

## **244 Lonsmount Drive – Zoning Amendment Application – Preliminary Report**

Date: June 4, 2019

To: Toronto and East York Community Council

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

Ward 12 - Toronto-St. Paul's

**Planning Application Number:** 19 148229 STE 12 OZ

**Related Applications:** 19 148236 STE 12 SA

**Date of Complete Application Submission:** May 2, 2019

**Current Use on Site:** a 3-storey detached residential dwelling.

### **SUMMARY**

---

This report provides information and identifies a preliminary set of issues regarding the application located at 244 Lonsmount Drive. Staff are currently reviewing the application for five, 4-storey townhouses. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting with the Ward Councillor.

### **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located 244 Lonsmount Drive 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

---

### Proposal Description

A new row of five, 4-storey (12.0 metres) townhouses which front onto Bathurst Street is proposed for the site. The townhouses will have a total of 10 surface parking spaces accessed by a rear shared driveway off Lonsmount Drive. A total gross floor area (GFA) of 1,203 square metres and a floor space index (FSI) of 1.73 times the area of the lot is proposed. A 3.0 metre setback is proposed from the north lot line. A 6.3 metre setback is proposed from the the east lot line. A 1.3 metre setback is proposed from the south lot line and a 0.9 metre setback is proposed from the west lot line. Each townhouse is proposed to have a second storey rear balcony and third storey rear terrace.

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 three dimensional representations 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"). The PPS may be found on the Ministry of Municipal Affairs and Housing website.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region (GGH), of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) 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.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

### **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 site is located on lands shown as *Neighbourhoods* on Map 17 of the Official Plan.

## **Official Plan Amendment 320**

The Local Planning Appeal Tribunal issued an Order on December 7, 2018 to approve and bring into force Official Plan Amendment 320 (OPA 320). The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants. In its Order that approved OPA 320, the LPAT found that the OPA 320 policies are consistent with the PPS and conform with the Growth Plan (2017), which was in force at the time.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. The approved amendments uphold the Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized Apartment Neighbourhood sites and help attain Tower Renewal Program goals.

## **Zoning By-laws**

The site is zoned R1S Z0.6 under Zoning By-law 438-86 and R (u2; d0.6) (x625) under Zoning By-law 569-2013, both of which permit a maximum density of 2.0 times the area of the lot and a maximum building height of 11 metres. Zoning By-law 569-2013 limits the maximum permitted number of storeys to 3.

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 proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with this application.

## **COMMENTS**

---

### **Reason for the Application**

The application proposes to amend Zoning By-law 438-86 and Zoning By-law 569-2013 for the property at 244 Lonsmount Drive to vary performance standards including: building height; number of storeys; building setbacks; and landscaped open space.

Additional amendments to the Zoning By-law may be identified as part of the application review.

## **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**

Staff will continue to evaluate this planning application for consistency with the PPS (2014) and conformity with the Growth Plan (2019).

- Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS (2014) and the Growth Plan (2019) will be largely determined by conformity with the Official Plan.

### **Official Plan Conformity**

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity with the *Neighbourhoods* policies.

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

Staff will continue to assess the suitability of the proposed height, number of storeys, building setbacks, and landscaped open space issues based on Section 2 q), and r) of the *Planning Act*, the PPS (2014) and the Growth Plan (2019), the City's Official Plan policies and the City's Design Guidelines including the Townhouse and Low-rise Apartment Guidelines.

Staff will continue to assess:

- the appropriateness of the proposed building height and number of storeys in the existing and planned context;
- the appropriateness of the proposed building setbacks in the existing and planned context;
- the provision of adequate landscaped open space;
- the potential for shadow and privacy impacts of the proposed townhouses on adjacent properties;
- the appropriateness of the proposed transition to adjacent *Neighbourhoods* designated properties; and
- the method of subdividing the site into individual lots for the townhouse units, while maintaining access to the shared driveway.

Additional built form issues may be identified through the review of the application including further review from City divisions and agencies and the public consultation process.

## **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 has submitted a Arborist Report and a Tree Preservation/Landscape Plan which are currently under review by Urban Forestry.

Staff will continue to assess:

- the applicant's proposal to preserve two City-owned trees along Lonsmount Drive;
- the appropriateness of the applicant's proposal to remove one City-owned tree along Bathurst Street to accommodate the development;
- the appropriateness of the applicant's proposal to remove two privately owned trees along Bathurst Street to accommodate the development; and
- the appropriateness of the applicant's proposal to plant two new replacement trees on private property along Lonsmount Drive.

## **Infrastructure/Service Capacity**

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing Report; Stormwater Management Report; Geotechnical Investigation Report; Hydrogeological Assessment Report; and Transportation Study Report.

- Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, water, sewage, hydro etc.) to accommodate the proposed development.

## **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 on site plan drawings and through a Site Plan Agreement.

The applicant has submitted the required Toronto Green Standard Version 3 Checklist for Low Rise Residential Development.

Staff will continue to assess:

- the TGS Checklist submitted by the applicant for compliance with 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**

---

Catherine Jung, Assistant Planner, 416-338-3735, Catherine.Jung@toronto.ca

## **SIGNATURE**

---

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1 and 2: 3D Models of Proposal in Context

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 6: Application Data Sheet

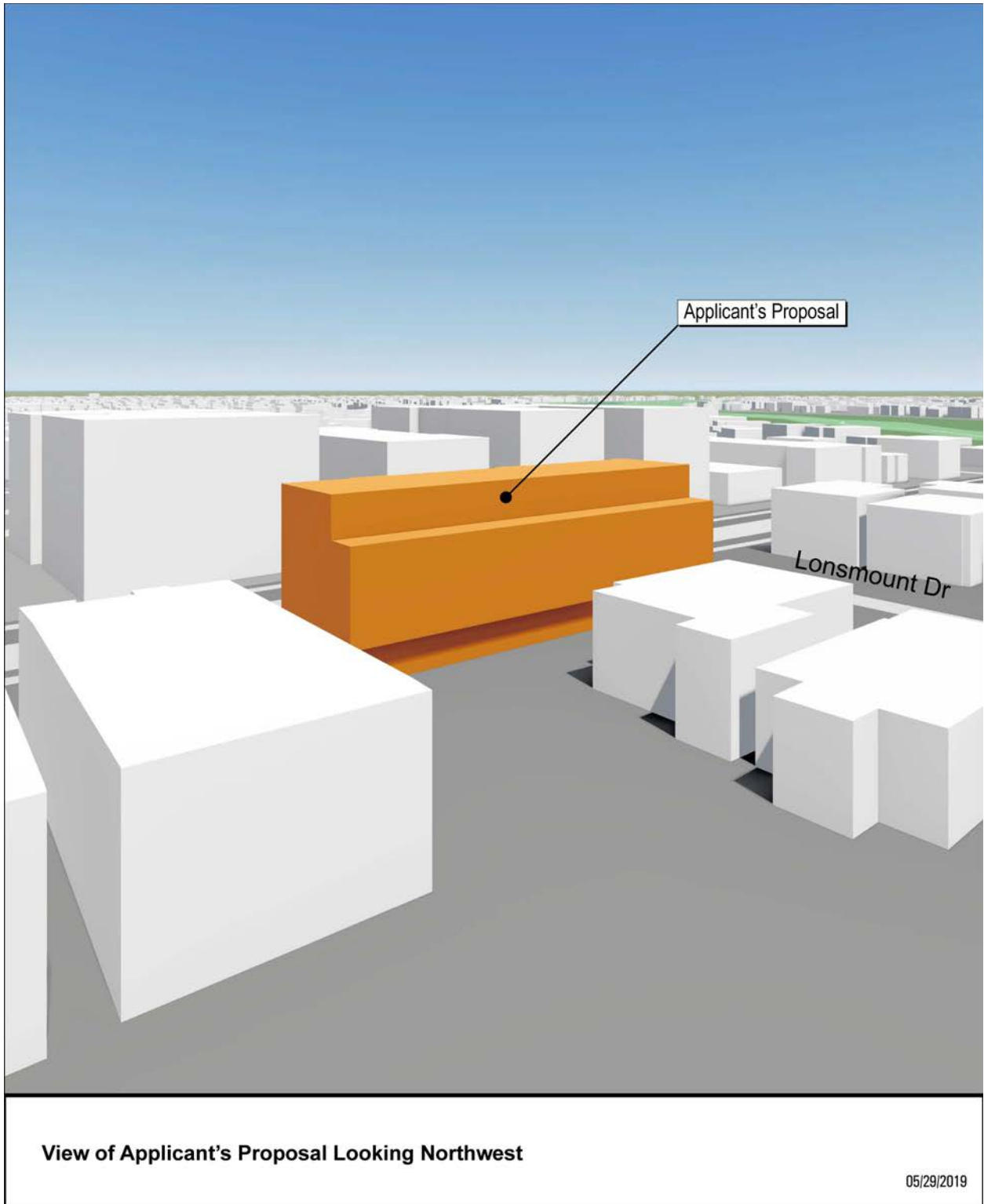
Attachment 1: 3D Model of Proposal in Context (Looking Northeast)



