

**243 Perth Ave - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

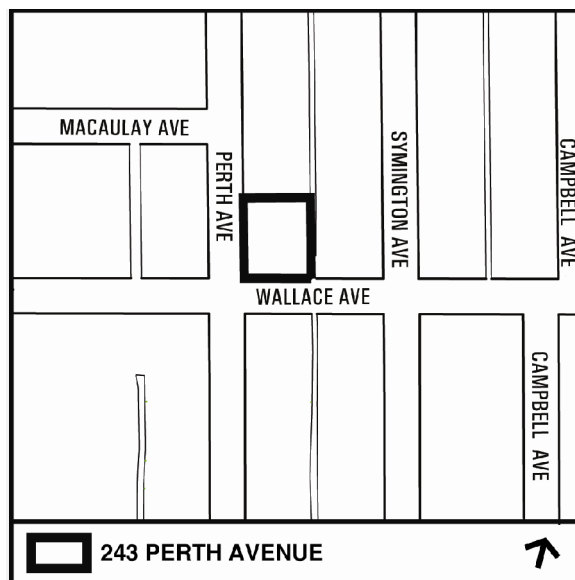
<b>Date:</b>	November 30, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 18 – Davenport
<b>Reference Number:</b>	11 296294 STE 18 OZ

**SUMMARY**

This application proposes to convert the existing historically listed church at 243 Perth Avenue into 22 residential units and build a new 4-storey apartment building containing 12 residential units on the existing surface parking lot to the north of the church. Twenty parking spaces are provided on the site, 2 of which are designated for car sharing and 2 of which are designated for visitors.

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

The application has been circulated and a Community Consultation meeting will be held in early 2012. The target date for completion of the application process is the second quarter of 2012 provided that the applicant provides all required material 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 243 Perth Avenue 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**

City Council included this property on the City of Toronto Inventory of Heritage Properties on June 23<sup>rd</sup>, 2008. The Staff Report and further information can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.TE16.3>

## **Pre-Application Consultation**

A number of pre-application consultation meetings were held with the applicant to discuss the proposal and the complete application submission requirements.

A pre-application community consultation meeting was held on April 28, 2011 attended by the local Councillor and Planning staff. Approximately 50 members of the public attended and the concerns raised included the preservation of the church building, the size of the proposed units, the design and height of the new building, provision of adequate parking and garbage pick-up.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is to amend the Official Plan and the Zoning By-law to permit the conversion of the existing church at 243 Perth Avenue into 22 residential units and construct a new 4-storey building containing 12 residential units on the existing surface parking lot to the north of the church building. A total of 3,669 square metres of residential density is proposed, 2,471 square metres in the converted church and 1,197 square metres in the new building. A small vestibule will link the converted church and the new building which will act as the main entrance to both buildings. In addition, the two lower units in the new building, facing Perth Avenue will have porches and street related entrances.

A total of 20 parking spaces are proposed, with 16 located under the new building accessed from the laneway, and 4 at-grade off the laneway. Two parking spaces are designated for visitors and 2 are designated as car share spaces. The garbage is proposed to be picked-up from the laneway that runs along the east side of the property. No on site loading space is provided.

### **Site and Surrounding Area**

The 1,737 square metre site is located on the northeast corner of Wallace and Perth Avenues. The historically listed Perth Avenue Methodist Church currently occupies the site along with a 30-car surface parking lot on the northern portion of the site.

The site is located in a stable, low-scale neighbourhood, and surrounding the site in all four directions are detached, semi-detached and row houses, 2 and 2 ½ storeys in height. Southwest of the site is a new 134 unit townhouse development.

### **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 property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas 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. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. Low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as places of worship.

A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 in the Plan states:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes."

The proposal does not meet the requirements of Policy 4.1.5 with respect to physical patterns and prevailing building type because it is for the conversion of an existing building, and it proposes a new apartment building which is not typical in this neighbourhood.

Several policies regarding heritage conservation encourage the conservation and re-use of heritage properties, including but not limited to:

- entering into conservation agreements with owners;
- requiring a Heritage Impact Statement where the development entails an amendment to the Official Plan and/or Zoning By-law; and
- allowing Council to permit additional gross floor area in excess of what is permitted in the Zoning By-law on lands with certain designations and subject to certain conditions.

## **Zoning**

This site is zoned R2 Z0.6 which permits a variety of residential uses and some non-residential uses such as places of worship and public schools at a density of 0.6 times the area of the lot. The height limit is 12 metres.

## **Site Plan Control**

A Site Plan Control application has also been submitted.

## **Tree Preservation**

An Arborist's Report was submitted with this application. To accommodate the development it is proposed to remove 3 of 6 trees that are protected under the City's tree By-law.

## **Reasons for the Application**

The *Neighbourhoods* designation encourages new development to reflect and reinforce the existing physical character of the surrounding neighbourhood. Although the proposal includes reuse of the church building for residential purposes, it also includes a new apartment building and the overall proposal would result in a residential built form that is of a different character than the surrounding neighbourhood. Therefore, the proposal requires an Official Plan Amendment.

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as, density, height, building depth, parking/loading and setbacks. Further areas of non-compliance with the Zoning By-law will be identified through the application process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Shadow Studies
- Arborist Report
- Traffic Impact Study
- Stormwater Management Report
- Green Development Standard Checklist
- Planning Justification Report
- Heritage Impact Study
- Geotechnical Study

A Notification of Complete Application was issued on December 2, 2011.

