

**1046 Avenue Road and 55-57 Burnaby Boulevard
Rezoning Application - Preliminary Report**

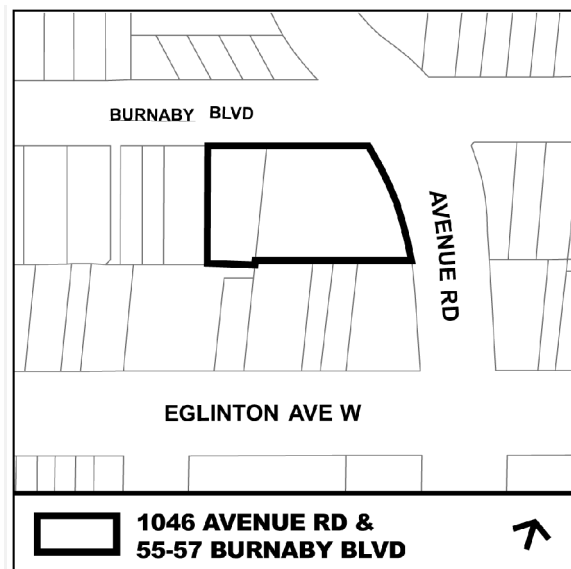
Date:	January 26, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	10 293313 NNY 16 OZ

SUMMARY

This application proposes to develop 20 condominium townhouse units with 20 parking spaces located within a shared underground garage. Vehicular access to the parking garage would be provided from Burnaby Boulevard at the west end of the site. The townhouses would be generally 3-storeys and 12 metres in height plus an additional 2.6 metres to accommodate a laundry room, furnace and access to private rooftop amenity areas. All dwellings would be 4-bedroom units with an approximate size of 185 m² (2,000 sq. ft.).

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A statutory public meeting is targeted for the 4th quarter 2011. This target date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1046 Avenue Road and 55-57 Burnaby Boulevard together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A consent application was submitted to the Committee of Adjustment in August 2010 to facilitate the development proposal. The application proposes to relocate the existing driveway between 55 Burnaby Boulevard and 1046 Avenue Road and relocate it westwards between 57 Burnaby and 59 Burnaby Boulevard. The driveway is currently used, and would continue to be used, for vehicular and pedestrian access to the rear of the properties at 59 to 77 Burnaby Boulevard. The consent application is being reviewed concurrently with this rezoning application.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. At that meeting the applicant presented a proposal for a similar townhouse development. That initial proposal did not include the property at 55-57 Burnaby Boulevard and did not relocate the existing driveway westwards.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop 20 condominium townhouse units with 20 vehicular parking spaces located within a shared underground garage. All parking spaces would be dedicated for owners with no visitor parking spaces proposed. Vehicular access to the parking garage would be provided from the relocated driveway at the west end of the site between 57 and 59 Burnaby Boulevard. There are 24 bicycle parking spaces proposed with four allocated for visitors.

The proposal consists of three townhouse blocks with 5 units fronting Avenue Road, 9 units fronting Burnaby Boulevard, 3 units fronting the relocated driveway and 3 units

fronting a private interior courtyard (see Attachment 1). The townhouses are generally 3 storeys and 12 metres in height plus an additional 2.6 metres to accommodate a laundry room, furnace and access to private rooftop amenity areas. The townhouse blocks would be setback a minimum of 2 metres from Avenue Road and Burnaby Boulevard, 6 metres from the west property line and 0.6 metres from the south property line adjacent to the existing commercial properties on Avenue Road. All units are proposed to be 4-bedroom and approximately 185 square m² in size (2,000 sq. ft.).

For further project information please see Attachment 5.

Site and Surrounding Area

The subject site consists of an assembly of two properties located in the northwest quadrant of Avenue Road and Eglinton Avenue West. The property at 1046 Avenue Road is occupied by St. Margaret's Anglican Church and the adjacent property to the west at 55-57 Burnaby Boulevard is occupied by a fourplex rental building. The total development site has a frontage of 37.7 metres on Avenue Road and 49.6 metres on Burnaby Boulevard with a total site area of 1,942 m².

Land uses surrounding the subject site are as follows:

North: Directly north of the site across Burnaby Boulevard are five detached dwellings and further north fronting Avenue Road are two 2-storey residential apartment buildings.

