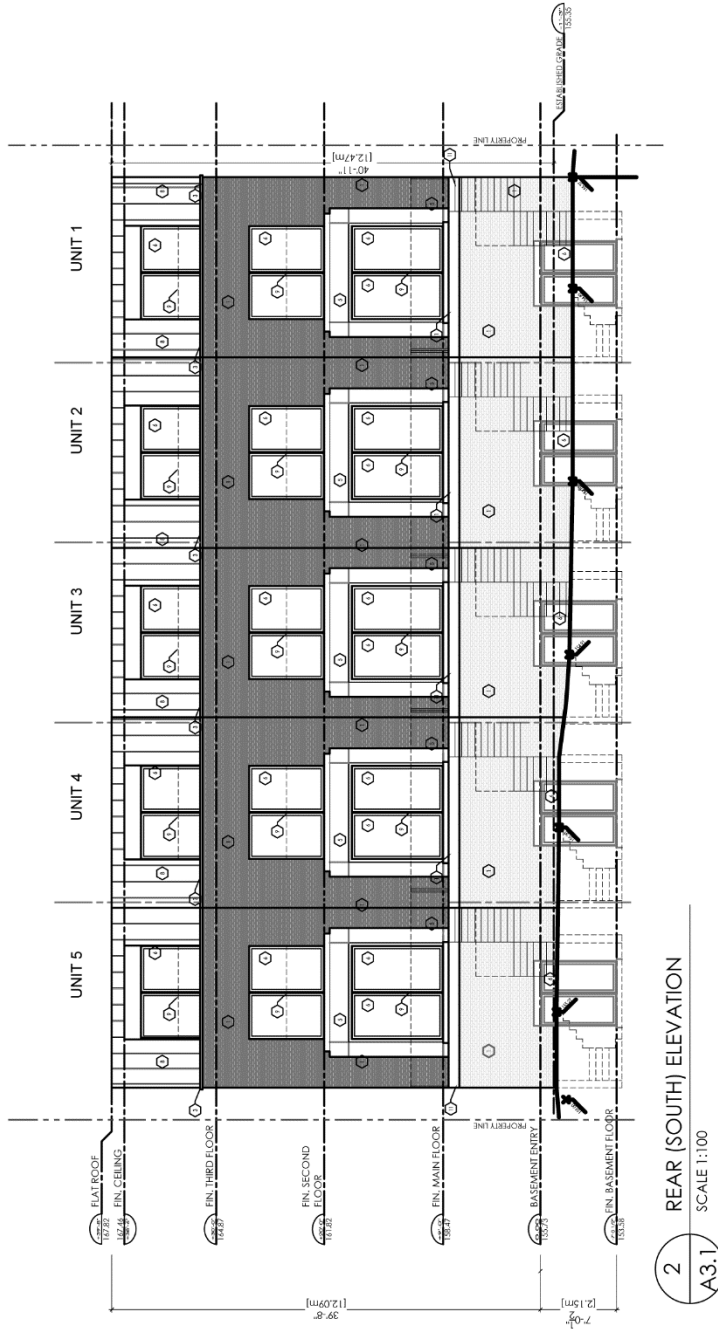
145-149 Chaplin Crescent

North Elevation
 Applicant's Submitted Drawing

Not to Scale
 03/21/2018

File # 16 269049 STE 22 0Z

Attachment 2b: South Elevation



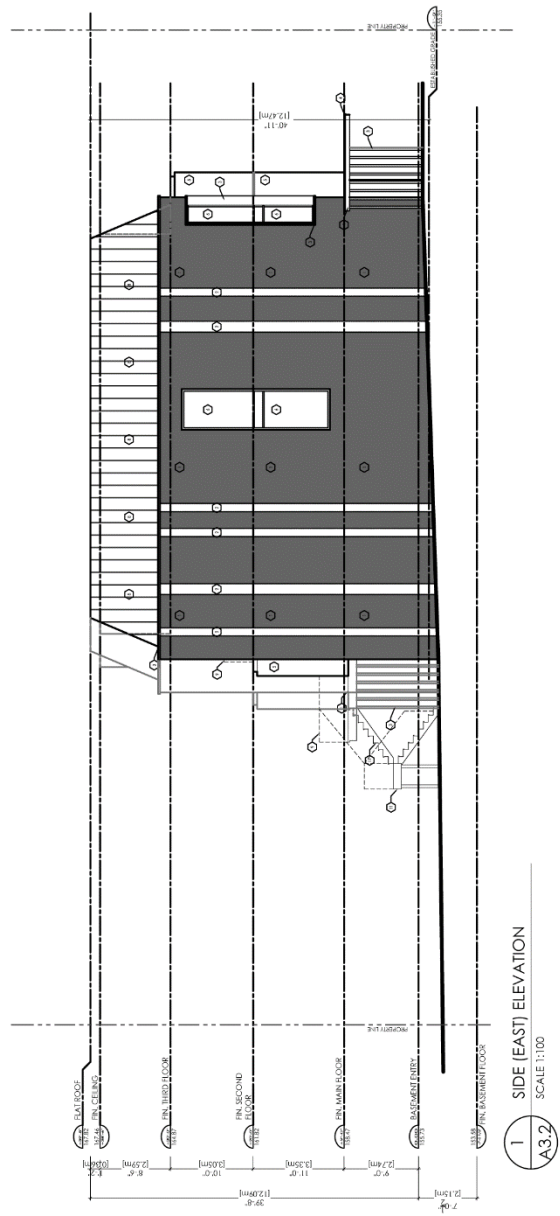
145-149 Chaplin Crescent

South Elevation
