

73-83 Woodbine Avenue and 3 Buller Avenue – Zoning Amendment Application – Preliminary Report

Date: June 13, 2022

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

Planning Application Number: 22 128942 STE 19 OZ

Related Applications: 22 128941 STE 19 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 73-83 Woodbine Avenue and 3 Buller 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 73-83 Woodbine Avenue and 3 Buller 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

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.

DECISION HISTORY

The property was previously rezoned under Application No. 13 153946 STE 32 OZ. That approval permitted a development scheme of 11 three-storey townhouses with private integral garages, having a residential gross floor area of up to 2,800 square metres, on a shared private driveway. Item 2016.TE13.9 was adopted by City Council on January 19, 2016, leading to the enactment of By-laws 104-2016 and 105-2016: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.9>. A Notice of Approval Conditions was issued in 2016 under Site Plan Control Application No. 13 153955 STE 32 SA, and a site plan agreement was entered into with the then-owners in 2017.

The property was proposed to be developed as a common element condominium, where each of the 11 townhouses would eventually form freehold parcels of tied lands associated with the private driveway being a common element servicing the development. A common elements condominium application was submitted to the City, circulated to relevant review partners, and commented on. However, this development scheme was never realized and property ownership was transferred to a new owner.

THE SITE

Description: The property is located on the east side of Woodbine Avenue, south of Queen Street East, and on Buller Avenue, which is accessed off of Kippendavie Avenue, south of Queen Street East. It is rectangular in shape and generally flat, and has an approximate site area of 2,132 square metres. See Attachment 1 for a location map.

Existing Uses: A semi-detached and three detached residential dwellings on the Woodbine Avenue frontage and a detached residential dwelling on the Buller Avenue frontage.

Official Plan Designation: *Neighbourhoods* (see Attachment 2 for the existing land use map)

Zoning: The site is zoned R2 z0.6 by the former City of Toronto Zoning By-law 438-86 (as amended by By-law 104-2016) and R (d0.6) (x17) by City-wide Zoning By-law 569-2013 (as amended by By-law 105-2016). The by-laws permit a variety of residential uses and some non-residential uses, such as places of worship and public schools, at a density of 0.6 times the area of the lot. The height limit is 10 metres. See Attachment 3 for the existing zoning map.

Site-specific By-laws 104-2016 and 105-2016 permit the previous development scheme for 11 three-storey (13.25 metre) townhouses with integral garages on a shared driveway accessed off Woodbine Avenue, having a total maximum floor area of 2,800 square metres.

THE APPLICATION

Notice of Complete Application Issued: May 16, 2022

Description: A four-storey (17.8 metre) apartment building with a residential gross floor area of 5,299 square metres. See Attachment 4 for the proposed site plan, and Attachment 5 for a three-dimensional model of the proposal in context.

Density: 2.49 times the area of the lot.

Dwelling Units and Amenity Space: 67 dwelling units, comprised of 1 studio (1%), 36 one-bedrooms (54%), 24 two-bedrooms (36%) and 6 three-bedrooms (9%). 71 square metres of indoor amenity space and 80 square metres of outdoor amenity space are proposed.

Access, Parking and Loading: 48 residential and visitor vehicular parking spaces would be provided in an underground parking garage accessed off Woodbine Avenue. 78 bicycle parking spaces would be provided in the parking garage and on the ground floor. One Type "G" loading space is proposed on the north side of the building, accessed off Woodbine Avenue.

Additional Information: See Attachment 6 for the Application Data Sheet. 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=aMQDAfK%2FRh7xcPChRX9BCA%3D%3D>.

Reasons for Application: A zoning by-law amendment is required for development standards such as gross floor area, height, setbacks, amenity space, and landscaped open space, among others. A full review for compliance with the applicable zoning by-law is underway and 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 March 31, 2022 (22 128941 STE 19 SA) and is being reviewed together with the rezoning application.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 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.

At this stage in the review, the following preliminary issues have been identified:

- Appropriateness of the proposed height, density and massing, including setbacks, step-backs and transition, in relation to the area's existing and planned context;
- Appropriate indoor and outdoor amenity space provision;
- Quality of the public realm, including reviewing for conflicts between proposed landscaping and underground utilities and opportunities for soft landscaping and additional on-site trees;
- Site circulation, vehicular access off Woodbine Avenue, and loading;
- Shadowing of adjacent residential properties;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines; and
- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard.

