

**270 Donlands Avenue – Zoning Application
Preliminary Report**

Date:	May 11, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 - Toronto-Danforth
Reference Number:	07-106506 STE 29 OZ

SUMMARY

An application has been submitted to amend the former East York Zoning By-law 6752, as amended, to permit the construction of an 8-storey apartment building.

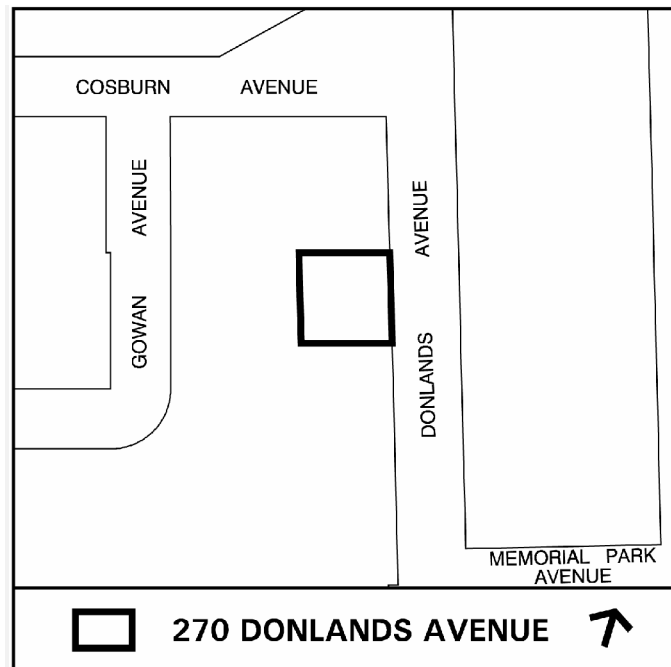
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for early 2008, provided that the information required is forthcoming in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting



together with the Ward Councillor;

2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
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

In 2002, Woodgreen received municipal approvals to construct a new 32 unit, six-storey apartment building (transitional housing for women and children) at 243 Cosburn Avenue under the SCPI program. The development at 243 Cosburn Avenue was Woodgreen's first Homeward Bound initiative. The current application will be Woodgreen's second Homeward Bound development, providing housing and services for the same clientele.

On December 6, 2006, the Affordable Housing Committee issued a Request for Proposal (RFP) No. 9155-06-7380 for the development of approximately 600 affordable housing units. The RFP closed January 30, 2007. The proposal at 270 Donlands Avenue was one of the projects selected through the RFP process.

On April 17, 2007, the Affordable Housing Committee recommended that City Council approve the affordable housing projects selected through the RFP, and recommended submission of all project information to the Ministry of Municipal Affairs and Housing for consideration as projects to be funded under the Canada-Ontario Affordable Housing Program – Rental and Supportive Component.

ISSUE BACKGROUND

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

Proposal

The applicant has applied for an amendment to the former East York Zoning By-law 6752, as amended, to permit the construction of an 8-storey residential apartment building. The proposed development would contain 44 apartment dwelling units, a gross floor area of 3,776 square metres, and a proposed density of 4.1 times the lot area.

Given the subject site's proximity to the Cosburn Avenue property, this proposal serves as an addition to the Cosburn Avenue site, and creates a "campus-like" atmosphere.

Site and Surrounding Area

The site is located on the west side of Donlands Avenue, south of Cosburn Avenue. The site has a lot frontage of approximately 31 metres, and an overall lot area of 930 square meters. The subject site currently contains a vacant, two-storey building.

Development in the vicinity of the site can be described as follows:

North: the property immediately north of the subject site is vacant. Development further north consists of an automobile service station, and a community space affiliated with the non-profit housing located at 243 and 249 Cosburn Avenue;

South: an existing 8-storey apartment building;

East: an elementary school and a church; and

West: an existing 8-storey apartment building. Further west is a mix of single detached dwelling units.

Official Plan

On July 6, 2006, the Ontario Municipal Board issued Order No. 1928 bringing the majority of the new Official Plan into force and effect. The Order did not bring into force the new Plan policies related to housing, Section 37 and floodplain 'Special Policy Areas' which remain under appeal. Until the appeal of these sections is resolved these policies as contained in the predecessor plans are still applicable. All other policy maps and schedules contained within the former municipalities' Official Plans are repealed.

