

9 BENLAMOND AVENUE – Zoning By-law Amendment

June 11, 2023

Toronto and East York Community Council – Item TE14.11

Planning Application Number: 23 131317 STE 19 OZ

PRESENTATION

Christian Chan, MCIP, RPP

Planner, The Planning Agency Inc.



STUDIO JCI

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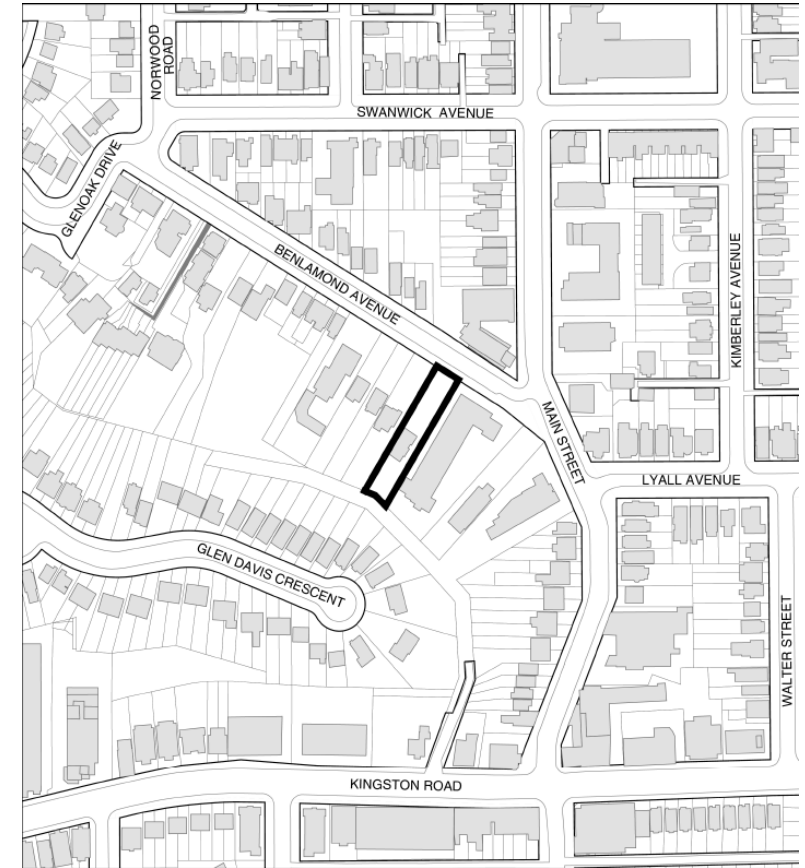