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

NEXT STEPS

City 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

Kasia Kmiec, Planner, Tel. No. (416) 392-0674, Fax No. (416) 392-1330,
E-mail: kasia.kmiec@toronto.ca.

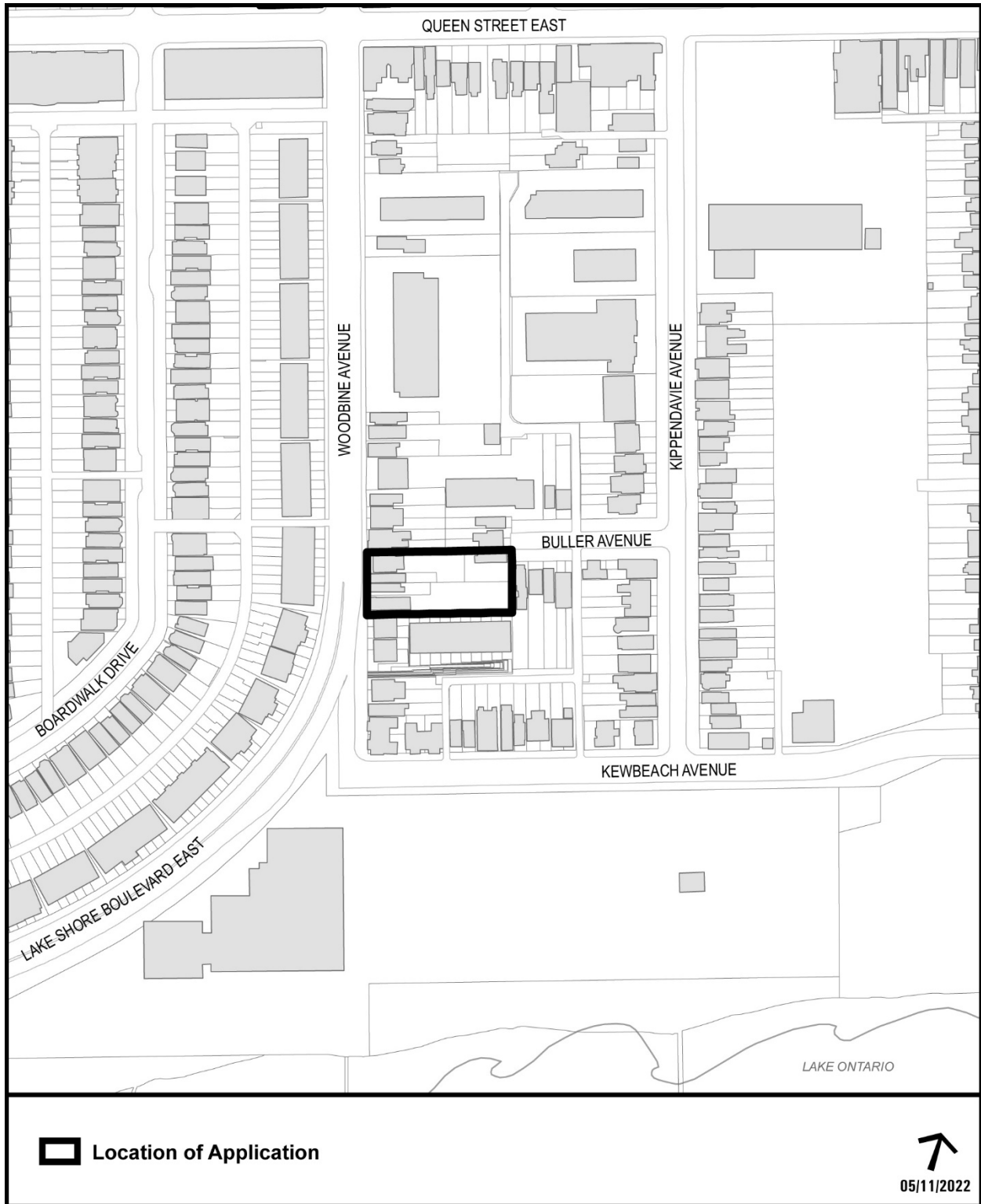
SIGNATURE

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