### **Issues to be Resolved**

There are a number of issues that need to be resolved through the circulation of the application and discussions with the applicant. They include the following:

- Overall height of the new building
- Setbacks and stepbacks for the new building, especially in relation to the properties to the north of the site
- Number of units on the site
- Unit mix
- Adequate protection of the historically listed church building and relationship of the new building to the church
- Number of parking spaces
- Garbage pick-up and loading
- Provision of indoor and outdoor amenity space
- Appropriate landscaping on-site and in the public boulevards
- Traffic impact of the proposal

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.

## **Conclusion**

Planning staff will hold a Community Consultation meeting in the first quarter of 2012 and will continue to work with the applicant, the other city divisions and agencies, and the community in reviewing this application.

## **CONTACT**

Sarah Phipps, Senior Planner  
Tel. No. (416) 392-7622  
Fax No. (416) 392-1330  
E-mail: sphipps1@toronto.ca

## **SIGNATURE**

---

Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

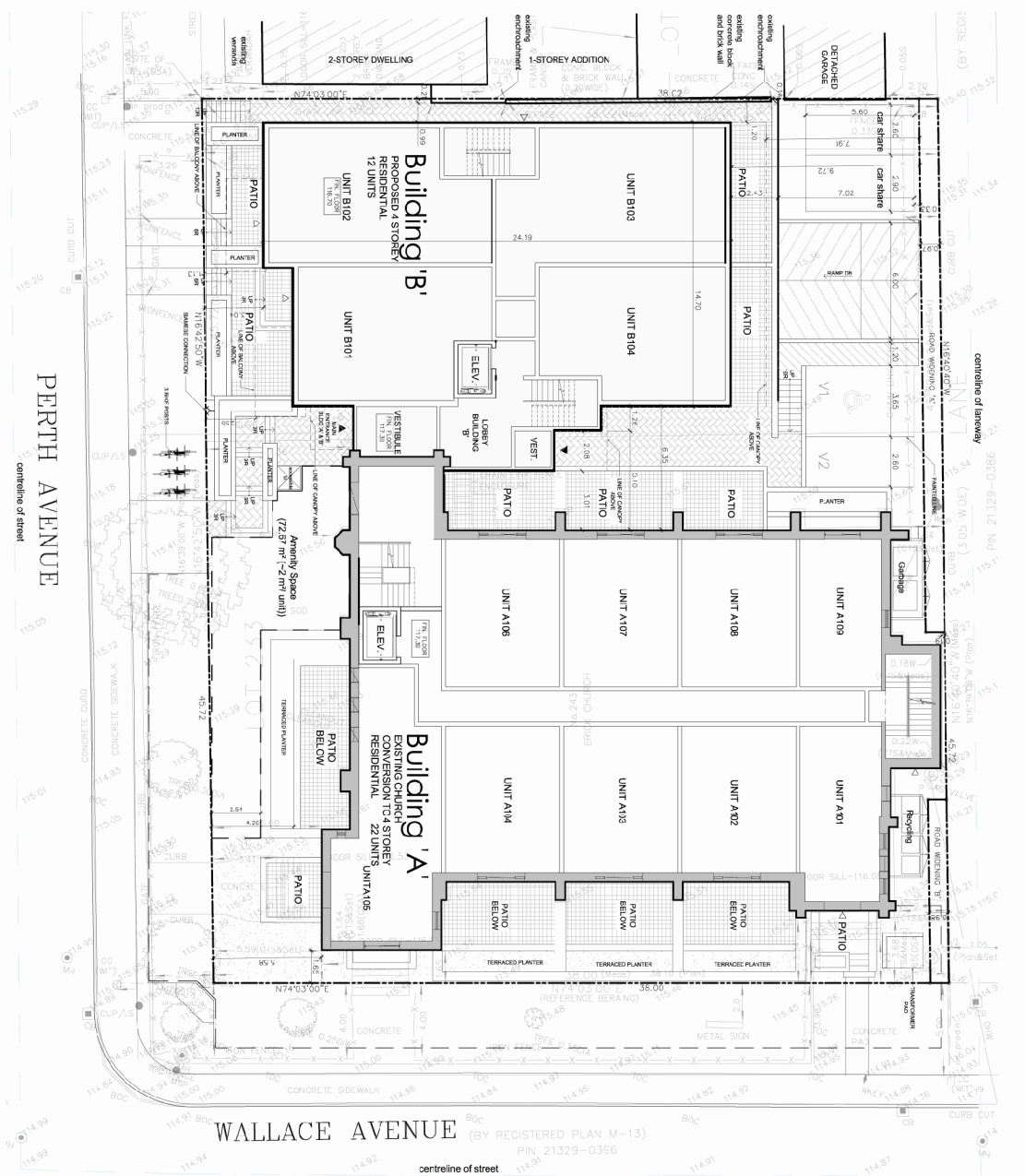
(P:\2011\Cluster B\pln\TEYCC\29862023090.doc) - smc

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Church North Elevation  
Attachment 3: East Elevation  
Attachment 4: South Elevation  
Attachment 5: West Elevation  
Attachment 6: New Building North Elevation

Attachment 7: Lower Level Plan  
Attachment 8: Official Plan  
Attachment 9: Zoning  
Attachment 10: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