The Official Plan designates the subject site "*Apartment Neighbourhoods*". "*Apartment Neighbourhoods*" are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the "*Neighbourhoods*" designation are also permitted in "*Apartment Neighbourhoods*".

Zoning

The East York Zoning By-law zones the property R2A – Medium Density Residential, which permits Residential uses, City-owned facilities, day nurseries operated in municipally-owned community centres, or in public libraries, schools, or churches that existed at the date of the passing of the By-law.

Residential uses are permitted in the form of single detached dwellings, semi-detached dwellings, institutional buildings, and buildings and structures accessory to the above-noted building forms.

Site Plan Control

The site and development are subject to Site Plan Control. An application for Site Plan Control Approval has not been received to date.

Reasons for the Application

An amendment to the former East York Zoning By-law 6752, as amended, is necessary because the proposed apartment building is not a permitted use in this zoning category.

Provided the proposed development is found to be in compliance with the development criteria for “*Apartment Neighbourhoods*” an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Appropriateness of the Land Use

The zoning of the subject site is an anomaly within this block. The property at 270 Donlands Avenue is an isolated parcel of land with an R2A zoning, surrounded on all three sides by the Residential R3A zoning category. The present zoning of the subject site limits built forms to single and semi-detached dwellings, while the R3A zoning of the abutting properties permits larger development forms such as apartment buildings.

The applicant is proposing to rezone the subject site to the R3A category, bringing it into line with the surrounding properties. The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding neighbourhood and will be evaluated against the relevant Official Plan criteria for “*Apartment Neighbourhoods*”.

Density

The applicant has made application to rezone the property from the current R2A zoning category to the R3A zoning category. In former East York Zoning By-law, apartment buildings in R3A zones are permitted to have a maximum density of 2.0 times the lot area, with additional density permitted where the lot coverage is reduced below the 75% maximum floor space index. The density may be increased in the proportion of an extra 0.1 floor space index for every 10% of such reduction in coverage.

The applicant is proposing a density of 4.10 times the lot area. In addition to examining the consistency of the applicant’s proposal with the surrounding apartment densities, a review of the appropriateness and impact of proposed density on adjacent land uses will be reviewed.

Height

The applicant proposes to construct an 8-storey apartment building. Although the R3A zone does not have a specific height limit, the impacts of the proposal on adjacent uses will have to be evaluated. A shadow study must be submitted for review.

Siting

The applicant proposes to provide a north side yard setback of 0.0 metres, rear yard setback of 8.9 metres and a south yard setback of 2.4 metres. The proposal will be reviewed in terms of the proposed building's proximity to the existing residential dwellings directly to the south and west of the proposed building and potential implications on future developments to the north.

Parking, Loading and Servicing

Parking, loading and servicing are proposed via access over the existing driveway and parking area at 243 Cosburn Avenue. The applicant has proposed to extend the existing parking area at 243 Cosburn Avenue, and provide four surface parking spaces on the vacant land at 272 Donlands Avenue which is also owned by the applicant.

The amount of parking provided and the location of the parking, in addition to the design of the parking area must be reviewed in relation to the demand generated by the proposed use and in the context of the proposal's access to public transit. The adequacy of the proposed parking supply will be reviewed by staff to ensure that sufficient parking for the proposal is provided. The applicant has indicated that a Parking Study is forthcoming.

The proposal also seeks to use the existing loading space at 243 Cosburn Avenue for servicing and garbage collection. Given the location of the property, as a part of a "campus-like" development, staff will review the application to ensure that the proposed shared loading and servicing area are satisfactory.

Proposed Landscaping

The applicant has not provided a Landscape Plan. Landscaping is an important component of any proposal and must be reviewed.

Further Information Required

Additional issues may arise through the review of this application.

Consultation

In addition to the Community Consultation Meeting held by City Planning, it is our understanding that an Open House information session will be held by the applicant. City Planning and Affordable Housing Staff will be in attendance at the Open House.