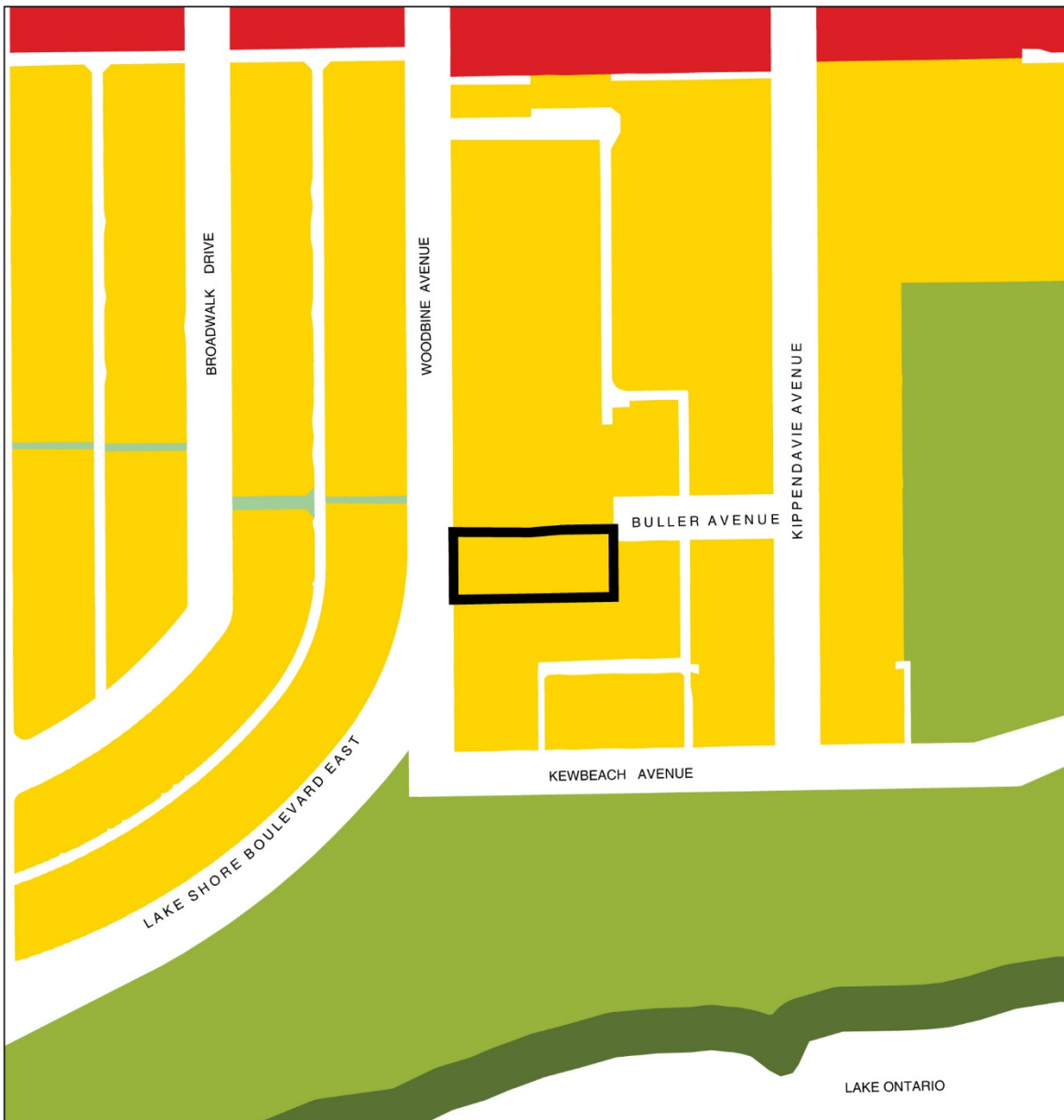
ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Existing Land Use Map
- Attachment 3: Existing Zoning Map
- Attachment 4: Proposed Site Plan (prepared by applicant)
- Attachment 5: Proposed 3-D Model (prepared by applicant)
- Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: Existing Land Use Map



