

569-573 Christie Street – Zoning By-law Amendment Application – Preliminary Report

Date: January 28, 2021
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: 21 239751 STE 12 OZ

Related Application Number: 21 245328 STE 12 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for the development of twelve 3-storey back-to-back townhouse units at 569-573 Christie Street.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedules a Community Consultation Meeting for the application for 569-573 Christie Street, 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 site is generally flat, and rectangular in shape, with an additional rectangular shaped piece of land, with an approximate width of 5.7 metres, at the northeast corner of the site. The site has an approximate area of 1,305 square metres, with an approximate frontage of 29.2 metres along Christie Street. The site has an approximate depth of 43.4 metres at the south end of the site and 49.4 metres at the north end. The site is immediately south of Wychwood Barns Park.

Existing Uses: three 2.5-storey residential detached dwellings, with two driveways providing vehicular access from Christie Street to the rear yards of the dwellings. One mutual driveway is located between 569 and 571 Christie Street and the other is located along the north side lot line, north of 573 Christie Street. Three large deciduous trees are growing on and/or adjacent to the site.

Official Plan Designation: *Neighbourhoods*

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Site and Area Specific Policy 264 ("SASP 264"): Applies to lands bounded by Christie Street, Spadina Road/Davenport Road, St. Clair Avenue West and the Canadian Pacific Rail Midtown Line. SASP 264 is intended to protect the character of, and maintain views to and from the Nordheimer Ravine, the Lake Iroquois Escarpment, and the Casa Loma/Spadina House complex.

Zoning: Residential Zone (R (d1.0) (x7)), with a height limit of 12.0 metres.

See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can 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: This application is currently incomplete. A Notification of Incomplete Application was sent to the Applicant on December 14, 2021.

Description: A total of twelve 3-storey (14.5 metres including stair enclosure and mechanical penthouse) back-to-back townhouses, with the main pedestrian entrances oriented north and south.

Density: 1.7 times the area of the lot.

Dwelling Units: The proposed 12 dwelling units, are all three-bedroom (100%).

Access, and Parking: Access to the one-level underground garage, containing 12 parking spaces, is proposed from Christie Street, through the centre of the site.

Additional Information

See Attachments 2, 3 and 6 of this report for a three-dimensional representation of the project in context, 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=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

Reason for the Application

The Zoning By-law Amendment application proposes to amend Zoning By-laws 438-86 and 569-2013 to vary performance standards including: lot frontage, gross floor area and floor space index; building height; building setbacks; platform projections; and landscaping requirements. Additional amendments to the Zoning By-law 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 was submitted on December 6, 2021, and is under review.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act* authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control Bylaw, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings collectively containing six or more dwelling units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner, or his designate.

City Planning staff are in the process of determining whether a Rental Housing Demolition application is required for the site.

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:

- Tree preservation;
- If applicable, rental housing demolition including assistance for existing tenants;
- The overall fit of the proposed building, in particular with respect to height and density, the existing and planned context, and its relationship to the adjacent properties;
- The shadow and privacy impacts on adjacent properties and the public realm;
- The proposed front yard setback, and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The provision of parkland (on-site or cash-in-lieu), considering the relationship to Wychwood Barns Park;
- The quality of the public realm including the relationship of the building to the street.
- The quantity and quality of landscaped open space and soft landscaping for beautification and to provide and protect large growing shade trees;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; 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, division and 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 Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

Catherine Jung, Planner
Telephone: 416-338-3537
E-mail: Catherine.Jung@toronto.ca