West: The south side of Burnaby Boulevard to the west of the site has been developed with a row of fourplex rental buildings, which include detached garages at the rear end of the lots accessed from a driveway. The east-west driveway at the rear of the fourplex buildings is access from two driveways off Burnaby Boulevard, the first as previously identified, is located between the two subject properties and the other is a public lane located in between 65 and 67 Burnaby Boulevard. The north side of Burnaby Boulevard contains a number of detached residential dwellings with many of these homes divided into duplexes and triplexes.

East: There are a number of low scale detached residential dwellings east and northeast of the site. These dwellings have rear yard detached garages that are accessed from an east-west laneway from Oriole Parkway.

South: There are predominantly one and two-storey commercial buildings fronting the north and south sides of Eglinton Avenue West. Immediately abutting the site to the south are a number of one-storey commercial uses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting

public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Neighbourhoods* on Map 17, Land Use Plan of the Official Plan (see Attachment 3). The *Neighbourhoods* designation is intended to protect and reinforce the existing physical character of the surrounding low scale residential area.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular: heights, massing, scale and dwelling type of nearby residential properties; setbacks of buildings from the streets and property lines; and prevailing building types.

Additionally, Policy 4.1.7 of the Official Plan indicates that proposals for intensification on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the Neighbourhood.

Policy 4.1.9 of the Official Plan also indicates that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will: have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties; provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed; front onto existing or newly created public streets wherever possible; and locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences. This policy would more specifically be applied to the place of worship property at 1046 Avenue Road.

The development site is designated *Neighbourhoods* in the Yonge-Eglinton Secondary Plan. The Yonge-Eglinton Secondary Plan area consists of a wide variety of residential and commercial areas focused on Yonge Street, Eglinton Avenue, Mount Pleasant Road and Bayview Avenue.

A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for family and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form. The stability of *Neighbourhoods* must be maintained and reinforced to minimize conflicts among uses in *Neighbourhoods* in terms of land use, scale and vehicular movement. Another objective is to ensure that the form of buildings promote a compatible physical and land use relationship between development within the various land use designations and form a positive visual relationship to the street. The Yonge-Eglinton Secondary Plan also encourages a variety of unit sizes, and larger units suitable for families.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

On August 27, 2010, City Council enacted a new city-wide Zoning By-law. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the former Zoning By-laws and the new Zoning By-law are in effect for sites that are subject to By-law 1156-2010.

City of Toronto Zoning By-law 1156-2010 zones the subject site as "R (f9.0; d0.6)(x760) HT9.0". This Residential Zone category permits dwelling units within a variety of building types which includes: a detached house, semi-detached house, townhouse, duplex, triplex, fourplex and an apartment building. This zone requires lots to have a minimum frontage of 9.0 metres, a maximum density of 0.6 times the lot area and a maximum building height of 9 metres.

Zoning By-law 438-86 for the former City of Toronto zones the subject site as "R2 Z0.6 H9.0". This zone permits a variety of residential building types including: detached house, semi-detached house, row house, duplex, triplex and an apartment building, with a maximum density of 0.6 times the lot area and a maximum building height of 9 metres.

Site Plan Control

A site plan control application was submitted with the subject rezoning application and is being processed concurrently.

Tree Preservation

The site contains a number of trees on or near the property. An arborist report and tree preservation plan has been submitted and is being reviewed by Urban Forestry staff.

Reasons for the Application

Both the former City of Toronto and new City wide zoning by-laws permit townhouses. The amendment to the Zoning By-law is required to implement appropriate performance standards to regulate the proposal. Such performance standards include: height, density, setbacks, parking, landscaped open space and amenity areas.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale,
- Toronto Green Standard Checklist,
- Arborist Report / Tree Preservation Plan,
- Stormwater Management Report,
- Traffic Impact Assessment,
- Report of the Phase I Environmental Site Assessment,
- Report of the Phase II Environmental Site Assessment,
- Site Report (Environmental Risk Information Service), and
- Stage 1 Archaeological Assessment.

A Notification of Complete Application was issued on December 1, 2010.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- the design of the proposal and the siting of units 15-20 in particular,
- compatibility and fit with the existing physical character of the *Neighbourhood*;
- the scale, massing and intensity of the proposed development;
- development standards including height, setbacks and separation distances;
- review of the parking supply, vehicular site access and circulation;
- assessment of refuse and recycling operations;
- review of landscaping treatments and the provision of adequate soft surface areas;
- conformity with the Infill Townhouse Guidelines; and
- conformity with the City's Development Infrastructure Policy Standards (DIPS).

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling.

