



REPORT FOR ACTION

206 Russell Hill Road – Zoning Amendment Application – Preliminary Report

Date: January 29, 2019

To: Community Council Toronto and East York District

From: Director, Community Planning, Toronto and East York District

Ward 12: Toronto - St. Paul's

Planning Application Number: 18 161483 STE 22 OZ

Related Applications: 18 161486 STE 22 SA

Notice of Complete Application Issued: May 18, 2018

Anticipated City Council Meeting Date: March 27, 2019

Current Use(s) on Site: A 3-storey single detached dwelling with a detached garage at the rear.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 206 Russell Hill Road. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. City Planning held a community consultation meeting for the application with the Ward Councillor on December 17, 2018.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Additional mailing costs resulting from an expanded notification area for the community consultation meeting held on December 17, 2018 beyond 120 metres of the site, be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal Description

This application proposes a four-unit, 3-storey (13.7 metre) townhouse building with 8 parking spaces located within a below-grade garage. The existing house would be demolished. The proposal includes 1252 m² of gross floor area and a total density of 1.13 times the area of the site.

Entrances to the townhouse units front the north side of the property and a private walkway leading to Russell Hill Road, which is adjacent to the public walkway to Sir Winston Churchill Park. The entrance for the unit at the east end of the building faces Russell Hill Road. The site slopes upwards from the street to the rear of the property. Due to the grade change, there is a 2.8 metre height difference between the unit at the east end of the building and the three units to the west. The proposed height of the unit fronting Russell Hill Road is 10.9 metres, while the height of the 3 units to the west is 13.7 metres.

A revised application was submitted on December 19, 2018 and incorporates a number of changes from the original proposal submitted in May 2018. The revisions include:

- a reduced driveway width and revised garage entrance design to accommodate tree preservation;
- revised garage plan to include waste storage areas for each unit;
- revised landscape plans and plant species list incorporating native and shade tolerant plants; and
- revised arborist report and tree preservation plan showing revised tree protection measures.

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 and Attachment 3 for the site plan drawing.

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. It also provides the policy framework for heritage conservation in the City. 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 site is located on lands shown as *Neighbourhoods* on Map 17 of the Official Plan, as depicted in Attachment 5 of this report. *Neighbourhoods* are considered physically stable areas made of lower scale residential uses that are no higher than four storeys in height. A key objective for new development is to respect and reinforce the general physical patterns in a *Neighbourhood*.

Zoning By-laws

The site is zoned RD (f15.0; d0.35)(x1247) in the City-wide Zoning By-law 569-2013, which permits single detached dwellings up to a density of 0.35 times the lot area and a maximum height of 10 metres. The Zoning By-law also requires that development on lands within the Toronto and Region Conservation Authority Regulation Limit be set back a minimum of 10 metres from stable top-of-bank.

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(s) 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 No. 18 161486 STE 22 SA) and is currently under review.

Community Consultation Meeting

City Planning held a community consultation meeting on December 17, 2018 at 255 Spadina Road (Toronto Archives). The Ward Councillor, the applicant and approximately 10 members of the public attended the meeting. City staff and the applicant's consultant team presented on the planning framework, the site and area context, and the details of the townhouse proposal. The presentations were followed by a question and answer period.

The comments and concerns raised by residents with respect to the proposal were generally related to the following matters:

- increased traffic resulting from the development and congestion on Russell Hill Road;
- destabilization and erosion of the neighbourhood's character;
- potential impacts on the Nordheimer Ravine;
- disruptions caused by the cumulative impact of construction activity in the area and the need for a construction management plan; and
- the status of the property on the City's Heritage Register.

A question about the heritage status of the property and surrounding neighbourhood was also raised during a meeting with the South Hill Homeowners Association on December 13, 2018.

COMMENTS

Reasons for the Application

A Zoning By-law Amendment application is required to permit townhouses and establish appropriate development standards such as, but not limited to: building height, setbacks, building length and depth, density and landscaped open space.