243 Perth Avenue

Applicant's Submitted Drawing

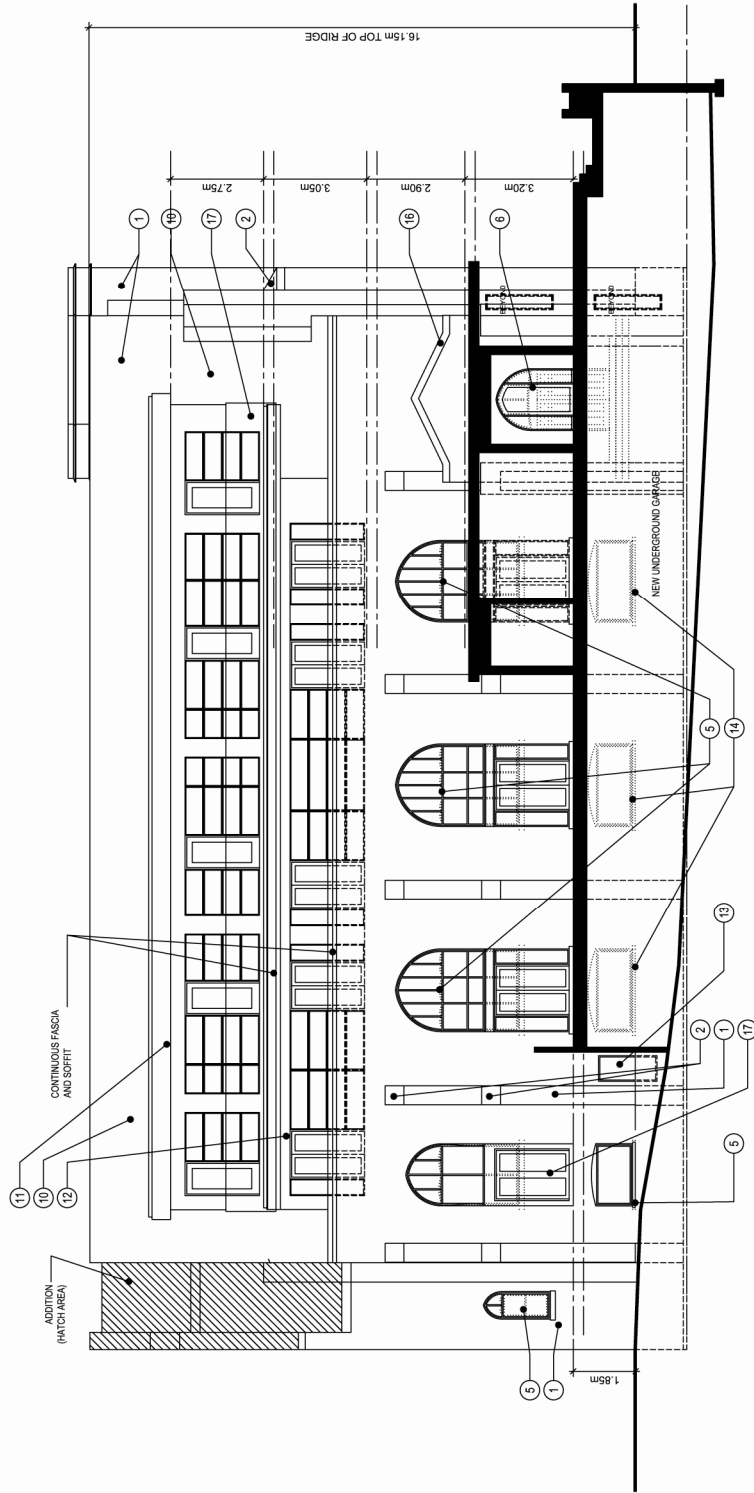
Not to Scale  
11/22/11



File # 11\_296294



## Attachment 2: Church North Elevation



NORTH Elevation (Church)