STUDIO JCI

1. Existing Context 1

2. Planned Context

3. Proposal



1. Existing Context 2

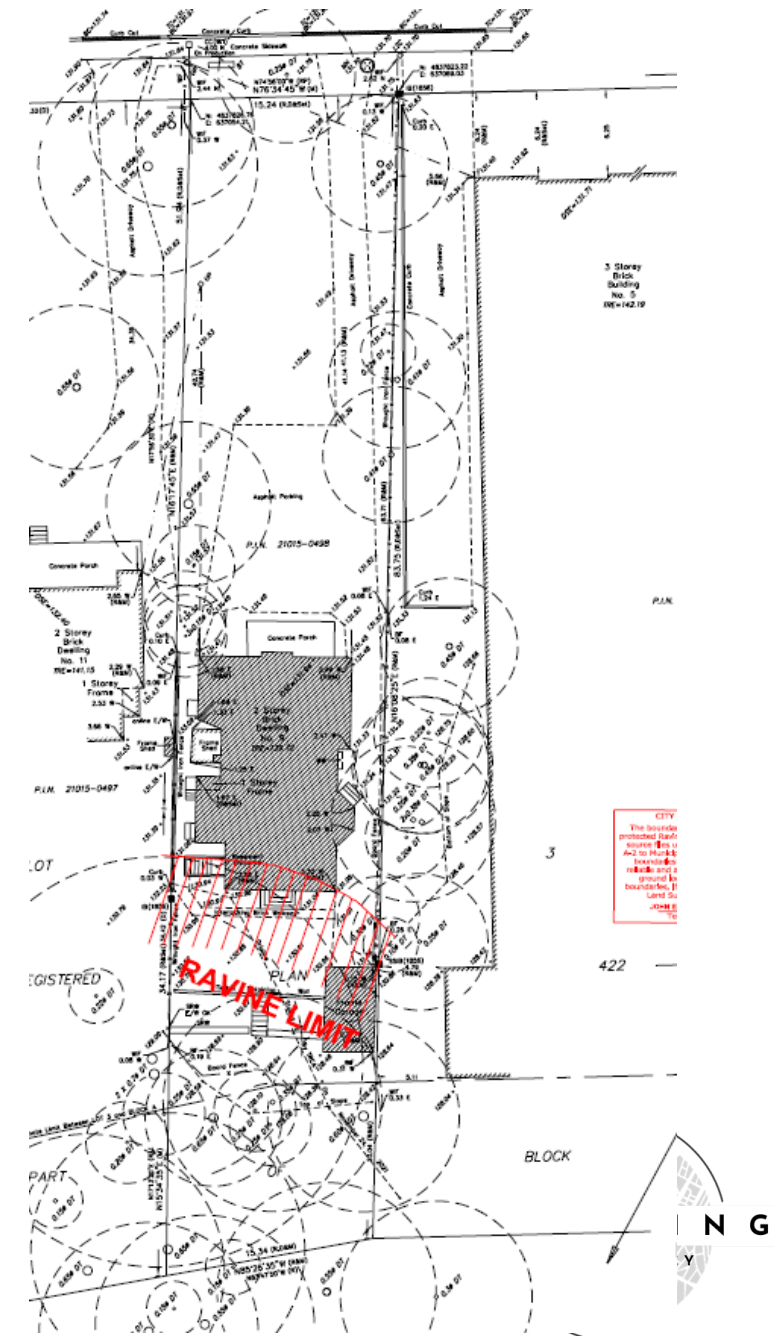
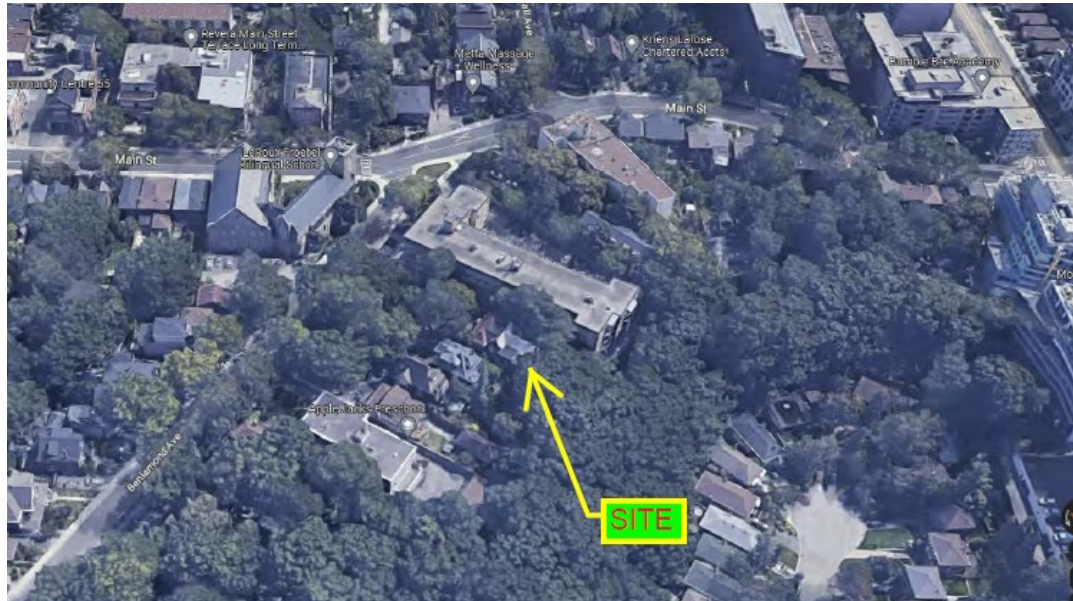
2. Planned Context

3. Proposal

- 1. Site Area: 1,295.9 sq.m.
- 2. Lot Frontage: 15.24m
- 3. Lot Depth: ~83.75 -86m

Current Use:

2.5 Storey Detached Home – 4 units



1. Existing Context 3

2. Planned Context

3. Proposal



1. Existing Context 4

2. Planned Context

3. Proposal



1. Existing Context 5

- 2. Planned Context
- 3. Proposal

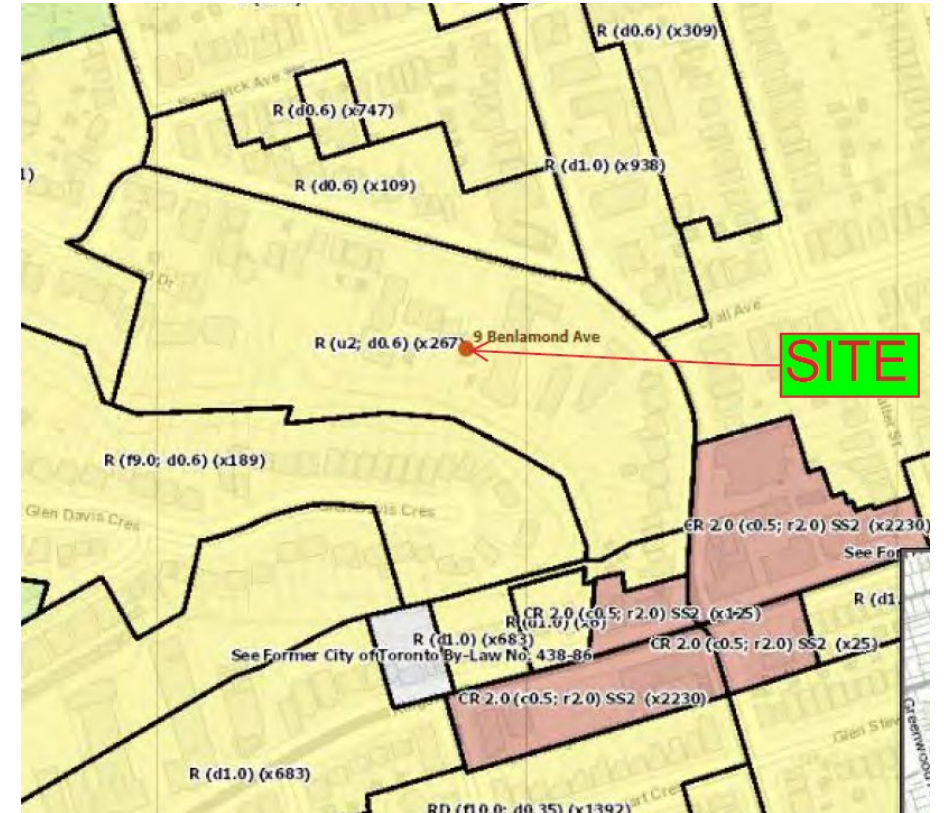


