



REPORT FOR ACTION

1218 Royal York Road - Zoning By-law Amendment Application – Preliminary Report

Date: February 21, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 (Etobicoke Centre)

Planning Application Number: 18 271115 WET 02 OZ

Notice of Complete Application Issued: January 10, 2019

Current Uses on Site: A residential lot with a two-storey detached dwelling.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-Law Amendment application submitted for 1218 Royal York Road. This application seeks to revise the By-Law to permit a three storey semi-detached building. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1218 Royal York Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend City-wide Zoning By-Law No. 569-2013 and the former City of Etobicoke Zoning Code for the lands at 1218 Royal York Road to permit a three-storey semi-detached building containing two dwellings. The property has a land area of 990.5 m² and the proposed building would have a total gross floor area of 658.5 m². The applicant is also proposing to provide one parking space per dwelling unit with direct access from Royal York Road.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4503293&isCofASearch=false>

See Attachments 1a-1d of this report for the proposed building elevations and Attachment 3 of this report for the proposed site plan as submitted by the applicant.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement, 2014 (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan") and, where applicable, the Greenbelt Plan, 2017. The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses, and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. The Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is designated *Neighbourhoods* on Land Use Map 15 of the Official Plan.

Zoning By-laws

Under City-wide Zoning By-law No. 569-2013, which is partially appealed to the Ontario Municipal Board, the site is zoned Residential Detached (RD) (f15.0; a555; d0.45) (x28), which permits single detached dwellings. Site specific Exemption 28 outlines a number of performance standards including but not limited to building height, setbacks, depth, lot frontage and lot area.

The site is also subject to the former City of Etobicoke Zoning Code. The property is zoned First Density Residential (R1) under Zoning By-Law 1996-210, which also permits single-detached dwellings.

The City-wide Zoning By-law No. 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

COMMENTS

Reasons for the Application

Amendments to City-wide Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code are required to permit the proposed semi-detached building. A semi-detached building is not a permitted residential building type in the "RD" or "R1" zones. Site specific amendments are also required to provide applicable performance standards such as building height, density, building length, building depth and setbacks for the proposed development. Other areas of non-compliance may be identified through the review of the application.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified.

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the PPS and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

Official Plan Conformity

The application will be reviewed to determine its conformity with the Official Plan. The site is designated *Neighbourhoods* on Land Use Map 15 in the City of Toronto Official Plan. The *Neighbourhoods* designation permits a range of residential uses, including a semi-detached dwelling. The Official Plan includes criteria where new development will respect and reinforce the existing physical character of each geographic *Neighbourhood*

including the prevailing size and configuration of lots, prevailing dwelling types and prevailing patterns of streets and blocks.

Built Form, Planned and Built Context

The application will be evaluated with regard to its conformity with all relevant policies of the Official Plan. The suitability of the building type, height, massing and setbacks will be analyzed through the Built Form policies in Chapter 3 and the development criteria policies for *Neighbourhoods* in Chapter 4 to ensure the proposal fits within the surrounding area and its planned context.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant submitted an Arborist Report which is under review by Urban Forestry staff. The Arborist Report indicates that the development proposes to remove four (4) protected private trees, identified as trees #4, 5, 15 and 19. Urban Forestry is of the opinion that there is an opportunity to preserve some of the private trees by modifying the proposed driveways and rear walkouts to minimize impacts to the trees.

A minimum of three (3) new trees are to be planted on private property to compensate for the loss of each private tree proposed for removal. The Landscape Plan submitted does not demonstrate this requirement. The application will be required to comply with both the Street Trees By-law and the Private Trees By-law.

Urban Forestry staff have advised that they do not object to the development of the subject land, however until the above issues are addressed, and a tree removal application is submitted for approval, Urban Forestry staff are not a position to support the proposed Zoning By-law Amendment.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

Part of the subject site has archaeological resource potential according to City of Toronto mapping. A Stage 1 and 2 Archaeological Assessment was submitted by the applicant that determined there are no further archaeological concerns regarding the subject property. Heritage Preservation Services staff have reviewed the Assessment and concur with this determination.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development. Transportation Services staff advise that a 0.4 metre wide right-of-way along the Royal York Road frontage is required to be conveyed to the City.

