

## **861 Avenue Road – Zoning By-law Amendment Application – Decision Report – Approval**

Date: October 3, 2025

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:** 25 120011 STE 12 OZ

### **SUMMARY**

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This report recommends approval of the application to amend the Zoning By-law to permit two 4-storey residential buildings (13.3 and 13.1 metres) with a total of nine townhouse units accessed from a central driveway. The proposed development includes a 0.4-metre road widening on Avenue Road and a 6.0-metre corner rounding conveyance at the northwest corner of the site.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 861 Avenue Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required.
3. City Council direct the Executive Director, Development Review to secure the following through a land division process:
  - a. A 0.4-metre widening along the Avenue Road frontage of the site conveyed to the City to satisfy the requirement of a 27.0-metre-wide right-of-way.
  - b. A 6.0-metre corner rounding at the northwest corner of the site (the southeast corner of Avenue Road and Chaplin Crescent conveyed to the City for a nominal sum, free and clear of obstructions and encumbrances.

4. City Council request that the owner provide a Landscape Plan detailing the proposed landscaping along the public boulevard to the satisfaction of the Executive Director, Development Review and the General Manager, Transportation Services.

## **FINANCIAL IMPACT**

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The Development Review 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 AND SURROUNDING LANDS**

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### **Description**

The site is located at the southeast corner of Chaplin Crescent and Avenue Road. The south property line abuts the Kay Gardner Beltline Trail and the east property line abuts a single detached dwelling. The site is triangular in shape with a frontage of approximately 33 metres on Chaplin Crescent and approximately 38 metres on Avenue Road. The site has an area of approximately 1,066 square metres.

The site was previously occupied by a gas station, which had vehicular access from four separate driveways, two on each Chaplin Crescent and Avenue Road. The site is currently vacant and undergoing environmental remediation in preparation for the proposed development.

The site is approximately 700 metres from the Davisville TTC Station on the Yonge Line, east of the site, and approximately 750 metres from the Avenue stop along the Eglinton Crosstown LRT to the north. TTC bus stop number 3406 is located on the boulevard of Chaplin Crescent, directly adjacent to the subject site, the eastbound TTC Bus Route number 14 provides direct transit access to the Davisville TTC Station.

The surrounding uses are primarily residential, including 2 and 3-storey detached and semi-detached dwellings, two 4-storey apartment buildings to the south along Avenue Road and Oxtown Avenue, and four 4-storey apartment buildings to the north along the east side of Avenue Road. To the west of Avenue Road there is an active gas station. Immediately south of the site is the Kay Gardner Beltline Trail which continues west of the site across Avenue Road and is accessed by an east-west pedestrian crossing.

See Attachment 2 for the Location Map.

## **THE APPLICATION**

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### **Description**

Two rows of 4-storey (13.3 and 13.1 metres) residential buildings containing a total of nine townhouse units. The northern row of townhouses facing Chaplin Crescent, Block

'A', will have 6 townhouse units, and the southern row of townhouses facing the Kay Gardner Beltline Trail, Block 'B', will have 3 townhouse units. Each townhouse unit would have an at-grade garage accessed from the shared driveway from Avenue Road.

### **Density**

The proposal has a gross floor area of 2,387 square metres, for a Floor Space Index of 2.3 times the area of the lot.

### **Dwelling Units**

A total of 9 townhouses units, with 7 three-bedroom units and 2 four-bedroom units.

### **Access and Parking**

Pedestrian access for Block 'A' and Block 'B' will be provided from the sidewalk along Chaplin Crescent and a walkway along the southern portion of the site, respectively. Vehicular access will be provided from a shared driveway off Avenue Road, located between the two rows of townhouses. Each townhouse unit would have two vehicle parking spaces within an at-grade garage resulting in a total of 18 vehicle parking spaces.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. 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: <https://www.toronto.ca/861avenueroad>.

### **Reasons for Application**

The proposed development requires an amendment to Zoning By-law 569-2013 to vary performance standards, that will increase the permitted height, density and revise other performance standards.

### **Site Plan Control Application**

As per section 415-45.1 of the Municipal Code, Site Plan Control is not required for the proposed development because it is a residential building that contains 10 dwelling units or less.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on June 11, 2024. The Zoning By-law Amendment application was submitted on February 28, 2025 and deemed complete on March 27, 2025, satisfying the City's minimum application requirements. A resubmission was made on August 13, 2025.