1. Existing Context
2. **Planned Context 1**
3. Proposal

Neighbourhoods Designation in Official Plan

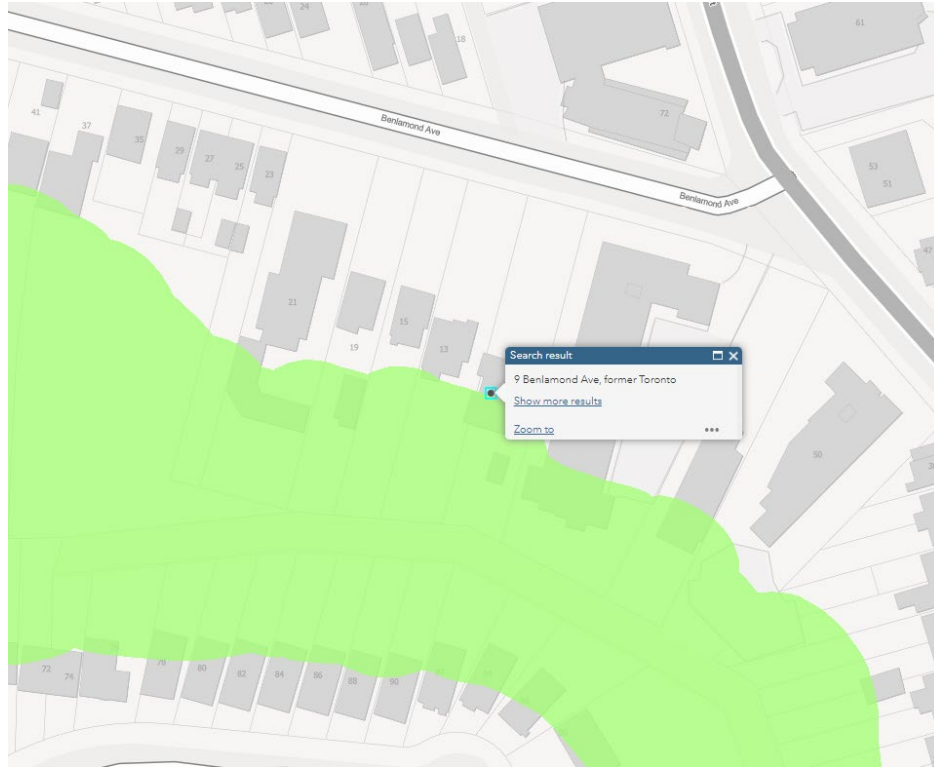


Zoning: R (u2; d0.6) (x267), HT 11m under Zoning By-law 569-2013



1. Existing Context