 Applicant's Submitted Drawing

Not to Scale
 03/22/2018

File # 16 269049 STE 22 0Z

Attachment 2c: East Elevation



145-149 Chaplin Crescent

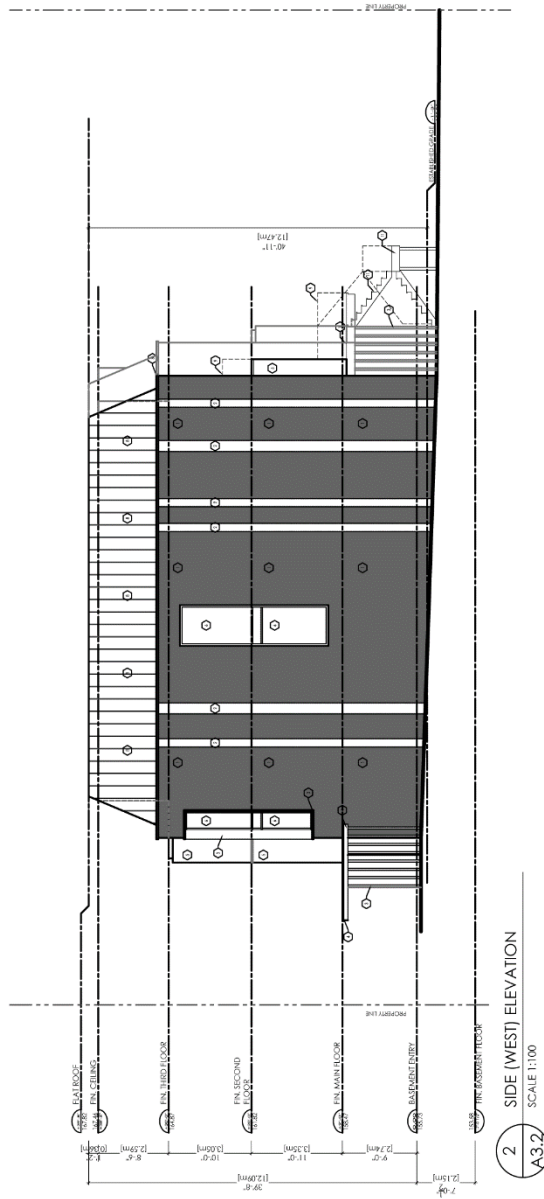
File # 16 269049 STE 22 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale
03/22/2018