Official Plan Land Use Map #21

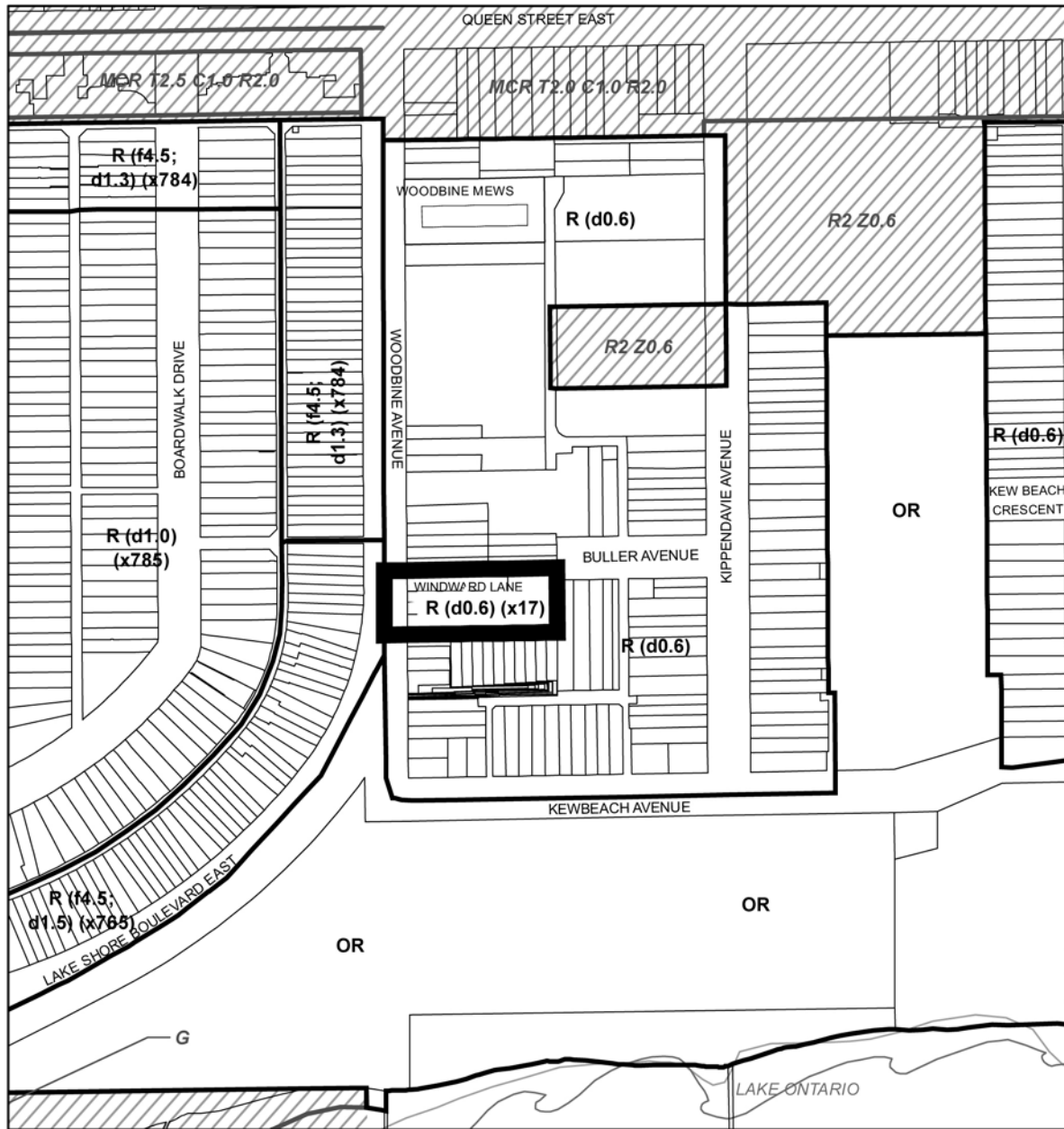
73-83 Woodbine Ave & 3 Buller Avenue

File # 22 128942 STE 19 0Z




 Not to Scale
 Extracted: 04/04/2022

Attachment 3: Existing Zoning Map