CONTACT

Marian Prejel, Planner

Ph: (416) 392-9337

Fax: (416) 392-1330

E-mail: mprejel@toronto.ca

SIGNATURE

Gary Wright

Director, Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

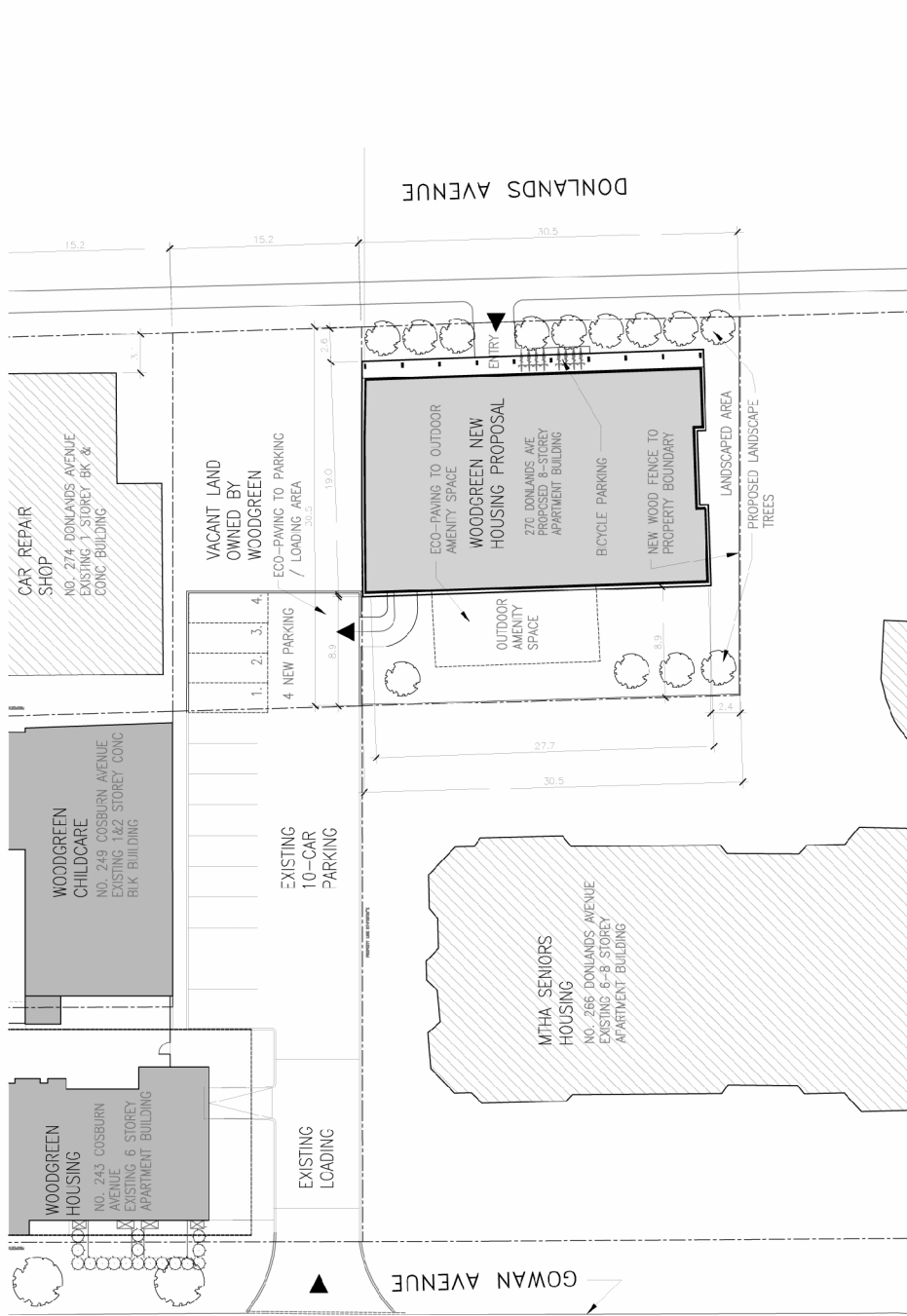
Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan