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

- Planning staff are evaluating the Zoning By-law amendment to determine the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity

- Planning staff are continuing to review the application for conformity to the Official Plan. Revisions have been sought to bring the application into conformity with

policies contained in Section 3.4 - The Environment, Section 4.1 - Neighbourhoods, and Section 3.1.2 - Built Form.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed building height, built form, massing, setbacks, orientation and lot widths for the proposed townhouses based on Section 2 q. and r. of the *Planning Act*; the PPS (2014), the Growth Plan (2017), the City's Official Plan policies and the Townhouse and Low-Rise Apartment Guidelines. More specifically, staff are reviewing the application for:

- the appropriateness of the proposed building type, setbacks and massing with respect to Section 4.1, Policy 5 and Section 3.1.2 of the Official Plan;
- the suitability of the townhouse orientation and driveway design;
- the appropriateness of the proposed lot widths of the townhouses;
- the provision of an adequately sized pedestrian walkway on the north side of the site to allow access and connectivity throughout the property;
- the adequacy of landscaping on the site and how the proposal contributes to the landscaped character of Russell Hill Road and the Nordheimer Ravine; and
- whether the proposed balconies located at the second floor on the south elevation of the building creates privacy and overlook issues onto the approved apartment building at 200 Russell Hill Road to the south.

Additional issues may be identified through the review of the application including further review from City divisions and agencies and on-going public input.

Ravine Protection

The west end of the site abuts a valley corridor within the Nordheimer Ravine. The majority of the property at 206 Russell Hill Road is located within a Toronto and Region Conservation Authority (TRCA) Regulated Area. The same portion of the site falls within the City of Toronto Ravine and Natural Feature Protection By-law area.

- A permit will be required from the TRCA prior to any development taking place.
- The proposal would require the removal of 7 trees and the injury of 20 trees on Ravine and Natural Protection By-law regulated lands. A permit is required prior to the removal and injury of trees.
- The staked top of bank for the ravine is located outside of the property boundaries, west of the rear property line.
- The proposed townhouses are set back more than 10 metres from the stable top of bank of the valley feature.
- In their comments dated July 19, 2018, the TRCA has confirmed that there are no geotechnical or slope stability concerns with the proposed development.
- City of Toronto Urban Forestry and the TRCA have been circulated the revised application submission for comment.

Natural Heritage Protection

The site abuts Sir Winston Churchill Park and the Nordheimer Ravine to the west. The site is located within a Natural Heritage Area as identified on Map 9 of the Official Plan. The northwest corner of the site is also identified as an environmentally sensitive area.

- Policies in Section 3.4 of the Official Plan requires that all proposed development be evaluated to assess impacts on the natural heritage system, including (but not limited to) buffer areas and functions and vegetative species. New development will minimize adverse impacts, while restoring and enhancing the natural heritage system.
- A Natural Heritage Impact Study has been submitted as a part of the application submission and was reviewed by the TRCA and Urban Forestry.
- TRCA and Urban Forestry Ravine & Natural Feature Protection staff require that the proposal demonstrate a net ecological gain for the area. A detailed planting plan which includes native species that are compatible with the vegetation in the adjacent woodland is required.
- Revised landscape plans and plant list have been included in the December 2018 resubmission.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles III (Private Tree By-law). The portion of the site where the existing dwelling is situated falls outside of the Natural Feature Protection By-law area.

- One tree, regulated under the Private Tree By-law, is proposed to be removed.
- The applicant will be required to submit an application to destroy the private tree to Urban Forestry for review.
- A revised Arborist Report and Tree Preservation Plan is currently under review by Urban Forestry.

Heritage Impact and Conservation

The property at 206 Russell Hill Road is not included on the City's Heritage Register and had not previously been identified as having heritage significance by the City or the applicant.

- A question was raised at the community consultation meeting about whether the property was listed or designated.
- The South Hill Homeowners Association suggested the neighbourhood should be considered for a possible Heritage Conservation District (HCD) during its meeting of December 13, 2018.

Heritage Preservation Services (HPS) staff have undertaken a preliminary review of the property and determined that the existing house-form building has potential heritage value (design, contextual and/or cultural value). The house was built in 1910 and is a representative example of a large Edwardian private residence, designed by Ewart G. Wilson, a notable Toronto architect.

- Heritage Preservation Services staff will continue to assess the property and the proposed development to determine whether it complies with the City's heritage conservation policies.

Infrastructure/Servicing Capacity

City staff are currently reviewing Servicing and Stormwater Management Reports submitted as part of the development application. The review will evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses, and determine whether there is sufficient infrastructure capacity to support the proposed development.

- The review will also identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide adequate servicing for the proposed development.
- The applicant has submitted the following studies and reports which have been reviewed by Engineering and Construction Services staff: a Functional Servicing Report; Stormwater Management Report; Hydrogeological Report; Geotechnical Study; and Transportation Impact Study.
- Engineering Construction and Servicing staff required revisions to the original technical reports. The December 2018 resubmission included revised Functional Servicing and Stormwater Management Reports which are currently under review.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. The Toronto Green Standard Version 3 for low-rise residential development applies to development less than 4 storeys with a minimum of 5 dwelling units.