These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

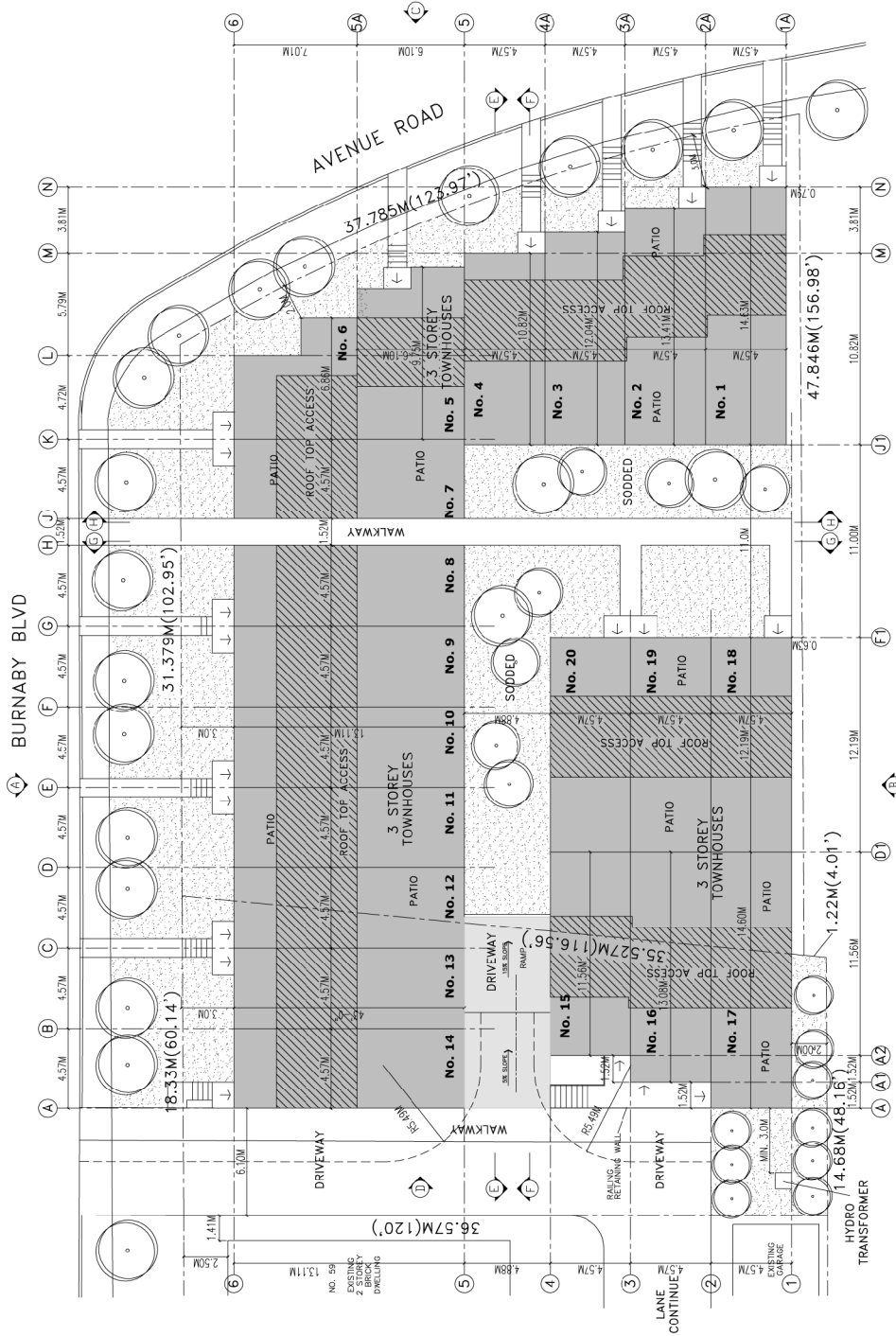
Attachment 2A-D: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



