

124 Bedford Road – Zoning By-law Amendment Application – Decision Report – Approval

Date: May 5, 2023

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 22 242012 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit an office use to occupy the entire house-form building at 124 Bedford Road.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 124 Bedford Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 4 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

On November 3, 2021, the Committee of Adjustment approved (File Number A0883/21TEY) the following two minor variances to permit a rear two-storey addition:

- building depth of 25.23 metres; and
- rear yard soft landscaping of 26.6%.

THE SITE

Description: The site is rectangular and has an approximate area of 653.5 square metres with a frontage of 15.24 metres on Bedford Road.

Additional Information

See Attachments 6 and 5 of this report for the Application Data Sheet and a site plan of the proposal, 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: www.toronto.ca/124BedfordRd

Reason for the Application:

A Zoning By-Law Amendment is required to permit the proposed stand-alone office use.

Site Plan Control:

A Site Plan Control application was submitted December 22, 2022.

POLICY CONSIDERATIONS

Provincial Land-Use Policies:

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

Official Plan: Neighbourhoods

On July 19, 2022, City Council adopted Official Plan Amendment (OPA) 612 - Retail Service and Office Uses in Neighbourhoods. The OPA facilitates existing and new small-scale retail, service and office uses in Neighbourhoods.

The East Annex Heritage Conservation District

The site is within the East Annex Heritage Conservation District (HCD). The overall objective of the HCD Plan is the protection, conservation and management of the area's heritage attributes, including contributing properties, so that the District's cultural heritage value is protected in the long-term.

Zoning

The subject site is zoned R (d1.0) (x471) under Zoning By-law 569-2013. The R zoning category permits residential uses and a mix of commercial uses with conditions.

On November 3, 2021, the Committee of Adjustment approved (File Number A0883/21TEY) a minor variance to permit a rear two-storey addition that has not yet been constructed.

On July 19, 2022, City Council adopted a Zoning By-law Amendment (By-law 820-2022) expanding Home Occupation uses in low-rise Neighbourhoods.

See Attachment 3 of this report for the existing Zoning By-law Map.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on March 1, 2023. Approximately 6 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Parking for employees; and
- Signage for the business

Staff also received correspondence expressing concerns over the appropriateness of the commercial use, and potential traffic and parking impacts on Bedford Road.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the Provincial Policy Statement and conforms with the Growth Plan. The application also conforms to the Official Plan.

Land Use

The proposal to permit office use on a site located on a Major Street, shown on Map 3 of the Official Plan, and in the Downtown, is acceptable. On July 19, 2022 City Council adopted OPA 612 to allow new small-scale retail, service and office uses in Neighbourhoods. An accompanying Zoning By-law Amendment expanded home occupation permissions in all residential zones. The next phase of implementation will introduce another Zoning By-law Amendment adding uses with performance standards beyond those currently permitted.

Home occupation permits an office use within a dwelling unit on this site. In this case, the proposal will permit an office to occupy the entire building. The attached draft Zoning By-law permits stand-alone office or a mix of both office and residential uses.

On Bedford Road, there are existing office uses on sites with the same Neighbourhood designation and residential zone category. The proposal is in keeping with the mix of uses on the street.

Built Form

The attached Draft Zoning By-law incorporates the previous Committee of Adjustment Decision to accommodate a rear two-storey addition. The addition, if constructed, may be used as office.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. A total of 3 vehicle parking spaces will be provided at the rear of the site, 1 accessible parking space in the rear of the building and 2 to be located in the rear detached garage. The site is currently serviced by curbside pick-up. This solid waste collection arrangement is proposed to continue. Additional vehicle parking is provided off-site through an existing agreement between the owners of the subject site and 30/50 Hillsboro Avenue.

CONTACT

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E-mail: Tiffany.Ly@toronto.ca