- 2. Planned Context 2**
3. Proposal

TRCA Regulated Lands



Ravine and Natural Feature Protection By-law



- 1. Existing Context
- 2. Planned Context 2
- 3. Proposal 1**



PERSPECTIVE VIEW - STREET ELEVATION



PERSPECTIVE VIEW - MAIN ENTRANCE



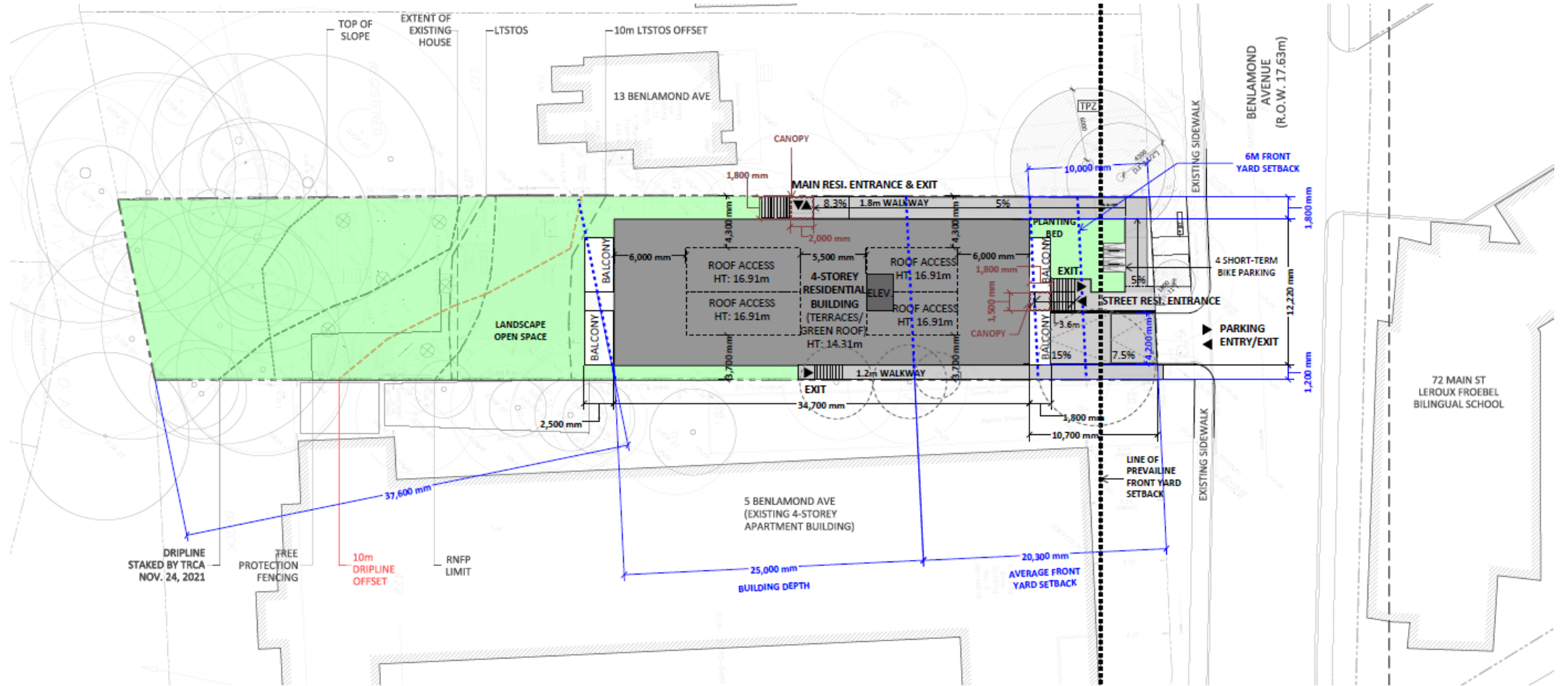
PERSPECTIVE VIEW - EAST ELEVATION



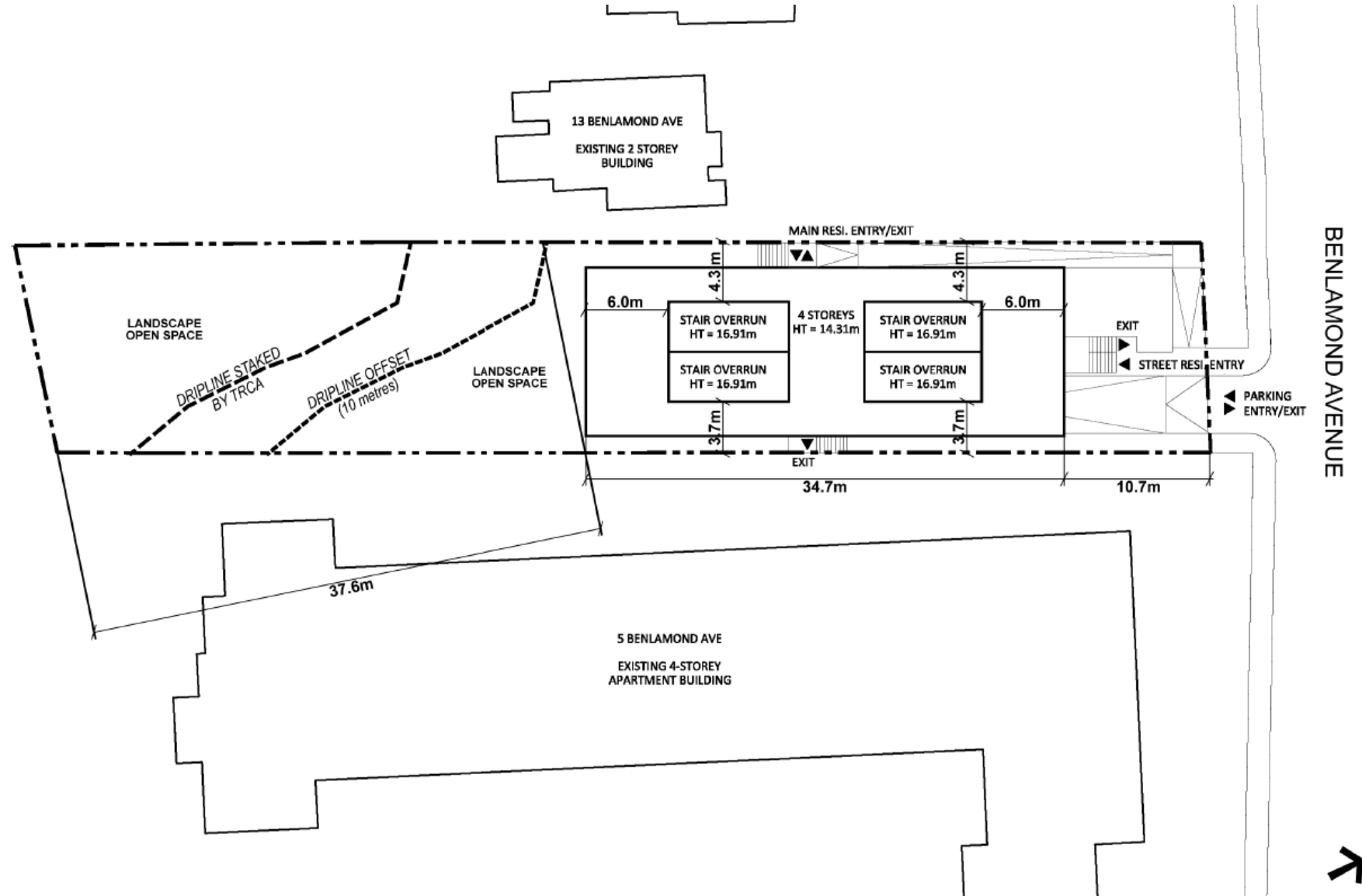
PERSPECTIVE VIEW - WEST ELEVATION



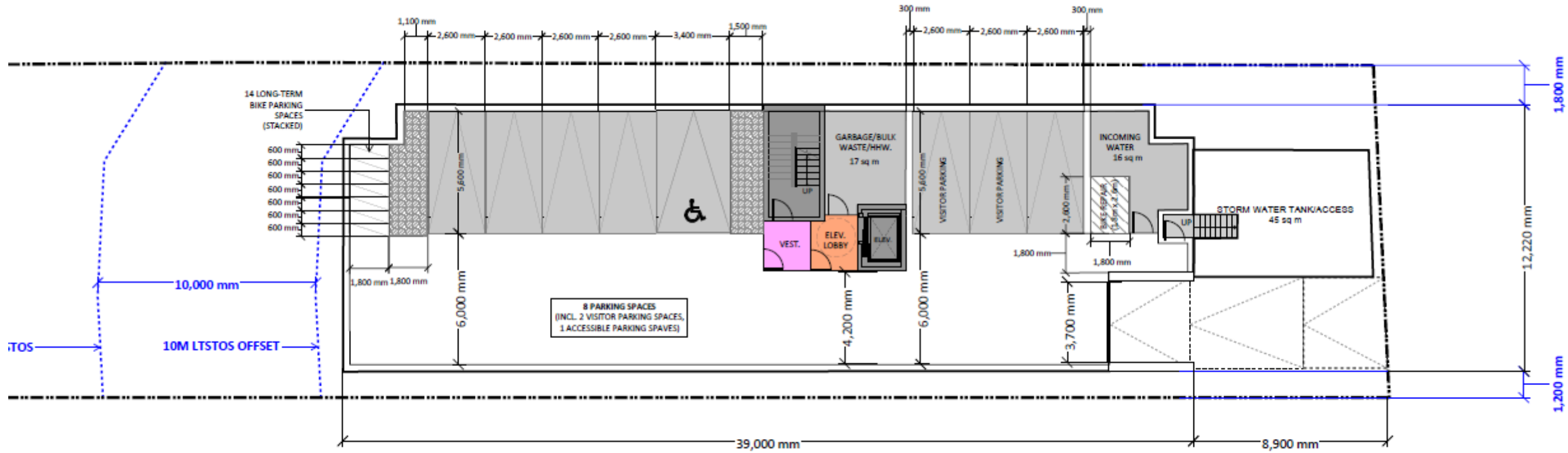
1. Existing Context
2. Planned Context 2
- 3. Proposal 2**