### Elevations

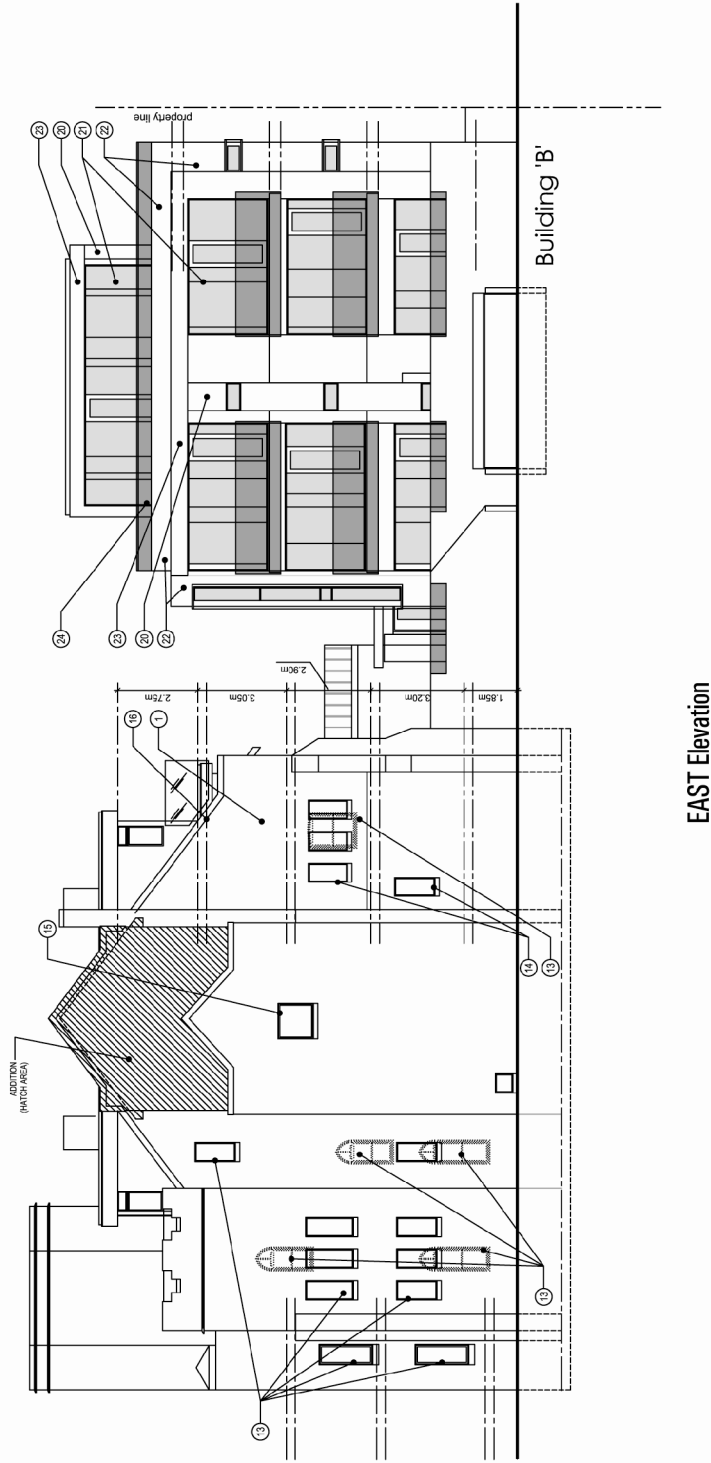
Applicant's Submitted Drawing

Not to Scale  
11/22/11

243 Perth Avenue

File # 11\_296294

**Attachment 3: East Elevation**



**EAST Elevation**

**243 Perth Avenue**

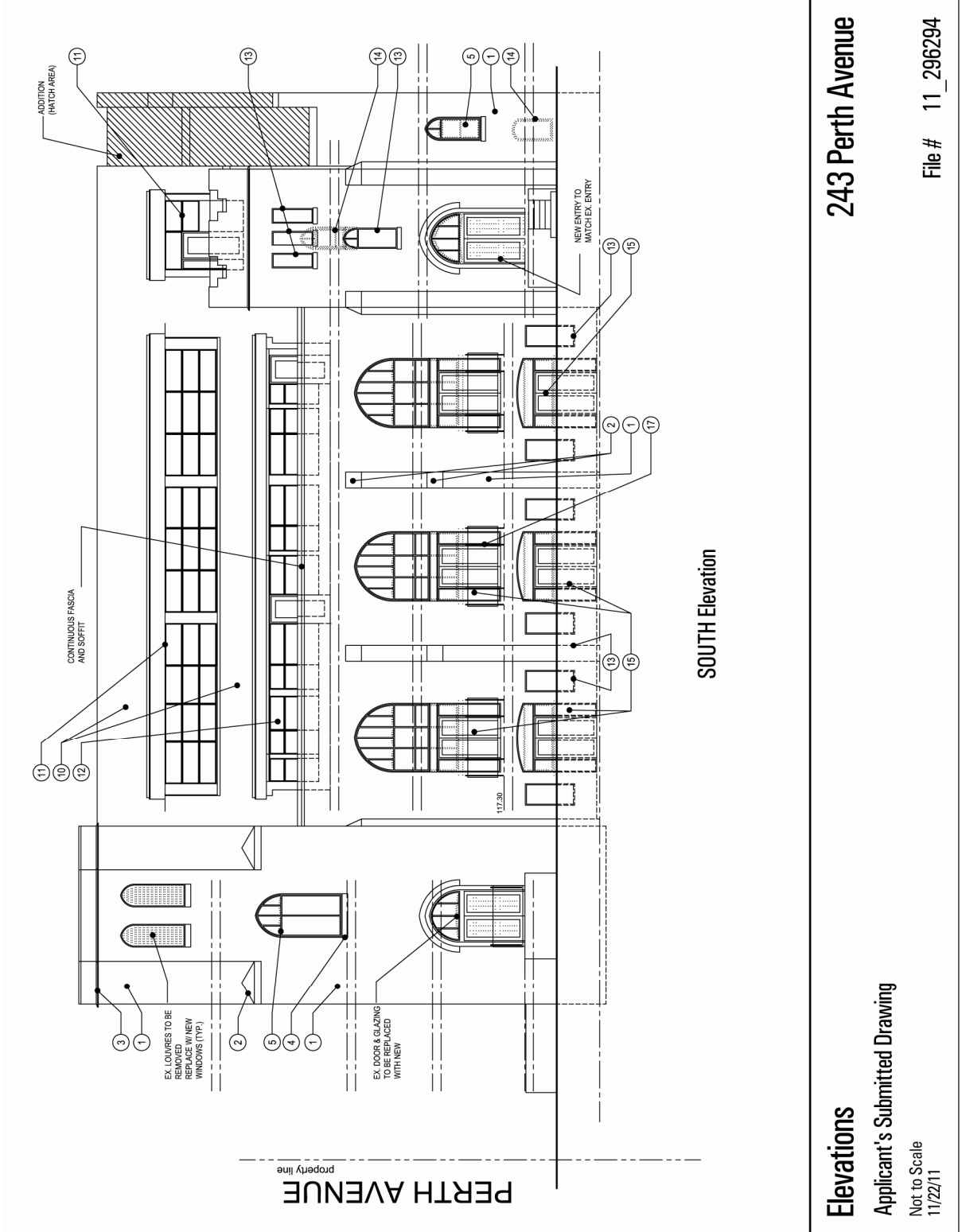
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
11/22/11