SIGNATURE

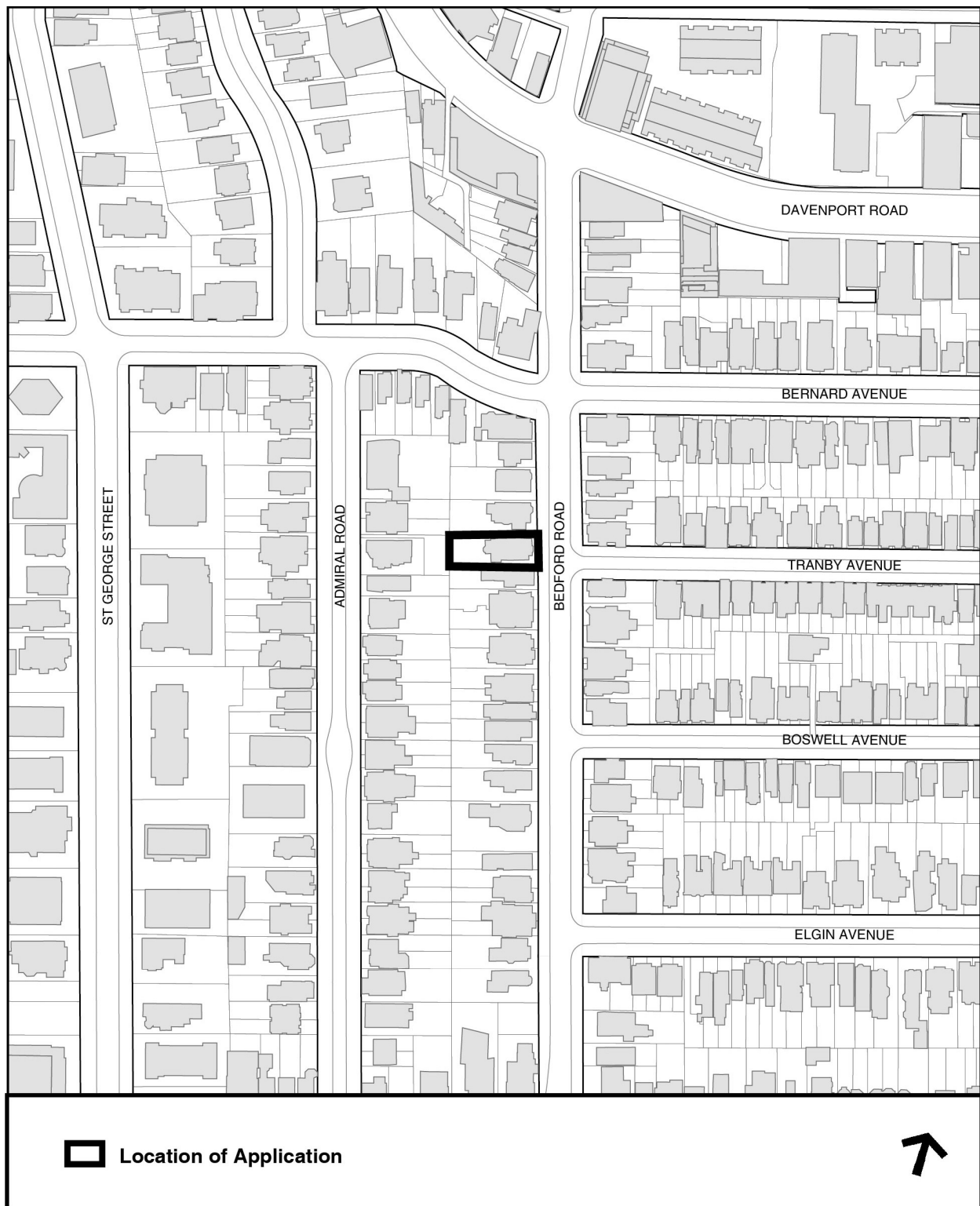
Oren Tamir
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Existing Zoning By-law Map
Attachment 4: Draft Zoning By-law Amendment
Attachment 5: Site Plan
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



