

68, 70, 72, 74, 76 and 78 Churchill Ave - Zoning By-law Amendment Application – Preliminary Report

Date: March 9, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 21 235582 NNY 18 OZ

Related Application: 21 235584 NNY 18 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 68, 70, 72, 74, 76 and 78 Churchill Ave. The application proposes 44 new townhouse units having a total residential gross floor area of 8158 square metres.

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 68, 70, 72, 74, 76 and 78 Churchill Ave 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description

The subject site comprises of six existing residential lots located on the north side of Churchill Avenue between Tamworth Road and Basswood Road. It is approximately 8,376 square metres in size of, has 91.7 metres of frontage onto Churchill Avenue and a depth of approximately 90.95 metres. Each lot is currently developed with a detached dwelling.

The immediate surrounding area has a range of residential uses including townhouses, an institutional building in the form of a church to the south and other residential uses being detached dwellings to the east, north and west of the site.

Official Plan Designation

The subject lands are designated *Neighbourhoods* on Map 16 of the Official Plan. See Attachment 4.

The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The site is zoned RD(f15.0; a550) (x5) by City of Toronto By-law 569-2013. The RD zone permits residential dwelling units in a detached house and a number of community uses. Townhouses are not a permitted building type. The minimum lot frontage is 15 metres with a minimum lot area of 550 square metres. The maximum permitted height is 10 metres and 2 storeys. The minimum required front yard setback is 6.0 metres and the minimum required rear yard setback is 7.5 metres or 25% of the lot depth, whichever is greater.

The subject site is also zoned R4 – One-Family Detached Dwelling Fourth Density in the former City of North York Zoning By-law 7625 (Attachment 5). This zone permits one-family detached dwellings and accessory buildings as well as certain home occupations, recreational uses and institutional uses.

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/>

THE APPLICATION

Complete Application Submission Date

The application has been deemed complete as of January 5, 2022 and a Notice of Complete Application was provided to the applicant on January 21, 2022.

Description

The application proposes the construction of 44 new 3-storey townhouse units in 5 blocks, 10 metres in height, with a total residential gross floor area of 8158 square metres and a Floor Space Index of 1.03 times the area lot area.

Access, Parking and Loading

The vehicular access will be from a private street off of Churchill Avenue. Entrances to each townhouse will be provided from the private street with the exception of Block D, which has its driveway entrances facing Churchill Avenue. The proposed 6 metre wide private street also includes a 2.1 m wide sidewalk on one side.

Vehicular parking spaces are provided within single car integral garages and on the driveway of each unit, for 2 spaces per unit. 7 visitor parking spaces are provided central to the site for a total of 95 parking spaces.

Garbage, recycling and organic bin storage is located within each unit's integral garage.

Additional Information

See Attachments 1, 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a Location map, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=sQqcEwAymaB4km8yHq1N%2Fw%3D%3D>

Reason for the Application

A Zoning By-law Amendment is required to both By-laws to permit the townhouse building type and to create development standards relating to setbacks, maximum gross floor area, building height, lot coverage, parking, landscaping and permitted projections. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application (File No. 21 235584 NNY 18 SA) has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience. The following preliminary issues have been identified to be resolved:

- The overall fit of the proposed development on the subject site and within the surrounding context;
- Demonstrating how the proposed building height, density and massing are appropriate and relate to the existing and planned context;
- The appropriateness of the proposed 6 metre two-way private street accessing the site and whether a public street is preferred;
- The preservation of multiple mature trees on the site;
- The quality of the public realm including the relationship of the townhouse dwellings to the street, the provision of unencumbered public sidewalks, and the adequate provision of street furniture and bicycle parking;
- The size and location of off-site parkland dedication;
- Review of vehicular access to the site, parking and loading;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The general quality of site landscaping including the provision of large growing shade trees;
- Appropriateness of the proposed amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines; and,
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard for climate change mitigation and resilience purposes.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