1. Existing Context
2. Planned Context 2
- 3. Proposal 3**

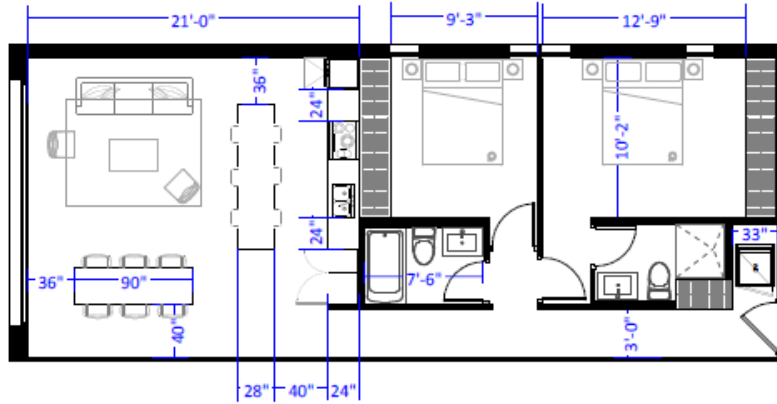


1. Existing Context
2. Planned Context 2
- 3. Proposal 4**

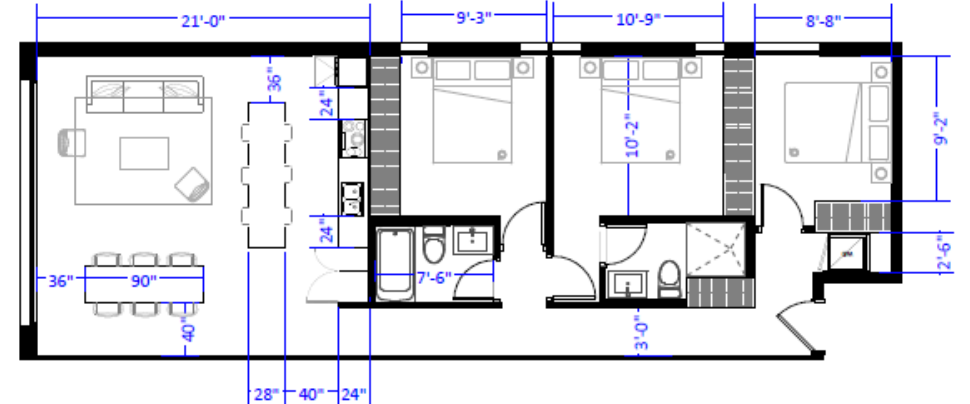


1. Existing Context
2. Planned Context 2
- 3. Proposal 5**

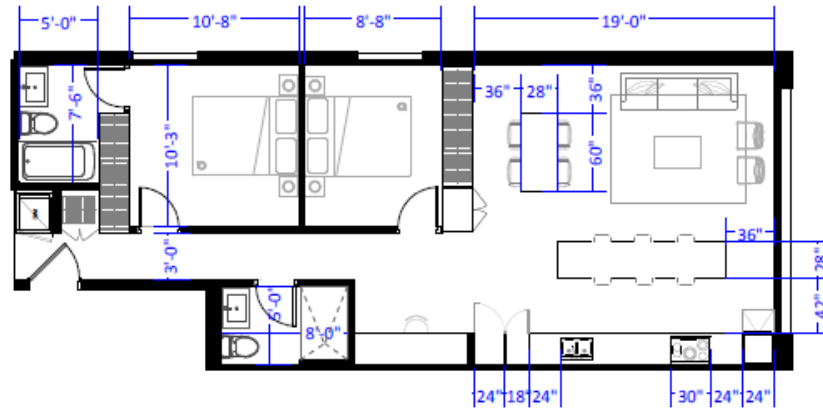
UNIT Type 1



UNIT Type 3



UNIT Type 2



10x 2 Bedroom Units: avg. 944 sq. ft.

6x 3 Bedroom Units: avg. 1,704 sq. ft.



1. Existing Context
2. Planned Context 2
- 3. Proposal 6**

Overview

- Height: 4 Storeys (14.31m) – conforms to Official Plan Neighbourhoods Policy 4.1.1
- Density: 1.79x FSI, 1.30x FSI (if considering entire lot). 1715m²
- Dwelling Units: 16 Units, 10 two-bedroom units and 6 three-bedroom units
- Parking: 9 parking spaces, 20 bike parking spaces
- Setbacks: Front Yard Average of development patterns on Benlamond Ave., Side Yards 1.8m (west) and 1.2m (east).
- Trees: Preserve 20 trees, remove six trees and injure five trees due to the proposed construction: replant nine new trees to replace the trees that will be removed.
- Zoning: Site-Specific R zone, rear of the lot zoned “Open Space”. Building is set back 10m from Long Term Stable Top of Slope.



1. Existing Context
2. Planned Context 2
3. **Proposal 7**

Planning Opinion

- Provincial Policy: Consistent with Provincial Policy Statement, conforms to Growth Plan.
- Official Plan: Land Use conforms to permitted uses in Neighbourhoods designation.
- Official Plan: Built form, heights and massing – conforms to built form policies and intent of Townhouse and Low Rise Apartment Guidelines. Compatible with surrounding built form, massing and transition between surrounding buildings. Height is mitigated by deep front yard and side yard setbacks.
- No negative impacts from traffic generated according to Transportation Study.
- Housing: 63% two-bedroom units and 37% three-bedroom units, providing larger units.
- Ravine is protected via 10m building setback, according to TRCA policies and RNFP By-law.
- **“Missing Middle” development, carries out intent of Expanding Housing Options in Neighbourhoods (EHON) initiative and study. Appropriate scale for the site, fits with the character of the area and is adequately set back from the Glen Davis Ravine and Environmentally Significant Area and provides larger housing units.**



1. Existing Context
2. Planned Context 2
- 3. Proposal 8**

Thank you

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