

TORONTO STAFF REPORT

October 2, 2001

To: Etobicoke Community Council

From: Director, Community Planning, West District

Subject: Final Report
Application to Amend the Etobicoke Zoning Code
Aplomb Properties
2777 Kipling Avenue
File Number: Z-2274
Etobicoke-North (Ward 1)

Purpose:

This report reviews and recommends approval of an application to amend the Etobicoke Zoning Code to add 16 apartment units within an existing apartment building at 2777 Kipling Avenue.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that City Council:

- (1) amend the Zoning Code and By-law No. 1808 to permit an additional 16 units substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.3;
- (2) authorize the City Solicitor to make required stylistic and technical changes to the draft By-law; and,
- (3) before introducing the by-law amendment, the applicant is



required to enter into a site plan agreement securing the proposed site improvements.

Background:

Proposal

Aplomb Properties seeks to amend the Etobicoke Zoning Code and By-law No. 1808 to permit an additional 16 apartment units to be constructed in the P2 and P3 levels of an existing 18 storey, 309 unit, rental apartment building. The space to be used was originally approved in the 1970's for recreation and/or storage use. Due to the topography behind the building, part of level P2 is one storey above grade and level P3 is at grade with walkout to the rear yard. The applicant proposes to improve the rear of the site by: re-opening the swimming pool; installing a basketball half court and tether ball; adding a play structure to the play area; and, improving the related landscaping. A common room is to be added in the basement of the building.

A copy of the site plan is attached as Attachment No. 1.

Official Plan: High Density Residential
Zoning: Residential Sixth Density (R6) subject to Site Specific By-law No. 1808 limiting the number of units to 309

Gross Site Area: 4.92 hectares (12.2 acres)
Gross Floor Area: 37936 metres square (408,353 square feet)
Height: 18 storeys

Parking: Required: 475 spaces
Proposed: 390 spaces

Site and Surrounding Area

This site is located on the east side of Kipling Avenue, south of Steeles Avenue West. Adjacent land uses are outlined below.

North: North Humber Park.
South: High Density Residential, then North Kipling Community Centre.
East: Humber River ravine.
West: Low Density Residential.

Attachment No. 2 shows the existing zoning of the site and the surrounding properties.

Official Plan

The site is designated High Density Residential under the former Etobicoke Official Plan. An Official Plan Amendment is not required.

Zoning Code

The site is zoned Residential Sixth Density (R6) and is subject to By-law No. 1808 which limits the number of units to the 309 in the existing building, therefore an amendment is required.

Site Plan Control

The property is subject to site plan control. A site plan control application was submitted in August 2001.

Reasons for Application

By-law No. 1808 restricts the number of dwelling units permitted to the 309 units existing therefore an amendment is required to permit the proposed additional 16 units.

Community Consultation

In September 1998, Etobicoke Community Council considered a Preliminary Report with respect to this proposal. A Community Meeting was held on February 8, 1999. At that meeting, approximately 15 tenants of the building expressed numerous concerns, largely related to the condition of the building and the site and the lack of maintenance. The application was put on hold to allow the applicant to address the issues raised. The applicant addressed the tenant's issues and hired a consultant to canvass the tenants as regards their preferences for improving the outdoor amenity/recreation facilities. A second Community Meeting was held on June 20, 2001, at which 3 tenants attended and supported the proposal and site improvements.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Land Use

This proposal is in compliance with the Official Plan. The zoning amendment represents a change in density, not a change in land use and will not have impacts on adjacent properties.

Parking

By-law No. 1808 required 386 parking spaces and 390 spaces were provided. Subsequently, parking standards changed so that with the addition of 16 units, this building would be required to provide 475 spaces. Of the required 475 spaces, a minimum of 65 spaces are required for surface visitor parking whereas the site provides 23 spaces. Based on parking utilization

information provided by the applicant, traffic planning staff find the parking space supply acceptable.

Lot Area

Section 320-77a.(2) of the Zoning Code requires that the minimum lot area for an apartment house is 67 square metres per unit. With the addition of 16 units this site would require a minimum lot area of 2 1775 square metres whereas the site is 19 899 square metres. This is acceptable and will be reflected in the amending by-law.

Site Plan

As noted previously, a site plan control application has recently been submitted. Staff will review the overall site design and layout in more detail in order to ensure improvement in the quality of the development is achieved. In this regard, the applicant has been working with staff to ensure that the site is physically attractive as well as functionally efficient. Staff recommend that the Site Control Agreement be finalized prior to enactment of the amending by-law.

Conclusion:

The proposed addition of 16 apartments to this existing building is consistent with the High Density Residential designation in the Etobicoke Official Plan. Though the site is zoned R6, a high density category, a site specific amendment is required to permit the proposed increase in the number of units. The amending by-law should address variations to parking standards and to minimum lot area requirements per unit.

