

467 and 469 Spadina Road – City-initiated Zoning By-law Amendment - Decision Report - Approval

Date: September 29, 2023

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning File Number: 22 102873 STE 12 OZ

SUMMARY

This report reviews and recommends amending the Zoning By-law to permit an apartment building at 467 and 469 Spadina Road, within the existing building envelope, with the exception of permitting additional height to reflect a previous Committee of Adjustment approval.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 467 and 469 Spadina 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 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

In April 2013, an application was submitted, but eventually withdrawn, to increase the number of dwelling units from 17 to 31 through interior alterations to the existing 4-storey apartment building (Application No. A0314/13TEY).

On July 8, 2014, an Official Plan Amendment application and Residential Rental Demolition application (Application Nos. 13 172305 STE 22 OZ and 13 172308 SET 22 RH) were jointly adopted by City Council introducing Site and Area Specific Policy (SASP) 463 to allow the demolition of the 17 residential rental units within the existing 4-storey apartment building, on condition that 8 new larger rental units would be replaced and maintained at 501R Logan Avenue for a period of at least 20 years. The City Council Decision is available here: [Agenda Item History - 2014.TE33.9 \(toronto.ca\)](#).

On July 23, 2014, consent to sever 467 and 469 Spadina Road, and two minor variance applications to convert the existing apartment building into a pair of semi-detached dwellings, with additional building height were approved by the Committee of Adjustment (Application Nos. B0030/14TEY; A0461/14TEY; A0462/14TEY), but they were not built.

On May 13, 2015, a second pair of minor variance applications to convert the existing apartment building into a pair of semi-detached dwellings, also with additional building height were approved by the Committee of Adjustment (Application Nos. A0251/15TEY; A0252/15TEY), but not built.

On December 16, 2020, City Council adopted the inclusion of 467 and 469 Spadina Road on the Heritage Register. The City Council Decision is available here: [Agenda Item History - 2020.TE21.20 \(toronto.ca\)](#). The properties were identified through the Forest Hill Village Urban Design Guidelines study, which was completed and adopted by City Council in 2015.

In March 2021, an application was submitted to alter the existing building by constructing interior alterations to convert the building back to a 17-unit apartment building (Application No. A0365/21TEY). The application materials including a list of the required variances/amendments to the Zoning By-law is available on the Application Information Centre here: [Application Information Centre - 467 Spadina Rd](#). Prior to the Committee of Adjustment hearing, a deferral was requested by the applicant to consider potential changes to the proposal. The application remains open.

On December 15, 2021, City Council adopted a Member Motion requesting that City Planning staff report on any zoning amendments that would be required to permit a multi-unit apartment building within the existing building envelope. The City Council Decision is available here: [Agenda Item History - 2021.MM38.24 \(toronto.ca\)](#).

THE SITE

Description: The corner site is rectangular in shape with an approximate frontage of 35 metres along Spadina Road and 15 metres along Coulson Avenue, for an approximate lot area of 565 square metres.

Existing Use: The site is currently occupied by a vacant, 4-storey building, with no vehicular or bicycle parking.

ISSUE BACKGROUND

An apartment building at 467 and 469 Spadina Road is currently not permitted by the Zoning By-law in its current form. Therefore, the Zoning By-law must be amended.

The draft Zoning By-law Amendment generally advances the latest request by the property owner with Minor Variance application (Application No. A0365/21TEY) to convert the building back to a 17-unit apartment building. Additionally, the draft Zoning By-law Amendment permits a building height of 16.8 metres reflecting the building form permitted by the latest 2015 Minor Variance approval (Application Nos. A0251/15TEY; A0252/15TEY).

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 (PPS), and shall conform to provincial plans.

Official Plan Designation: The site is designated Neighbourhoods. Neighbourhoods are made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. See Attachment No. 2 of this report for the Official Plan Land Use Map.