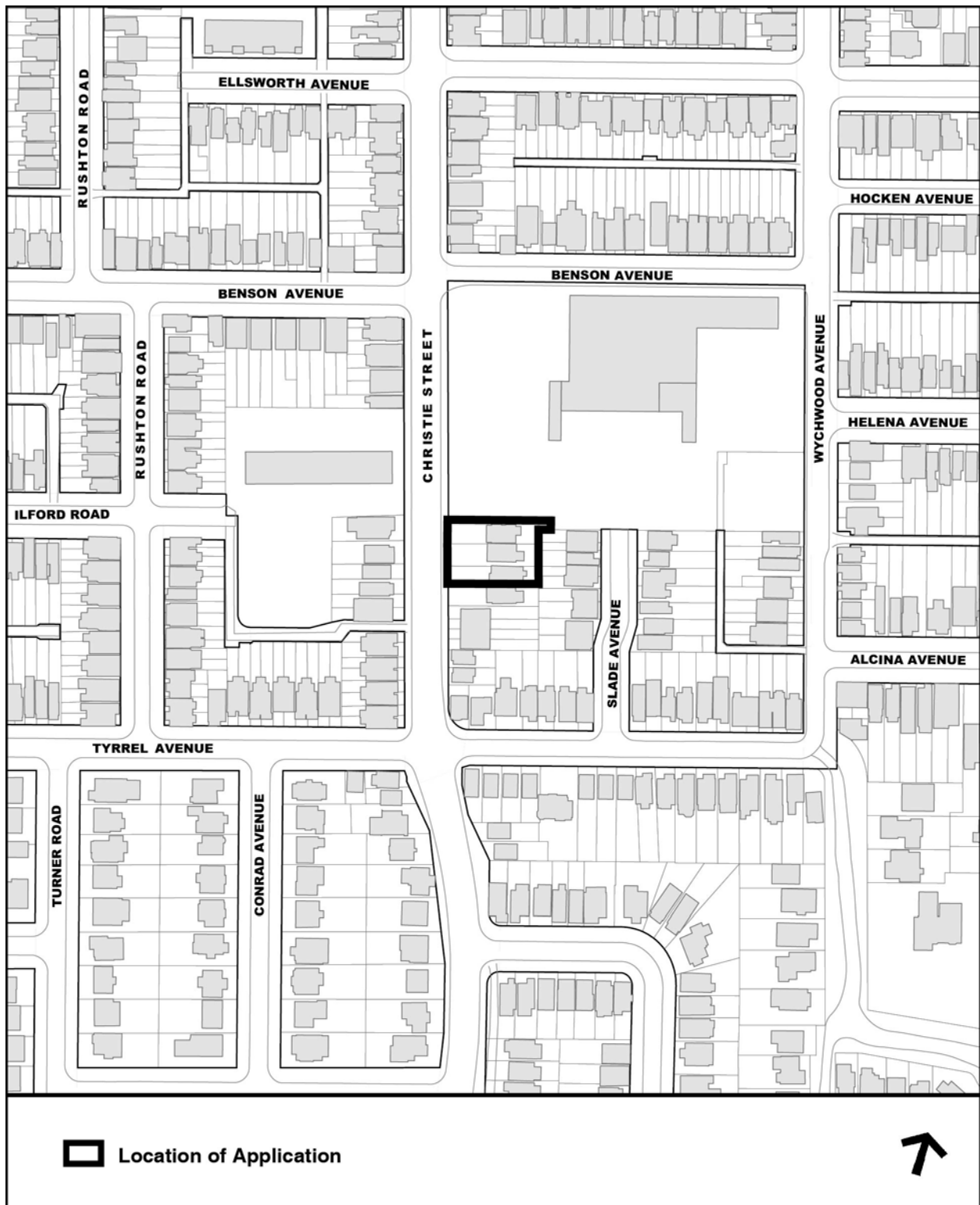
SIGNATURE

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

