

782 Spadina Road – Official Plan Amendment and Zoning Amendment – Final Report

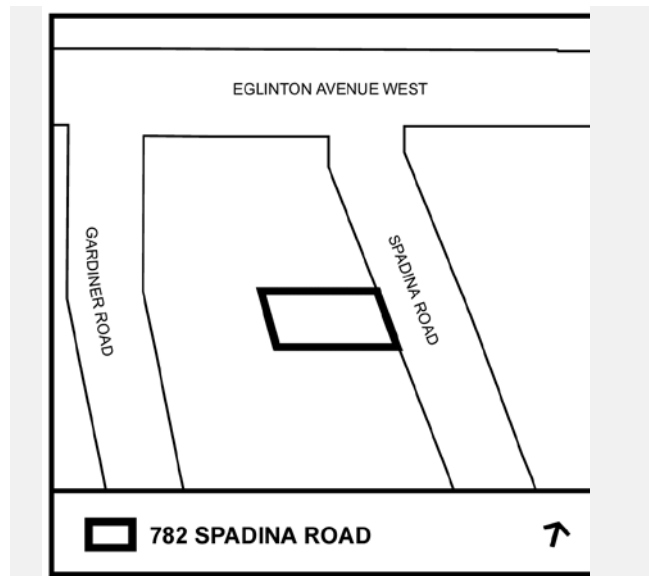
Date:	June 8, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's
Reference Number:	16 271676 STE 21 OZ

SUMMARY

This application proposes to construct a pair of 3-storey (13.2-metre) semi-detached dwellings at 782 Spadina Road. The total gross floor area (GFA) for the proposed units is 621.4m², resulting in a density of 1.23 times the area of the lot. Each unit would include an integral at-grade garage. The lots will be divided by way of a consent application through the Committee of Adjustment that has not yet been submitted.

The application represents modest intensification on a major street and at the edge of a *Neighbourhood*. The height and massing of the proposed building is appropriate in the existing context and the proposed residential use is consistent with the associated *Neighbourhoods* policies of the Official Plan. The current Zoning By-law permits semi-detached dwellings in the *Neighbourhoods* on the east side of Spadina Road.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-laws.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 782 Spadina Road substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 to the report (June 8, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86, for the lands at 782 Spadina Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to the report (June 8, 2018) from the Acting Director, Community Planning, Toronto and East York District.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 782 Spadina Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11 to the report (June 8, 2018) from the Acting Director, Community Planning, Toronto and East York District.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
5. City Council require the applicant to enter into an agreement to secure the payments for construction and timing of improvements to the municipal infrastructure identified in the accepted Functional Servicing Report to support the development. Such agreement shall be executed prior to the introduction of bills to City Council and be to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Toronto and East York Community Council (TEYCC) adopted a Preliminary Report at its meeting of May 2, 2017 recommending that staff schedule a community consultation meeting to discuss the proposal with area residents.

The Preliminary Report is available on the City's website at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.38>

ISSUE BACKGROUND

Proposal

The initial development application for the site was submitted in December 2016. After receiving comments from Staff and community members, the proposal was refined. The current proposal, submitted in April 2018, is described below.

The applicant proposes to construct a pair of semi-detached dwelling units, fronting onto Spadina Road. Each unit is proposed to contain 4 bedrooms.

Each unit has a proposed gross floor area (GFA) of 310.7 m², for a total GFA of 621.4m². This results in a proposed total density of 1.23 times the area of the lot. The proposed height of the units is 3 storeys, or 13.19 metres measured from established grade to the roof peak.

The site has a frontage of 16.34 metres along Spadina Road. Both units are proposed to have a minimum front yard setback of 3.44 metres. The rear yard setbacks would be a minimum of 9.14 metres for the north unit, and 9.37 metres for the south unit. The side lot line setback to the north would be 0.91 metres and 1.2 metres to the south.

In total, the site would accommodate 42.16 m² of front yard landscaping, of which 26.7 m² (63.2%) would be soft landscaping. One tree would be planted in the public boulevard in front of each unit, for a total of 2 new street trees.

Both units have integral at-grade garages, which are accessed via two separate front yard driveways from Spadina Road. Permeable paving is proposed for these driveways.

The site plan and elevations are included in Attachments Nos. 1 and 2. Additional project information is included in Attachment No. 5 of this report (Application Data Sheet).

Site and Surrounding Area

The subject site is located on the west side Spadina Road, south of Eglinton Avenue West. The site is a parallelogram shape and has a total area of 503.8m². The site is currently occupied by a 2-storey, detached dwelling and a detached garage in the rear yard. Uses surrounding the site include:

North: A 7-storey apartment building is adjacent to the site, on the southwest corner of Spadina Road and Eglinton Avenue West. On the north side of Eglinton Avenue West are 7 and 8-storey apartment buildings, as well as the Forest Hill Collegiate Institute and the Toronto Public Library - Forest Hill Branch.

East: To the east are detached dwellings ranging from 2-3 storeys, and one 3 storey semi-detached dwelling. An auto service station is located at the southeast corner of Spadina Road and Eglinton Avenue West. The Kay Gardiner Beltline abuts the dwellings on the east side of Spadina Road.

South: To the south are detached dwellings ranging from 2-3 storeys.