Other Matters

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1a-1d: Elevation Drawings
Attachment 2: Location Map
Attachment 3: Site Plan

Attachment 1a: East Elevation



East Elevation

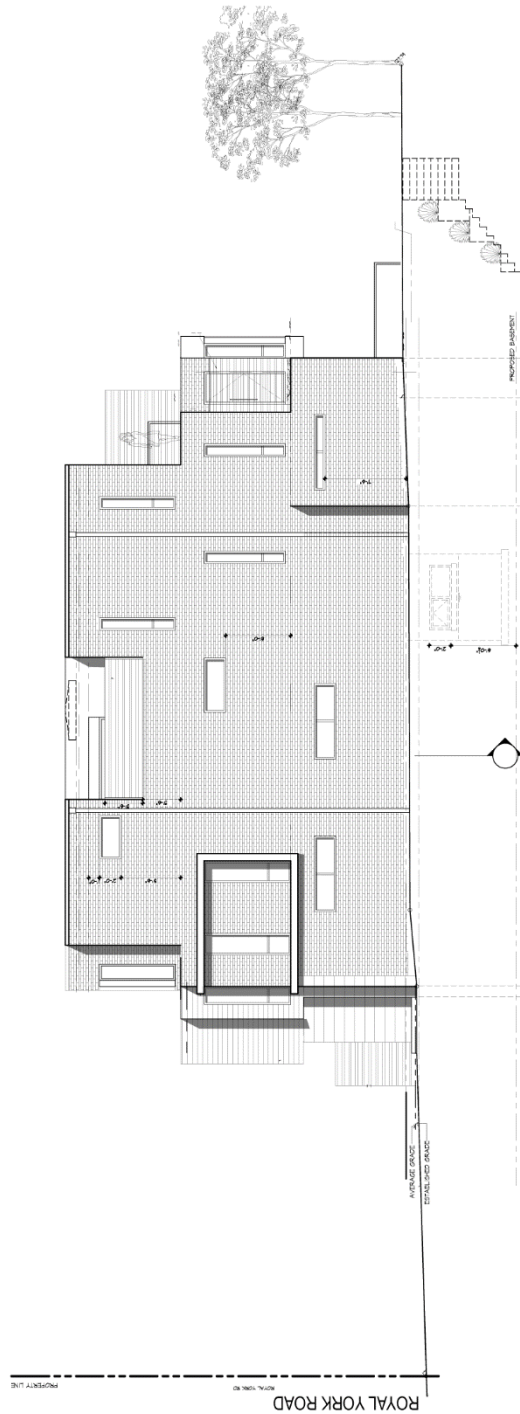
Applicant's Submitted Drawing

Not to Scale