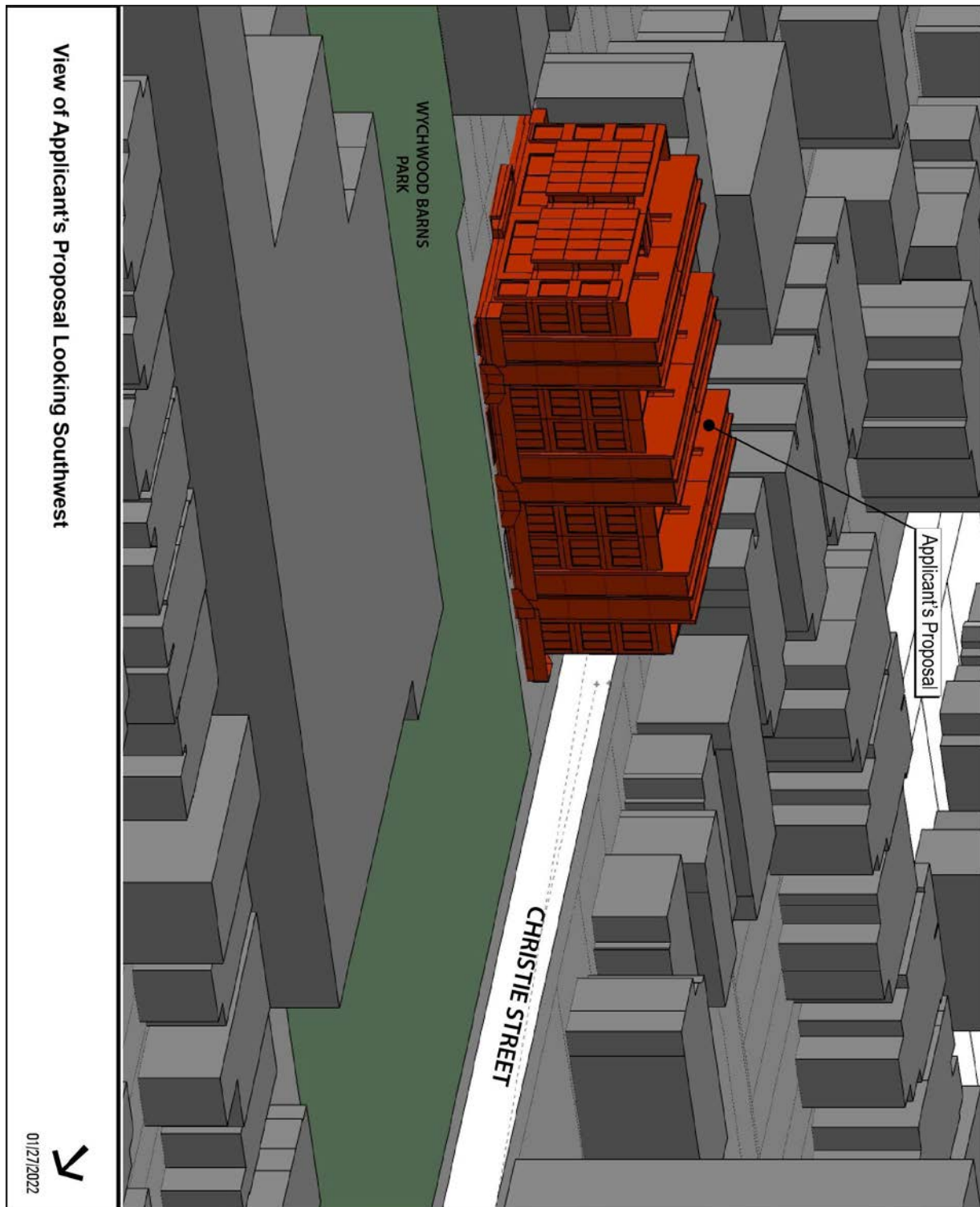
ATTACHMENTS