West: To the west are detached dwelling ranging from 2-3 storeys. Two apartment buildings at 4 and 6 storeys are located west of the site on Eglinton Avenue West. Further west, at the intersection of Bathurst Street and Eglinton Avenue West, is the planned Forest Hill Station for the Eglinton Crosstown LRT.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- (a) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (b) the adequate provision of a full range of housing, including affordable housing;
- (c) the appropriate location of growth and development;
- (d) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (e) the promotion of a built form that:
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

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 Greater Golden Horseshoe

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.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

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*. The areas immediately east, south, and west of the site are also designated as *Neighbourhoods*.

The properties to the north along Eglinton Avenue West are designated as *Apartment Neighbourhoods*. These areas are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The Official Plan outlines key considerations for these areas including improving amenities and accommodating sensitive infill where it can improve quality of life and environmental sustainability. Other nearby green spaces including the Kay Gardner Beltline Trail, are designated as *Parks*.

Section 4.1 provides further policy direction on the *Neighbourhood Areas* designation for the site, including development criteria to ensure stability of *Neighbourhoods'* physical character. Physical changes in established *Neighbourhoods* must be 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 4.1.5 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*.

Policy 4.1.6 notes that where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*. This serves to ensure that intensification on major streets within *Neighbourhoods* does not lead to destabilization.

Furthermore Policy 4.1.7 notes that where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with the criteria outlined in Policy 4.1.5.

Section 3.1.2 on Built Form also articulates the importance of context, requiring that new development be located and organized to fit with its existing and/or planned context. In particular, new 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.

Section 2.3.1 on Healthy *Neighbourhoods* reinforces these objectives, stating that development in *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in the area. Policies in this section also promote environmental sustainability in *Neighbourhoods* by investing in landscaping improvements, tree planting, and sustainable technologies for stormwater management.

Section 5.3.1 identifies the Official Plan as the key statutory guiding document for guiding growth and change in the City, and requires all municipal by-laws to confirm to the Official Plan. Policy 3 discourages amendments to the Official Plan that are not consistent with its general intent, and requires Council to be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby Neighbourhoods in a manner contrary to the policies of this Plan. When considering a site specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate.

Staff have reviewed this application against all relevant policies of the Official Plan.

Official Plan Amendment 320

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

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

Zoning

The site is subject to both the City of Toronto Zoning By-law 569-2013 and the former City of Toronto Zoning By-law 438-86.

Under By-law 569-2013, the site is zoned Residential Detached – RD (f15.0; d0.65) (x1321), which permits detached dwellings as the only residential building type. It requires a minimum lot frontage of 15 metres, and a maximum density of 0.65 times the lot area. The maximum permitted height is 11 metres. Other regulations on performance standards such as minimum setbacks and minimum landscaping also apply to the site. Exception RD 1321 provides conditions for additions onto detached houses.

Under By-law 438-86, the site is zoned Residential (R1), which permits detached dwellings. It carries the same requirements for minimum lot frontage, height, and density as above.

Site Plan Control

The proposed development is not subject to Site Plan Control.

Reasons for Application

Official Plan Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood in terms of prevailing building types, and that the prevailing building type is the predominant form of

development in the neighbourhood. Existing building types in the neighbourhood are almost entirely detached dwellings, and thus the proposed pair of semi-detached dwellings are not consistent with the prevailing building type. An Official Plan Amendment is therefore required.

Amendments to both Zoning By-laws are required to allow the proposed pair of semi-detached dwellings, which are not permitted in the RD zone under Zoning By-law 569-2013, or in the R1 zone under Zoning By-law 438-86. Amendments are also required to both Zoning By-laws to permit the proposed height, density, and other performance standards including minimum setbacks, permitted encroachments, and minimum landscaping requirements.

Community Consultation

A community consultation was held on May 23, 2017 at the Grace Church-on-the-Hill. Approximately 15 members of the public attended, along with the Ward Councillor and City staff.

Concerns raised at the meeting and through written submissions include the appropriateness of the proposed building height, the height and extent of the rear deck, the impact of two private driveways on Spadina Road, and the potential for this application to set a precedent for redevelopment in the area. Some community members felt that a semi-detached dwelling was an appropriate built form in this 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 By-law standards.

COMMENTS

PROVINCIAL POLICY STATEMENT AND PROVINCIAL PLANS

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.

Section 1.1 of the PPS provides direction on achieving healthy, liveable, and safe communities by promoting: efficient development and land use patterns; an appropriate range of mix of residential, employment, recreational, parks, and other uses; and cost-effective development patterns to minimize land consumption and servicing costs, among others. Policy 1.1.3 further states that growth and development should focus in *settlement areas*, and the vitality and regeneration of these areas should be promoted.

Section 1.4 of the PPS provides direction on housing. 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.

The proposed development supports Provincial policy objectives to focus growth in existing settlement areas. The proposal would also support efficient land use, mix of housing types, reduced land consumption related to residential development, and efficient use of existing infrastructure, and would be transit supportive. The proposed development is therefore consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

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

Section 2.2.1.2 of the Growth Plan directs the vast majority of growth to occur within settlement areas that have a delineated built boundary, have existing or planned municipal infrastructure including water and waste water systems, and that can support the achievement of complete communities.