- The application is exempt from the TGS because the proposed number of units is less than the minimum threshold.

CONTACT

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SIGNATURE

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ATTACHMENTS

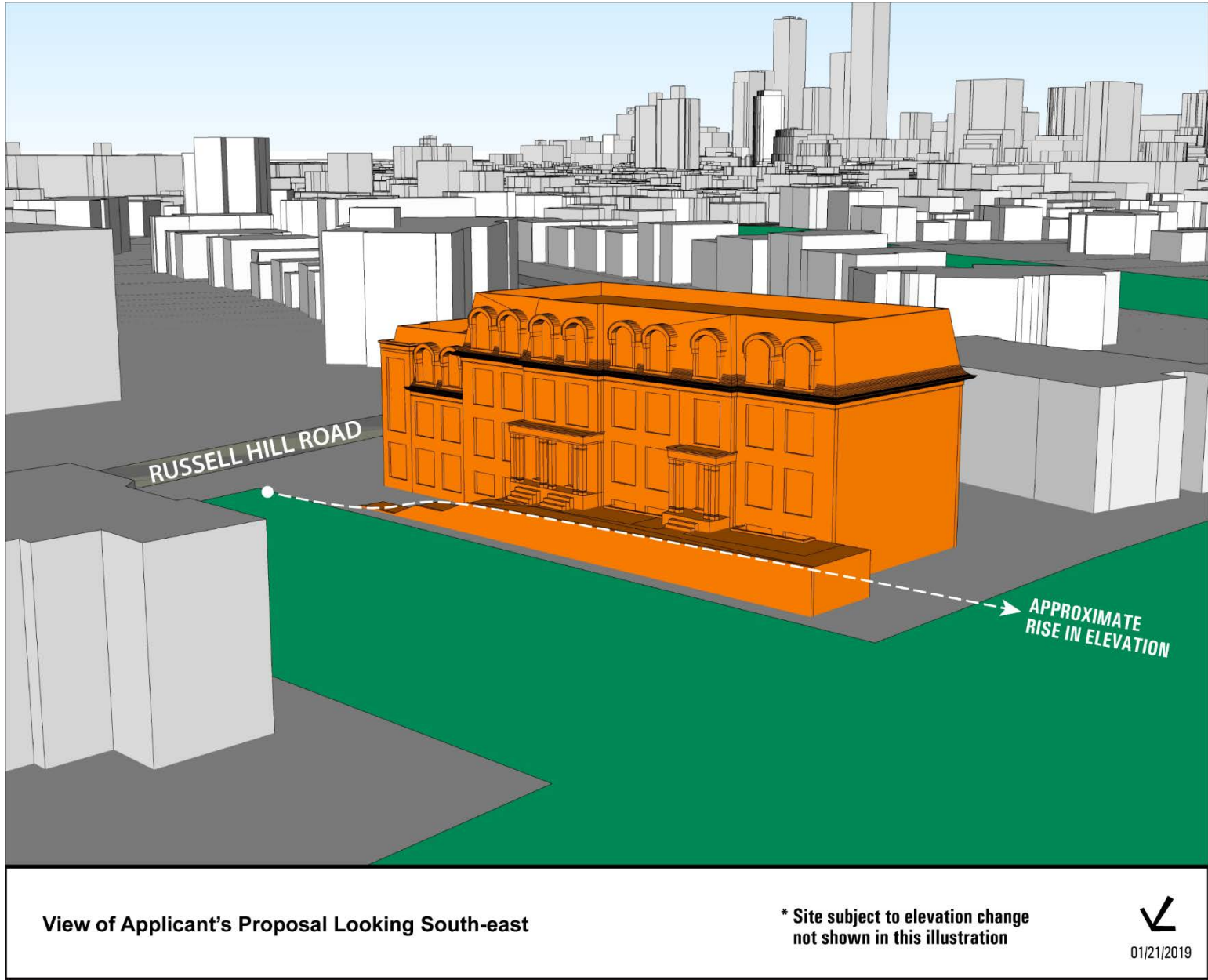
City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map