File # 11\_296294

Attachment 4: South Elevation



Elevations

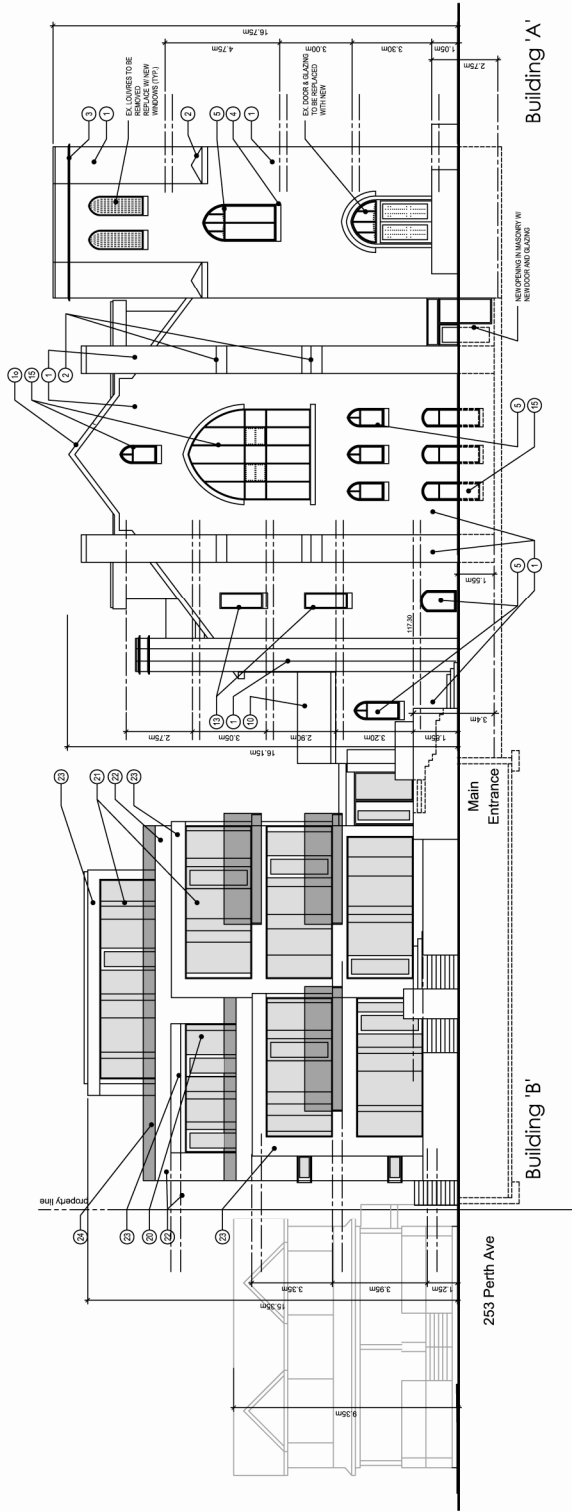
Applicant's Submitted Drawing

Not to Scale  
11/22/11

243 Perth Avenue

File # 11\_296294

# Attachment 5: West Elevation



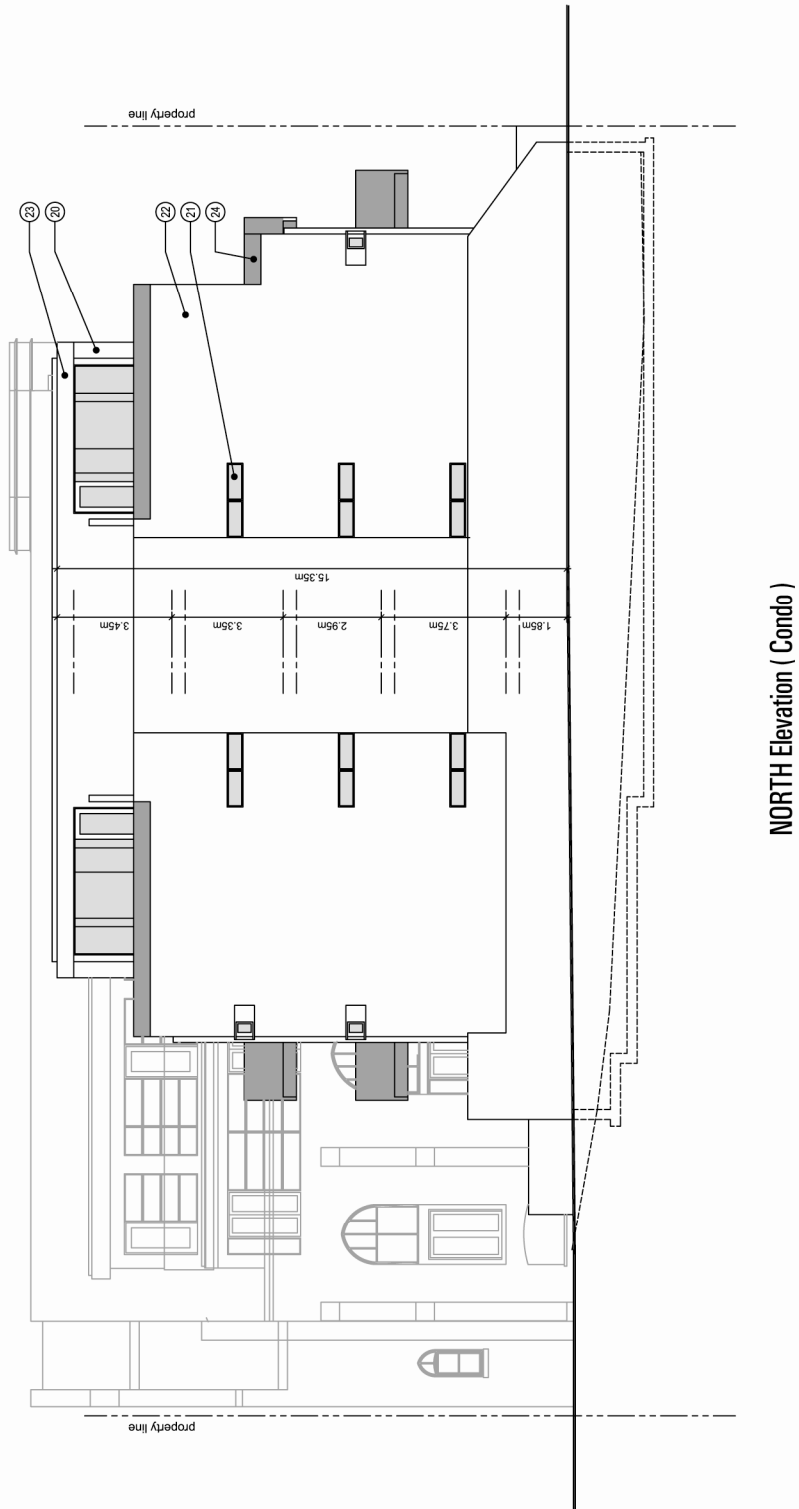
WEST Elevation

243 Perth Avenue

File # 11\_296294

Elevations  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/22/11

# Attachment 6: New Building North Elevation



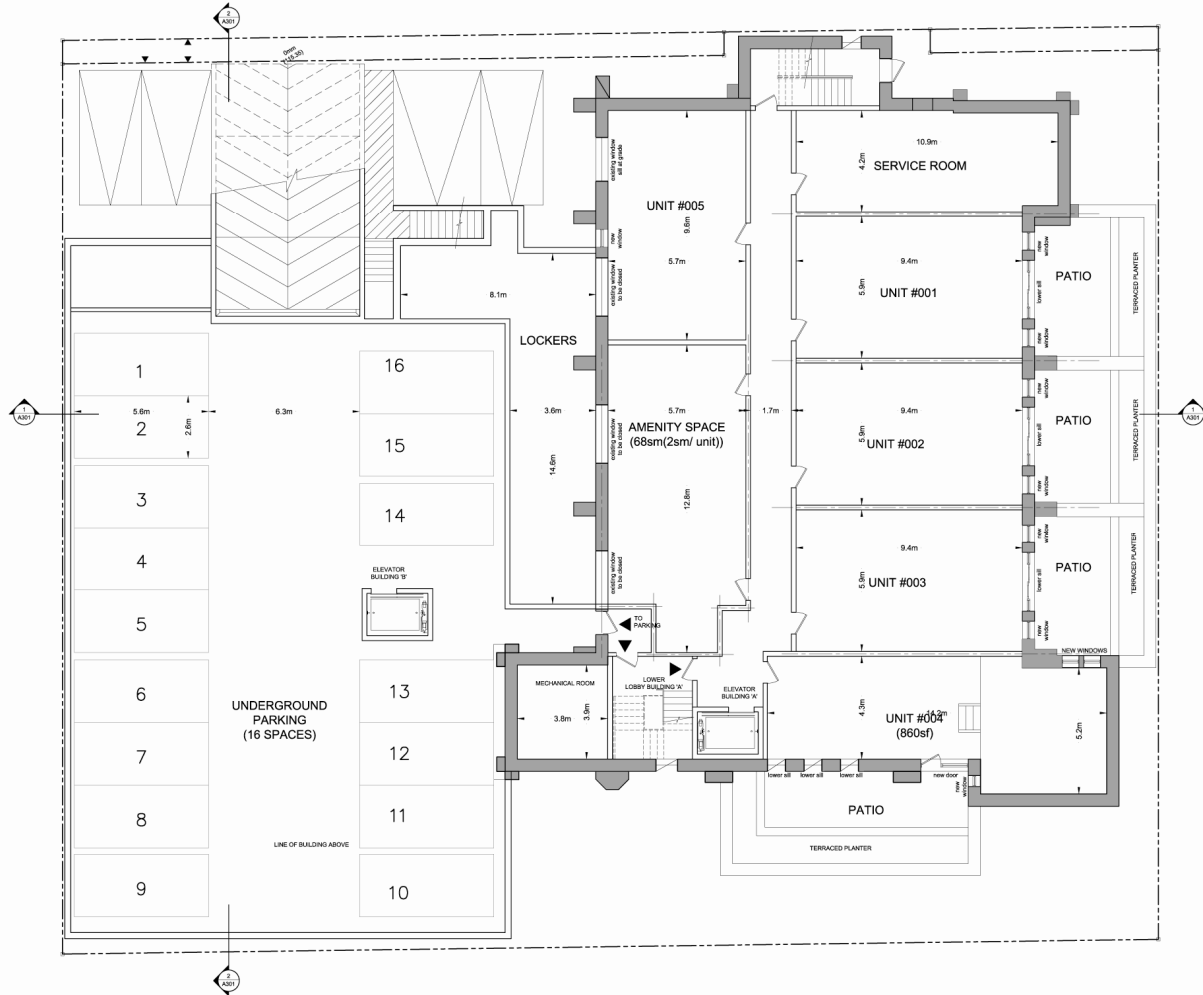
243 Perth Avenue

File # 11\_296294

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
11/22/11

## Attachment 7: Lower Level Plan



**LOWER LEVEL PLAN**

### Elevations

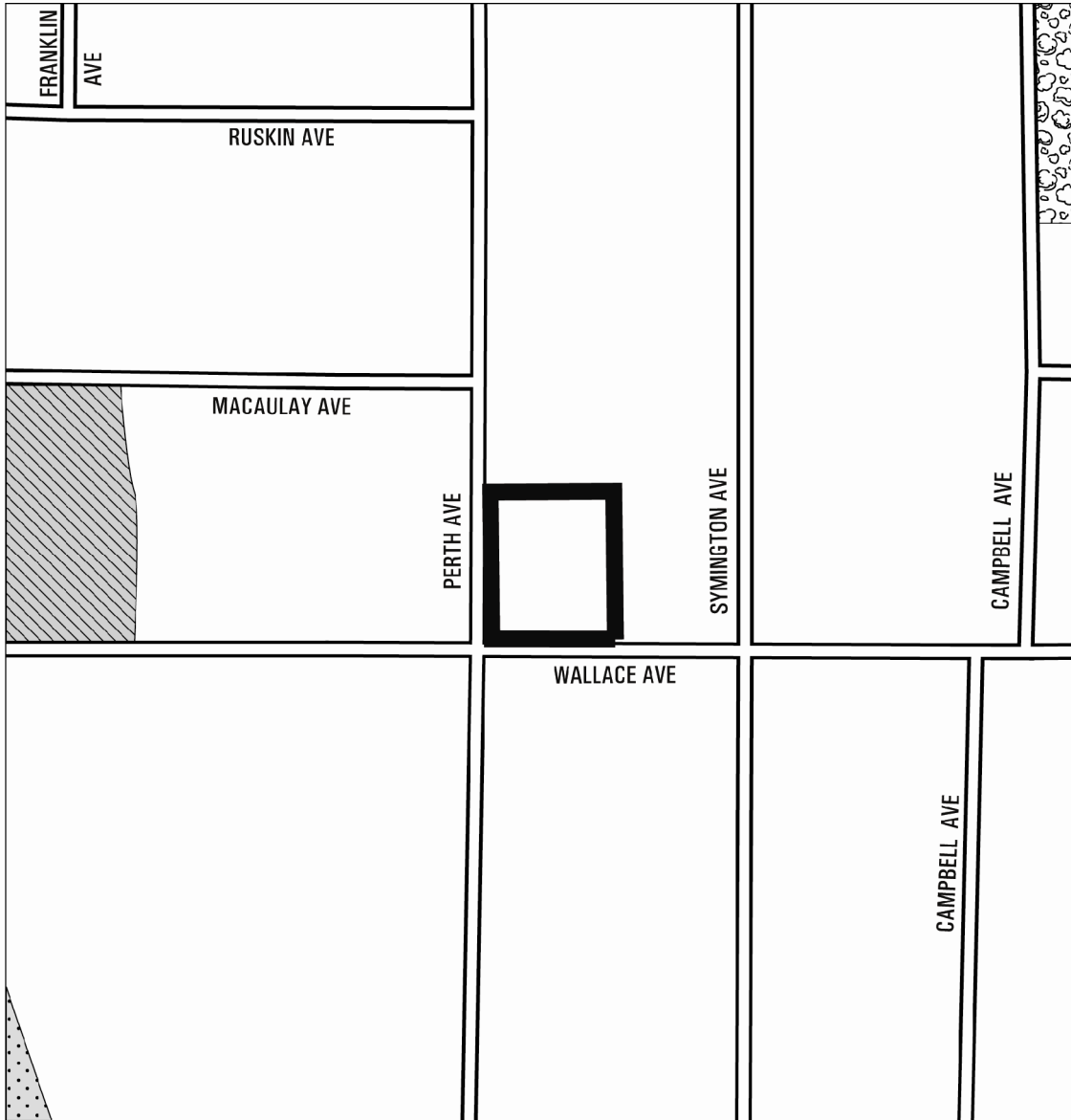