Section 2.2.1.4 of the Growth Plan provides further direction on the achievement of complete communities. It articulates a set of objectives including a diverse mix of land uses, and range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Convenient access to a range of transportation options, public service facilities, and open spaces and recreational facilities is also highlighted as a key component complete communities. Furthermore, this section directs 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 conforms with the relevant policies 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 on the edge of an area designated *Neighbourhoods*, adjacent to an area designated as *Apartment Neighbourhoods* in the Official Plan. The policies of the *Neighbourhoods* designation permit residential uses including detached and semi-detached dwellings, townhouses, as well as interspersed walk-up apartments no higher than four storeys. Both applicable Zoning By-laws permit residential uses, but do not allow semi-detached dwellings.

The prevailing building type of the surrounding area is single-detached homes. However, on the east side of Spadina Road, semi-detached dwellings are permitted by Zoning By-law 569-2013.

Although the proposed semi-detached dwelling does not reflect the prevailing building type, staff find the proposal to be modest intensification on a major street, and at the edge of the *Neighbourhoods* that will not destabilize the surrounding area. The proposal supports Official Plan policy objectives regarding land use in *Neighbourhoods*, and represents a sensitive infill project that can take advantage of nearby amenities and infrastructure while maintaining a respectful built form that is compatible with the surrounding neighbourhood.

Height, Density, and Massing

The Official Plan's built form policies indicate that new development should be designed to fit with its existing and/or planned context, frame and support adjacent streets, parks and open spaces, and limit its impact on neighbouring streets, parks and properties.

The proposed semi-detached units are 3 storeys, or 13.19 metres in height. This 3-storey characterization is based on the interpretation that the foyer is included as part of the first floor. Under Zoning By-law 569-2013, *first floor* means the floor of the building, other than an area used for a parking space, which is closest in elevation to the elevation of established grade. The foyer is closer to established grade than the basement floor. Given this interpretation, the proposed building is 3 storeys.

The proposed height exceeds the permitted maximum height of 11 metres under Zoning By-law 569-2013, measured from established grade to roof peak. For Zoning By-law 438-86, the permitted maximum height is also 11 metres, however this is measured from average grade to the mid-point of the roof. Under this definition, the height of the proposed building complies with Zoning By-law 438-86 as the mid-point of the roof has a height of 10.63 metres. Furthermore, the proposed height is in keeping with heights of nearby dwellings which range from 2-3 storeys. Other massing and design measures have also been taken to reduce the impact and perception of height.

The total GFA of the proposed building is 621.4m², resulting in a density of 1.23 times the lot area. This represents a slight reduction in total GFA and density from the original proposal submitted in December 2016 (649.50m² and 1.28 times the lot area). The current proposal exceeds the permitted maximum density under both By-law 569-2013 (0.65 FSI) and By-law 438-86 (0.6 FSI). Staff are of the opinion that intensification at this site is appropriate given its location on a major street, and at the edge of the *Neighbourhoods* designation. The site is also well served by transit, community facilities, and has adequate municipal servicing.

The proposed height and density has been carefully massed and sited to fit with the existing context, and to limit impacts on neighbouring properties and the public realm. The proposed side-yard setback along the south lot line has been increased to 1.2 metres, matching the side-yard setback provided by the adjacent building. The proposed side-yard setback of 0.9 metres along the north lot line complies with the Zoning By-law requirement, and is appropriate considering the existing setback of 13 metres provided by the apartment building to the north. The rear-yard setback has been increased to 9.14 metres to provide a greater separation between the single-detached dwellings to the east and the south.

The proposal includes a front yard setback of 3.44 metres. While this is less than the required minimum front yard setback identified in By-law 569-2013 (6.16 metres), the building face would not extend beyond that of the dwelling to the south. These setbacks fit with the existing staggered pattern of dwellings along Spadina Road, reflecting the diagonal alignment of this major street.

Based on comments from Staff and the community, other revisions have been made to address concerns relating to privacy. This includes treatment of south facing windows with opaque glazing, and the reduction of the rear deck area.

The development has been designed to satisfy the built form policies within the Official Plan and provides an appropriate relationship to the adjacent residential properties.

Traffic Impact, Access, Parking

Each of the proposed units has an integral, at-grade garage served by individual driveways. The minimum width of the parking space in the garage is 3.2 metres as it is partially obstructed by the low ceiling. As such, the driveways match this width. Transportation Services staff have no concerns with the proposed site access or parking configuration.

Servicing

A Functional Servicing Report and Stormwater Management Report were submitted with the application and were reviewed by Engineering and Construction Services staff. The proposed servicing was determined to be acceptable. The applicant will be required to enter into an agreement to pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate that there are 11 trees on or near the property. This includes 8 privately-owned trees on the property to the north, 2 privately-owned trees on the subject site, and 1 privately-owned tree near the existing garage on the property directly southwest of the site.

The application proposes to retain all trees, however the Arborist report includes an application to injure one tree to allow for the demolition of the existing double garage in the rear yard. Staff have indicated that this tree meets the criteria for protection under the City's Private Tree By-law. The applicant will be required to obtain the necessary permits prior to the injury of any protected trees.

The application also proposes to plant 2 new trees within the existing City road allowance fronting the site. At the request of Urban Forestry Staff, the Landscape Plans have been revised to include detailed planting specifications and indicate adequate soil volumes.

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 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 a pair of semi-detached dwellings, with 621.4 m² of residential GFA.