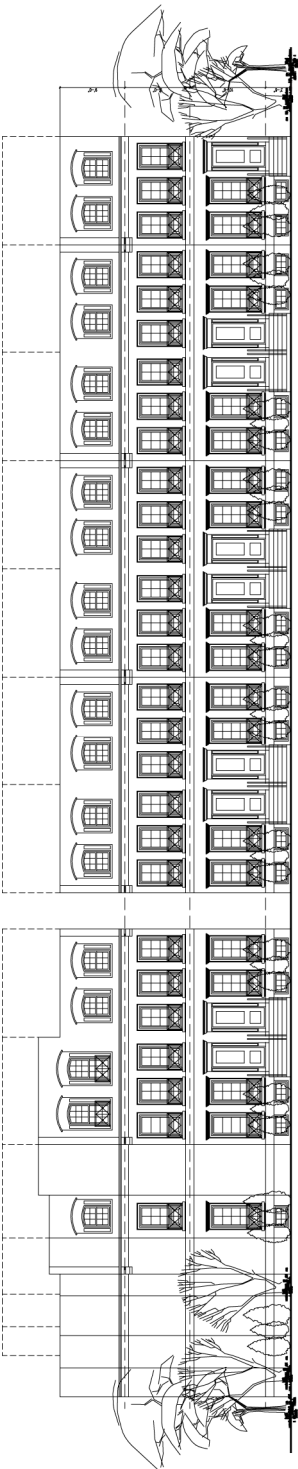
Site Plan

Applicant's Submitted Drawing

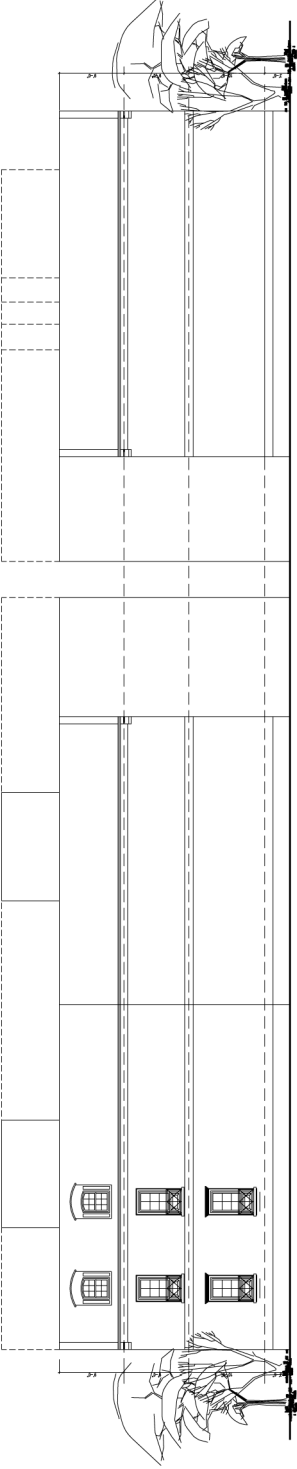
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Attachment 2A: Elevations