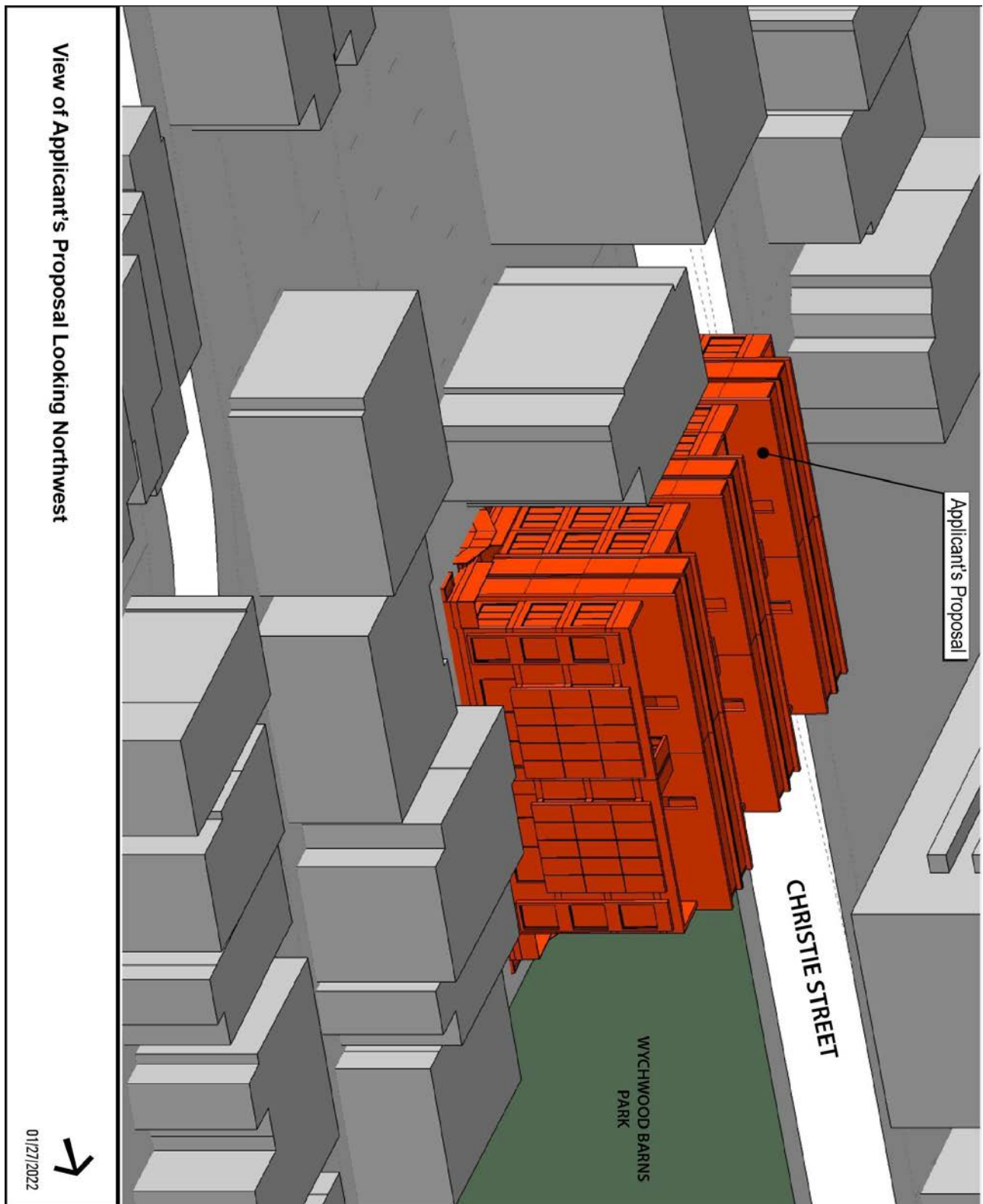
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