One of the semi-detached dwellings is exempt under Chapter 415, Article III Subsection 30A(2) of the Toronto Municipal Code.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of the one new residential unit is subject to a 10% parkland dedication rate. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services, and be payable at the time of building permit.

Streetscape

The proposal includes a widening of the public sidewalk within the City's right of way along Spadina Road to achieve a minimum width of 2.1 metres. Adequate soil volumes have also been maintained to support 2 new street trees. These proposed changes will result in a more attractive and accessible streetscape.

Land Division

The applicant intends to submit a consent application through the Committee of Adjustment to divide the existing single lot into two lots. This application has not yet been submitted.

Conclusion

City Planning Staff have reviewed the proposal and find that it is suitable development for the subject site. It represents modest intensification on a major street, and at the edge of a *Neighbourhoods* designation, adjacent to a higher density use in an area designated as *Apartment Neighbourhoods*. Given this context, staff are confident that the proposal will not create an undesirable precedent, or destabilize the surrounding *Neighbourhoods*.

While semi-detached dwellings are not the prevailing building type in the neighbourhood, the proposed land use, density, and built form is found to be appropriate for the site. The proposed residential land use is consistent with the Official Plan policies for *Neighbourhoods*. Furthermore, Zoning By-law 569-2013 permits semi-detached dwellings on the east side of Spadina Road, south of Eglinton Avenue West.

Following comments from Staff and community members, refinements have been made to the design and massing of the building to better fit with the existing character in the surrounding area, and to mitigate privacy concerns. The proposal also supports improvements to the surrounding streetscape through tree planting and widening of the public sidewalk.

The proposal represents modest and appropriate intensification within the neighbourhood context, and as such, Planning Staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendments.

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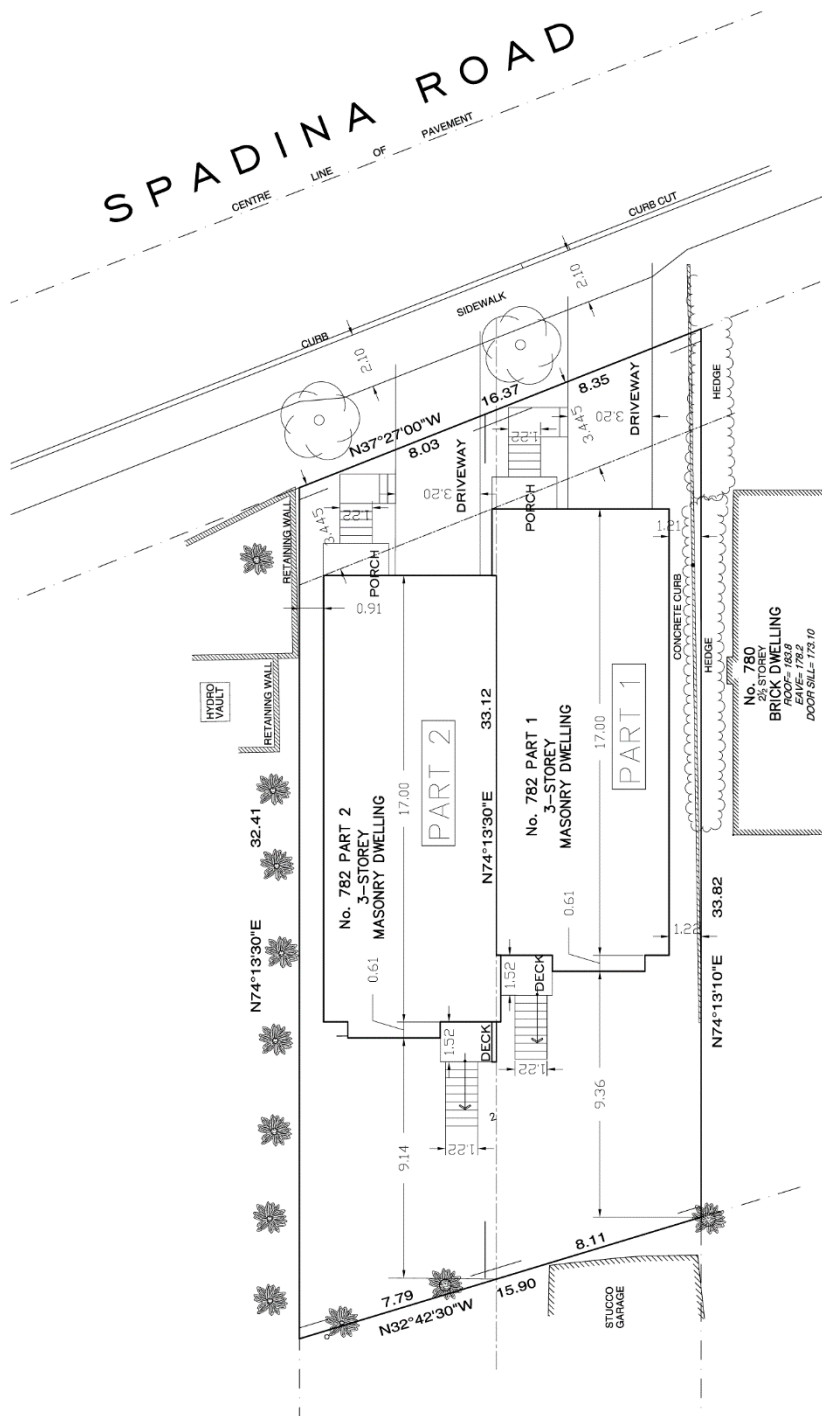
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: East Elevation
- Attachment 3: North Elevation
- Attachment 4: South Elevation
- Attachment 5: West Elevation
- Attachment 6: City of Toronto Zoning By-law No. 569-2013
- Attachment 7: Official Plan Land Use Map
- Attachment 8: Application Data Sheet
- Attachment 9: Draft Official Plan Amendment
- Attachment 10: Draft Zoning By-law Amendment (Former City of Toronto Zoning By-law No. 438-86)
- Attachment 11: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