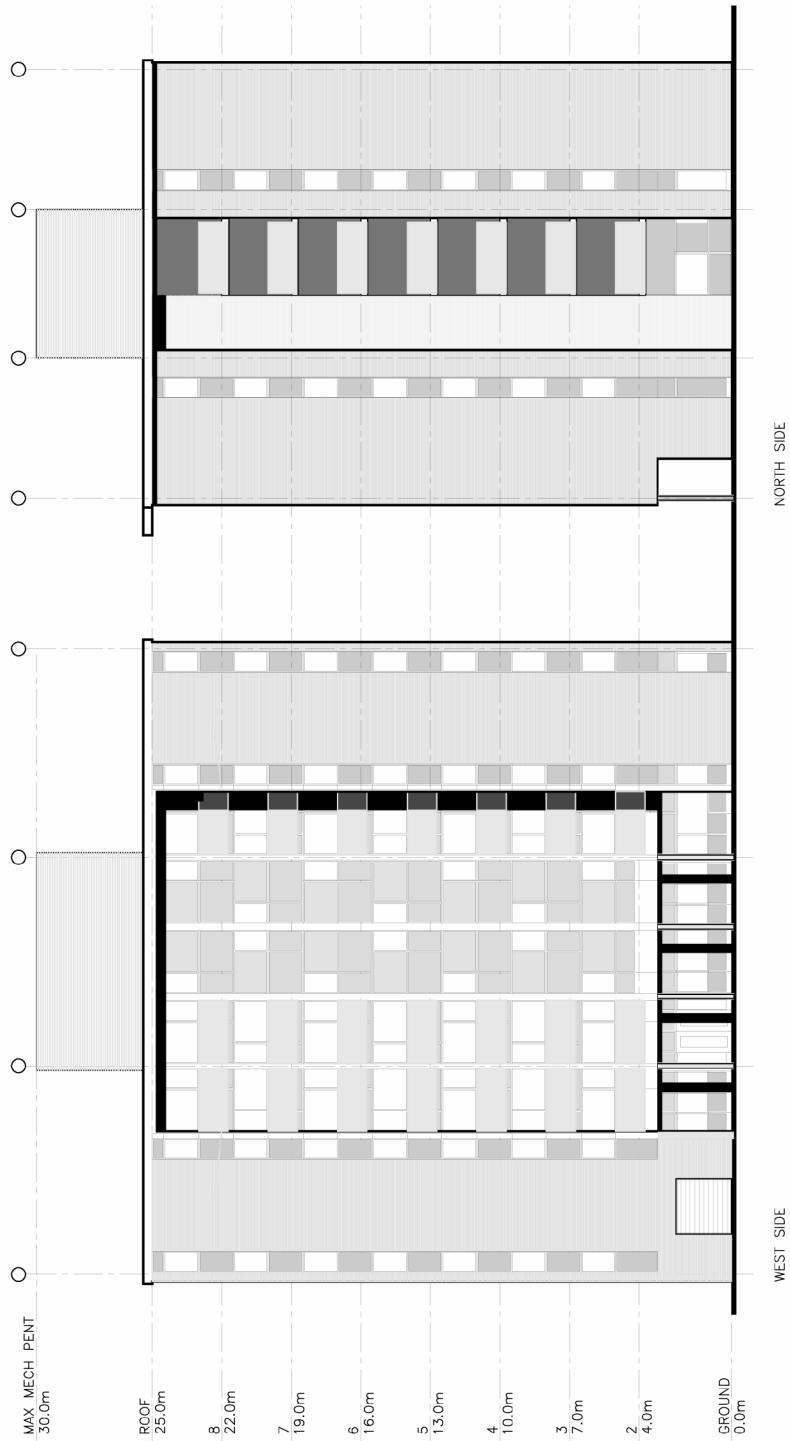


270 Donlands Avenue

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/20/07

File # 07_106506

Attachment 2: Elevations



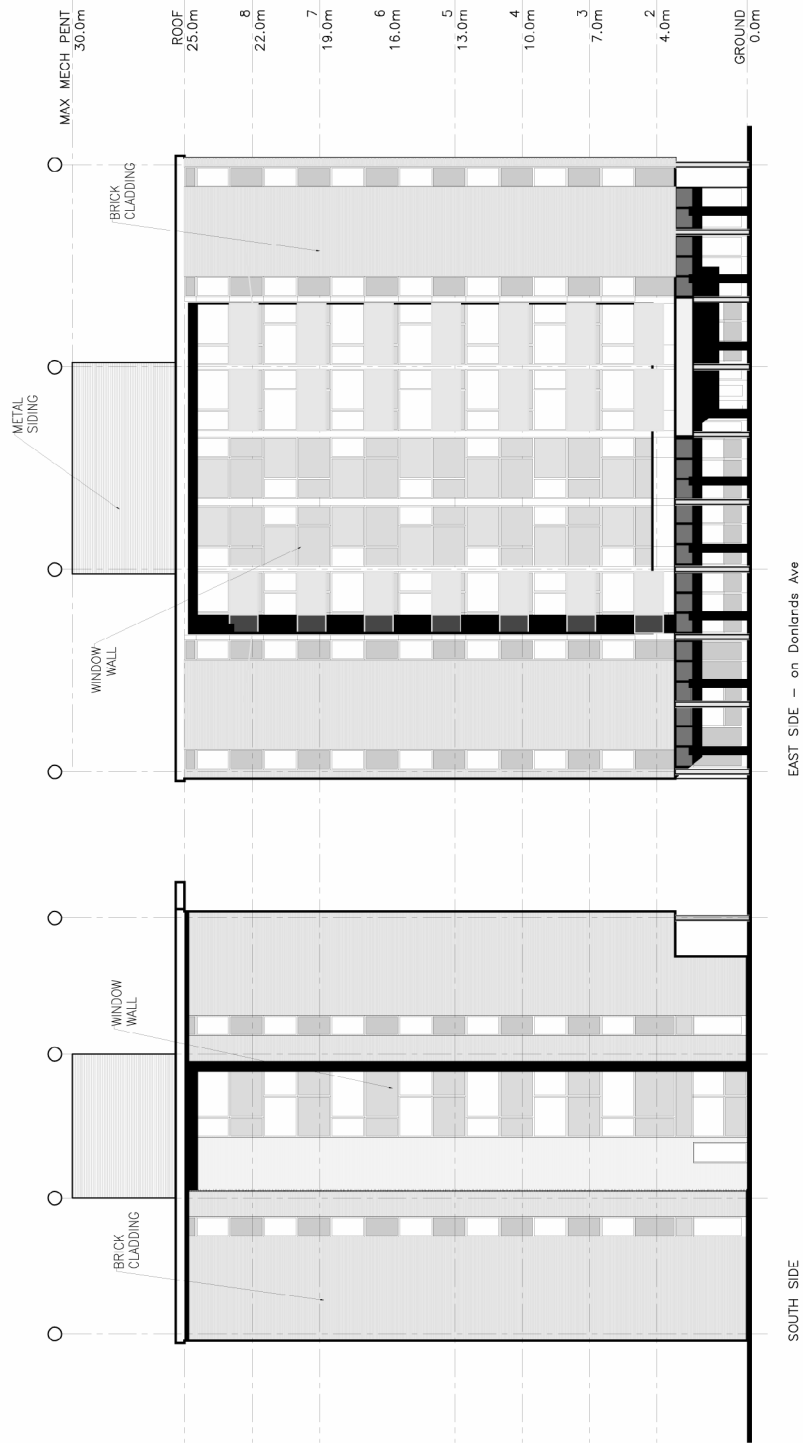
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Elevations
 Applicant's Submitted Drawing

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Not to Scale
 02/2007

Attachment 3: Elevations



Elevations
 Applicant's Submitted Drawing

Not to Scale
 02/20/07

270 Donlands Avenue
 File # 07_106506

Attachment 4: Zoning



TORONTO City Planning Division
Zoning

270 Donlands Avenue

File # 07_106506

- R1A Low Density Residential
- R1C Low Density Residential
- R2A Medium Density Residential
- R2B Medium Density Residential
- R3A High Density Residential



Not to Scale
 Zoning By-law 6752 as amended
 Extracted 02/20/07 - TA

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	07 106506 STE 29 OZ
Details	Rezoning, Standard	Application Date:	February 2, 2007

Municipal Address: 270 DONLANDS AVE, TORONTO ON
 Location Description: PL M39 PT LT162 PT LT163 **GRID S2903
 Project Description: Eight-storey non-profit residential building fronting onto Donalands Avenue containing 44 dwelling units

Applicant:	Agent:	Architect:	Owner:
McCarthy Tetrault LLP Cynthia MacDougall			Woodgreen Community Housing Inc.

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: Residential R2A Density Zone	Historical Status:
Height Limit (m):	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	930	Height:	Storeys:	8
Frontage (m):	30.47		Metres:	25
Depth (m):	30.48			
Total Ground Floor Area (sq. m):	489.6			Total
Total Residential GFA (sq. m):	3776		Parking Spaces:	4
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3776			
Lot Coverage Ratio (%):	52.6			
Floor Space Index:	4.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms: 0	Residential GFA (sq. m):	3776	0
Bachelor: 0	Retail GFA (sq. m):	0	0
1 Bedroom: 0	Office GFA (sq. m):	0	0
2 Bedroom: 37	Industrial GFA (sq. m):	0	0
3 + Bedroom: 7	Institutional/Other GFA (sq. m):	0	0
Total Units: 44			

CONTACT: PLANNER NAME: Marian Prejel, Planner
TELEPHONE: (416) 392-9337