BURNABY BLVD ELEVATIONS A



ELEVATIONS B

Elevations

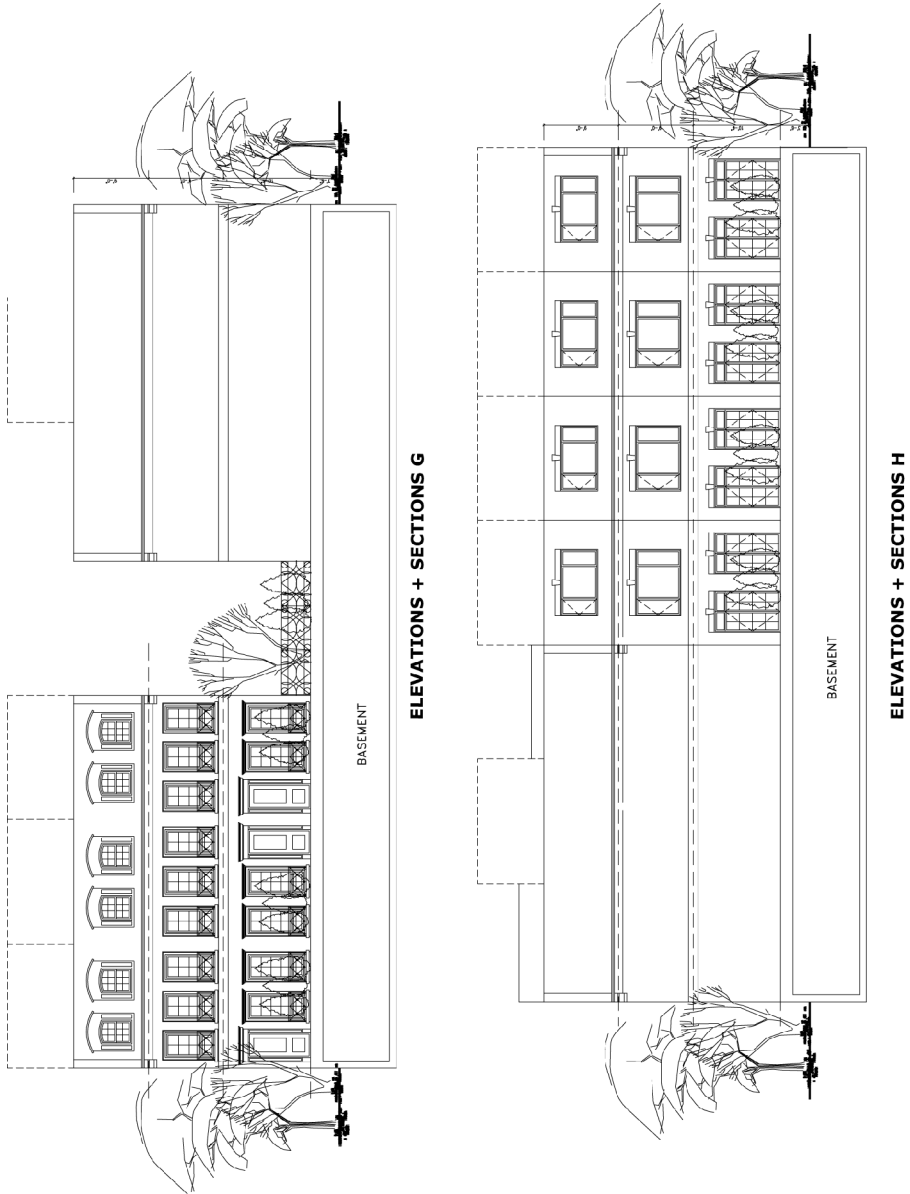
Applicant's Submitted Drawing

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12/23/2010

1046 Avenue Rd. & 55-57 Burnaby Blvd.

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Attachment 2B: Elevations

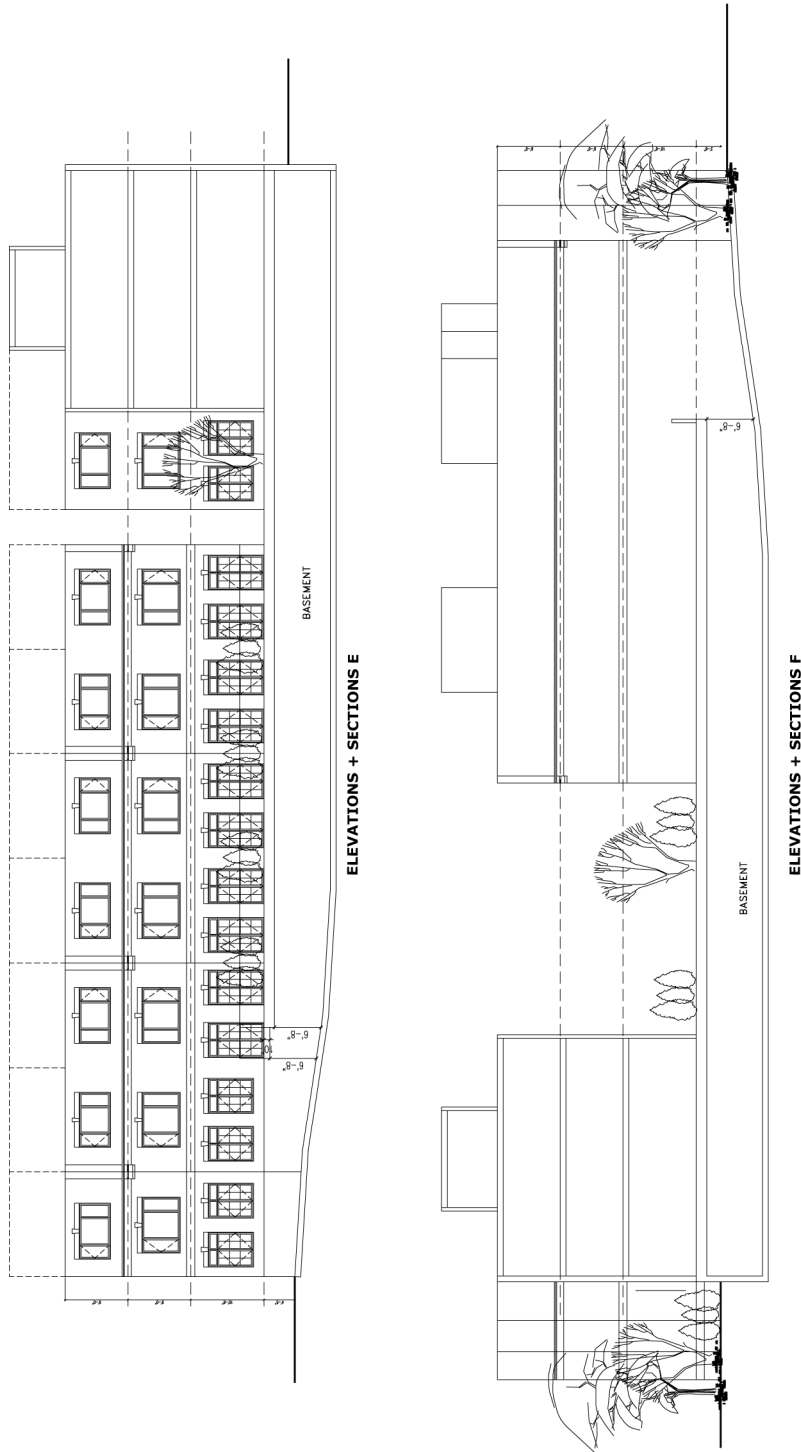