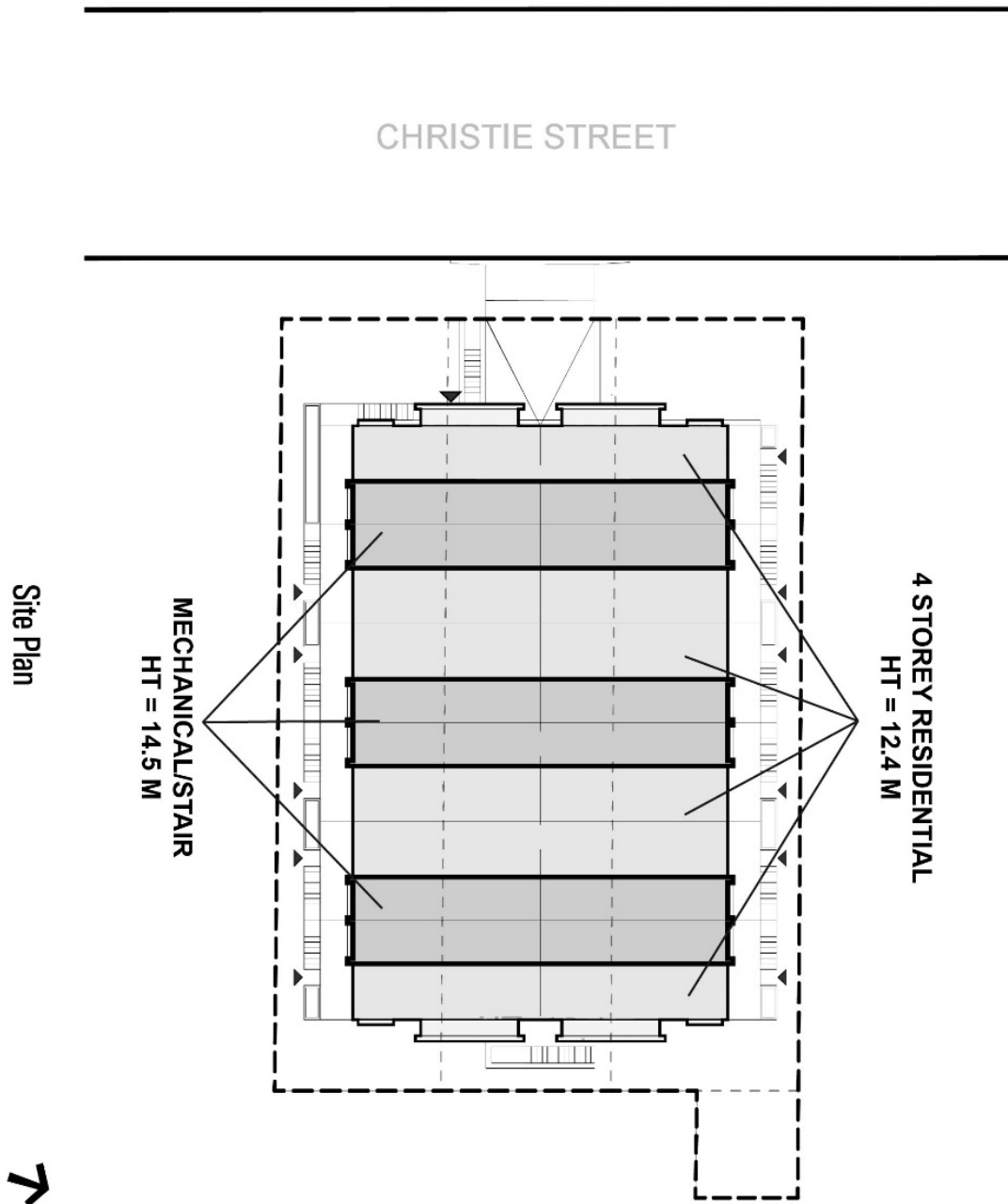
Attachment 1: Location Map