01/21/2019

1218 Royal York Road

File # 18 271115 WET 02 02

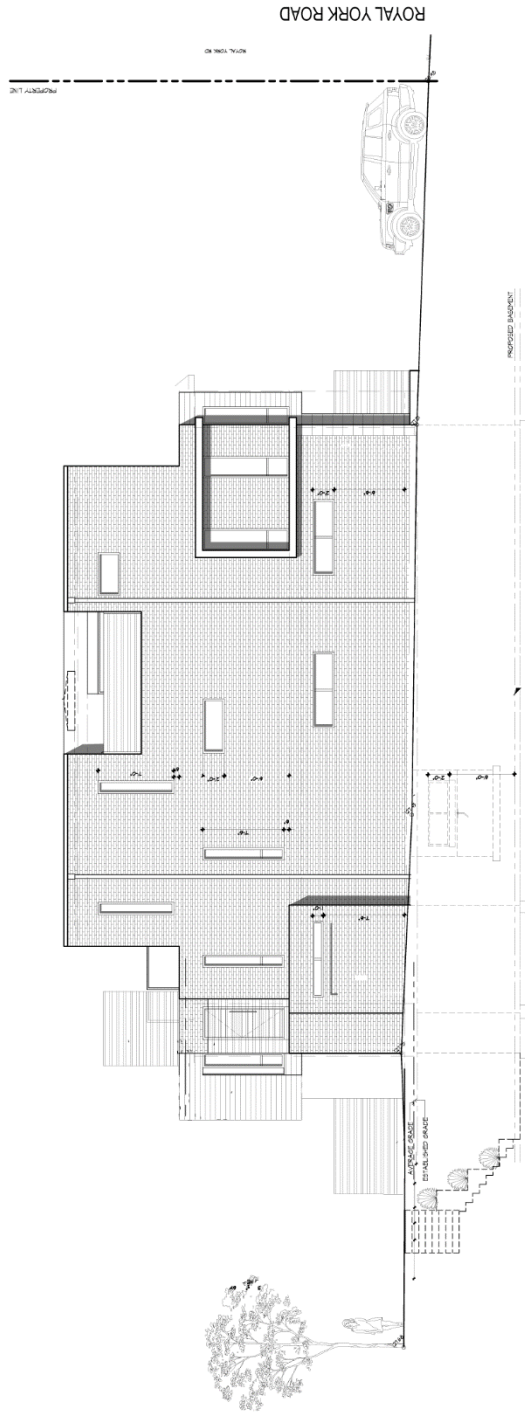
Attachment 1b: North Elevation



North Elevation
Applicant's Submitted Drawing
Not to Scale
01/21/2019

1218 Royal York Road
File # 16 110541 WET 05 02

Attachment 1c: South Elevation