The reports and studies submitted in support of this application are available on the Application Information Centre <https://www.toronto.ca/861avenueroad>.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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 Planning Statement (2024) and shall conform to provincial plans.

### **Official Plan**

The Official Plan designates the site as Neighbourhoods. See attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

### **Zoning**

The subject site is zoned R (f.9.0; d0.6) (x731) under Zoning By-law 569-2013. The Residential zoning category permits a range of residential building types, which includes detached house, semi-detached house, townhouse, duplex, triplex, fourplex, and apartment building. Exception 731 permits a vehicle fuel station. See Attachment 4 of this Report for the existing Zoning By-law Map.

### **Design Guidelines**

The Townhouse and Low-Rise Apartment Guidelines have been used in the evaluation of this application. The City's Design Guidelines can be found here: [Design Guidelines – City of Toronto](#)

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

A virtual Community Consultation Meeting was hosted by city staff on May 24, 2025. City staff and the applicant gave a presentation to the community. Approximately 10 people attended, as well as representatives from the City and Applicant team.

Through the consultation process, including at meetings and via written correspondence, the following items were raised by the community:

- Stormwater impacts on the Kay Gardner Beltline Trail;
- The proposed setback on the east property line;
- The amount of parking proposed;
- Waste storage and collection; and
- Traffic impacts;

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning 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 PPS (2024). Staff find the proposal consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The proposed development conforms with the applicable Official Plan policies with respect to land use. The site is designated Neighbourhoods and the proposed residential use is permitted and acceptable. Townhouses are also a permitted residential building type in the Zoning By-law.

The site is a brownfield development given its previous use as a gas station. The proposed residential use requires that the owner conduct an environmental site assessment to ensure that the site meets the applicable site condition standards or standards specified in a risk assessment and submit a Record of Site Condition for filing to the Ontario's Environmental Site Registry.

A Record of Site Condition summarizes the environmental condition of a property, based on the completion of the environmental site assessment and is required prior to building permit issuance.

## **Built Form**

City staff find that the proposed development conforms with the applicable Official Plan policies with respect to built form and massing.

### *Height*

The proposed building heights of 13.28 and 13.11 metres are acceptable as they fit into the surrounding context, and align with the existing building heights in the area. Specifically, the proposed heights align with a similar redevelopment at 141-149 Chaplin Crescent, directly west of Avenue Road, in which five 4-storey townhouses were approved at 12.5 metres in 2018.

### *Massing*

The proposed townhouses in Block 'A', fronting Chaplin Crescent, will be setback a minimum of 8.3 metres from the curb, and 3.5 metres from the sidewalk on Chaplin Crescent. A setback would also be provided from the corner of the intersection.

Both blocks of townhouses will be setback approximately 0.9 metres from the east property line. Block 'A' and Block 'B' will be approximately 5.8 and 5.7 metres from the curb along Avenue Road, respectively. Block 'B' will be setback 3.5 metres from the south property line, adjacent to the Kay Garnder Beltline Trail.

The proposed two townhouse blocks will be separated by 6.0 metres at the ground level and separated by 8.15 metres at the fourth storey.

The proposed townhouses units will also incorporate a number of stepbacks to provide additional separation between the townhouse blocks as well as providing outdoor space in the form of terraces. Block 'A' and Block 'B' will provide a stepback above the third storey, resulting in a recessed fourth storey.

The proposed height and massing are acceptable. The proposed development has been massed to reflect existing and planned built form context around the Chaplin Crescent and Avenue Road intersection and on similar corner sites in the area. The first three floors are in keeping with the three-storey residential buildings currently in the area. The fourth level has been setback to mitigate the perceived height and achieve appropriate skyview and sunlight from the public realm and between the townhouse blocks. Both townhouse blocks have appropriate setbacks from the curb which is consistent with the character of the area and would result in well-placed buildings with

defined and prominent entrances that create a coherent streetscape and fit within the existing neighbourhood.

## **Public Realm**

City staff are satisfied that the proposed development conforms with the applicable public realm policies of the Official Plan, including providing sidewalks and boulevards that are designed to provide safe, attractive, interesting and comfortable spaces for all ages and abilities.