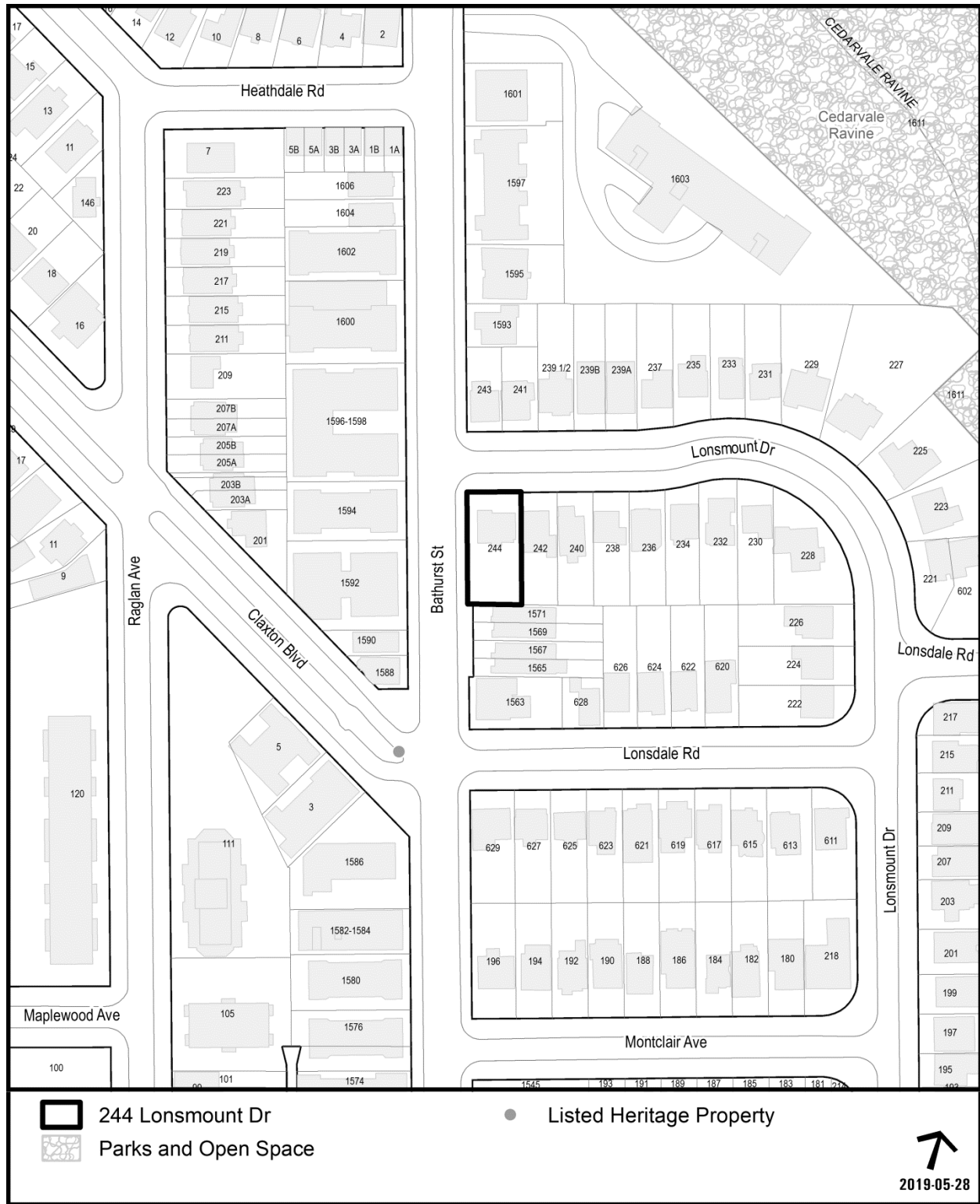
**View of Applicant's Proposal Looking Northeast**

