

995 Lansdowne Ave - Zoning Amendment Application - Preliminary Report

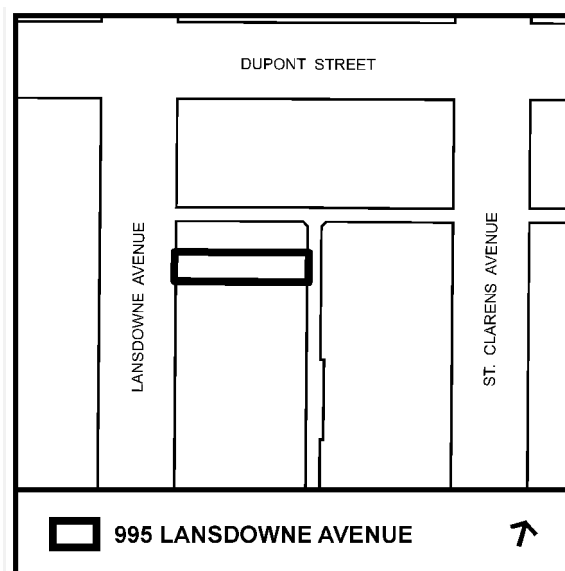
Date:	September 7, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	12 146750 STE 18 OZ

SUMMARY

This application proposes to rezone the property at 995 Lansdowne Avenue from industrial to residential uses. The application also seeks to build a two-storey addition and make interior alterations to the building. The proposal includes 10 residential rental units with 3 parking spaces. A zoning amendment application was also submitted for the adjacent property known as 997 Lansdowne Avenue, which is being reviewed concurrently with this application. Please refer to File No. 12 146757 STE 18 OZ for the 997 Lansdowne Avenue application.

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.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission and ask questions of City Staff and the applicant. A community consultation meeting is targeted for the fourth quarter of 2012. The final report is targeted for the first quarter of 2013, subject to any required information being provided by the applicant 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 995 Lansdowne Avenue in conjunction with a meeting for 997 Lansdowne Avenue (File No. 12 146757 STE 18 OZ) 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

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements in April 2011.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site at 995 Lansdowne Avenue with 10 residential units and a total of 806.12 square metres of residential gross floor area (including the basement GFA). There are 4 one-bedroom units and 6 two-bedroom units. The height of the proposed building is 4 storeys and is 12 metres high. The total density of the proposal is 2.68 times the lot area (including the basement GFA). A total of 3 parking spaces are proposed, and are to be accessed from the rear lane.

For further information, refer to Attachment 6: Application Data Sheet.

History of the Property

Building permits for this property were issued for the creation of eight artist studios with storage in the basement. The proposal included interior alterations, basement underpinning, front and rear basement walkouts, front and rear decks, a two-storey addition over the existing building, a four-storey rear addition, exterior stairs and a fire alarm system.

Site and Surrounding Area

The site is located on the east side of Lansdowne Avenue, south of Dupont Street. The area of the site is 301 square metres, with a frontage of 8.2 metres and a depth of 36.6 metres.

North: Immediately north of the site is 997 Lansdowne Avenue (please refer to File No. 12 146757 STE 18 OZ). North of the 997 Lansdowne Avenue property is a substandard residential public lane that extends between Lansdowne Avenue and St. Clarens Avenue. Further north of the lane, at the southeast corner of Dupont Street and Lansdowne Avenue, is a 6-storey mixed-use building.

South: South of the site is a 3-storey building that functions as a crisis-care facility.

West: Immediately west of the subject site is Lansdowne Avenue. On the west side of Lansdowne Avenue, opposite the subject site, is a 6-storey residential apartment building.

East: There is a 3.05 metre wide substandard residential public lane immediately to the east of the subject site. On the opposite side of the lane are single family houses (which front onto St. Clarens Avenue) with rear garages that have access from the lane.

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 as *Neighbourhoods* on Map 18 of 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. Areas designated as *Neighbourhoods* within the Official Plan are generally not intended for redevelopment purposes or intensification, they are intended to be stable areas where redevelopment respects

and reinforces the existing built form. 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 Official 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."