1046 Avenue Rd. & 55-57 Burnaby Blvd.

Elevations
Applicant's Submitted Drawing
Not to Scale
12/23/2010

File # 10_293313

Attachment 2C: Elevations



Elevations

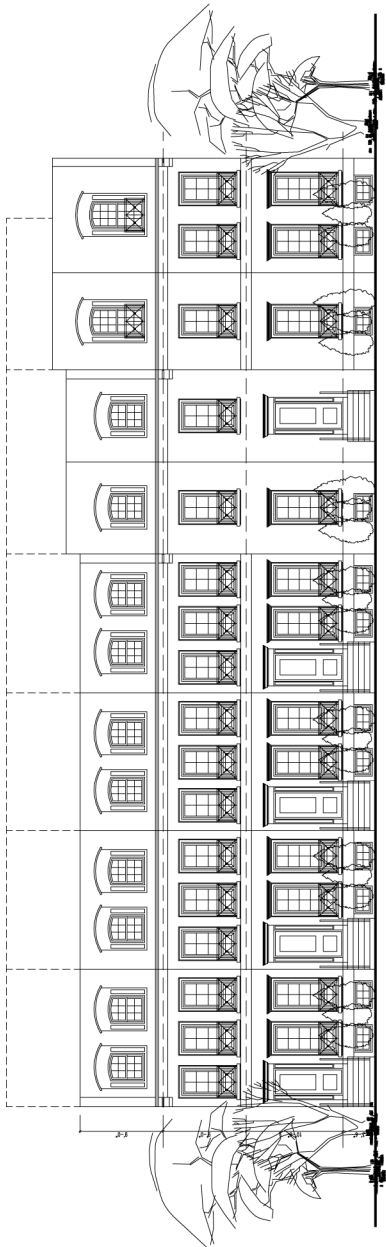
Applicant's Submitted Drawing

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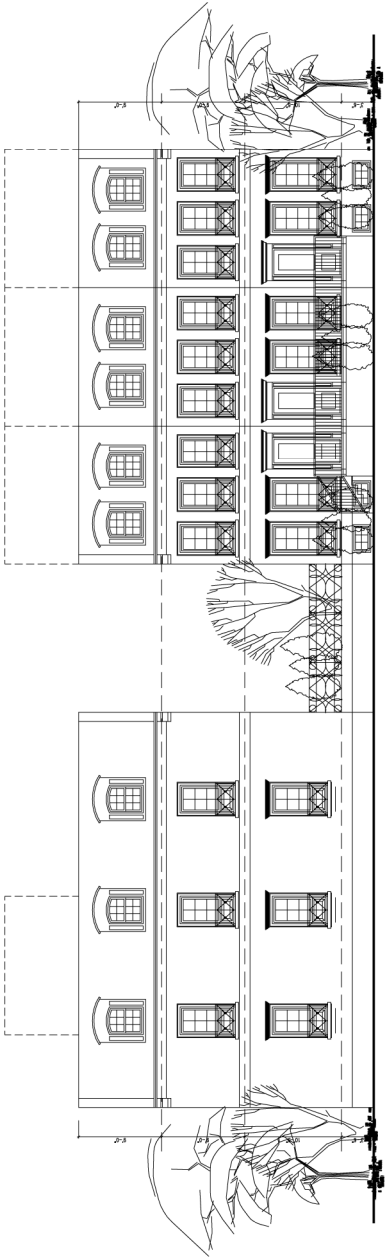
1046 Avenue Rd. & 55-57 Burnaby Blvd.