05/29/2019

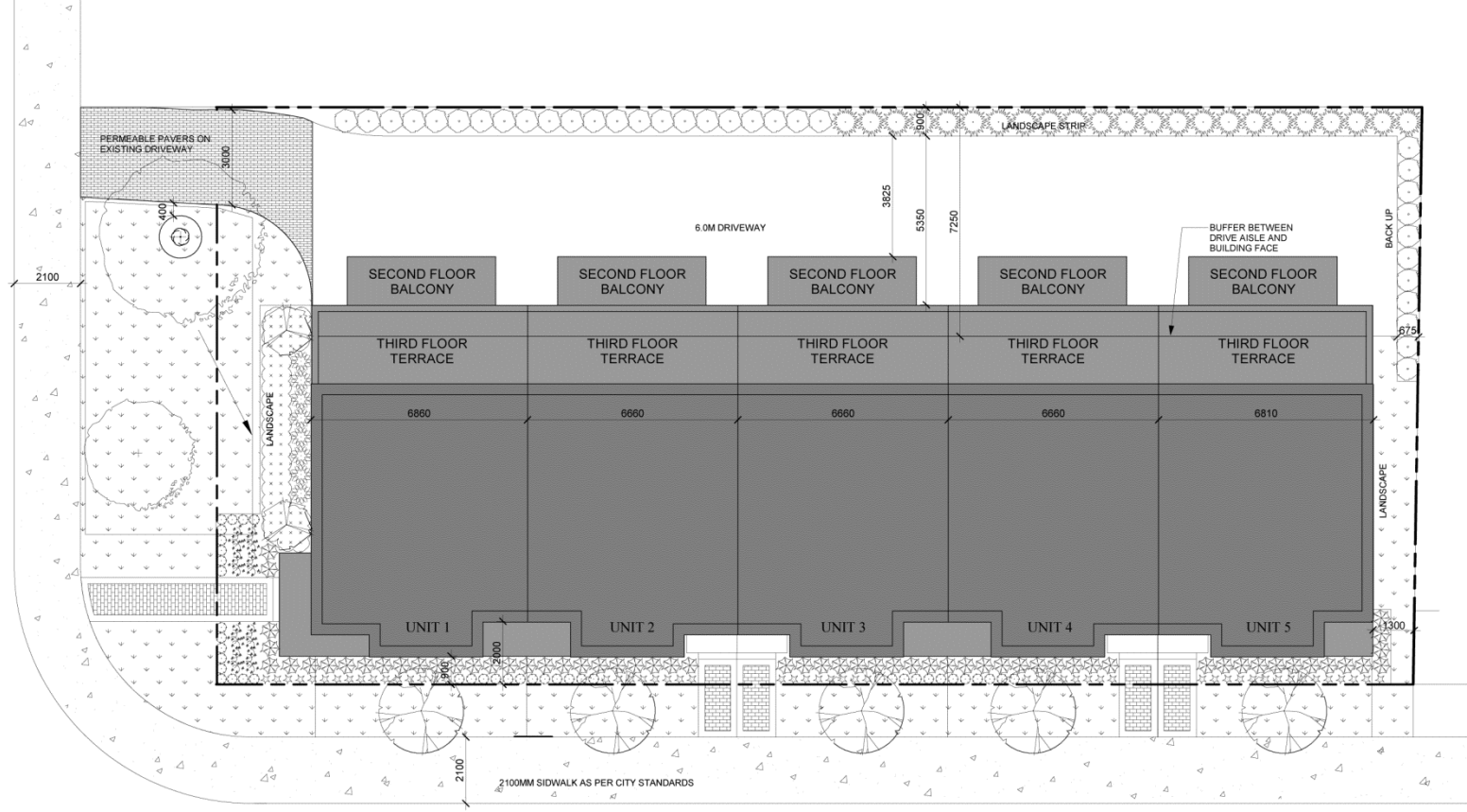
Attachment 2: 3D Model of Proposal in Context (Looking Northwest)