Block 'A' is setback 0.66 metres from the north property line, with a 8.3-metre setback from building face to curb, which includes a 2.96-metre landscaped area from building face to sidewalk, a standard 2.1-metre sidewalk, and approximately 2.5-metre landscaped public boulevard, which includes a TTC Bust Shelter. Block 'A' and Block 'B' will be setback 0.66 metres from the Avenue Road property line, with a 5.8-metre setback from building face to curb, which includes a 3.36-metre landscaped area from building face to sidewalk, and a standard 2.1-metre side.

The proposed public boulevard along Chaplin Crescent and Avenue Road would provide continuous landscaping and street furnishing such as seating areas and signage. The previous two-way gas station driveway on Chaplin Crescent has been replaced by soft landscaping including three new street trees. Proposed enhancements to the public realm include a corner rounding provided at the northwest corner of the site at Chaplin Crescent and Avenue Road, and additional landscaping.

The south setback of 3.5 metres provides sufficient separation between the Kay Gardner Beltline Trail and the residential walkway to the townhouse units. This setback would be an improvement on the current condition, and include a retaining wall to further protect the trail and help with stormwater management.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted Functional Servicing and Stormwater Management Report and Hydrogeological Review Report in support of the proposal and have determined that prior to issuance of the first Building Permit of the subject development, the plans and drawings submitted will need to address a number of outstanding comments that have been provided to the Applicant, that include updating the Site Servicing Plan and Detailed Stormwater Management Plan. Additional review comments regarding site servicing plan, site grading plan, and detailed stormwater management may be provided by Toronto Water.

The owner will also be responsible for paying for and constructing any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support the development.

## **Solid Waste Collection**

Collection of waste for the proposed development would take place curbside on Avenue Road. Each townhouse unit would have their own designated waste storage area and each unit would be responsible for moving waste bins to the curb on collection day and returning them.

## **Road Widening**

To satisfy the Official Plan requirement of a 27.0-metre right-of-way for this segment of Avenue Road a 0.4-metre road widening dedication along the Avenue Road frontage of the site is required and is proposed to be conveyed to the City.

Also a 6.0-metre corner rounding at the northwest corner of the site, the southeast corner of Avenue Road and Chaplin Crescent will be conveyed to the City for a nominal sum, free and clear of obstructions and encumbrances. Staff find the proposed corner rounding acceptable.

## **Traffic Impact, Access and Vehicular Parking**

A Transportation Impact Study was submitted to assess the traffic impact, access and parking for this development. The study concludes that the surrounding road network can accommodate the trips generated by the proposal and the number of site trips is expected to have a negligible impact on the road.

The proposed development consolidates the existing four gas station driveways into one, 2-way driveway. This allows for additional landscaping and street trees and results in an improved frontage and public realm along Chaplin Crescent and Avenue Road.

The Traffic Impact Study, including the access and vehicular parking have been reviewed by staff and are acceptable.

## **TTC**

The existing TTC bus shelter on Chaplin Crescent will be replaced with a new level concrete platform of 16-metres in length and 2.4-metres in width. Wheel-Trans will serve the site curb-side on Avenue Road.

## **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.



## **Tree Preservation**

An arborist report was submitted indicating that one City-owned street tree and five privately-owned trees are proposed for removal to accommodate the proposed development. Urban Forestry requires the submission of a complete Application to Injure or Remove Trees. The proposal includes the planting of a total of three street trees.

## **Land Division**

A Draft Plan of Condominium Application will be submitted for a Common Elements Condominium consisting of a shared driveway between the nine townhouse units. A Part Lot Control Exemption Application will also be submitted to further divide the land within the registered Plan of Subdivision, allowing for the sale, of the Townhouse Units. Further details regarding both the Draft Plan of Condominium and Part Lot Control Exemption will be provided as part of those applications and reviewed by City Staff.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is currently proposing to achieve Tier 2 of TGS Version 4. The applicant will be encouraged to continue working to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## **CONTACT**

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Cameron Williamson, Planner, Community Planning, Tel. No. 416-338-7241, E-mail: [Cameron.Williamson@toronto.ca](mailto:Cameron.Williamson@toronto.ca)

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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

Attachment 6: Site Plan  
Attachment 7: Elevations and/or Ground Floor Plan  
Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

Municipal Address: 861 Avenue Road Date Received: February 28, 2025

Application Number: 25 120011 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: Nine four-storey townhouse units

Applicant	Agent	Architect	Owner
Batory Planning + Management	Chris Langley	Richard Wengle Architect Inc.	Kensington Berkley (861 Avenue) Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: R (f9.0; d:06)  
(x731)

Heritage Designation: N

Height Limit (m): 9.0

Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 1,033 Frontage (m): 43 Depth (m): Irreg.