Site and Area Specific Policy (SASP) 463: Applies only to the subject site to allow the demolition of the former 17 residential rental units provided that at least 8 townhouse rental replacement units are provided and maintained at 501R Logan Avenue for at least 20 years.

Heritage Status: The property is included on the Heritage Register. Development of properties on the Heritage Register is required to conserve and maintain the cultural heritage values, attributes and character of the heritage resource.

Zoning: The site is located within a Residential Zone (R (u2;d1.0) (x621)), with a permitted maximum height of 12.0 metres under Zoning By-law 569-2013. See Attachment No. 3 of this report for the existing Zoning By-law Map.

COMMUNITY CONSULTATION

City Planning staff held a virtual Community Consultation Meeting on June 28, 2023 which was attended by approximately 22 members of the public, as well as the property owner's consultant and the Ward Councillor's Office. At the meeting, City staff presented the Zoning By-law amendments required to permit the apartment building and held a question and answer period.

The attendees asked questions, and expressed comments and concerns related to the following:

- The ownership of the existing property, and the intended ownership structure of the future dwelling units;
- The age of the existing building and its structural soundness;
- If any affordable housing will be provide within the apartment building in the future;
- Soil contamination as a result of the adjacent auto repair shop;
- If the existing footprint or building envelope is proposed to be expanded;
- The cost to rent or own a unit in the building;
- The number of units that previously existed in the building and will be permitted by the Zoning By-law amendment;
- The existing and proposed building height;
- The way vehicular and bicycle parking will be managed;
- Whether the existing building will be permitted to be demolished and reconstructed;
- The length of time it will take for the building to be occupied;
- Construction mitigation; and
- If approval of this Zoning By-law Amendment will set a precedent for other surrounding sites.

Subsequent to the Community Consultation Meeting, the property owner's representative raised concern with the loss of existing permissions received through the 2015 Minor Variance (Application Nos. A0251/15TEY; A0252/15TEY) to convert the apartment building into a pair of semi-detached dwellings with additional building height, and Official Plan Amendment (Application Nos. 13 172305 STE 22 OZ and 13 172308 SET 22 RH) approvals, following the adoption of the draft Zoning By-law Amendment.

The issues raised have been considered through the review of Council's request.

Statutory Public Meeting Comments

In making their decision with regard to this Zoning By-law Amendment, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council. The Community Council meeting is broadcast live over the internet and recorded for review.

COMMENTS

Provincial Framework

The draft Zoning By-law Amendment is consistent with the PPS and conforms with the Growth Plan.

Land Use

A 4-storey apartment building conforms with the Neighbourhoods designation of the site.

Heritage Impact and Conservation

The listing on the Heritage Register of a non-designated property with cultural heritage value extends interim protection from demolition, should a development or demolition application be submitted in the future.

Housing Issues

The obligations of SASP 463 were met in 2014 and remains ongoing.

Building Form

The draft Zoning By-law Amendment will permit an apartment building generally within the existing building envelope, with the exception of additional building height (maximum permitted building height of 16.8 metres), to reflect the building height approved in 2015 with Minor Variance (Application Nos. A0251/15TEY; A0252/15TEY), and is acceptable.

Unit Mix

The existing building formerly contained 17 dwelling units. The draft Zoning By-law Amendment will not control the number of permitted dwelling units within the building.

Vehicular and Bicycle Parking

The draft Zoning By-law Amendment permits the existing on-site vehicular and bicycle parking condition.

