

# TORONTO STAFF REPORT

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March 6, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report  
OPA & Rezoning Application 06-100246 STE 32 OZ  
Applicant: United Employees  
Architect: Robert Reimers  
962 Eastern Ave  
Ward 32 - Beaches-East York

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

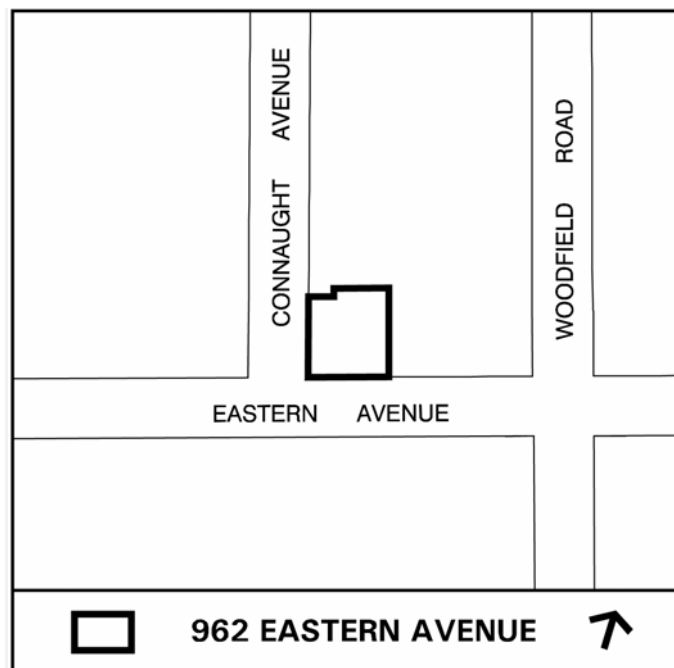
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended 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.



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

The application for an Official Plan amendment and Rezoning was made on January 4, 2006.

Comments:

Proposal

The proposal is for a 5 storey mixed-use building with commercial uses on the ground floor and 4 levels of residential. There are 29 dwelling units and 36 parking spaces proposed on site. An additional 10 parking spaces are proposed on an adjacent site.

Site Description

The site is located on the north east corner of Eastern Avenue and Connaught Avenue. The site is currently occupied by a one storey building containing a Credit Union.

The site is abutted by the following:

North: semi-detached house

South: Canada Post Facility

East: one story commercial building

West: Toronto Transit Commission Connaught Yard

Official Plan

The in-force former City of Toronto Official Plan designation of the property is Low Density Residence Area. The designation permits residential developments up to 1 times the area of the lot.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing is now in progress.

Once the Plan comes into full force and effect, it will designate the property as Neighbourhoods. The Plan allows for a wide range of residential uses, including interspersed apartments. The Plan contains development criteria in neighbourhoods for infill housing on properties that vary from the local pattern in terms of lot size, configuration and/or orientation. The criteria deal with compatibility with neighbouring context, heights, massing and scale, privacy, sunlight and sky views, and location of service areas and garbage storage. The proposal will be reviewed for compliance with these criteria.

## Zoning

The property is zoned R4 Z1.0 which permits a wide range of residential building types up to a maximum density of 1.0 times the area of the lot. The height limit is 12 metres.

## Site Plan Control

The proposed development is subject to Site Plan Approval and an application was filed concurrent with the Official Plan Amendment and Rezoning application.

## Reasons for the Application

The proposed density of 3.12 times the area of the lot does not comply with the maximum permitted density of 1 times the area of the lot, as permitted by both the Zoning By-law and the Official Plan. The proposed building with a height of 16.1 metres exceeds the maximum height of 12 metres permitted by the Zoning by-law.

## Issues to be Resolved

Prior to final reporting on this application the following issues will require review and resolution:

- a) **Massing, height and density impacts:** Appropriateness of the design and compatibility with the surrounding context need to be addressed.
- b) **Landscaping:** Opportunities for landscaping, including new tree planting on the site and adjacent public boulevards needs to be investigated.
- c) **Site Servicing:** The application has been circulated to the Development Engineering for a review of site servicing, emergency access, garbage pick-up and other city services.
- d) **Parking:** The current proposal includes parking on an adjacent site that is owned by the same owner. The parking spaces have limited accessibility. The use of the adjacent site should not be included as part of the application.
- e) **Other issues** may be identified for resolution through the technical review of the proposal in the circulation to civic officials and during the community consultation process.