There are no Secondary Plans or Area-Specific Policies that apply to the subject property. An Official Plan Amendment is not required because the *Neighbourhoods* designation provides for residential uses of the scale proposed by this application.

Zoning

The subject property is zoned I1 D2 with a height of 14.0 metres. No residential uses of any form are permitted in I1.

Site Plan Control

A Site Plan Control application has not yet been submitted but shall be required.

Tree Preservation

A Tree Declaration was submitted with this application.

Reasons for the Application

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for the change in use to residential. Additionally, the proposal does not conform to development standards for vehicular parking, bicycle parking and density.

Further areas of non-compliance with the Zoning By-law may be identified through the application review process.

COMMENTS

Application Submission

The original submission consisted of drawings and a Boundary Plan of Survey, no reports/studies were submitted with the original application.

A Notification of Incomplete Application was issued on April 24, 2012 and identified the outstanding materials required for a complete application submission as follows:

- Planning Rationale Report
- Environmental Site Assessment
- Arborist Report / Tree Declaration
- Toronto Green Development Standard

Following the circulation of the original submission, additional materials were requested, including:

- Stormwater report (requested by Technical Services)
- Servicing report (requested by Technical Services)
- Proposed grading and site servicing plans (requested by Technical Services)
- Composite utility plan (requested by Urban Forestry)
- Landscape plans and details (requested by Urban Forestry)

Since the issue of Notification of Incomplete Application, the following materials have been submitted:

- Planning Rationale Report
- Environmental Site Assessment
- Arborist Report / Tree Declaration

City staff will circulate any outstanding materials as they are submitted. Once the Toronto Green Development Standard is submitted a Notice of Complete Application can be issued.

Issues to be Resolved

The primary reason for the application is to allow residential uses by rezoning the property from Industrial to Residential. However, there are a number of other issues that need to be resolved through the circulation of the application and discussions with the applicant. These include the following:

- Density of the proposed building
- Number of units proposed
- Number of vehicular and bicycle parking spaces provided
- Collection and storage of waste
- Provision of landscaping and open space
- Traffic impact of the proposal
- Setbacks and step-backs for the new building and any adjacency issues the proposal may create
- Potential for widening of the public rear lane

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.

As noted above, the TGS Checklist has not been submitted by the applicant yet, but will be reviewed by City staff for compliance with the Tier 1 performance measures once received from the applicant.

Conclusion

Planning staff will hold a Community Consultation meeting in the final quarter of 2012 and will continue to work with the applicant, other city divisions and agencies, and the community in reviewing this application. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Shawna Bowen, Planner
Tel. No. 416-392-9434
Fax No. 416-392-1330
E-mail: sbowen1@toronto.ca