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0.0		549	549
Residential GFA (sq m):	0.0		2,387	2,387
Non-Residential GFA (sq m):	0.0		0	0
Total GFA (sq m):	0.0		2,387	2,387
Height - Storeys:	0		4	4
Height - Metres:	0		13.2	13.2

Lot Coverage Ratio (%): 53% Floor Space Index: 2.3

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,387	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:			9	9
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Condominium:

Other:

Total Units:			9	9
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		0	0	0	9
Total Units:		0	0	0	9

Parking and Loading

Parking Spaces:	18	Bicycle Parking Spaces:	0	Loading Docks:	0
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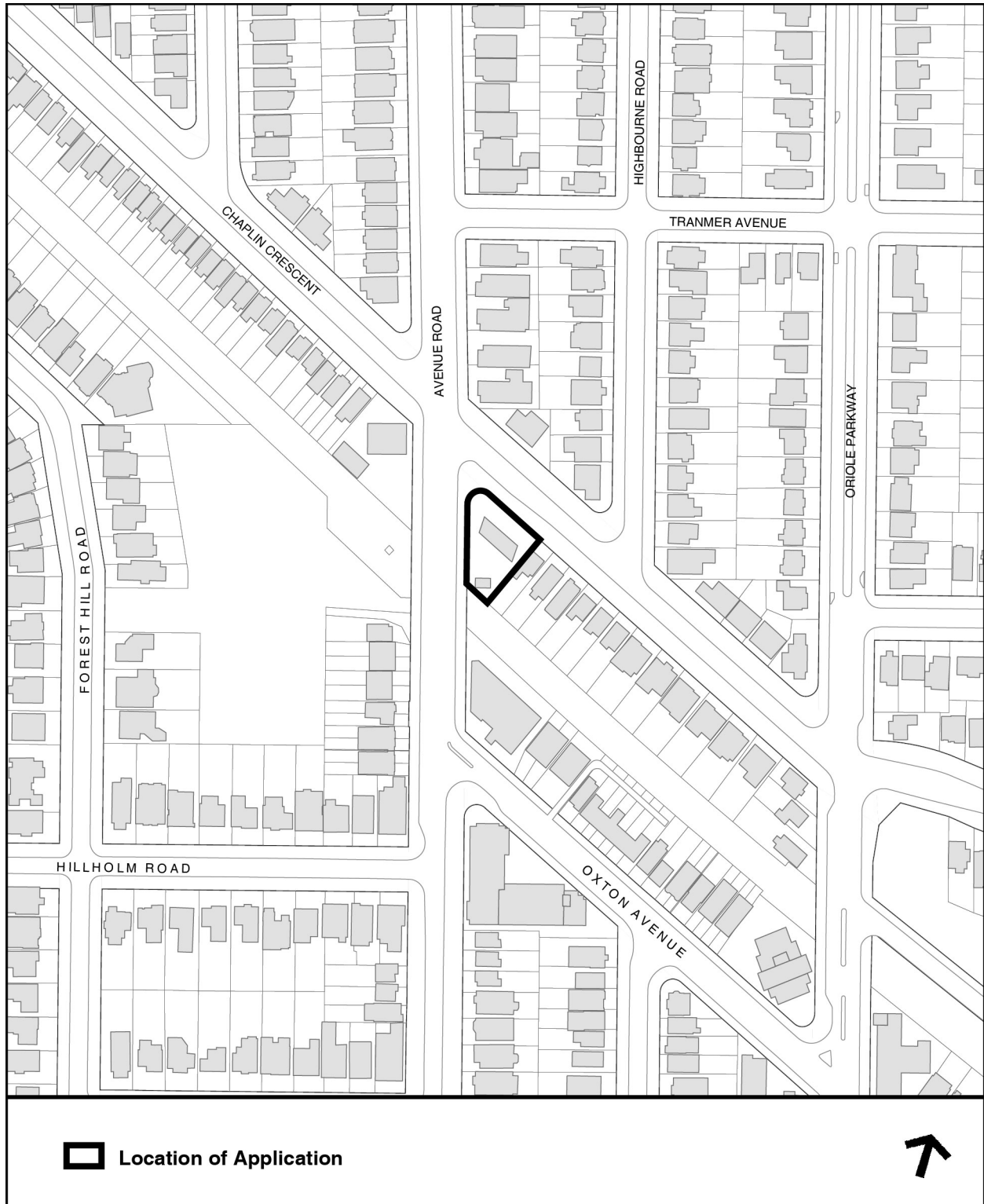
CONTACT:

Cameron Williamson, Planner

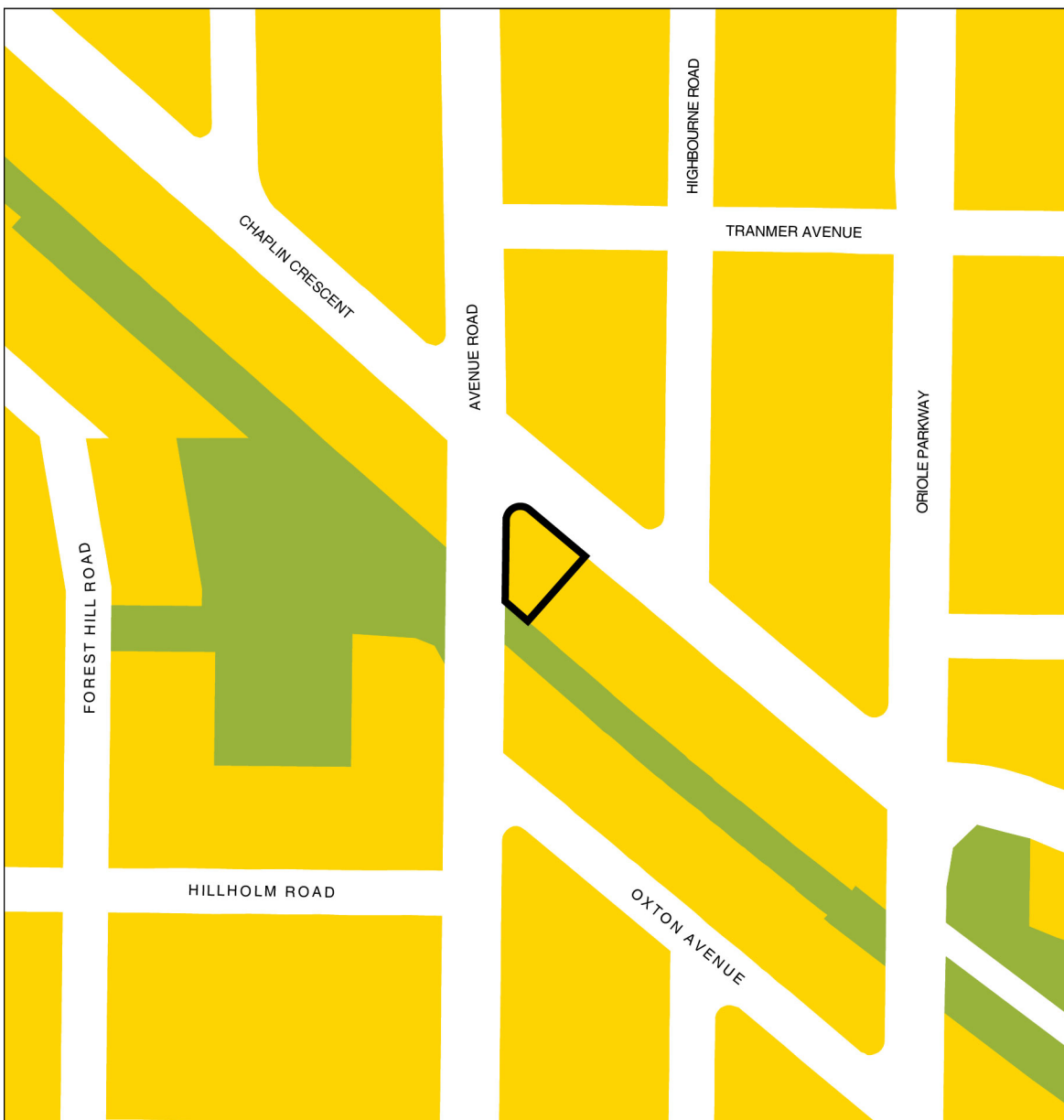
416-338-7241

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## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