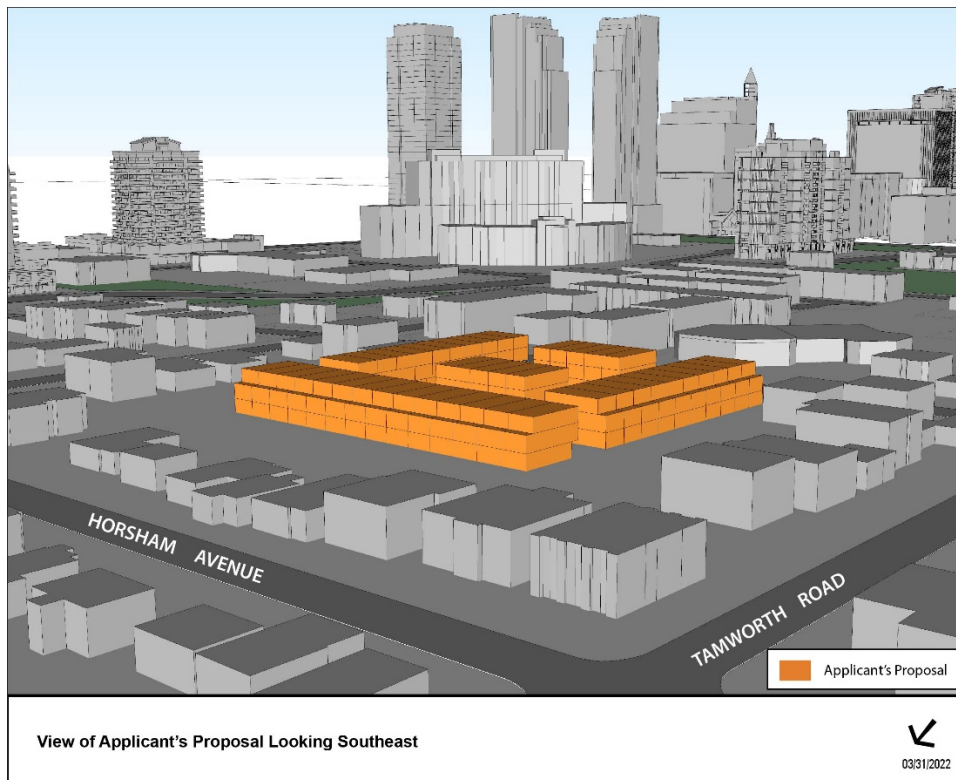
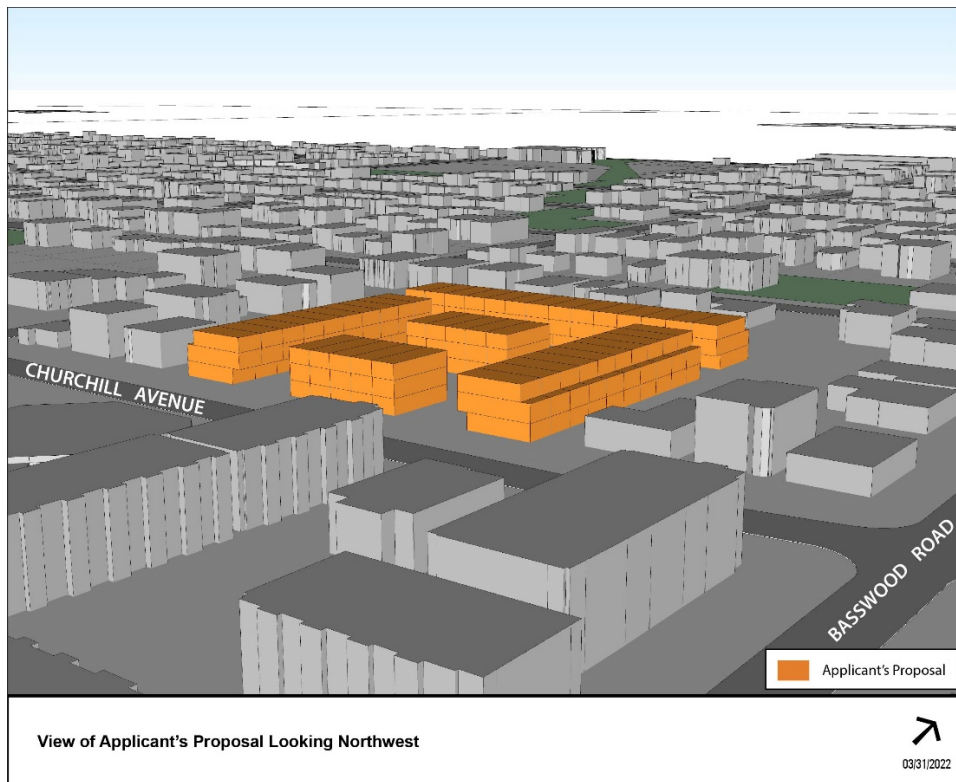
David Sit, MCIP, RPP
Director, Community Planning, North York District