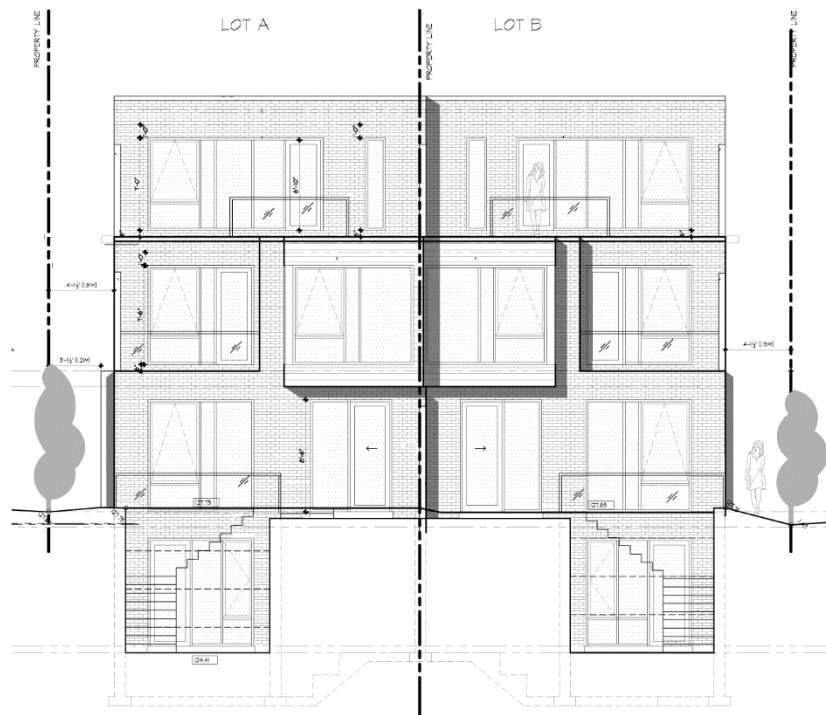


South Elevation
Applicant's Submitted Drawing
Not to Scale
01/21/2019

1218 Royal York Road

File # 16 110541 WET 05 0Z

Attachment 1d: West Elevation



West Elevation

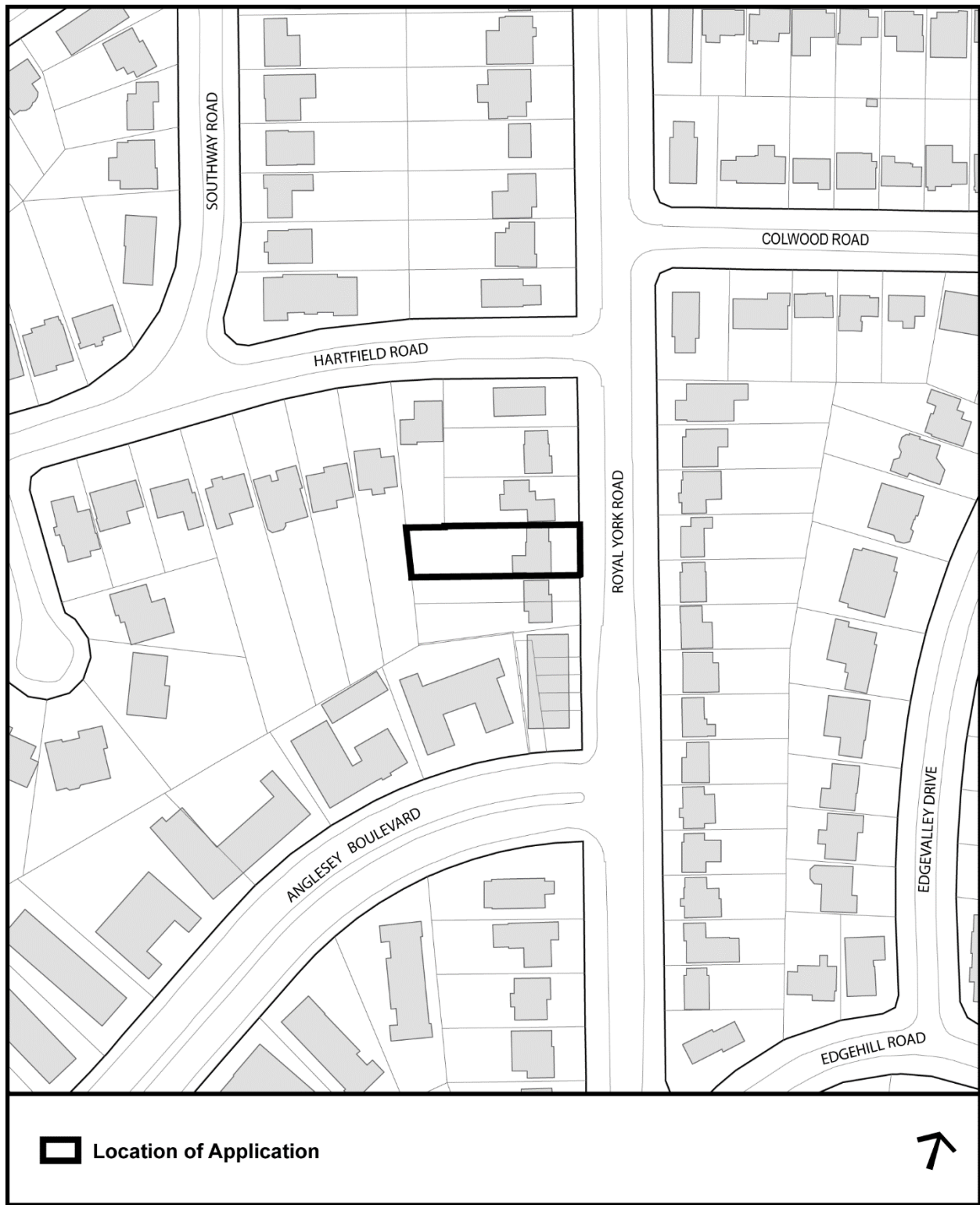
Applicant's Submitted Drawing