Zoning By-law 569-2013

73-83 Woodbine Ave & 3 Buller Ave

File # 22 128942 STE 19 0Z



Location of Application

R Residential OR Open Space Recreation

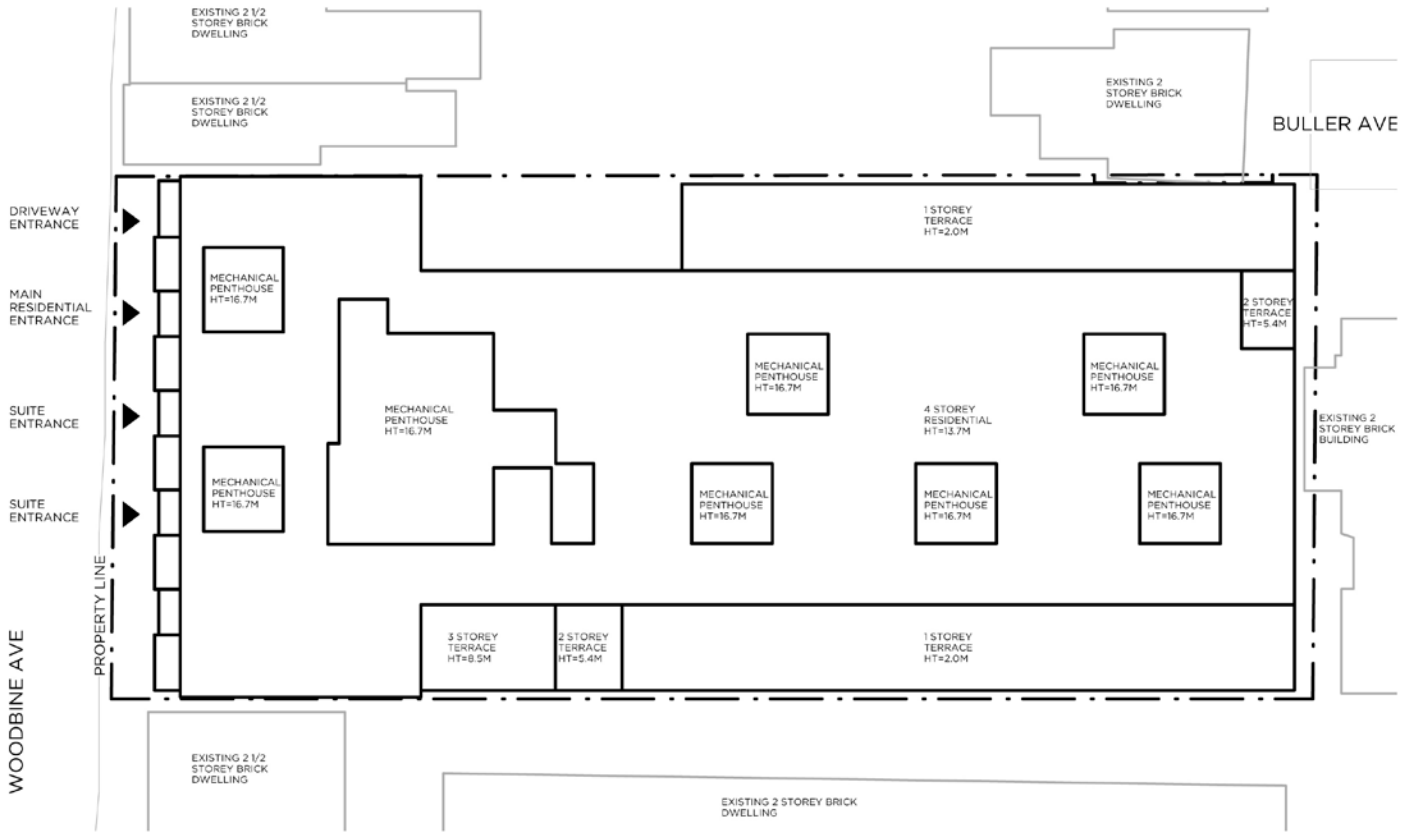
See Former City of Toronto By-law No. 438-86

