

# 340 St. Clements Avenue – Zoning By-Law Amendment Application – Preliminary Report

Date: April 3, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8, Eglinton-Lawrence

**Planning Application Number:** 19 122537 NNY 08 OZ

**Related Applications:** 19 122540 NNY 08 SA

**Current Use on Site:** A two-storey single detached dwelling with a detached garage.

## SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the application located at 340 St. Clements Avenue. 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

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 340 St. Clements Avenue 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

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The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Application Description

This application proposes to amend the City of Toronto By-law 438-86, as amended, and the City-wide Zoning By-law 569-2013 to permit a six unit, three-storey townhouse

development at 340 St. Clements Avenue. The subject site is located at the northeast corner of the intersection of Avenue Road and St. Clements Avenue. The site has a frontage of 40 metres along Avenue Road and an 18 metre depth along St. Clements Avenue. The proposed townhouse units would have a front yard setback of 2 metres along Avenue Road, a north side yard setback of 1.5 metres, and a south yard setback of 2.75 metres along St. Clements Avenue. At its closest point the proposed building would have a setback of 1.5 metres from the east property line to the wall of the below grade parking structure and a setback of 5.5 metres to the proposed building wall. The proposed 3-storey townhouses would have a height measured from established grade to the top of the roof of approximately 11.7 metres.

The townhouses are proposed to be two bedroom units, with gross floor areas of 173.7 square metres for each of the two southernmost units, and 185.8 square metres of gross floor area for the four larger northernmost units. The proposed total gross floor area is 1,091 square metres, with a floor space index of 1.55 times the area, and lot coverage of 42 % of the lot area. Landscaped open spaces are proposed along both the Avenue Road and St. Clements Avenue frontages.

Each proposed townhouse unit would have one parking space contained in an enclosed parking garage with access from St. Clements Avenue. Each parking space would be associated with a specific unit, with direct entrance to the residential area above via a private stairwell. The access ramp for the proposed enclosed parking garage would be 6 metres wide with access and egress onto St. Clements Avenue. The four, larger northernmost townhouse units would have ground floor rear terraces along the east side. All six units are proposed to have access to a small balcony at the third storey, also along the east side of the site. The east side wall of the proposed townhouses would be stepped-back 0.9 metre at the second storey and a further 1.1 metres at the third storey.

A summary of the statistics for the proposal is as follows:

Residential Gross Floor Area	1,090.6 square metres (11,740 square feet)
Floor Space Index	1.55 times the area of the lot
Lot Coverage	42% of the area of the lot
Storeys	3
Building Height	11.7 metres
Townhouse Units	6 units
Vehicular Parking Spaces	6 spaces
Setbacks	Avenue Road (Front) – 2 metres, North (Side) – 1.5 metres, East (Side) – 5.5 metres, South – 2.75 metres

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context.

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

Land use planning in the Province of Ontario is a policy led system. Any decision of 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) 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* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. 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 lands are shown as *Neighbourhoods* on Map 17 of the Official Plan. This designation provides for detached, semi-detached dwellings and townhouse developments among other low-rise residential uses that are four storeys or less. The Official Plan recognizes that *Neighbourhoods* are physically stable areas, and changes to established neighbourhoods must be sensitive, gradual and generally "fit" the existing physical character. Further, no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. Where a more intensive form of residential development than that permitted by the existing zoning on a major street in *Neighbourhoods* is proposed, the policy requires review in accordance with Policy 4.1.5, which requires regard to the existing physical character of the neighbourhood.

The Built Form policies in Section 3.1.2 of the Plan will also be utilized to assess the proposed townhouse development. Section 3.1.2 provides direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context.

## **Yonge-Eglinton Secondary Plan**

The Yonge-Eglinton Secondary Plan provides a locally focused policy framework for guiding growth and change in the Secondary Plan area. The policies also establish objectives in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces.

Policy 2.2 requires residential areas that contain a full range of housing forms and tenure suitable for family and other households. A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for family and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form.

Policy 2.16 encourages improvements to the public realm including enhancements to streetscapes, existing open spaces and wider sidewalks. When new development is proposed on a major street a building setback to provide a wider sidewalk will be considered.

Policy 3.1 states that Neighbourhoods will consist of a variety of unit sizes, and larger units suitable for families with children will be encouraged.