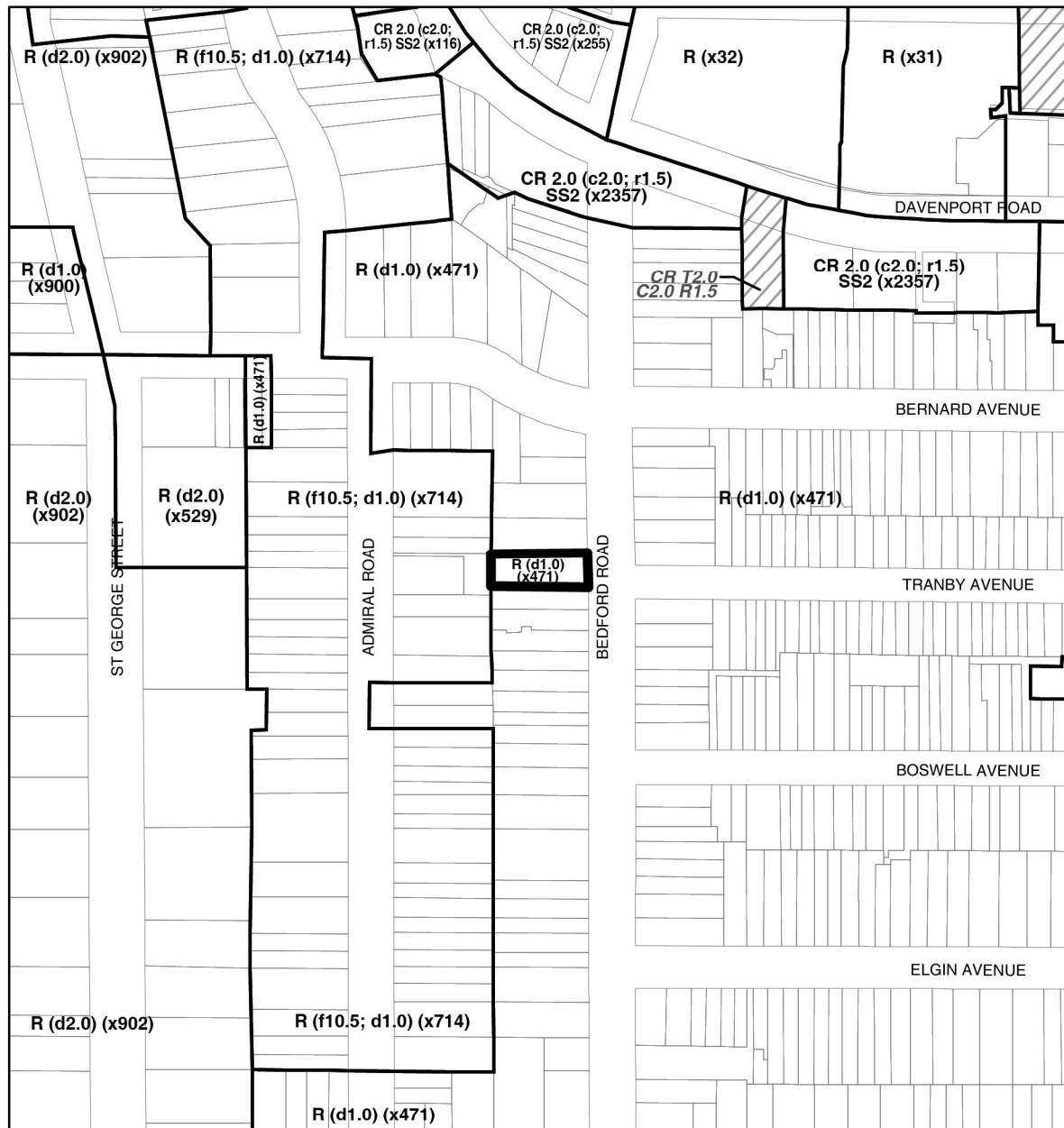
Official Plan Land Use Map 17

124 Bedford Road
File # 22 242012 STE 11 0Z



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Not to Scale
Extracted: 01/03/2023

Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013

124 Bedford Road

File # 22 242012 STE 11 02



Location of Application



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

R
CR

Residential
Commercial Residential

CR

Mixed-Use District



Not to Scale
Extracted: 02/09/2023

Attachment 4: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~, as adopted by City of Toronto Council on ~, 2023

CITY OF TORONTO

BY-LAW ###-2023

To amend the City of Toronto Zoning By-law No 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 124 Bedford Road.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to a zone label of R (d1.0)(164) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 164 so that it reads:

(164) Exception R 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On 124 Bedford Road, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (G) below:

(B) Despite Regulation 10.5.50.10(3), the **lot** must have a minimum of 23% of the **rear yard** for **soft landscaping**.

(C) Despite Regulations 10.10.20.10 (1) and (2), an office is a permitted use and may be located in a **building** that is or was originally constructed as a detached house if:

- (i) the office occupies the entire building; or
- (ii) the office is in combination with a dwelling unit.

(D) Despite Regulation 10.10.40.40 (1)(A), the permitted maximum floor space index is 0.88 times the area of the lot.

(E) Despite Regulation 10.10.40.30.(1), the permitted maximum **building depth** for a **detached house** is 25.23 metres.

(F) Despite Regulation 10.10.40.70(C)(iii), the required minimum **building setbacks** shall be:

(i) 0.82 metres to the north **lot line**; and

(ii) 3.19 metres to the south **lot line**.