Applicant's Submitted Drawing

Not to Scale  
11/22/11

**243 Perth Avenue**

File # 11\_296294

## Attachment 8: Official Plan



**TORONTO** City Planning  
**Official Plan**

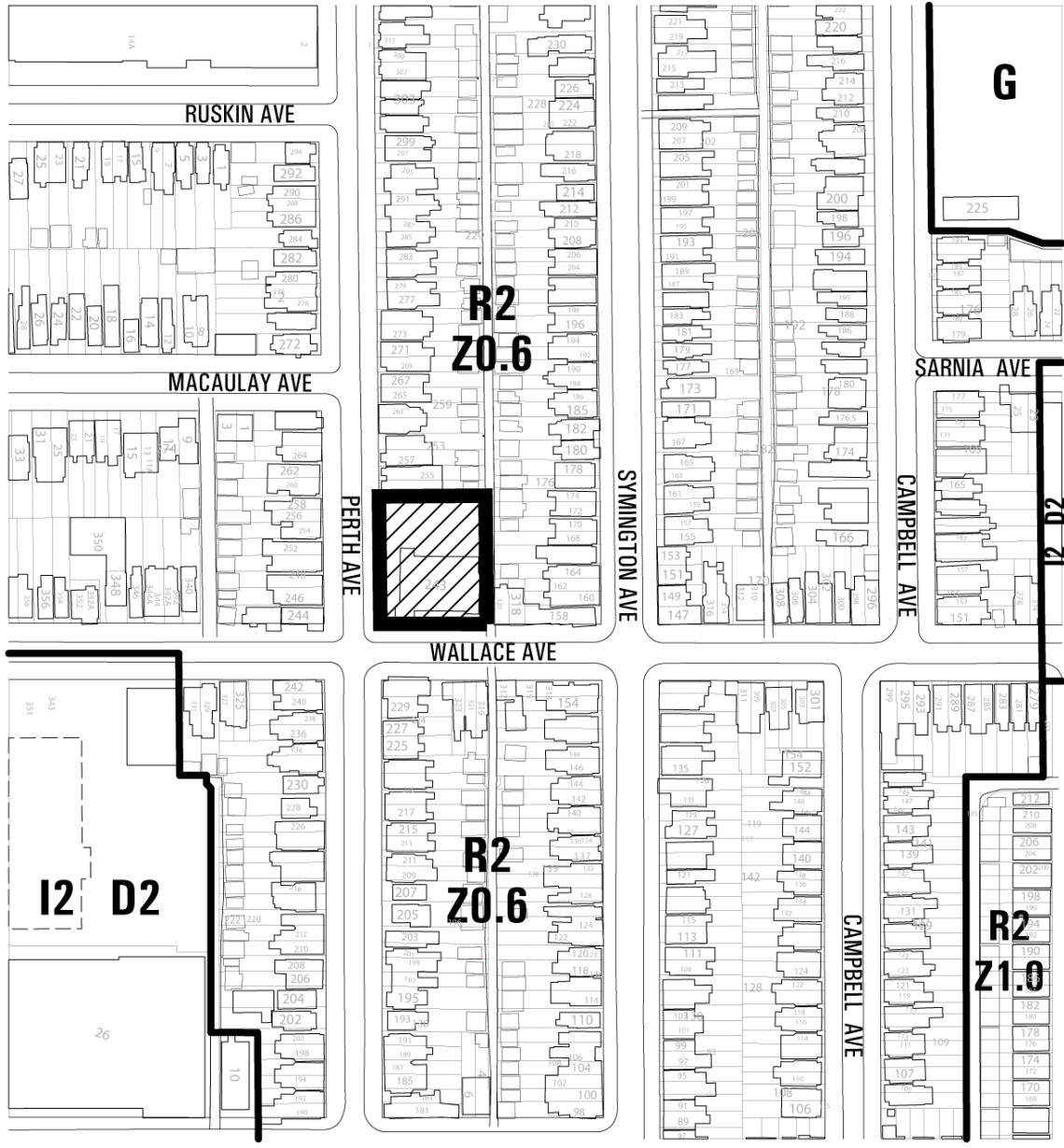
**243 Perth Avenue**

File # 11\_296294

- |  |  |  |   |
|--|--|--|---|
|  Site Location  |  Parks & Open Space Areas |  Employment Areas |  Utility Corridors |
|  Neighbourhoods |  Parks                    |  |   |

  
 Not to Scale  
 11/22/11

# Attachment 9: Zoning



243 Perth Avenue

File # 11\_296294\_CMB

- G Parks District
- R2 Residential District
- I2 Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/21/2011