A link to the *Yonge-Eglinton Secondary Plan* can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97ea-cp-official-plan-SP-21-YongeEglinton.pdf>

### **Midtown in Focus - Official Plan Amendment 405**

On July 23, 24, 25 and 26, 2018 City Council approved Official Plan Amendment 405, the Yonge-Eglinton Secondary Plan. The Plan has not been approved by the Province and therefore is not in force. The property subject to this application is referred to as Land Use Designations per the Official Plan in the *Yonge-Eglinton Secondary Plan*, Map 21-4, Land Use Plan. The Official Plan designation is Neighbourhoods.

The *Yonge-Eglinton Secondary Plan* vision acknowledges that not all areas within the Plan area will experience a similar level of intensification. Policy 2.1 a) requires a complete community that supports opportunities for people of all ages and abilities to conveniently access the necessities of daily living and d) that the built form of development is compatible with surrounding areas and meets the desired character of the area in which a development is located.

Policy 2.1.3 stipulates that the stability of neighbourhoods will be maintained and reinforced while introducing opportunities for sensitive intensification to contribute to a diversity of building and housing types in suitable locations.

Policy 3.1.3 requires improvements to the public realm on public and private lands as part of the development which may include enhancements to streetscapes and the provision of wider sidewalks.

A link to OPA Amendment 405 to the *Yonge-Eglinton Secondary Plan* can be found here: <https://www.toronto.ca/legdocs/bills/2018/bill1304.pdf>.

## **Zoning By-laws**

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

Under the former City of Toronto Zoning By-law 438-86, 340 St. Clements Avenue is zoned R1 Z0.6 (residential district zone). Various residential building types are permitted by By-law 438-86 under the R1 zone, including detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, row housing, and semi-detached duplexes. By-law 438-86 permits a building height of 9.0 metres. The maximum permitted gross floor area and floor space index is 0.6 times the area of the lot.

Under City-wide Zoning By-law 569-2013, 340 St. Clements Avenue is zoned RD (f7.5; d0.6) (x1401) (residential detached zone). The RD designation permits dwelling units only within a detached house. The maximum permitted floor space index is 0.6 times the area of the lot.

The City's Zoning By-law 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/>

## **Design Guidelines**

The following design guideline will be used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File #19-122540 NNY 08 SA) and will be reviewed concurrently with the Zoning By-law Amendment application.

## **Submission Materials**

The following materials were submitted in support of the proposed development:

- Planning Justification Report;
- Public Consultation Strategy;
- Transportation Impact Brief;
- Stormwater Management and Servicing Brief;
- Site Grading and Servicing Plan;
- Geotechnical Investigation Report;
- Landscape and Architectural Plans, including Shadow Study;
- Electrical and Mechanical Design Briefs;
- Site Survey;
- Energy Efficiency Design Summary, and

- Toronto Green Standard Checklist.

In correspondence dated March 25, 2019, the applicant was notified that the application is considered an incomplete application as the following materials are outstanding:

- Hydrogeological Report; and
- Sewer Analysis.

## **COMMENTS**

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### **Reasons for the Application**

A Zoning By-law Amendment application is required in order to permit the proposed six townhouse units. The amendment is required in order to implement site-specific development standards to regulate the proposal for items such as but not limited to: use, setbacks, height and density, lot coverage, parking and landscaping.

### **Official Plan Conformity**

Staff are reviewing the proposal for conformity with the Official Plan, including the development criteria within the Neighbourhoods designation.

### **Built Form, Planned and Built Context**

The suitability of the proposed building, height, density, massing, angular plane and transition to the adjacent neighbourhood, building setbacks, the location and amount of amenity space, and public realm will be reviewed against the City's Official Plan policies including Sections 2.3.1, 3.1.1, 3.1.2 and 3.2.1.

### **Servicing and Access**

The proposed access design and site servicing, including garbage handling and loading will also be reviewed.

### **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 proposes to remove 2 trees over 30 centimetres DBH on private property, and 1 tree over 30 centimetres DBH on City property. The applicant submitted an Arborist Report which is currently under review by City staff. The applicant has indicated that a tree replacement plan is being developed for the City's review, which will include new tree and shrub plantings as well as other landscape and public realm enhancements.