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Attachment 2D: Elevations



AVENUE ROAD (EAST) ELEVATIONS C



ELEVATIONS D

1046 Avenue Rd. & 55-57 Burnaby Blvd.

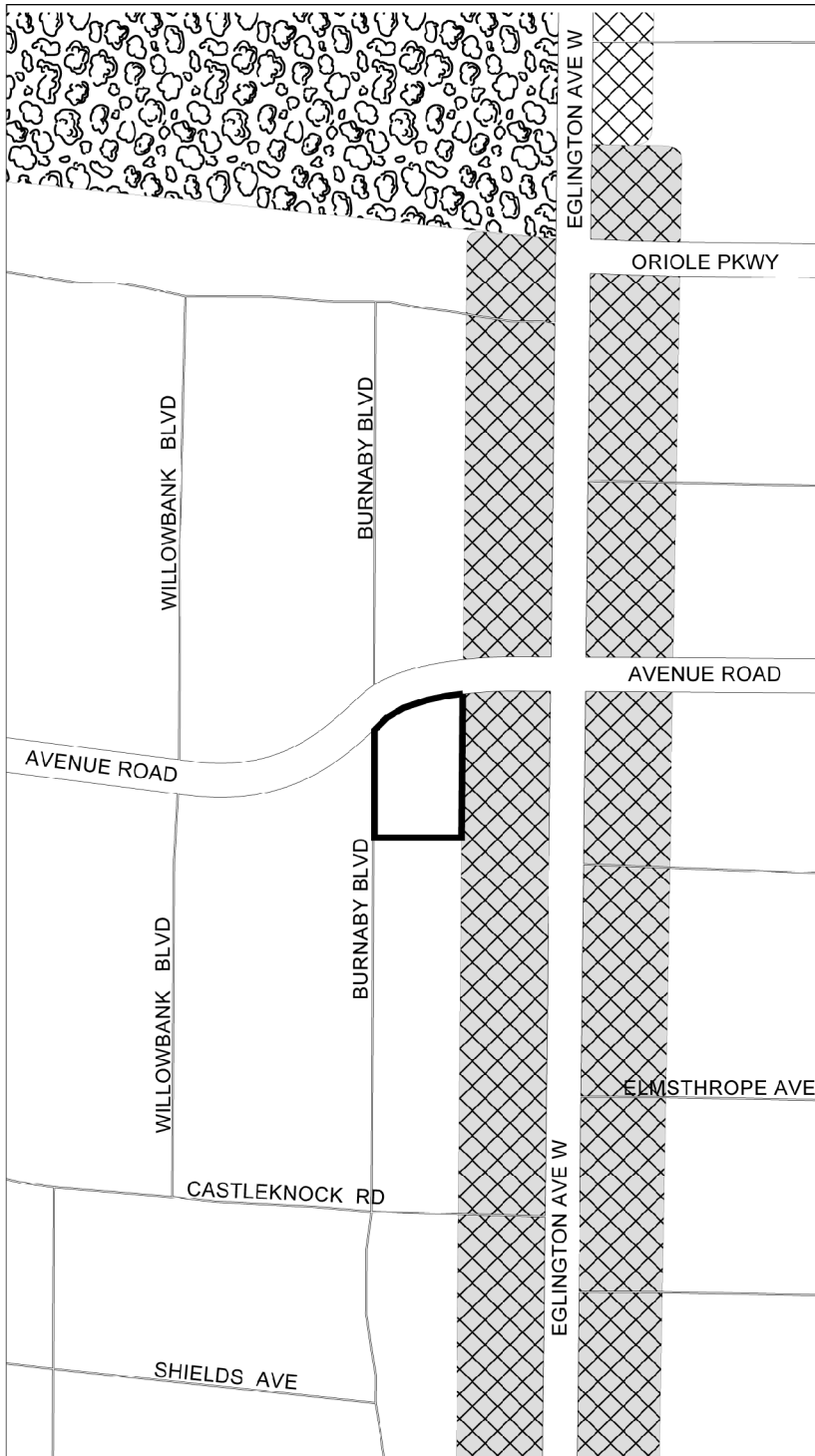
Elevations

Applicant's Submitted Drawing

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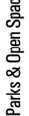