Attachment 1: Site Plan

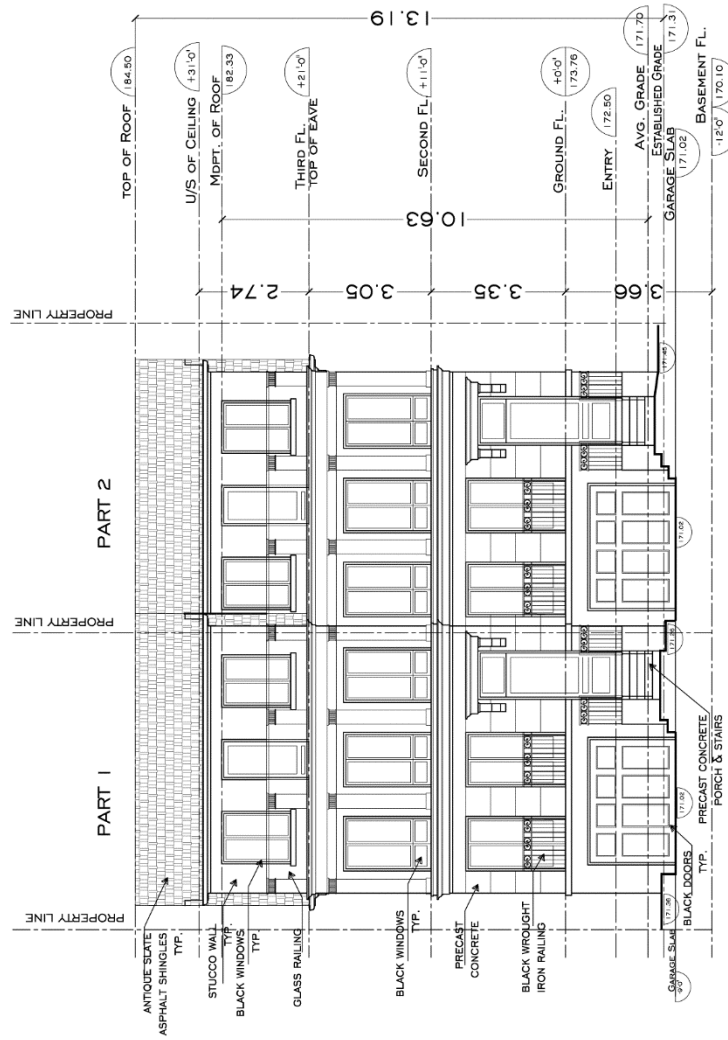


782 Spadina Road

File # 16 271676 STE 21 0Z

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 06/01/2018

Attachment 2: East Elevation



782 Spadina Road

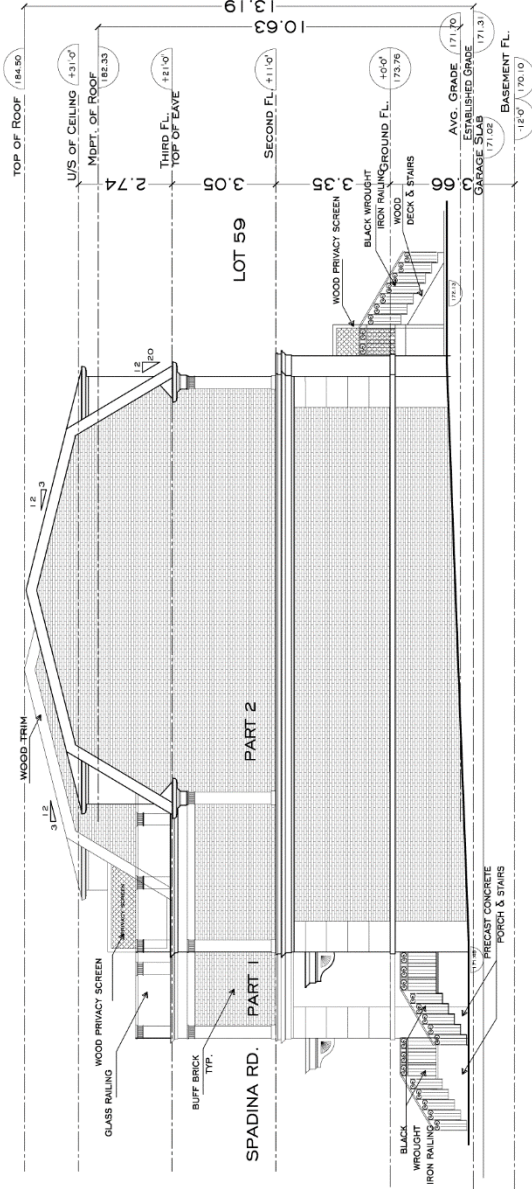
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East Elevation