### **Infrastructure/Servicing Capacity**

The applicant submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is

intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

The applicant also submitted a Transportation Impact Study with their application. The purpose is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the Transportation Impact Study.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-law Amendments, on site plan drawings and through a Site Plan Agreement.

Staff are assessing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

## **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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Ben DiRaimo, Senior Planner  
Tel. No. (416) 395-7119  
Fax No. (416) 395-7155  
E-mail: Ben.DiRaimo@toronto.ca

## **SIGNATURE**

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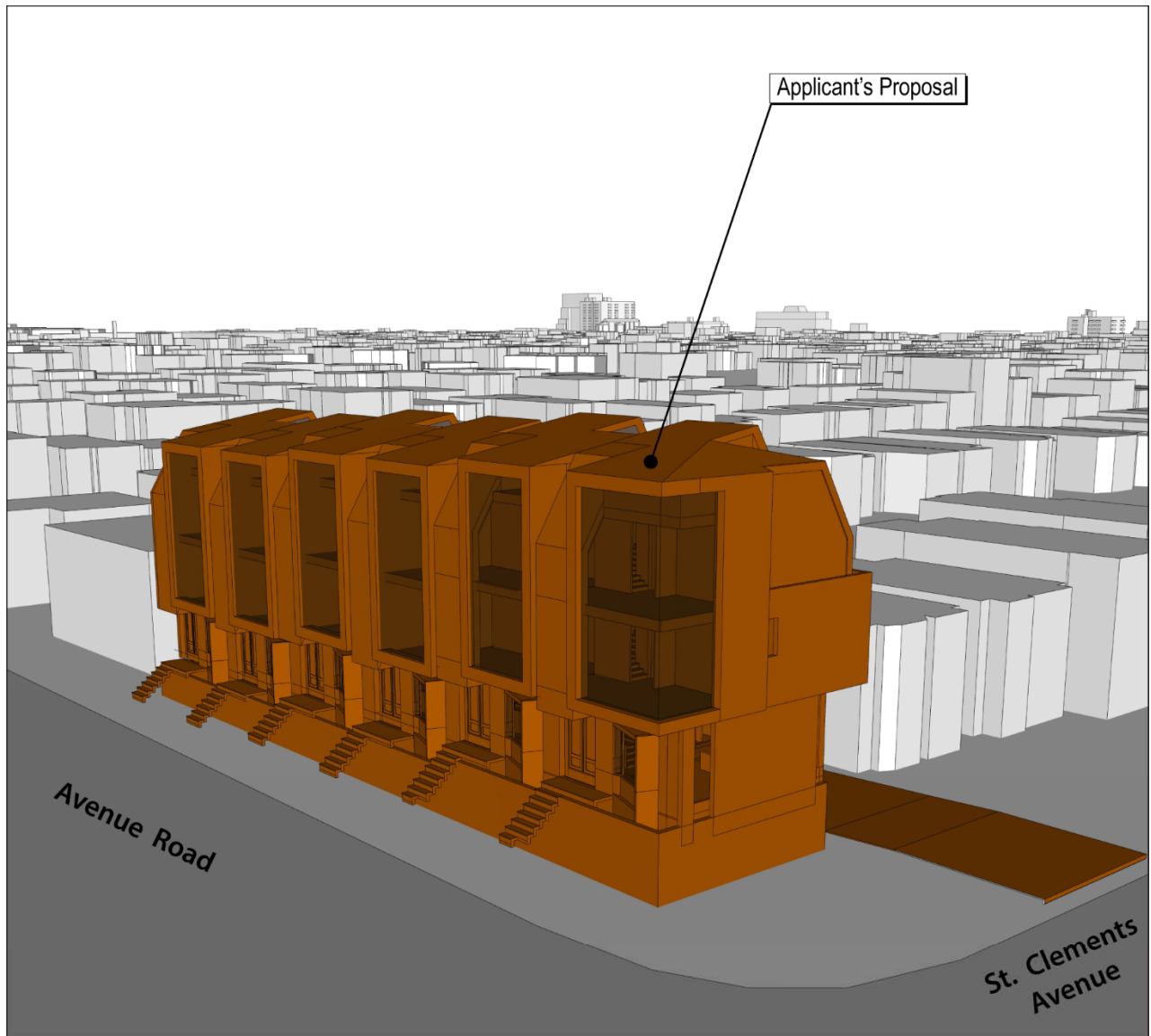
Joe Nanos, Director  
Community Planning, North District