Attachment 2d: West Elevation



145-149 Chaplin Crescent

File # 16 269049 STE 22 0Z

West Elevation

Applicant's Submitted Drawing

Not to Scale
03/22/2018

Attachment 3: Zoning



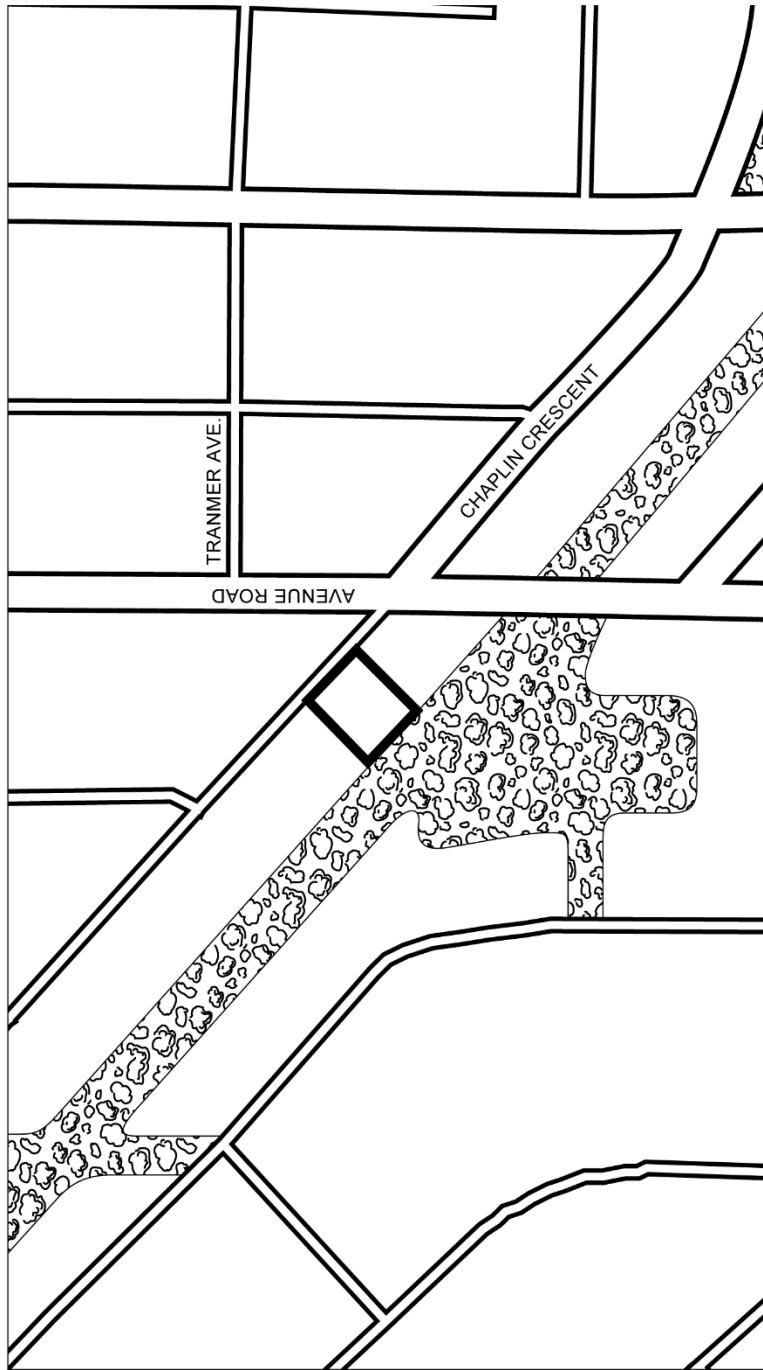
Zoning By-law No. 569-2013

145-149 Chaplin Crescent
File # 16 269049 STE 22 0Z

- Location of Application
- See Former City of Toronto By-Law No. 438-86
- Residential
- Residential Detached
- Open Space
- Open Space Recreation
- R1 Residential District

Not to Scale
Extracted: 03/22/2018

Attachment 4: Official Plan



145-149 Chaplin Crescent

Toronto
Extract from Official Plan

File # 16 269049 STE 22 02

Site Location
 Neighbourhoods
 Apartment Neighbourhoods
 Mixed Use Areas

 Natural Areas
 Parks
 Other Open Space Areas

 Institutional Areas
 Regeneration Areas
 Employment Areas

 Utility Corridors

Not to Scale
 04/05/2017

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 269049 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2016

Municipal Address:	145 CHAPLIN CRES
Location Description:	PLAN 645E PT BLK B CON 3 PT LOT 22 **GRID S2203
Project Description:	Five townhouse dwelling units.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP	GOLDBERG GROUP	RICHARD WENGLE ARCHITECT	BELTLINE TOWNHOMES INC.

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1004.6	Height:	Storeys:	4
Frontage (m):	27.46		Metres:	12.5
Depth (m):	36.59			
Total Ground Floor Area (sq. m):	458.76			Total
Total Residential GFA (sq. m):	1623.2		Parking Spaces:	5
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1623.2			
Lot Coverage Ratio (%):	45.7			
Floor Space Index:	1.62			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	5
Total Units:	5

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1623.2	1623.2	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Emily Rossini, Planner
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	EMAIL:	Emily.Rossini@toronto.ca

Attachment 6: Draft Zoning By-law Amendment

To be finalized