Attachment 3: Official Plan



1046 Avenue Rd & 55-57 Burnaby Blvd.

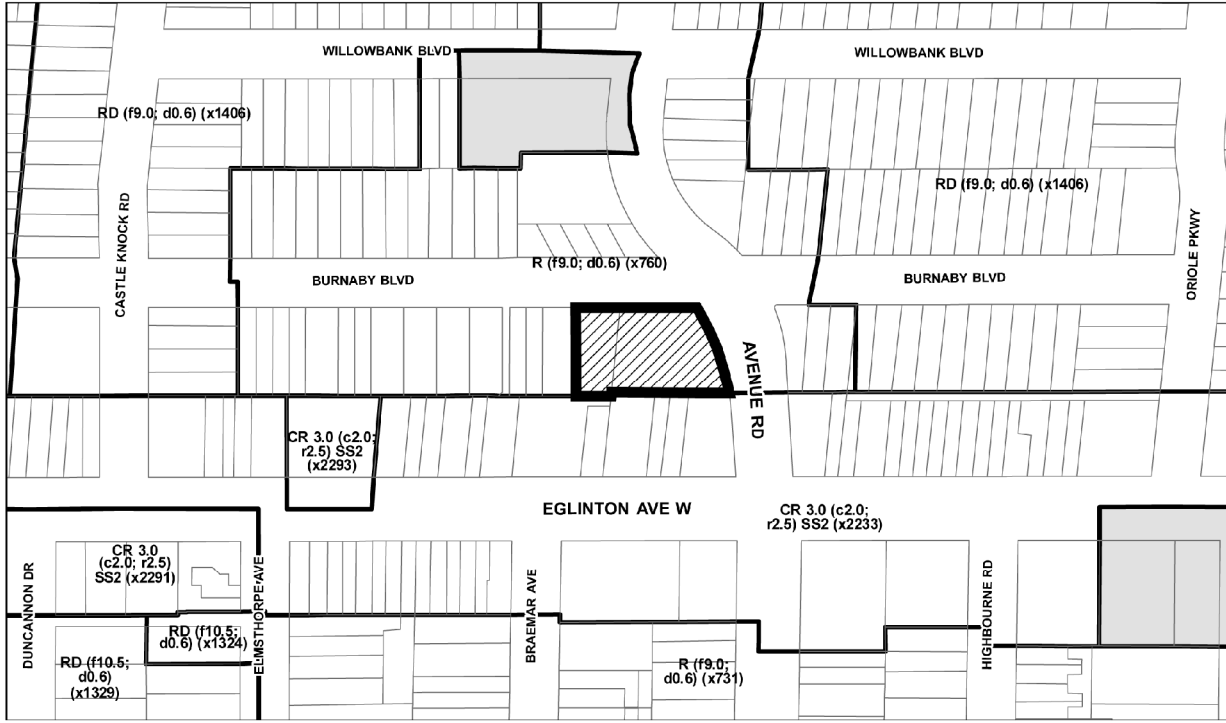


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-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

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Attachment 4: Zoning



Toronto City Planning
Zoning By-law 1156-2010

1046 Avenue Rd & 55-57 Burnaby Blvd

File # 10 293313 NNY OZ

- Subject Site
- R Residential Zone
- RD Residential Detached Zone
- CR Commercial Residential Zone
- Not Part of Zoning By-law 1156-2010

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale

Extracted 12/23/2010

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 293313 NNY 16 OZ
Details	Rezoning, Standard	Application Date:	November 8, 2010
Municipal Address:	1046 AVENUE RD		
Location Description:	PLAN M380 PT LOTS 28 TO 30 **GRID N1606		
Project Description:	This application proposes to develop 20 condominium townhouse units with 20 parking spaces located within a shared underground garage. Vehicular access to the parking garage would be provided from Burnaby Boulevard at the west end of the site. The townhouses would be generally 3-storeys and 12 metres in height plus an additional 2.6 metres to accommodate a laundry room, furnace and access to private rooftop amenity areas. All dwellings would be 4-bedroom units with an approximate size of 185 m ² (2,000 sq. ft.).		

Applicant:	Agent:	Architect:	Owner:
ALEX BOROS DESIGN INC.			SLUBOR GROUP LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R(f9.0; d0.6)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1942.3	Height:	Storeys:	3	
Frontage (m):	37.8		Metres:	12	
Depth (m):	36.6				
Total Ground Floor Area (sq. m):	1155				Total
Total Residential GFA (sq. m):	4058		Parking Spaces:	20	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	4058				
Lot Coverage Ratio (%):	59.5				
Floor Space Index:	2.09				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	20
Total Units:	20

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4058	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	John Andreevski, Senior Planner, jandree@toronto.ca
	TELEPHONE:	416-395-7097