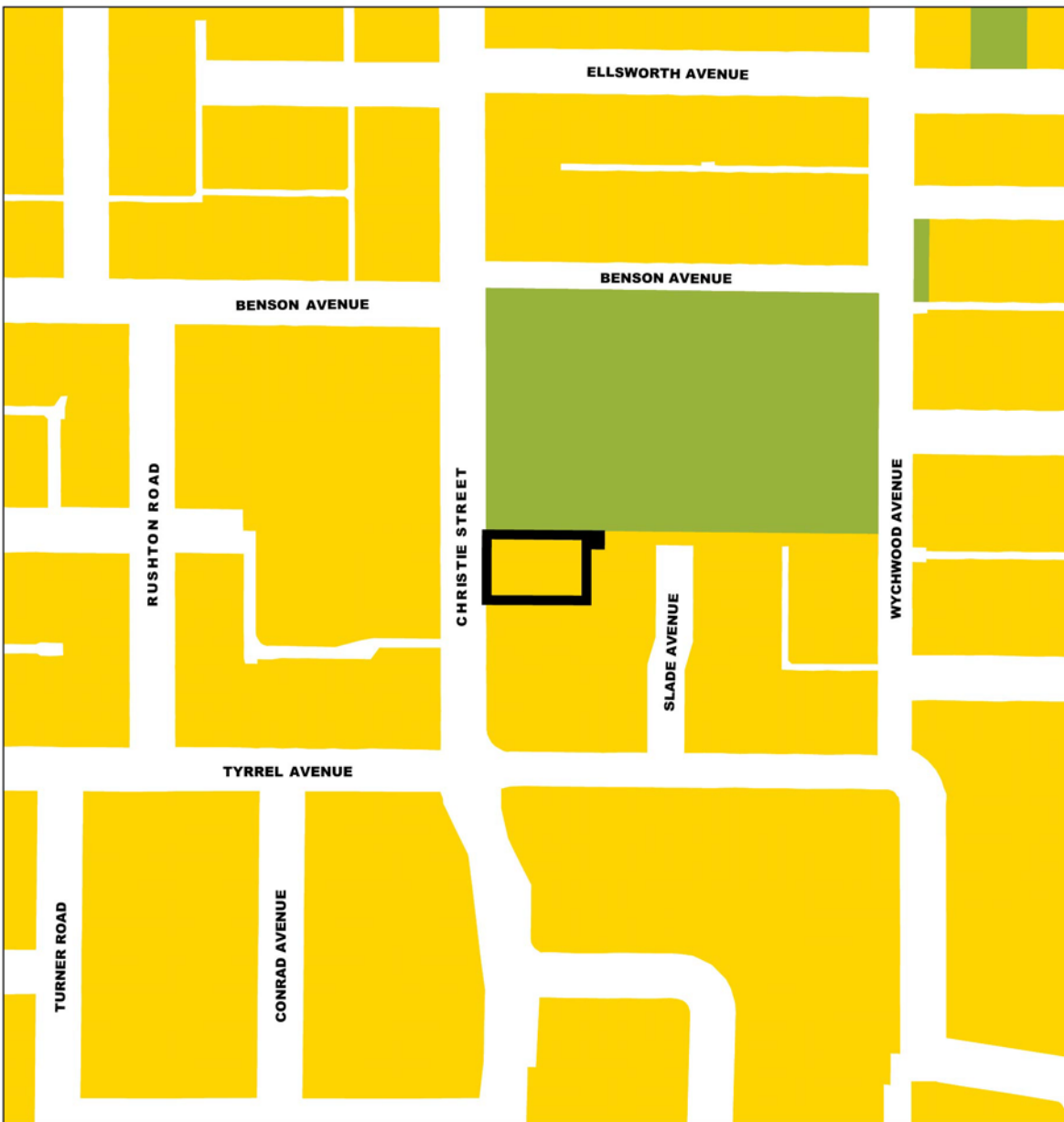
Attachment 2: 3D Model of Proposal in Context