It is recommended that the application be approved subject to the following:

Prior to the amending by-law being enacted, the applicant is to enter into a Site Control Agreement

The amending By-law shall provide for the following:

- (1) An increase in number of units permitted from 309 to 325; and,
- (2) The site-specific by-law shall provide standards for parking and minimum lot area for 325 units as set out in the draft by-law appended as Attachment 5 to this report.

Further detailed consideration of the proposal under Site Plan Control to include:

- (a) Signing of a Site Control Agreement and payment of the necessary fees associated with the preparation, execution and registration of same; and,
- (b) Submission of landscape plans detailing any fencing, landscape features, curbing, street trees, planting and the posting of financial guarantees to ensure compliance with the approved plans.

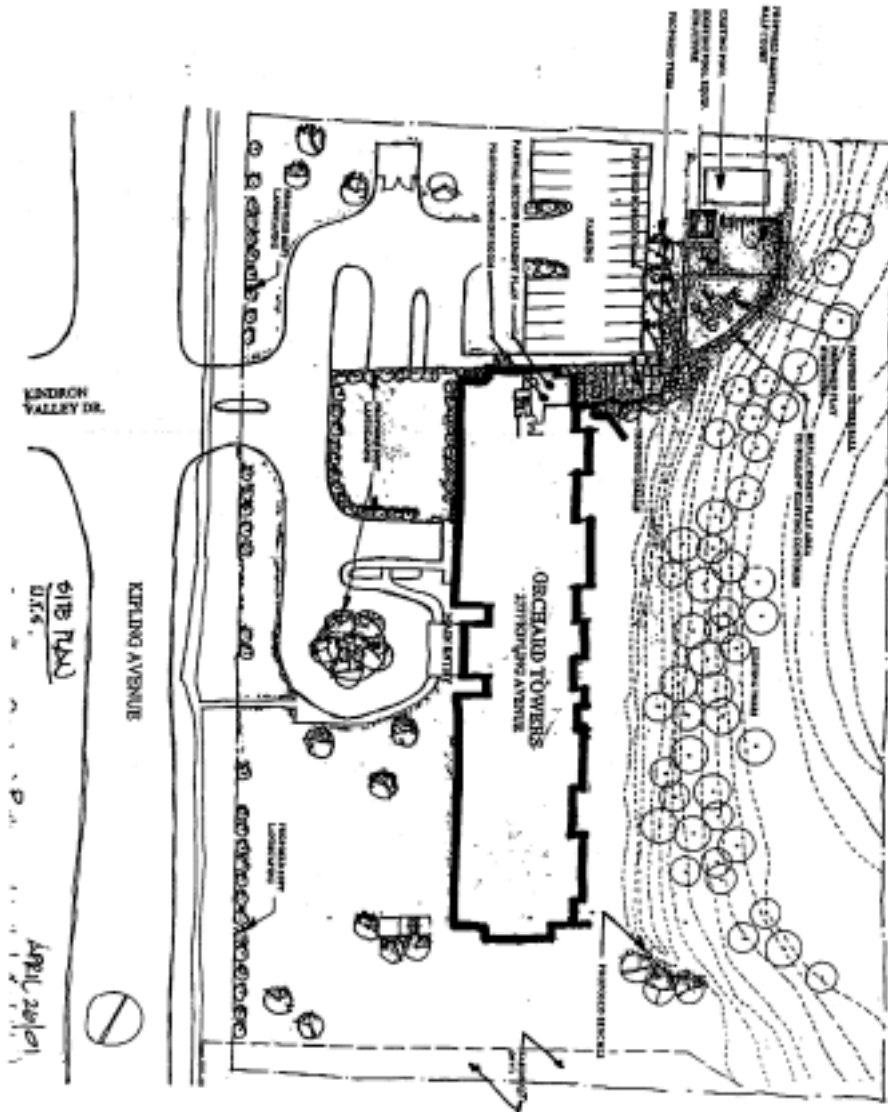
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West District

List of Attachments:

Attachment No. 1 – Site Plan
Attachment No. 2 – Zoning Map
Attachment No. 3 – Draft By- law