Applicant's Submitted Drawing

Not to Scale
06/01/2018

Attachment 3: North Elevation



782 Spadina Road

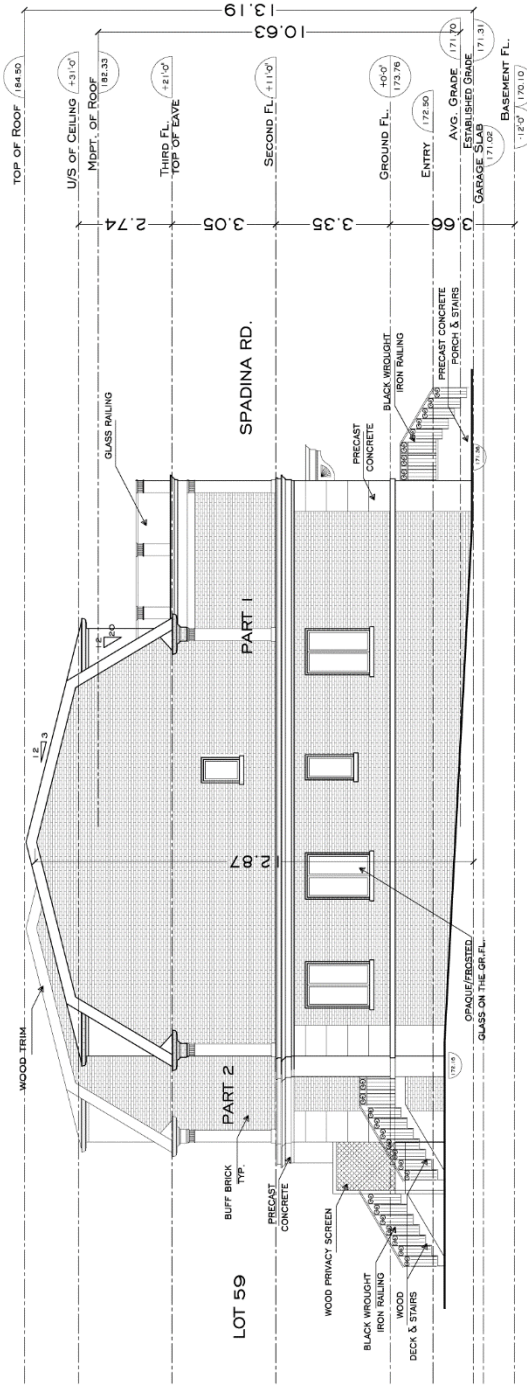
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North Elevation