## **ATTACHMENTS**

City of Toronto Data/Drawings  
Attachment 1: 3D Model of Proposal in Context  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map



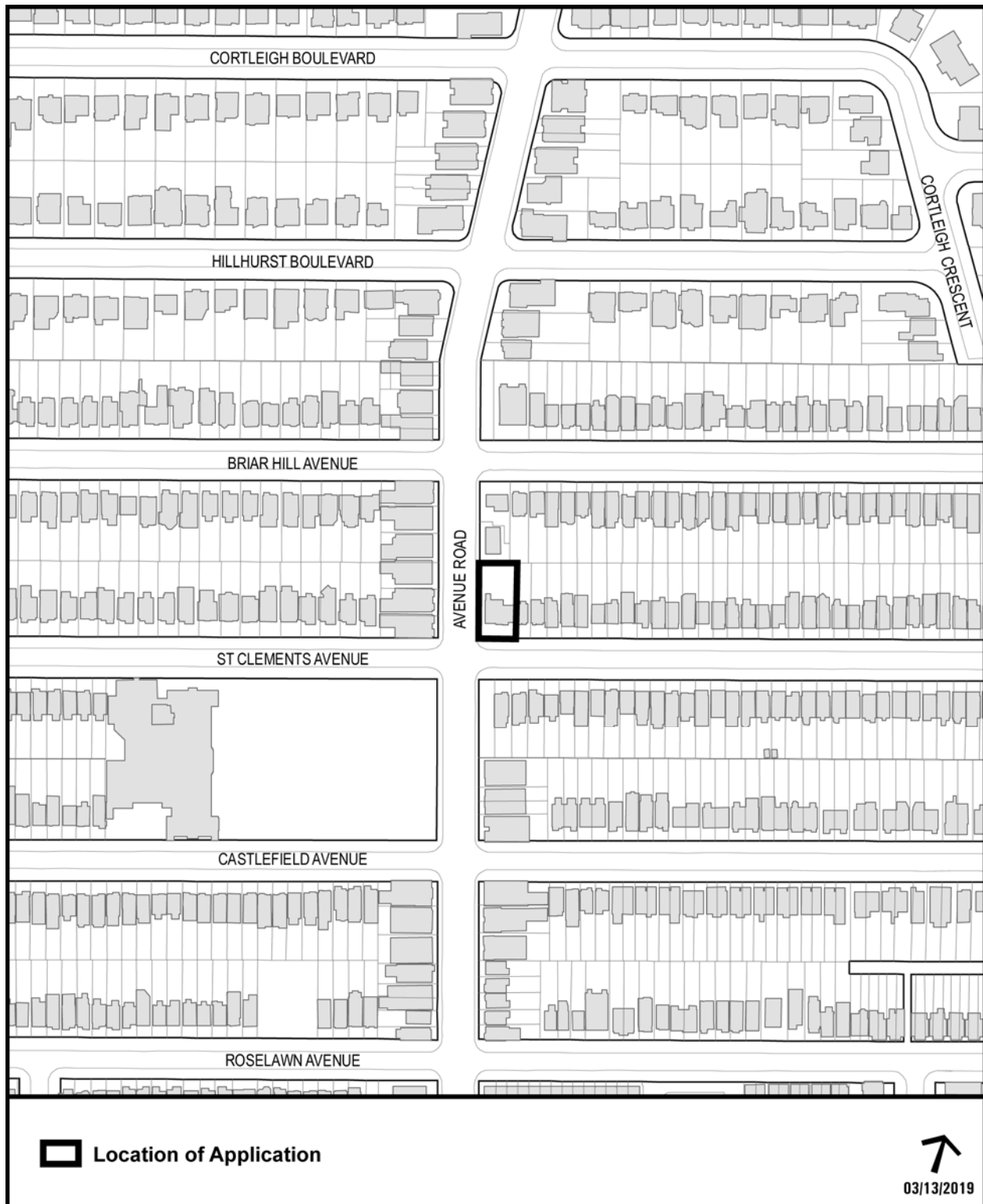
## Attachment 1: 3D Model of Proposal in Context