(G) Despite Regulation 220.5.10.1(5), no Type "B" **loading space** is required on the **lot**.

Prevailing By-law and Prevailing Section: (None Apply)

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred

Enacted and passed on ____, 2023.

Frances Nunziata,
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

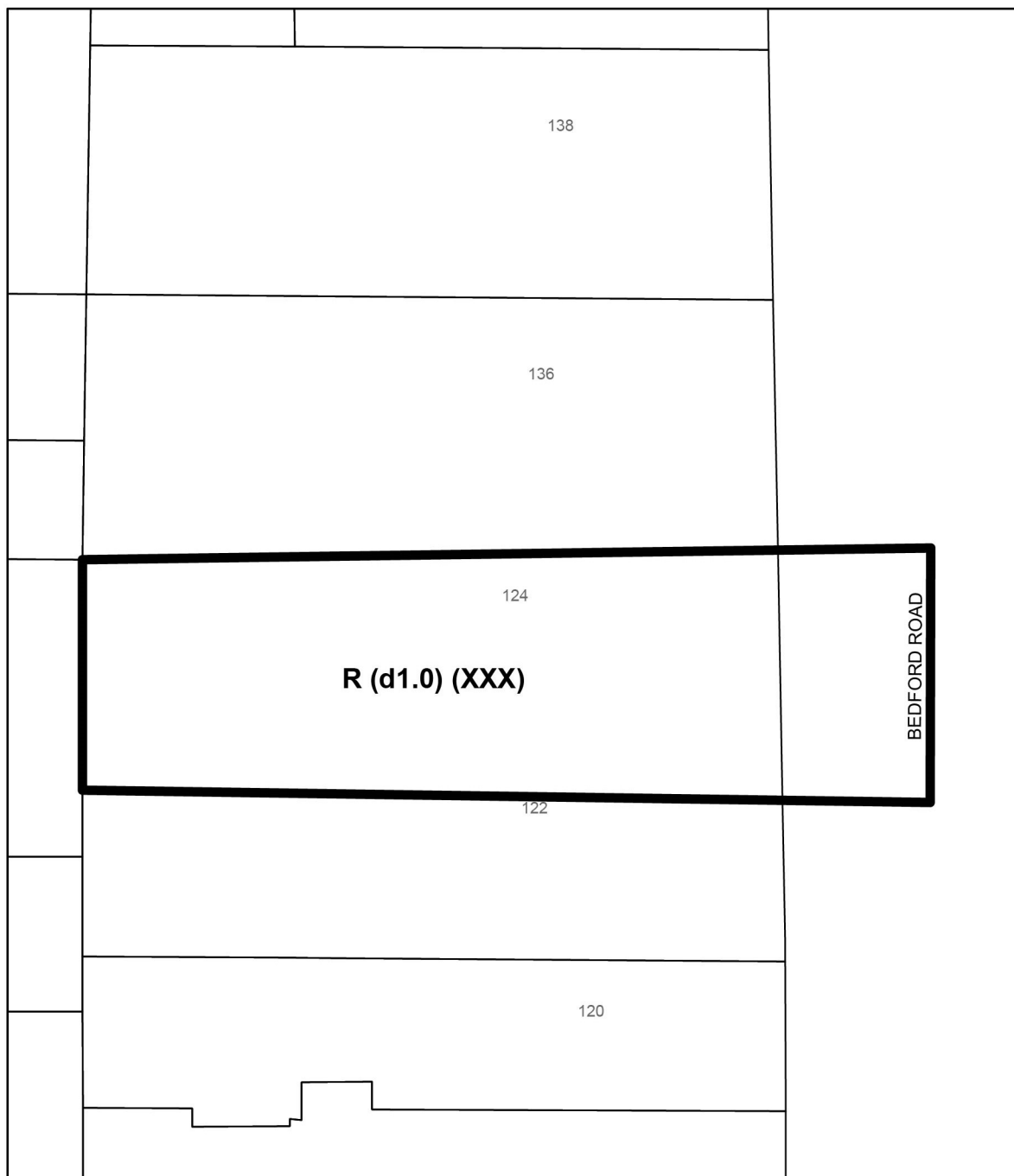


Toronto
Diagram 1

124 Bedford Road

File # 22 242012 STE 11 0Z

City of Toronto By-law 569-2013
Not to Scale
03/30/2023



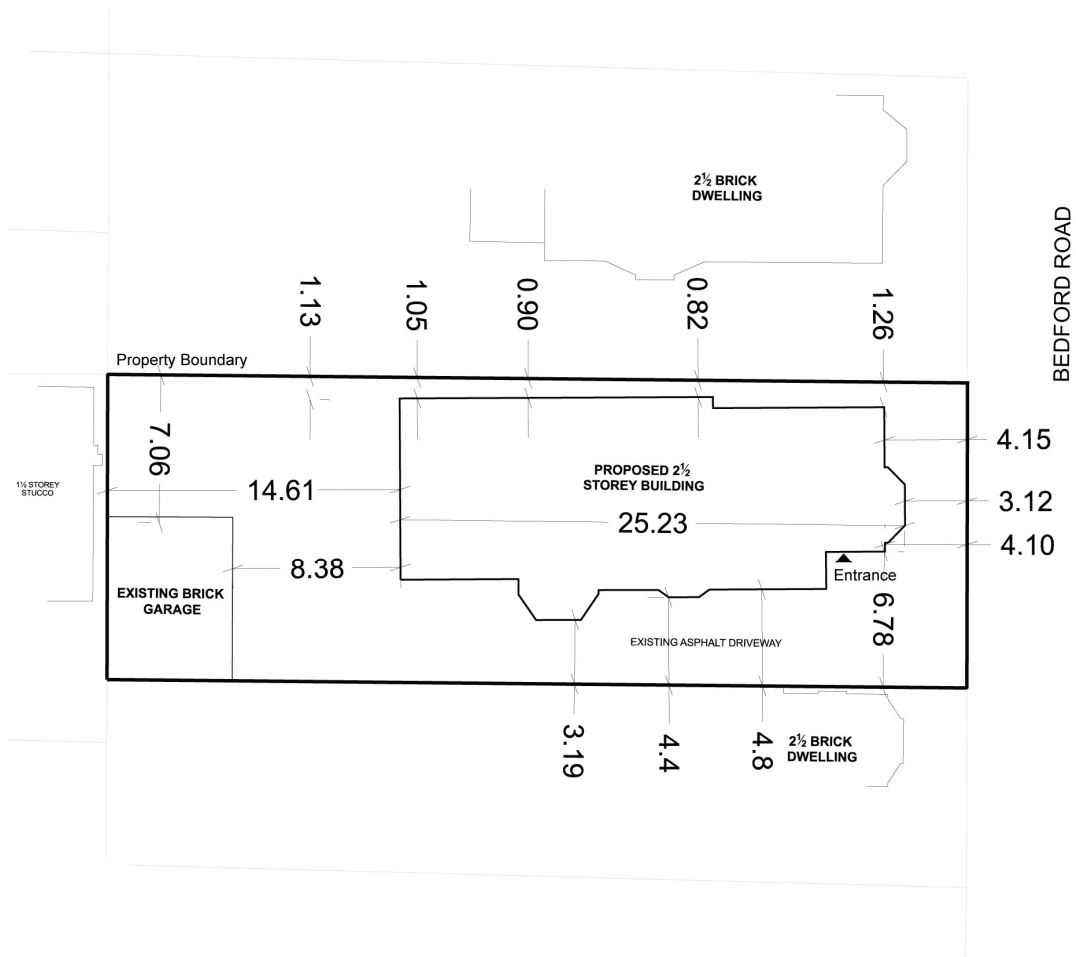
Toronto
Diagram 2

124 Bedford Road

File # 22 242012 STE 11 0Z

City of Toronto By-law 569-2013
Not to Scale
01/26/2023

Attachment 5: Site Plan



Site Plan



Attachment 6: Application Data Sheet

Municipal Address: 124 Bedford Rd Date Received: December 22, 2022

Application Number: 22 242012 STE 11 OZ

Application Type: Rezoning

Project Description: To permit office use on site.

Applicant

Weston Consulting

Owner

Gluckstein Holdings
Inc

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: R (d1.0) (x471) Heritage Designation: Y

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 654 Frontage (m): 15 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	158	158	56	214
Residential GFA (sq m):	455			
Non-Residential GFA (sq m):		455	118	573
Total GFA (sq m):	455	455	118	573
Height - Storeys:	2	2		2
Height - Metres:	11	11		11

Lot Coverage Ratio (%) 32.79 Floor Space Index: 0.88

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA: 573

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:	1			
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Condominium:

Other:

Total Units:	1			
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Total Residential Units by Size

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

Parking and Loading

Parking Spaces:	3	Bicycle Parking Spaces:	Loading Docks:
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CONTACT:

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