Applicant's Submitted Drawing

Not to Scale
06/01/2018

Attachment 4: South Elevation



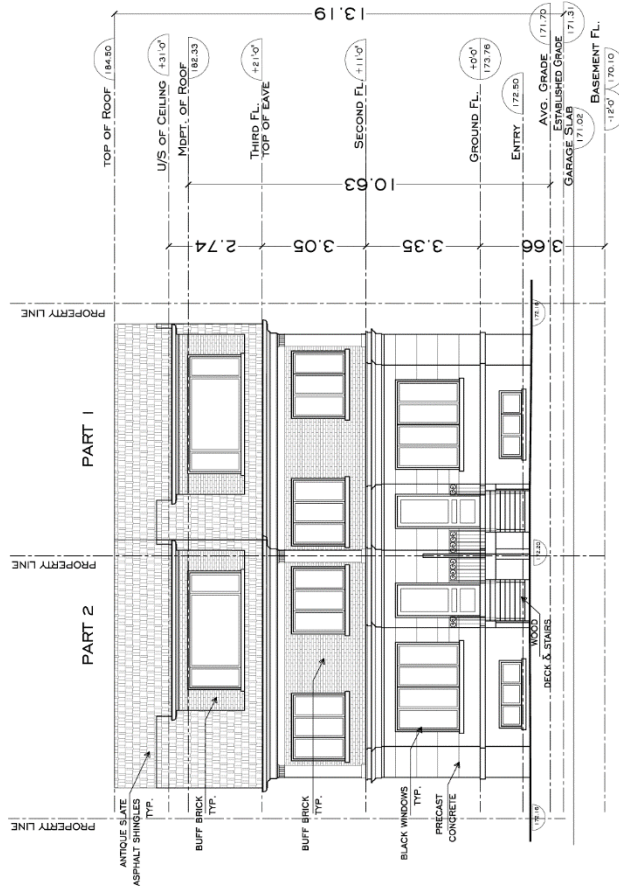
782 Spadina Road

File # 16 271676 STE 21 0Z

South Elevation
 Applicant's Submitted Drawing

Not to Scale
 06/01/2018

Attachment 5: West Elevation



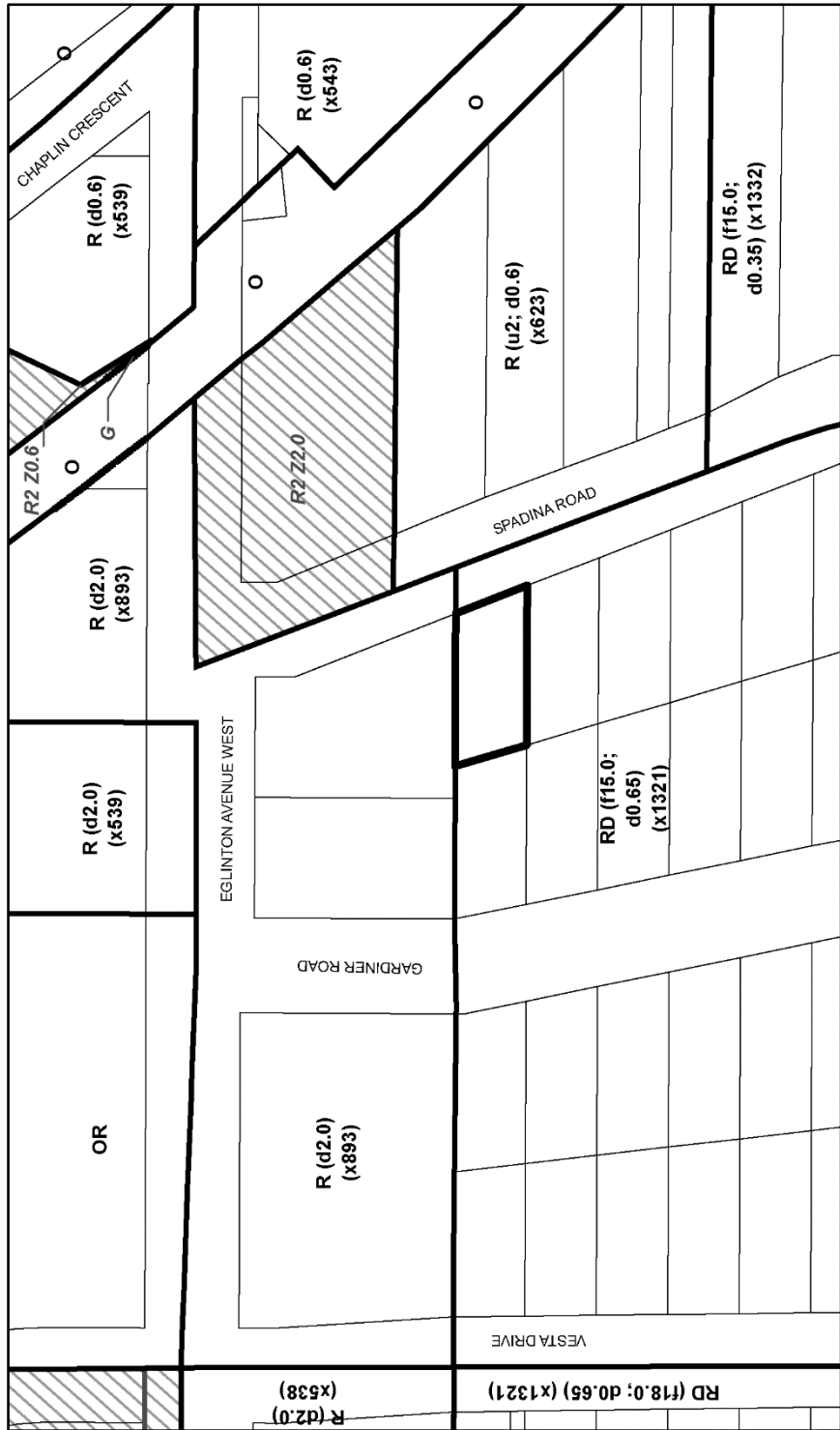
782 Spadina Road

File # 16 271676 STE 21 0Z

West Elevation
 Applicant's Submitted Drawing

Not to Scale
 06/01/2018

Attachment 6: City of Toronto Zoning By-law No. 569-2013



Toronto
Zoning By-law 569-2013
 782 Spadina Road
 File # 16 271676 STE 21 0Z

See Former City of Toronto By-Law No. 438-86
 R1 Residential District
 R2 Residential District
 G Parks District