861 Avenue Road

File # 25 120011 STE 12 02



Location of Application



Neighbourhoods

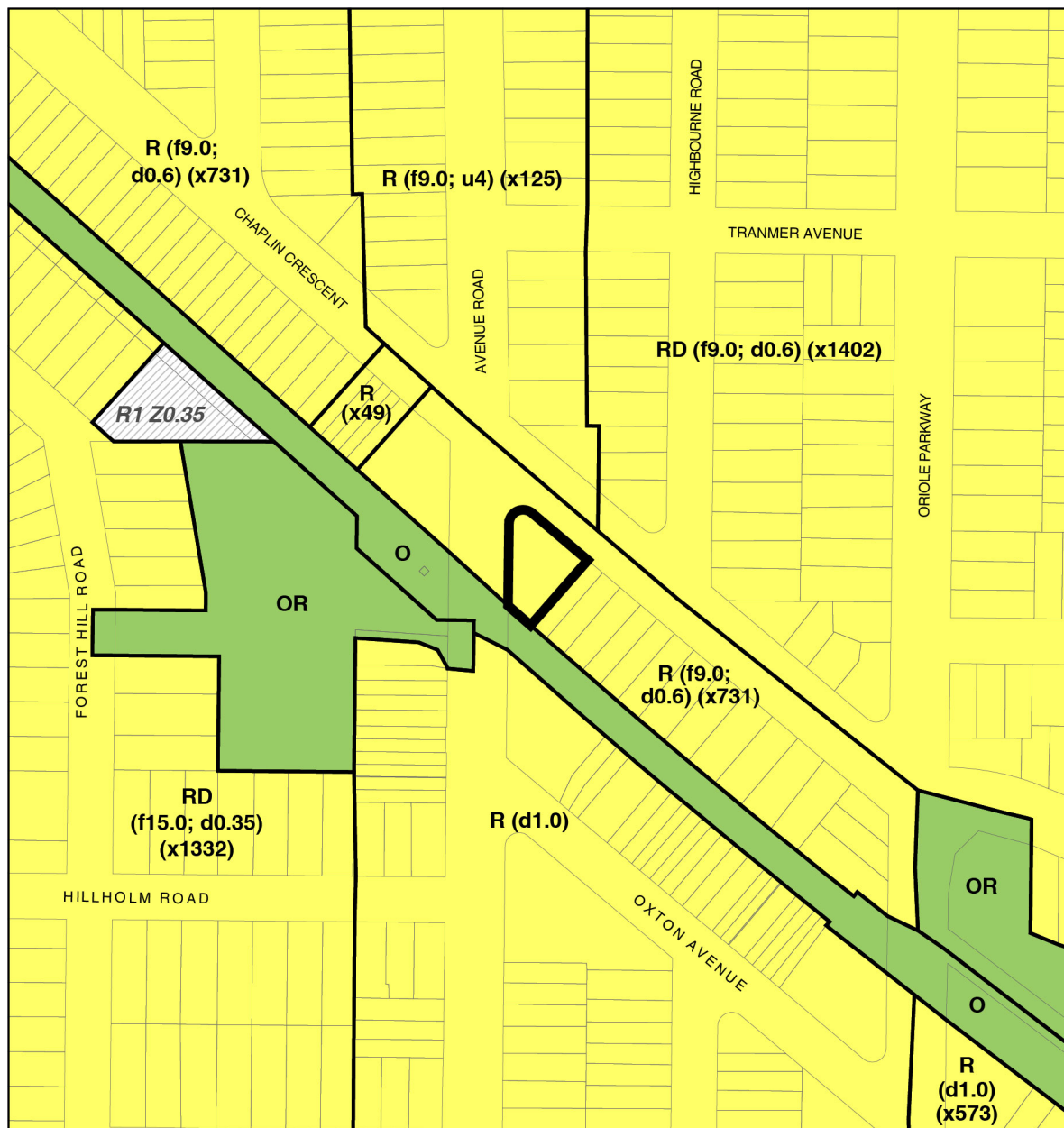


Parks



Not to Scale  
Extracted: 02/24/2025






## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

861 Avenue Road

File # 25 120011 STE 12 02

-  Location of Application
-  R Residential
-  RD Residential Detached
-  O Open Space
-  OR Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
-  R1 Residential District