R2 Residential District
MCR Mixed-Use District
G Parks District



Not to Scale
Extracted: 05/11/2022

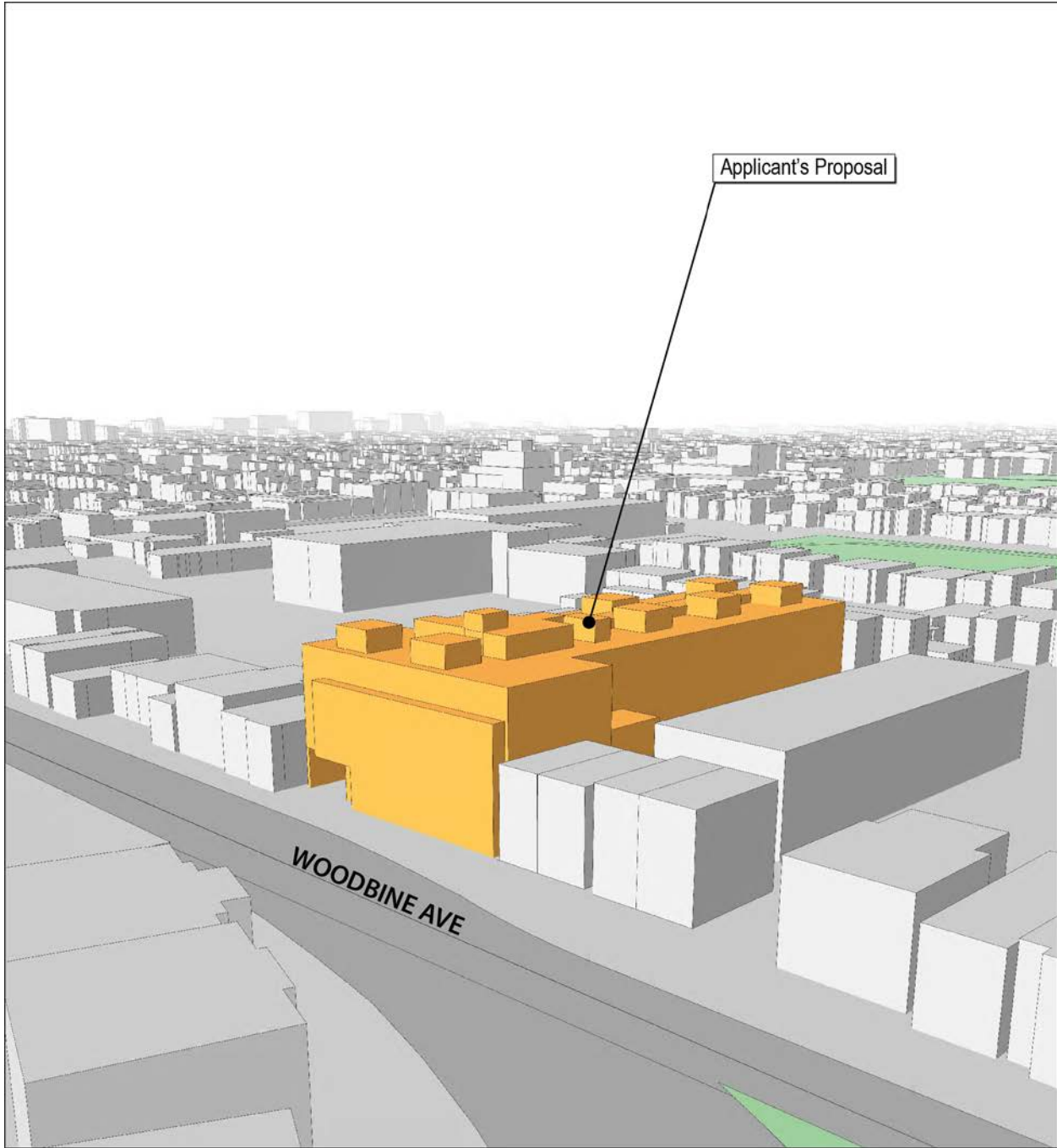
Attachment 4: Proposed Site Plan (prepared by applicant)