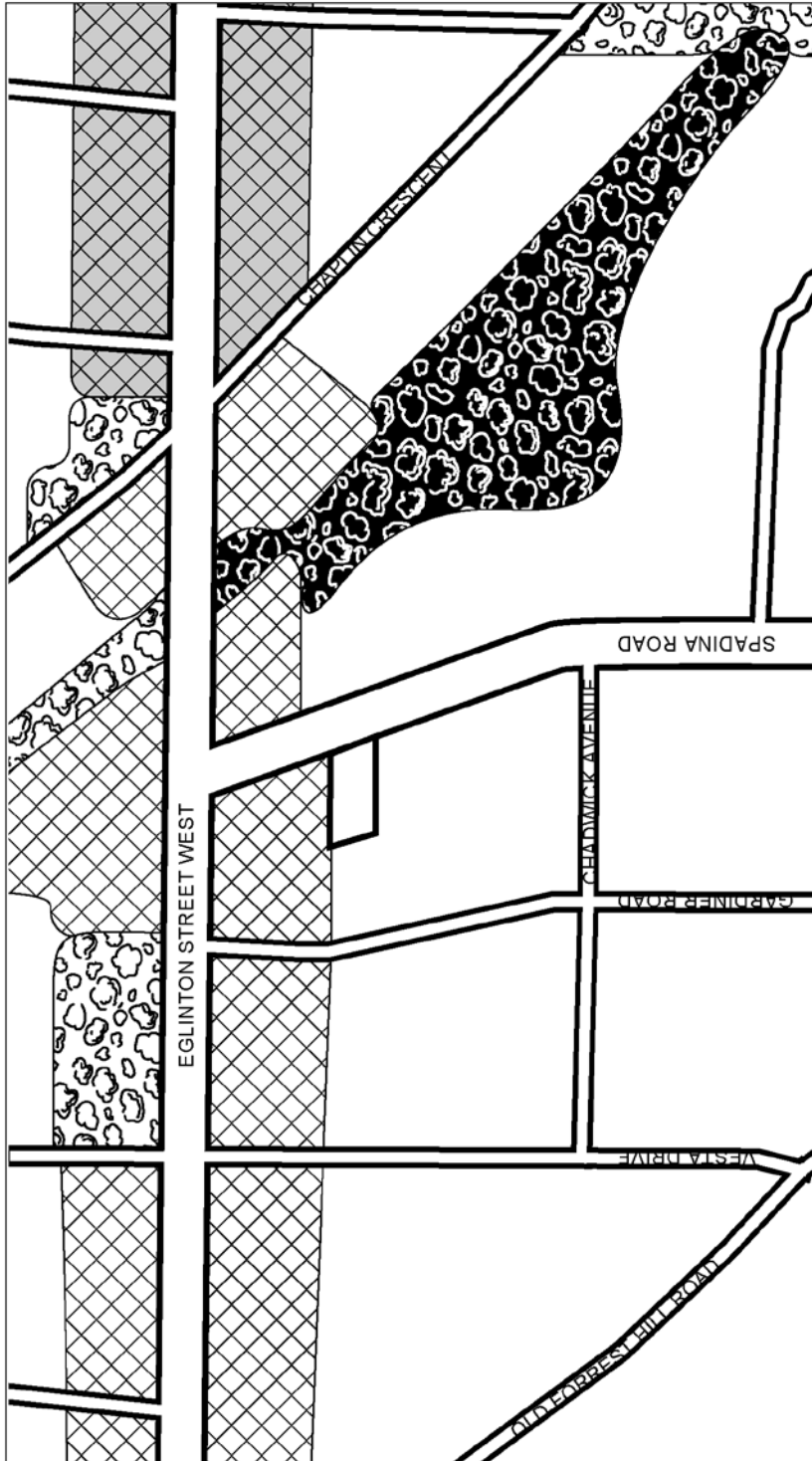


Location of Application
 R Residential
 RD Residential Detached
 OR Open Space
 OR Open Space Recreation



Not to Scale
 Extracted: 05/24/2018

Attachment 7: Official Plan – Land Use



Toronto
Official Plan Land Use Map

782 Spadina Road

File # 16 271676 STE 21 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Natural Areas
- Parks

↑
 Not to Scale
 05/25/2018

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	16 271676 STE 21 OZ
Details	Rezoning, Standard	Application Date:	December 29, 2016

Municipal Address: 782 SPADINA RD
 Location Description: PLAN 1560 LOT 76 **GRID S2103
 Project Description: Zoning By-law Amendment to permit the construction of a pair of 3-storey semi-detached dwellings

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP		LORNE ROSE	GHASSEM TIRAFKAN

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning:	RD (f15.0; d0.65) (x1321)	Historical Status:	No
Height Limit (m):	11	Site Plan Control Area:	No

PROJECT INFORMATION

Site Area (sq. m):	503.8	Height:	Storeys:	3	
Frontage (m):	16.37		Metres:	13.19	
Depth (m):	33.82				
Total Ground Floor Area (sq. m):	227.40				Total
Total Residential GFA (sq. m):	621.4		Parking Spaces:	2	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	621.4				
Lot Coverage Ratio (%):	0.45				
Floor Space Index:	1.23				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	621.4	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	2			

CONTACT:	PLANNER NAME:	Heather Oliver, Planner
	TELEPHONE:	(416) 392-4988

Attachment 9: Draft Official Plan Amendment

Authority: Toronto East York Community Council Item ## as adopted by City of Toronto Council on ##, 2018

CITY OF TORONTO

Bill No. ###

BY-LAW No. #####- 201#

To adopt Amendment No. 423 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2017 as 782 Spadina Road.

Whereas authority is given to Council under 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 attached Amendment No. 423 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on ##, #####, 20##.

JOHN TORY,
WATKISS,
Mayor

ULLI S.
City Clerk

(Corporate Seal)

AMENDMENT NO. 423 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS 782 SPADINA ROAD

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 556 for the lands known municipally in 2017 as 782 Spadina Road, as follows:

556. 782 SPADINA ROAD

A pair of semi-detached dwellings is permitted.



2. Chapter 7, Map 28, Site and Area Specific Policies, is amended by adding the lands known municipally in 2017 at 782 Spadina Road as shown on the map above as Site and Area Specific Policy No. 556.

**Attachment 10: Draft Zoning By-law Amendment
(Former City of Toronto Zoning By-law No. 438-86)**

To be provided prior to the Community Council Meeting

**Attachment 11: Draft Zoning By-law Amendment
(City of Toronto Zoning By-law No. 569-2013)**

To be provided prior to the Community Council Meeting