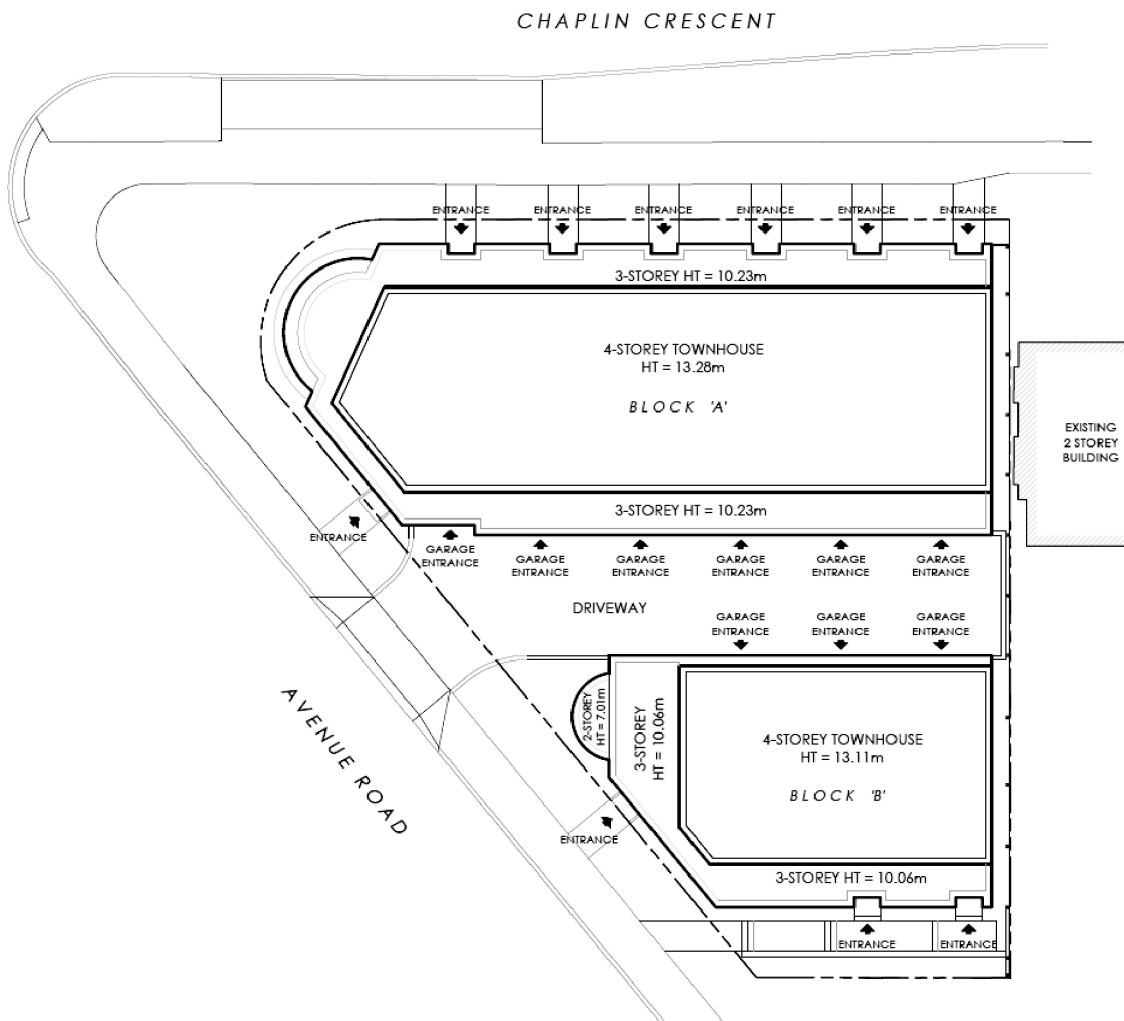
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## Attachment 5: Draft Zoning By-law Amendment

To be available prior to October 22, 2025, Toronto and East York Community Council Meeting.



## Attachment 6: Site Plan



Site Plan



## Attachment 7: Elevations



## Elevations



Block A  
North Elevation



Block B  
South Elevation

## Elevations

## Attachment 8: 3D Massing Model