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 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context



Attachment 2: Location Map



The site plan shows a rectangular plot with a dashed boundary. The layout includes:

- Top Building:** A long, narrow rectangular building labeled "3 STOREY TOWNHOUSES HT = 9.6m". It is 8.1 units wide and 10.0 units high.
- Left Building:** A rectangular building labeled "3 STOREY TOWNHOUSES HT = 9.6m". It is 7.5 units wide and 10.0 units high.
- Right Building:** A rectangular building labeled "3 STOREY TOWNHOUSES HT = 9.6m". It is 7.9 units wide and 10.0 units high.
- Central Building:** A rectangular building labeled "3 STOREY TOWNHOUSES HT = 9.6m". It is 12.3 units wide and 17.2 units high.
- Central Building:** A rectangular building labeled "3 STOREY TOWNHOUSES HT = 9.6m". It is 12.4 units wide and 17.3 units high.

Dimensions and setbacks are indicated by dimension lines with arrows:

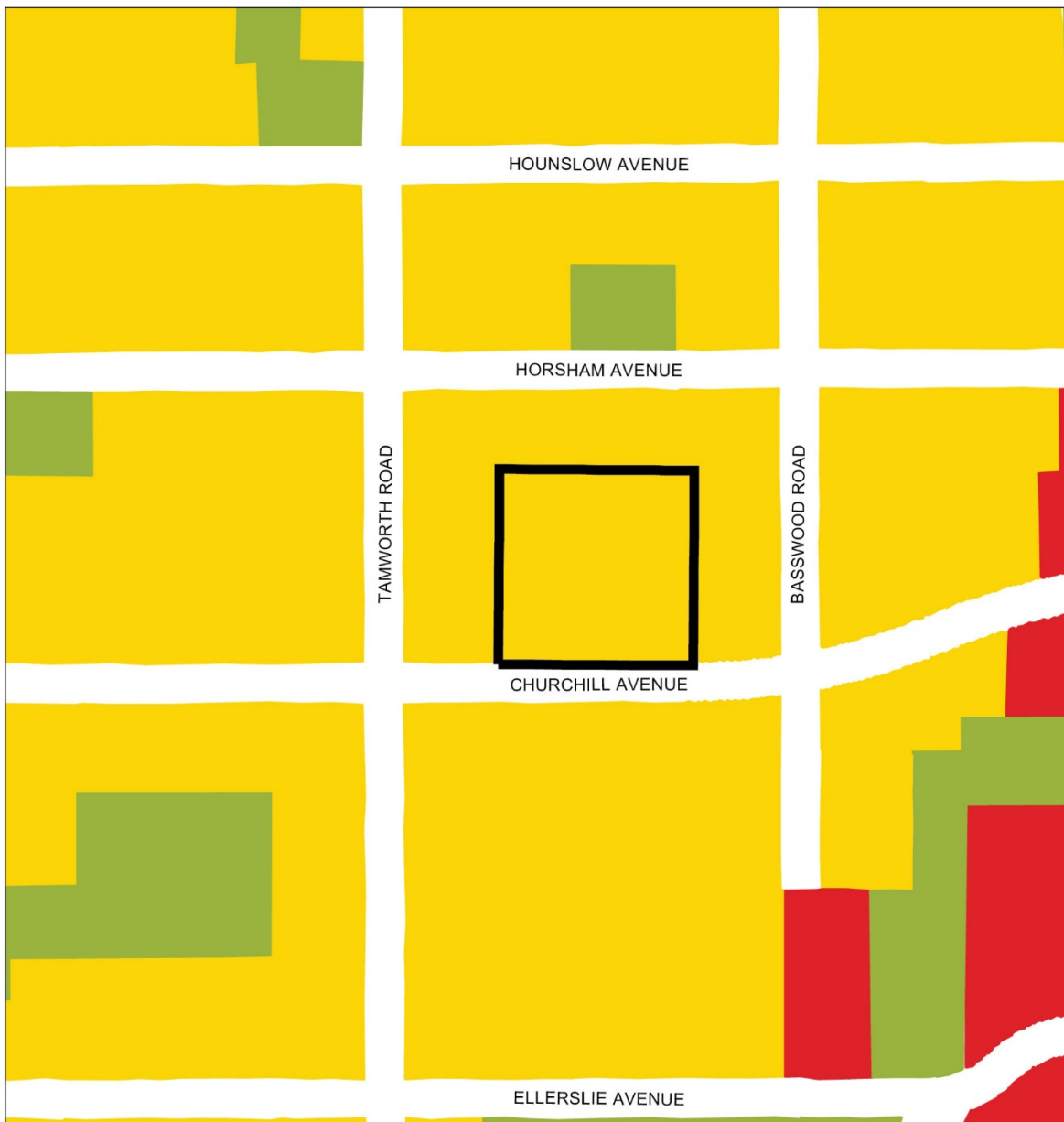
- Top setback: 8.1
- Left setback: 7.5
- Right setback: 7.9
- Bottom setback: 5.2
- Internal dimensions: 10.0, 12.3, 12.4, 17.2, 17.3, 5.3

CHURCHILL AVE.

Site Plan

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Attachment 4: Official Plan Map



Official Plan Land Use Map 16

68-78 Churchill Avenue

File # 21 235582 NNY 18 0Z



Not to Scale
03/11/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

68-78 Churchill Avenue

File # 21 235582 NNY 18 02