**View of Applicant's Proposal Looking Northeast**

03/25/2019

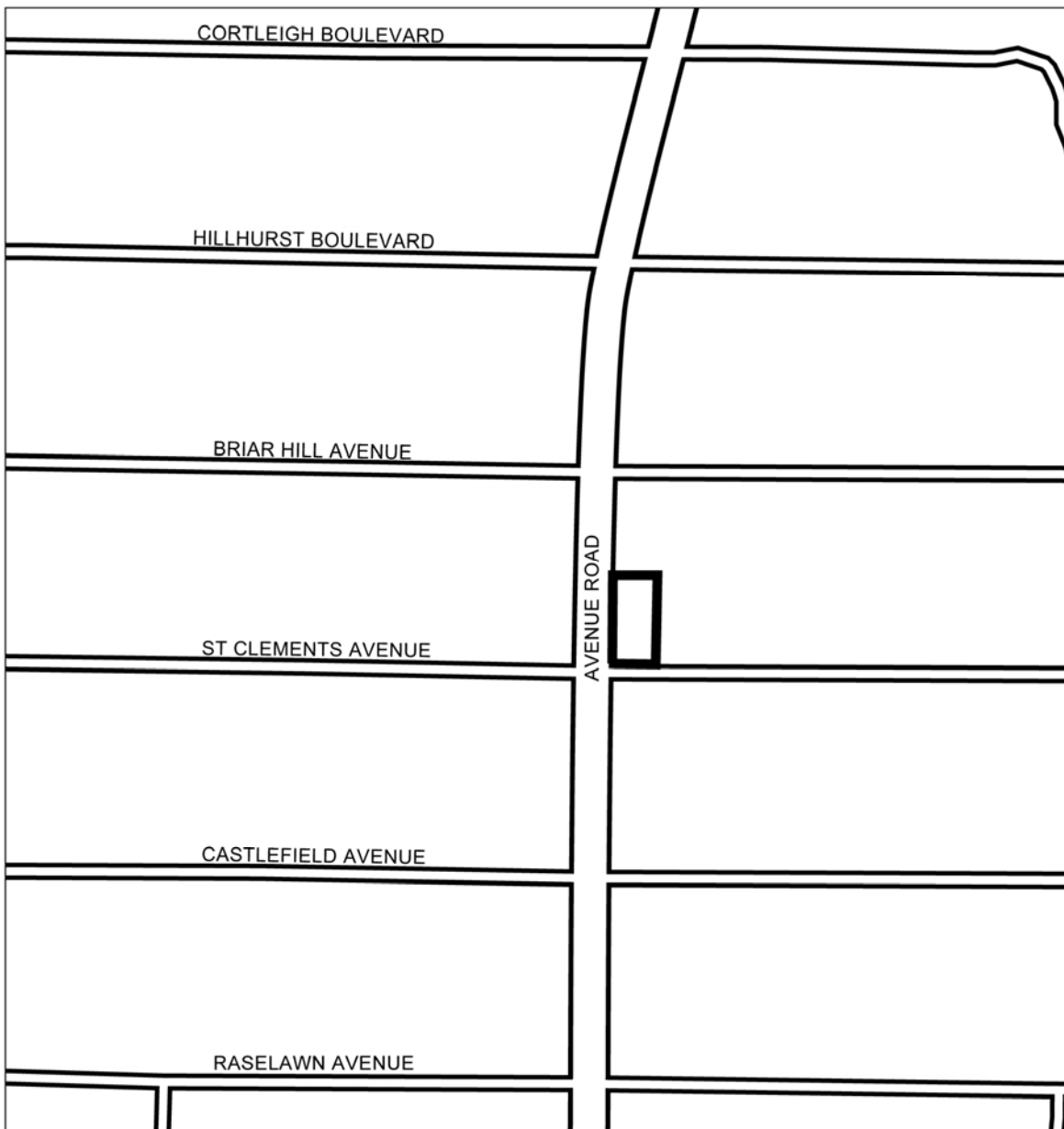
## Attachment 2: Location Map



AVENUE ROAD



## Attachment 4: Official Plan Map



**Official Plan Land Use Map #17**

**340 St Clements Avenue**

File # 19 122537 NNY 08 02



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Not to Scale  
03/13/2019