# Attachment 3: Location Map

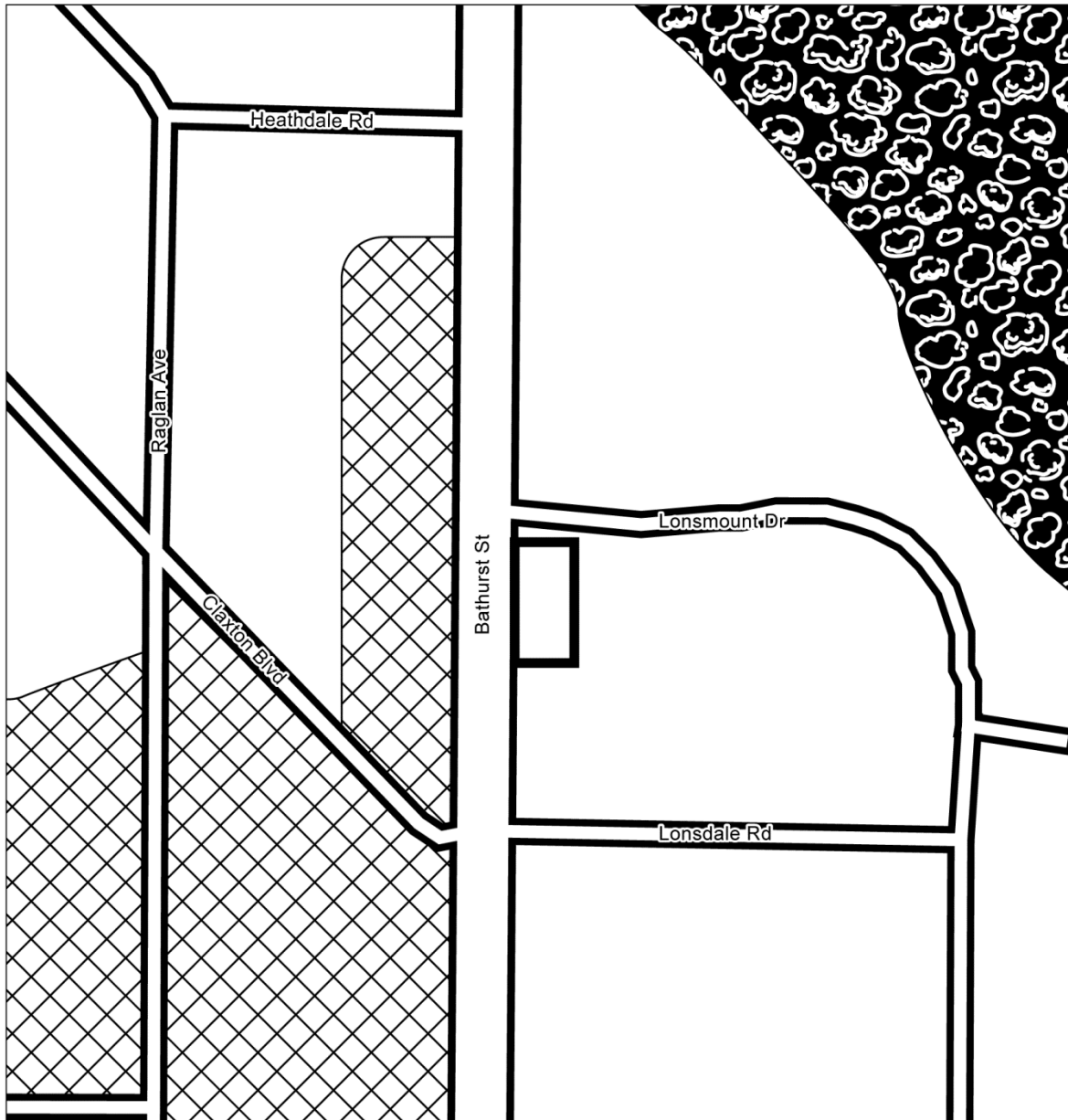


Attachment 4: Site Plan



Site Plan

Attachment 5: Official Plan Map



 **TORONTO**  
Official Plan Land Use Map 17

244 Lonsmount Drive

File # 19 148229 STE 12 0Z

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

  
Not to Scale  
05/28/2019

## Attachment 6: Application Data Sheet

**Municipal Address:** 244 LONSMOUNT DRIVE      **Date Received:** May 2, 2019

**Application Number:** 19 148229 STE 12 OZ

**Application Type:** Rezoning

**Project Description:** Zoning By-Law Amendment to permit five 4-storey Townhouses with 10 surface parking spaces accessed through a rear shared driveway.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Goldberg Group, 2098 Avenue Road, Toronto, ON, M5M4A8	Goldberg Group, 2098 Avenue Road, Toronto, ON, M5M4A8	Kirkor Architects + Planners, 20 De Boers Drive, Suite 400, Toronto, ON M3J0H1	Millennium Capital Corporation, 721 Queen Street East, Toronto, On, M4M1H1

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	Residential (R) (u2; d0.6) (x625)	Heritage Designation:	N
Height Limit (m):	11; 3 ST	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 694      Frontage (m): 18      Depth (m): 38

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	116	0	230	230
Residential GFA (sq m):	348	0	1,203	1,203
Non-Residential GFA (sq m):		0		
<b>Total GFA (sq m):</b>	<b>348</b>	<b>0</b>	<b>1,203</b>	<b>1,203</b>
Height - Storeys:	2	0	4	4
Height - Metres:	11.4	0	12	12

Lot Coverage Ratio (%): 52      Floor Space Index: 1.73

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	1,203	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	1	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	5	5
Other:	0	0	0	0
<b>Total Units:</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>5</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:	0	0	0	0	0
Proposed:	0	0	0	0	5
<b>Total Units:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

#### **Parking and Loading**

Parking Spaces:	10	Bicycle Parking Spaces:	0	Loading Docks:	0
-----------------	----	-------------------------	---	----------------	---

#### **CONTACT:**

Catherine Jung, Assistant Planner  
416-338-3735  
Catherine.Jung@toronto.ca