Site Plan

Applicant's Submitted Drawing

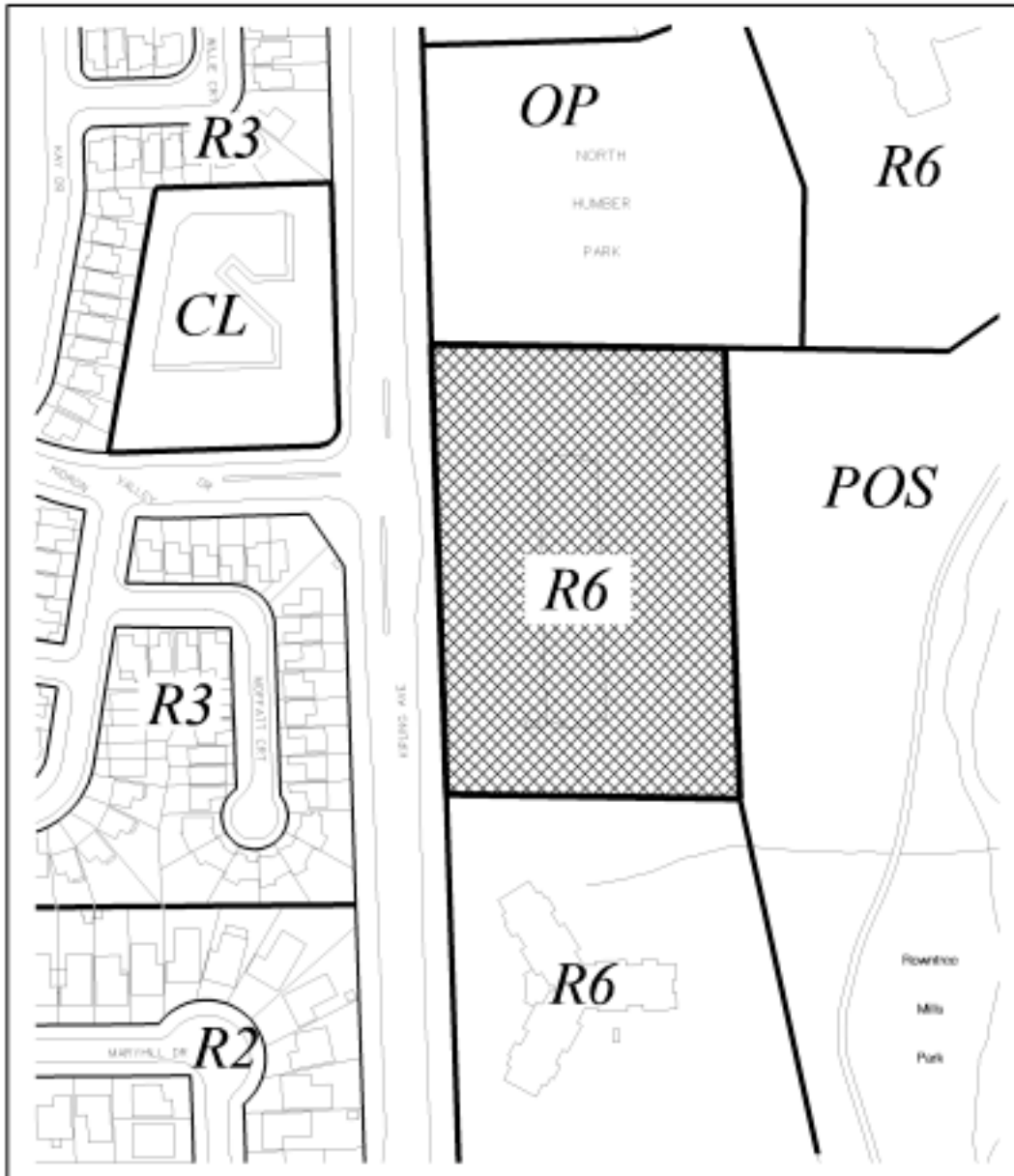
2777 Kipling Ave.

File # ECC-22274



Not to Scale
01/10/2001

Attachment 1



Toronto Urban Development Services
Zoning

2777 Kipling Ave.
File Z-2274

R2	Residential Second Density	CL	Commercial Limited
R3	Residential Third Density	OS	Public Open Space
R6	Residential Sixth Density	POS	Private Open Space

↑ **Attachment 2**

Not to Scale
Zoning By-law 11,737 as amended
Extracted 01/10/2001 - JM

**Attachment No. 3
DRAFT Zoning By-law Amendment**

Authority: Etobicoke Community Council Report No. , Clause No. , as adopted by
Toronto City Council on 2001

Enacted by Council:

THE CITY OF TORONTO

By-law No. – 2001

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code and By-law 1808
with respect to lands located east of Kipling Avenue and south of
Steeles Avenue, municipally known as 2777 Kipling Avenue.**

WHEREAS authority is given to Council by 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 former City of Etobicoke has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the zoning of the lands described in Schedule “A“ annexed hereto is affirmed as Residential Sixth Density (R6) subject to the following provisions:
 - a. Notwithstanding Clause 1(a) of By-law 1808, a total of not more than 325 apartment dwelling units may be erected on the lands.
 - b. Notwithstanding Section 320-18B(2)(a) of the Zoning Code and Clause 1(b) of By-law 1808, the lands shall be required to provide a total of 390 parking spaces.
 - c. Notwithstanding Section 320-18B(2)(a)(4) of the Zoning Code and Clause 1(b) of By-law 1808, the lands shall be required to provide 23 on-site surface visitor parking spaces.
 - d. Notwithstanding Section 320-77a(2) of the Zoning Code, the lands shall provide a minimum lot area per apartment dwelling unit of 61.2 square metres.
2. Section 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER
AND ADOPTION
DATE

DESCRIPTION OF
PROPERTY

PURPOSE OF BY_LAW

Lands east of Kipling
Ave., south of Steeles
Ave

To permit 16 additional
apartments in the existing
building.

ENACTED AND PASSED this

day of

A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)