CONTACT

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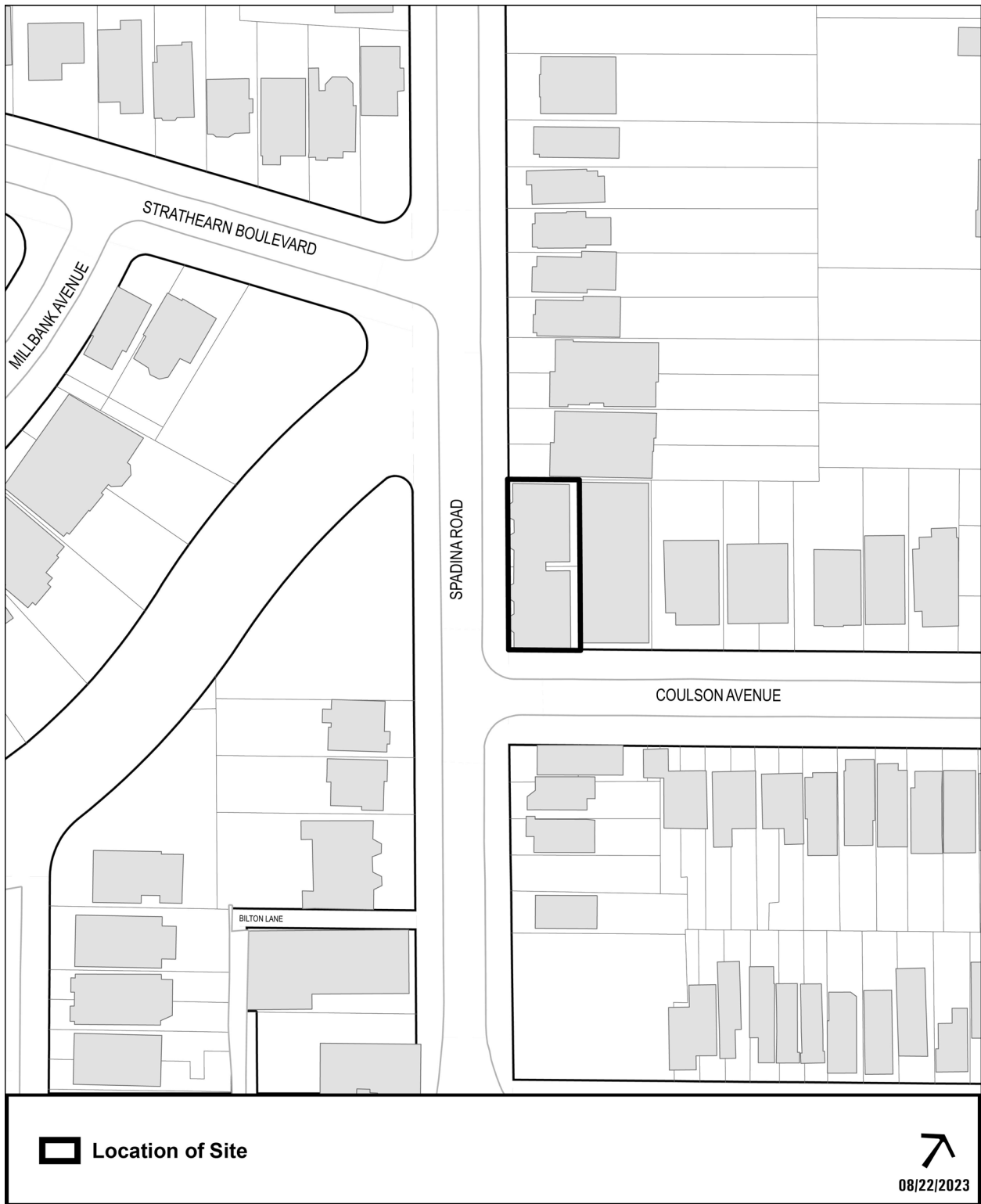
SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

- 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: 3D Model of Existing Building in Context