Attachment 2: Location Map

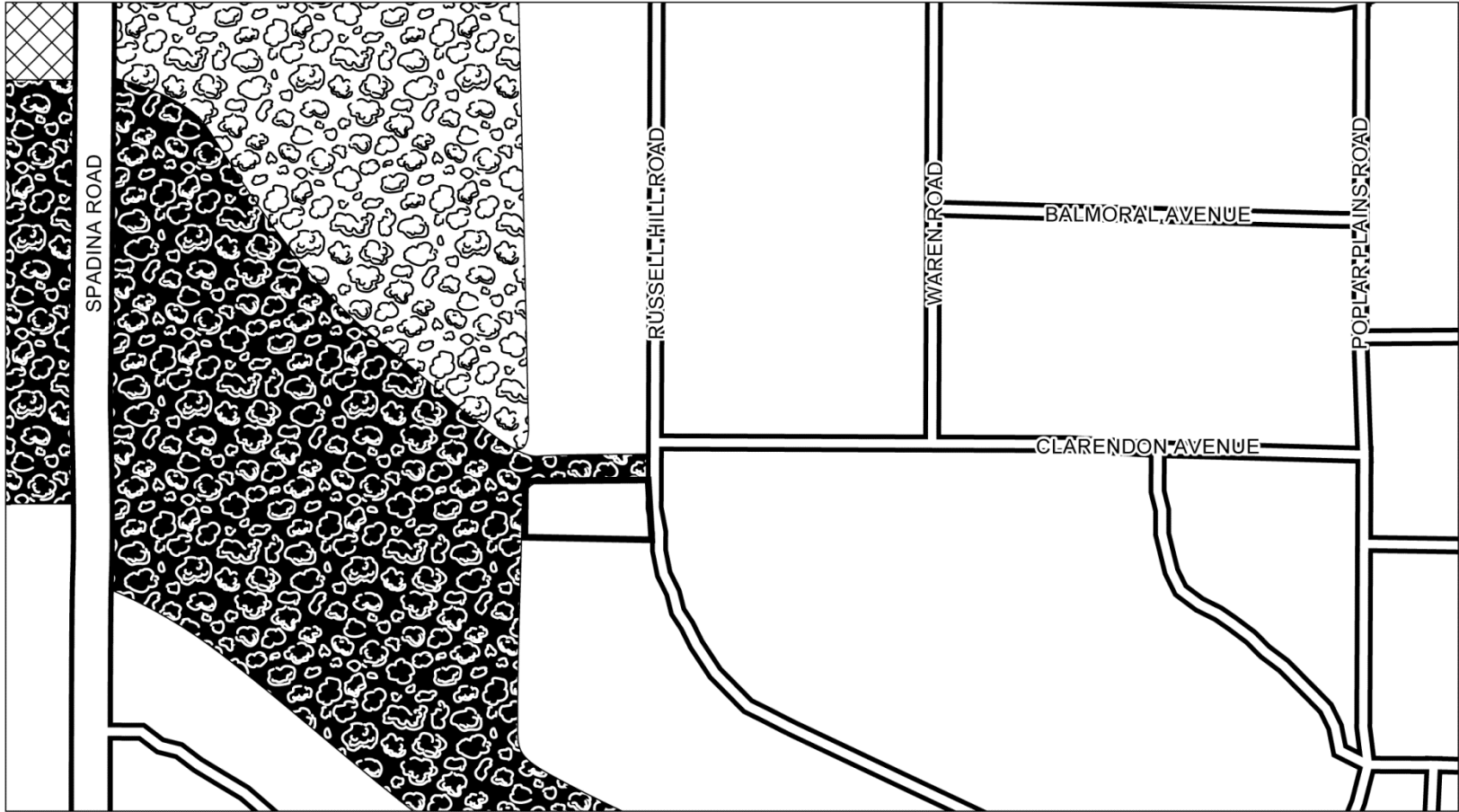


Architectural floor plan of a four-unit residential building. The plan shows four units arranged in a row: Unit 1 (FFE=147.26), Unit 2 (FFE=150.02), Unit 3 (FFE=150.02), and Unit 4 (FFE=150.02). A central hallway provides access to each unit. The building is situated on a lot with property lines indicated. A driveway is located to the left of Unit 1. The plan includes various annotations such as 'BY-LAW SETBACK 3.00m', 'WALKWAY', and 'PROPERTY LINE'. A note at the bottom right states: 'SEE REAR OF LOT FOR EXISTING LOT LINES AND SETBACKS. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT LINES.' The plan is oriented with Russell Hill Road at the bottom.

206 Russell Hill Road

Not to Scale
12/21/2018

File # 18 161483 STE 22 0Z



TORONTO
Official Plan Land Use Map

206 Russell Hill Road

File # 18 161483 STE 22 0Z



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Not to Scale
11/28/2018