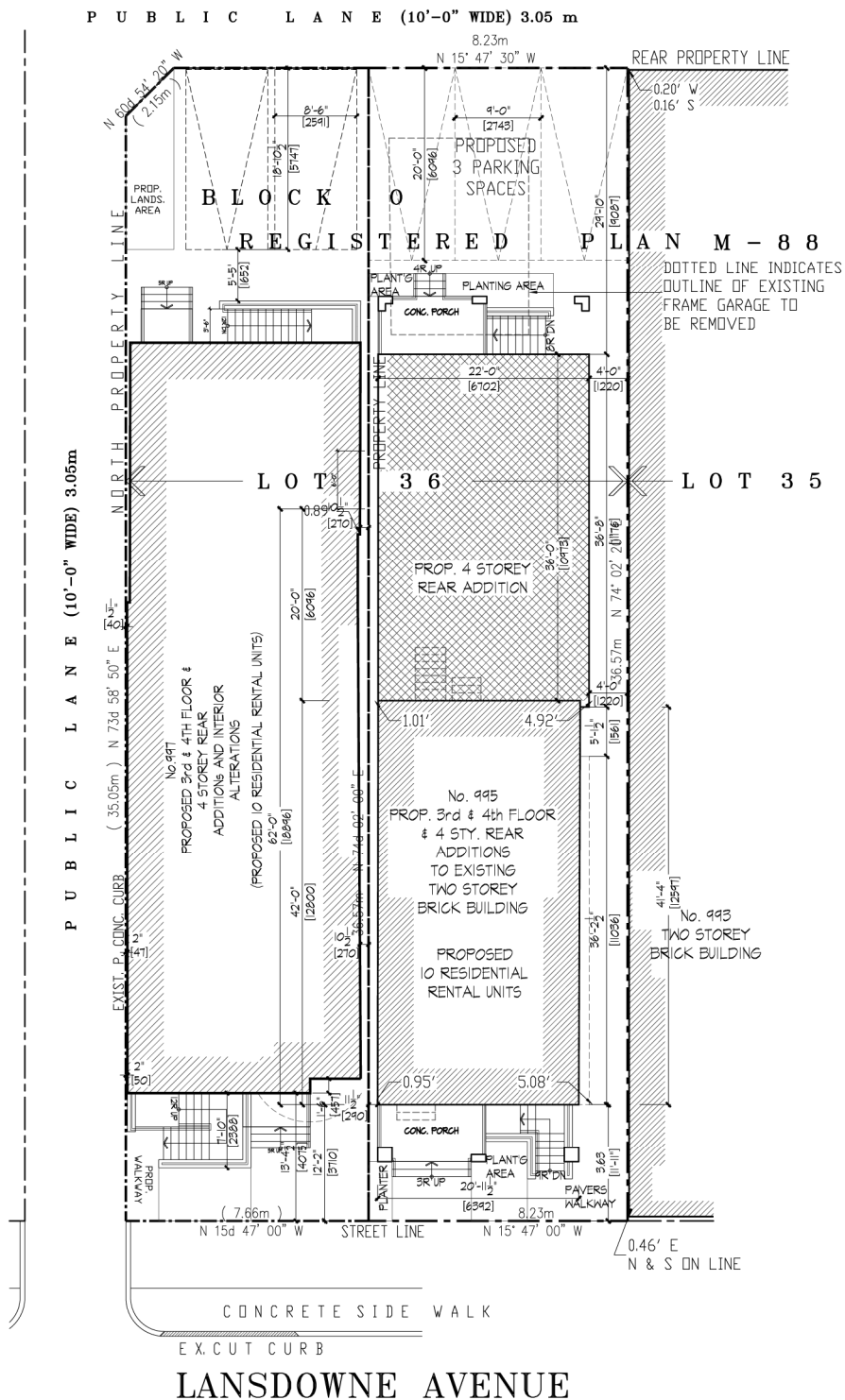
SIGNATURE

Gregg Lintern, MCIP, RPP
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: Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet

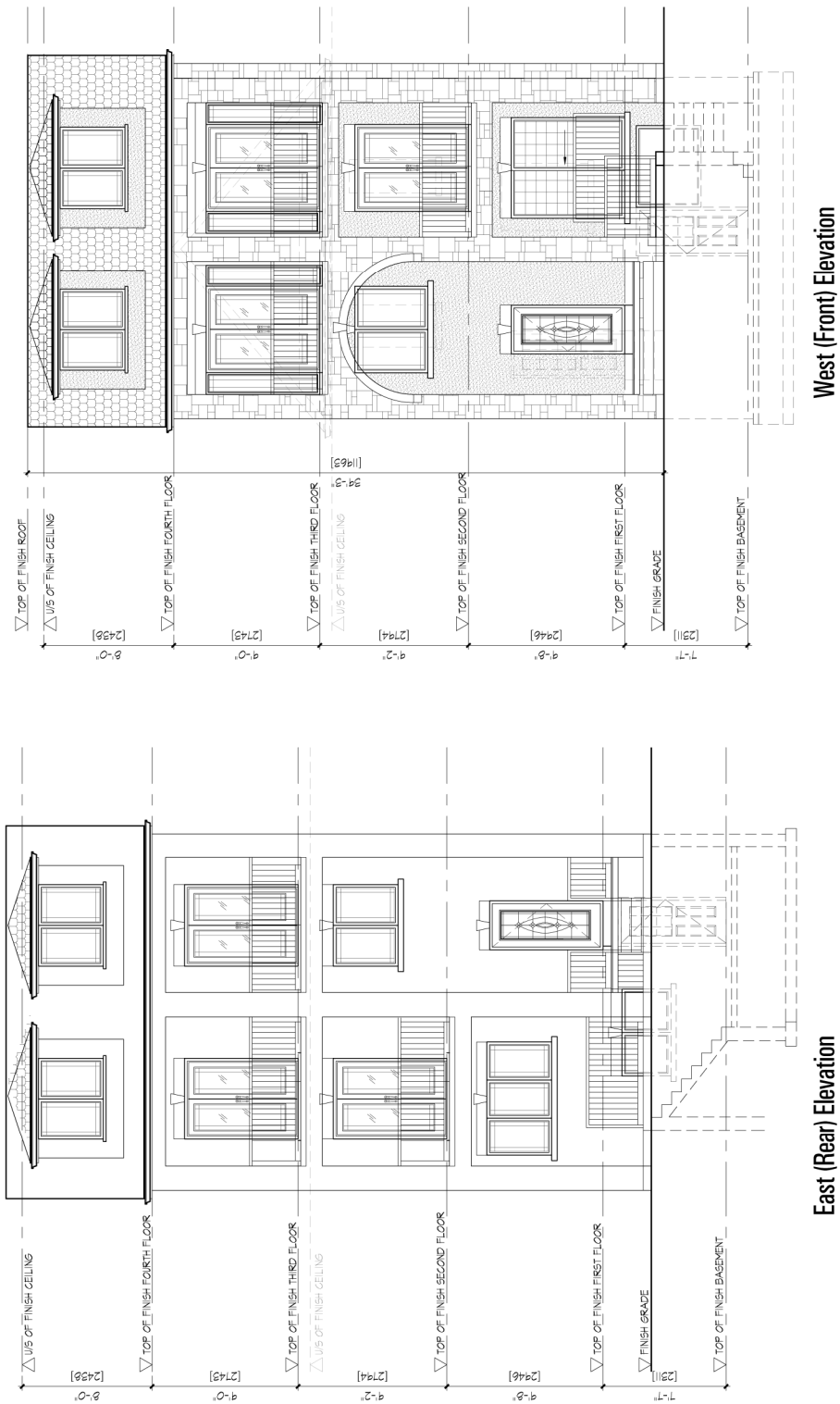


Site Plan

Applicant's Submitted Drawing

Not to Scale
08/01/2012

Attachment 2: Elevations



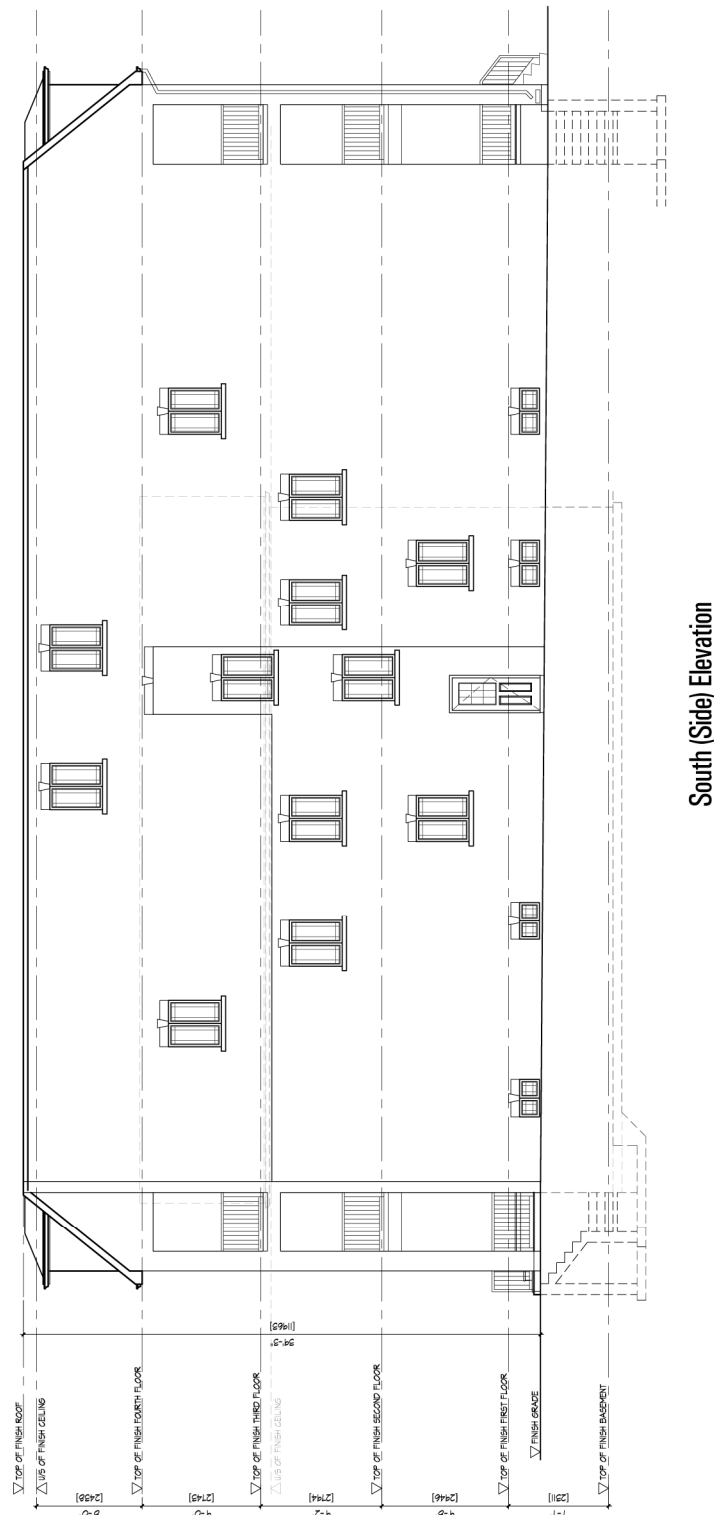
995 Lansdowne Avenue

Elevations
Applicant's Submitted Drawing

File # 12 146750 0Z

Not to Scale
08/01/2012

Attachment 3: Elevations



Elevation	995 Lansdowne Avenue
Applicant's Submitted Drawing	
Not to Scale	File # 12 146750 0Z
08/01/2012	

This architectural section drawing illustrates a multi-story building. The drawing includes the following elements and labels:

- Top Level:** Labeled "TOP OF FINISH CEILING" with a height of 12'-0" (3658).
- Fourth Floor:** Labeled "TOP OF FINISH FOURTH FLOOR" with a height of 4'-0" (1219).
- Third Floor:** Labeled "TOP OF FINISH THIRD FLOOR" with a height of 4'-0" (1219).
- Second Floor:** Labeled "TOP OF FINISH SECOND FLOOR" with a height of 4'-0" (1219).
- First Floor:** Labeled "TOP OF FINISH FIRST FLOOR" with a height of 4'-0" (1219).
- Basement:** Labeled "TOP OF FINISH BASEMENT" with a height of 1'-0" (305).
- Structural Elements:** The drawing shows a cross-section of the building, including walls, floors, and a roof structure. A staircase is visible on the right side, and a small structure is shown on the left side.