Attachment 1: Location Map



Attachment 2: Official Plan Map



Official Plan Land Use Map # 17

467 and 469 Spadina Road

File # 22 102873 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas



08/09/2023

Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013

467 and 469 Spadina Road

File # 22 102873 STE 12 0Z



Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
ON Open Space Natural



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

R1S Residential District
CR Mixed-Use District

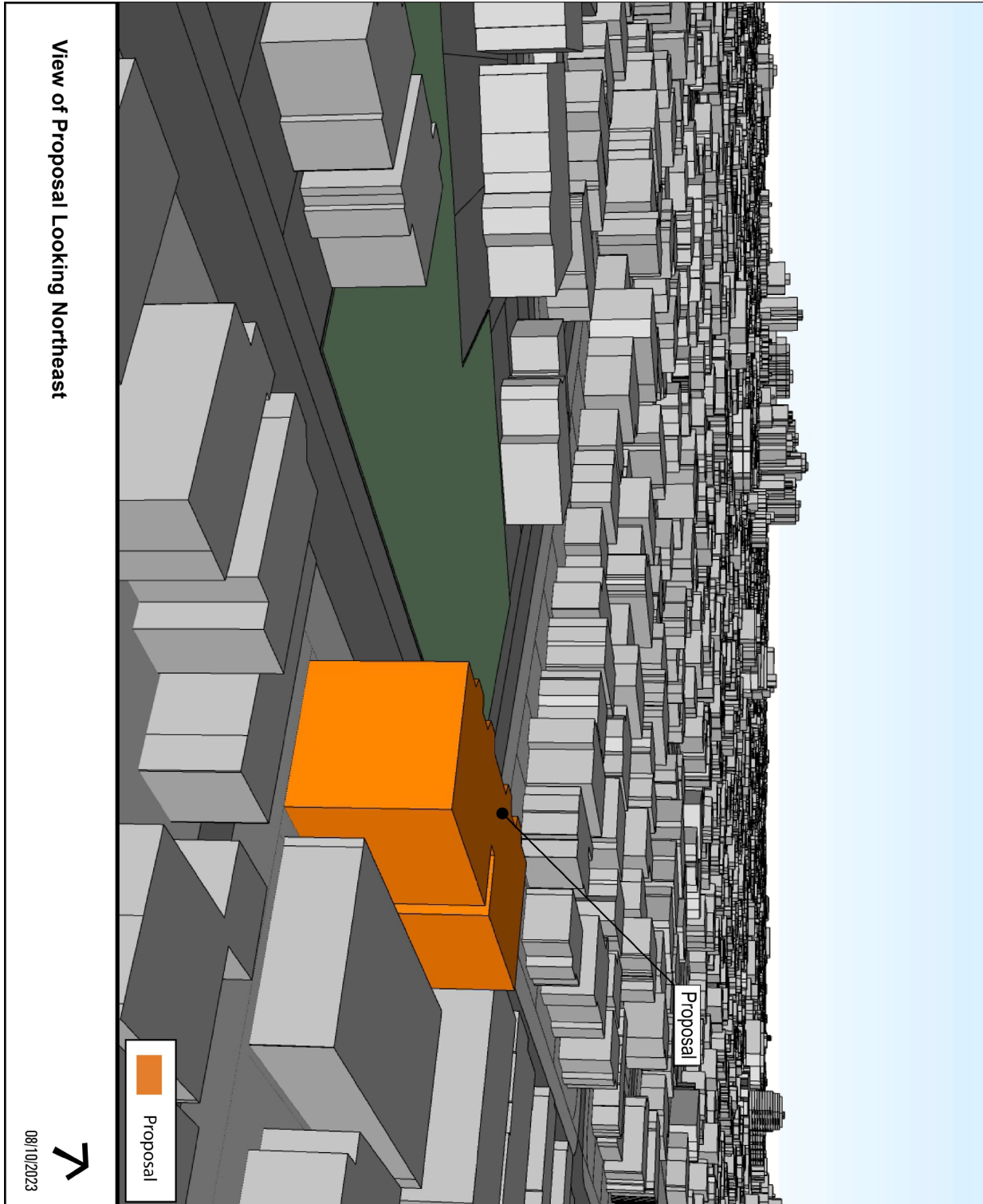


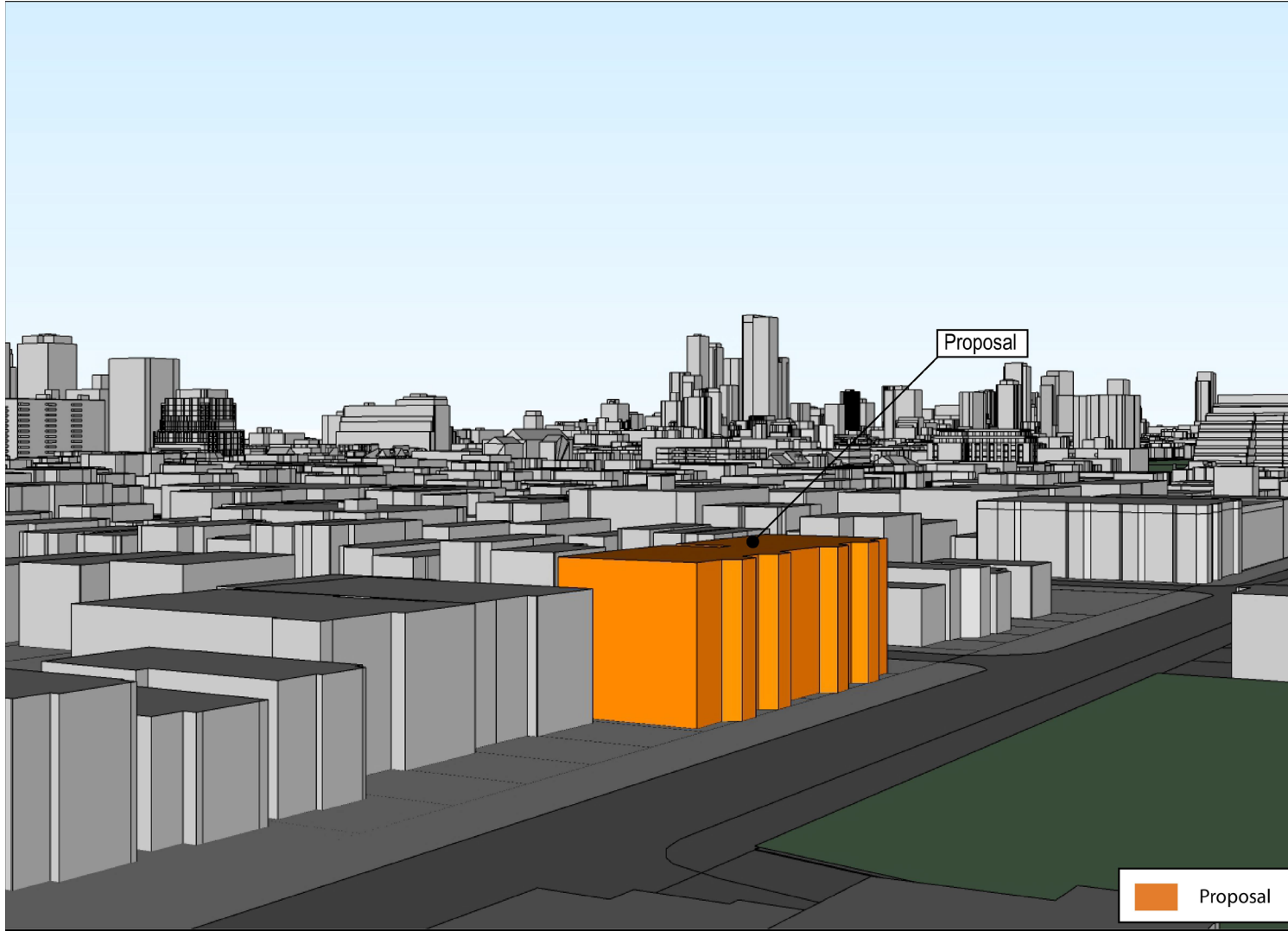
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Attachment 4: Draft Zoning By-law Amendment

To be available prior to the October 18, 2023 Toronto and East York Community Council Meeting.

Attachment 5: 3D Model of Existing Building in Context





View of Proposal Looking Southwest



08/10/2023