Location of Application



See Former City of North York By-law No. 7625

RD Residential Detached
RT Residential Townhouse
O Open Space
OR Open Space Recreation

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
O1 Open Space Zone



Not to Scale
Extracted: 03/16/2022

Attachment 6: Application Data Sheet

Municipal Address:	68-78 CHURCHILL AVE	Date Received:	November 8, 2021
Application Number:	21 235582 NNY 18 OZ		
Application Type:	Rezoning		
Project Description:	Zoning By-law Amendment for 44 new townhouse units having a total residential gross floor area of 8158 square metres.		

Applicant	Agent	Architect	Owner
JOSH DENNILL			CHURCHILL BEECROFT DEVELOPMENT I INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation:	
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 8,372 Frontage (m): 91 Depth (m): 92

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,936	1,936
Residential GFA (sq m):	869		8,158	8,158
Non-Residential GFA (sq m):				
Total GFA (sq m):	869		8,158	8,158
Height - Storeys:	2		3	3
Height - Metres:			10	10

Lot Coverage Ratio (%) 23.12 Floor Space Index: 0.97

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	8,158	
Retail GFA:		

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:			44	44
Total Units:			44	44

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					44
Total Units:					44

Parking and Loading

Parking Spaces:	95	Bicycle Parking Spaces:	Loading Docks:
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