North (Side) Elevation

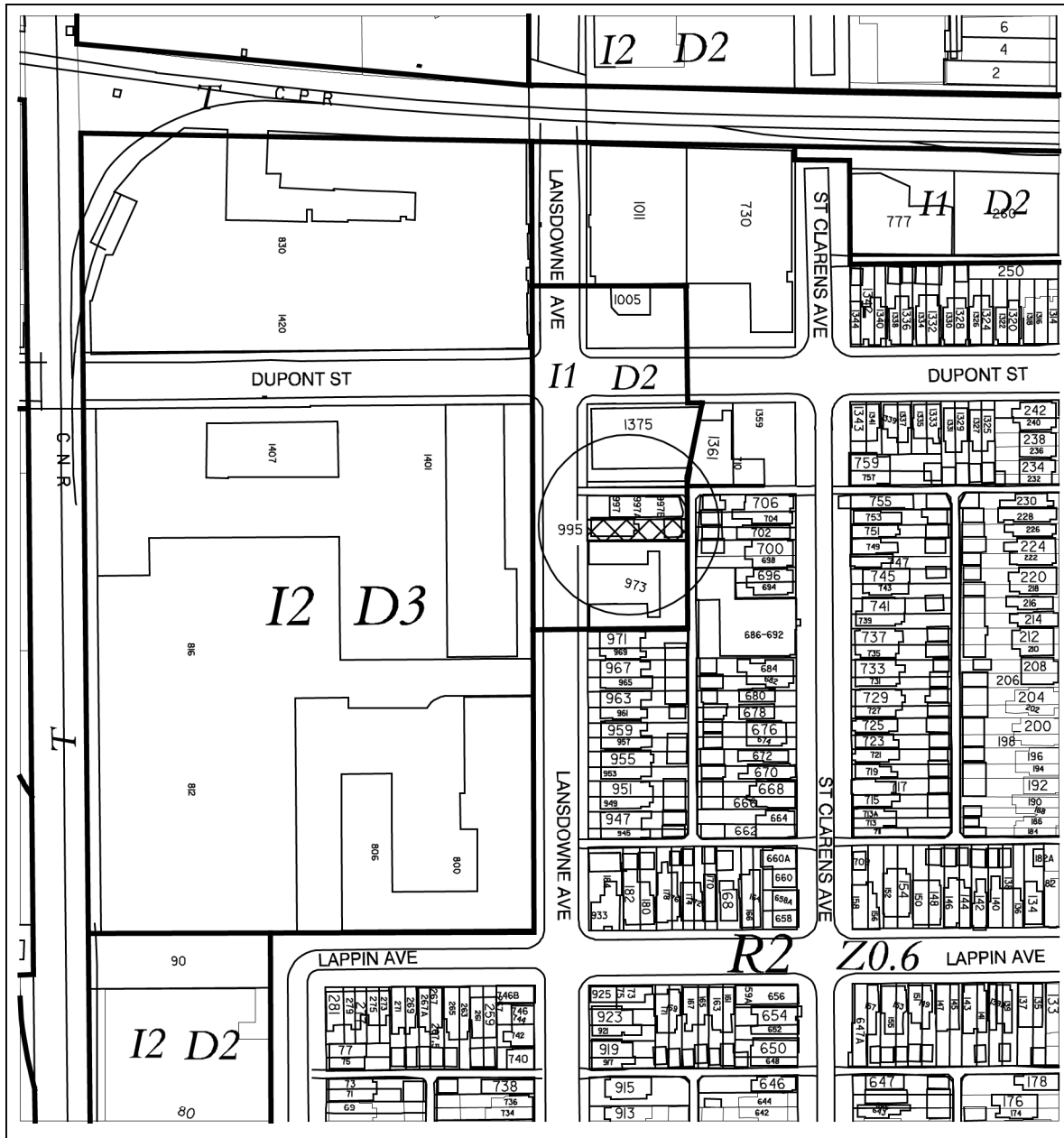
995 Lansdowne Avenue

Applicant's Submitted Drawing

Not to Scale
08/01/2012

File # 12 146750 0Z

Attachment 5: Zoning



Toronto City Planning
Zoning

995 Lansdowne Avenue

File # 12_146750_OZ

- R2 Residential District
- I1 Industrial District
- I2 Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/08/12

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 146750 STE 18 OZ
Details	Rezoning, Standard	Application Date:	March 30, 2012

Municipal Address: 995 LANSDOWNE AVE
Location Description: PLAN M88 BLK O PT LOT 36 **GRID S1802
Project Description: Rezoning application for conversion of existing non conforming residential building to 10 unit residential building. There will be 3 parking spaces at the rear of the property.

Applicant:	Agent:	Architect:	Owner:
V ROSA DESIGNS LTD			HM INVESTMENTS INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	I1 D2	Historical Status:
Height Limit (m):	14	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	301	Height: Storeys:	4
Frontage (m):	8.2	Metres:	12
Depth (m):	36.6		
Total Ground Floor Area (sq. m):	155.6		Total
Total Residential GFA (sq. m):	724.09	Parking Spaces:	3
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	724.09		
Lot Coverage Ratio (%):	52		
Floor Space Index:	2.68		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	724.09	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	6	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:	10			

CONTACT: PLANNER NAME: Shawna Bowen, Planner
TELEPHONE: (416) 392-9434