## Attachment 10: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 296294 STE 18 oz
Details	OPA & Rezoning, Standard	Application Date:	October 20, 2011
Municipal Address:	243 PERTH AVE		
Location Description:	PLAN M13 PT LOT 231 **GRID S1801		
Project Description:	Official Plan and Zoning By Law Amendment to permit the conversion of the existing (heritage structure) place of worship into a residential apartment building containing 22 dwelling units, and a new 4-storey residential building on the existing parking lot containing 12 dwelling units. Twenty parking spaces are located under the new building to serve the development.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Greg Dell		caricari lee architects inc.	

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2 Z0.6	Historical Status:	Y
Height Limit (m):	12	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1737.66	Height:	Storeys:	4
Frontage (m):	45.72		Metres:	15.4
Depth (m):	38			
Total Ground Floor Area (sq. m):	965.2			<b>Total</b>
Total Residential GFA (sq. m):	3669.3		Parking Spaces:	20
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3669.3			
Lot Coverage Ratio (%):	55.5			
Floor Space Index:	2.11			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3080.7	588.6
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	30	Office GFA (sq. m):	0	0
2 Bedroom:	4	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	34			

**CONTACT: PLANNER NAME: Sarah Phipps, Senior Planner**  
**TELEPHONE: (416) 392-7622**