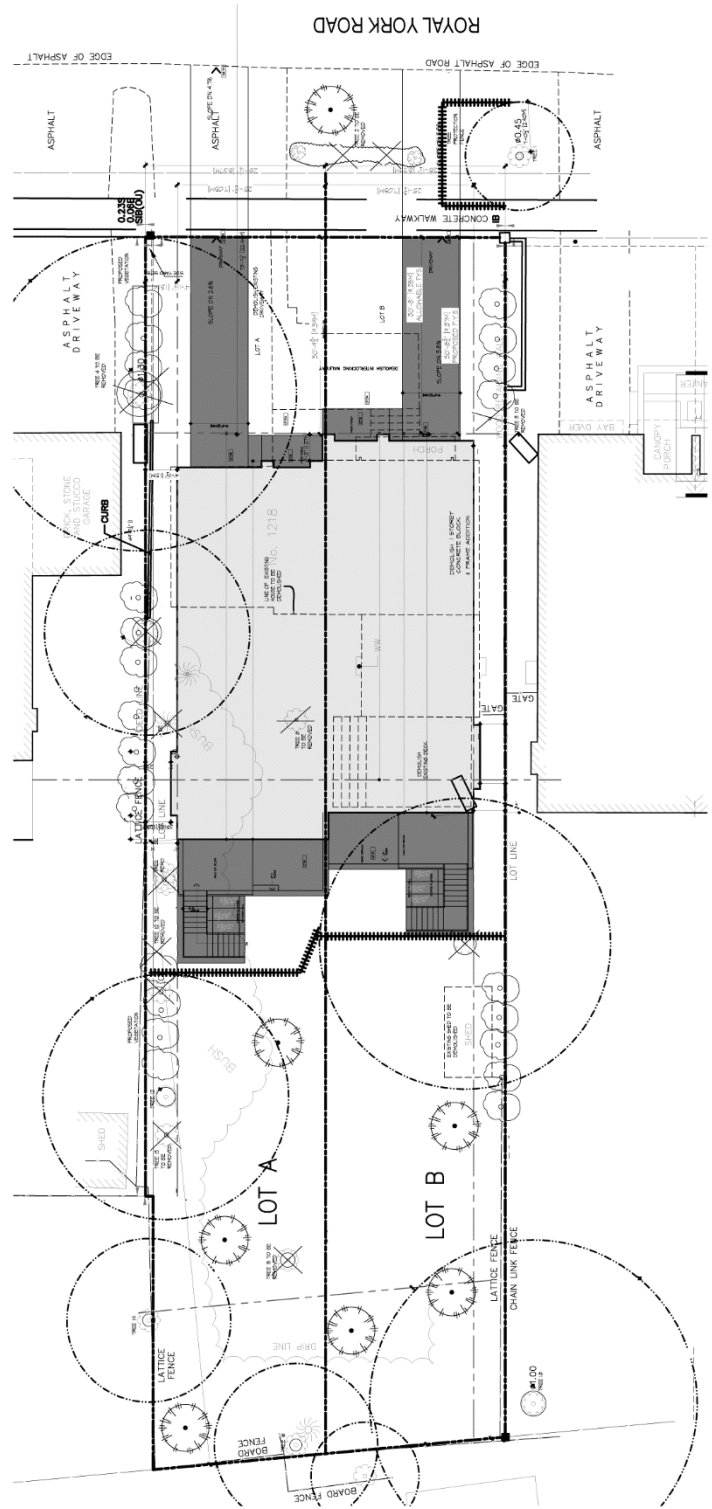
Not to Scale
01/21/2019

1218 Royal York Road

File # 18 271115 WET 02 02

Attachment 2: Location Map





Site Plan

Applicant's Submitted Drawing

Not to Scale
01/14/2019



1218 Royal York Road

File # 18 271115 WET 02 0Z