Site Plan



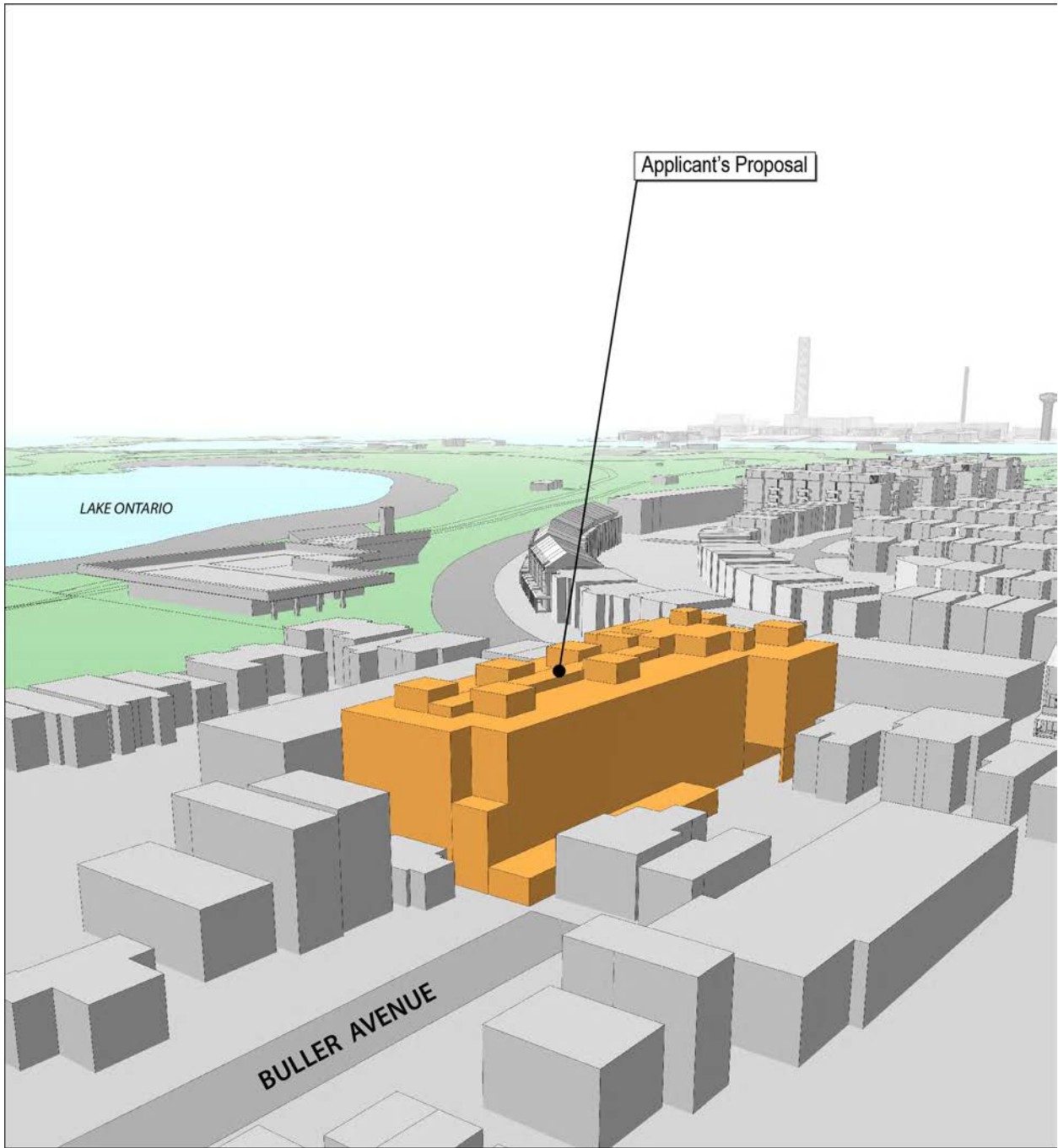
Attachment 5: Proposed 3-D Model (prepared by applicant)



View of Applicant's Proposal Looking Northeast



05/24/2022



View of Applicant's Proposal Looking Southwest



05/24/2022

Attachment 6: Application Data Sheet

Municipal Address: 73-83 WOODBINE AVE AND 3 BULLER AVE Date Received: March 31, 2022

Application Number: 22 128942 STE 19 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to facilitate the redevelopment of the site for a 4-storey (14.7 metres plus mechanical penthouse) residential building having a gross floor area of 5,299 square metres, and containing 67 residential dwelling units. 48 parking spaces would be provided in a below-grade parking garage accessed off Woodbine Avenue.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	BOUSFIELDS INC	RAW ARCHITECTS	BEACHWOOD REALTY INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R (d0.6) (x17)	Heritage Designation:	N
Height Limit (m):	13.25	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,132	Frontage (m):	30	Depth (m):	70
-------------------	-------	---------------	----	------------	----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,068	1,068
Residential GFA (sq m):			5,299	5,299
Non-Residential GFA (sq m):				
Total GFA (sq m):			5,299	5,299
Height - Storeys:	2		4	4
Height - Metres:			14.7 (plus MP)	14.7 (plus MP)

Lot Coverage Ratio 55.53 Floor Space Index: 2.49
 (%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 5,299
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			67	67
Other:				
Total Units:			67	67

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		1	36	24	6
Total Units:		1	36	24	6

Parking and Loading

Parking Spaces: 48 Bicycle Parking Spaces: 78 Loading Docks: 1

CONTACT:

Kasia Kmiec, Planner
 (416) 392-0674
 Kasia.Kmiec@toronto.ca