Attachment 4: Official Plan Map



Official Plan Land Use Map #17

569-573 Christie Street

File # 21 239751 STE 12 02



Location of Application

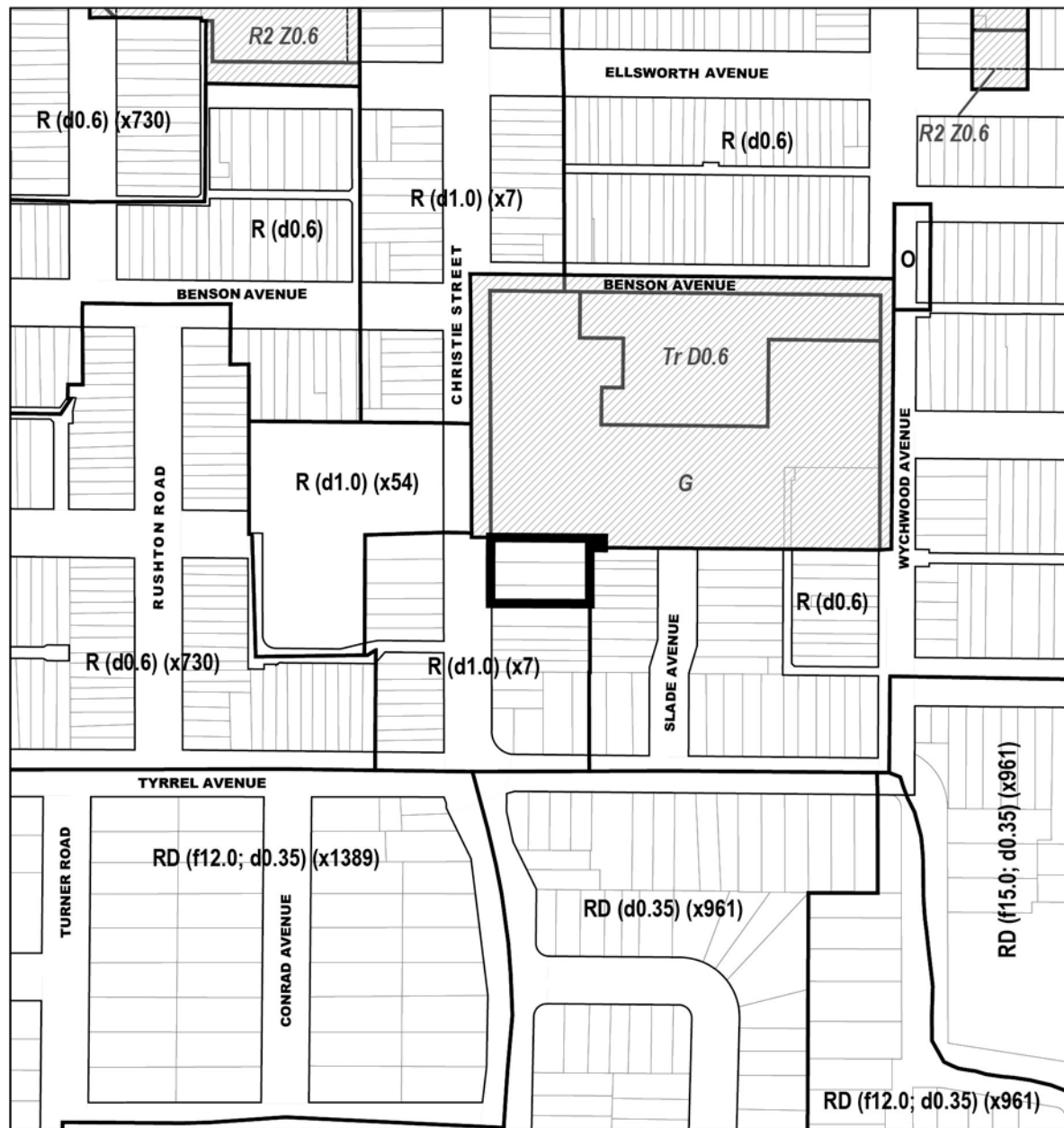
Neighbourhoods

Parks



Not to Scale
Extracted: 11/22/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

569-573 Christie Street

File # 21 239751 STE 12 0Z



Location of Application

R
RD
O
OR

Residential
Residential Detached
Open Space
Open Space Recreation



See Former City of Toronto By-law No. 438-86

R4
MCR
Tr
G

Residential District
Mixed-Use District
Industrial District
Parks District



Not to Scale
Extracted: 11/22/2021

Attachment 6: Application Data Sheet

Municipal Address: 569-573 Christie St. **Date Received:** November 19, 2021

Application Number: 21 239751 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: twelve 3-storey back-to-back townhouse units.

Applicant

C2 Planning Land
Use Planners

Architect

Studio
Architectonic Inc.

Owner

Christie Street
Development Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation: *Neighbourhoods* Site Specific Provision:

Zoning: R (d1.0) (x7) Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,305 Frontage (m): 29 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			481	481
Residential GFA (sq m):			2,195	2,195
Non-Residential GFA (sq m):				
Total GFA (sq m):			2,195	2,195
Height - Storeys:	3		3	3
Height - Metres:	10		11	11

Lot Coverage Ratio (%) 36.83 Floor Space Index: 1.68

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,714	481
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5			
Freehold:			12	12
Condominium:				
Other:				
Total Units:	5		12	12

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					12
Total Units:					12

Parking and Loading

Parking Spaces:	12	Bicycle Parking Spaces:	Loading Docks:
--------------------	----	-------------------------	----------------

CONTACT:

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