Conclusions:

This application should be reviewed by the appropriate City Departments and be the subject of a public meeting in the community.

Contact:

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Gary Wright

Director, Community Planning, Toronto and East York District

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List of Attachments:

Attachment 1: Site Plan

Attachment 2: Elevation

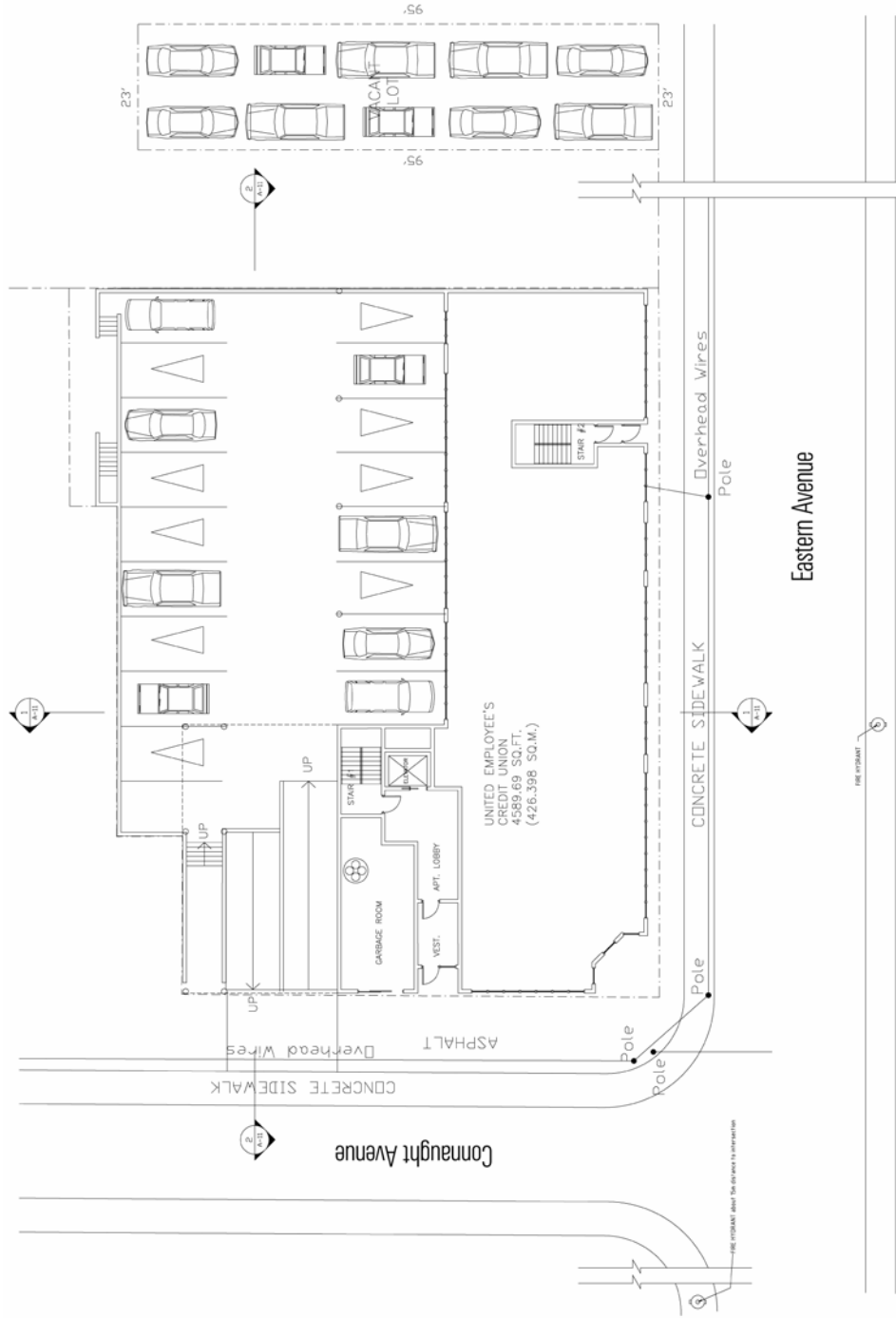
Attachment 3: Elevation

Attachment 4: Official Plan

Attachment 5: Zoning

Attachment 6: Application Data Sheet

### Attachment 1: Site Plan



962 Eastern Avenue

Ground Floor/Site Plan

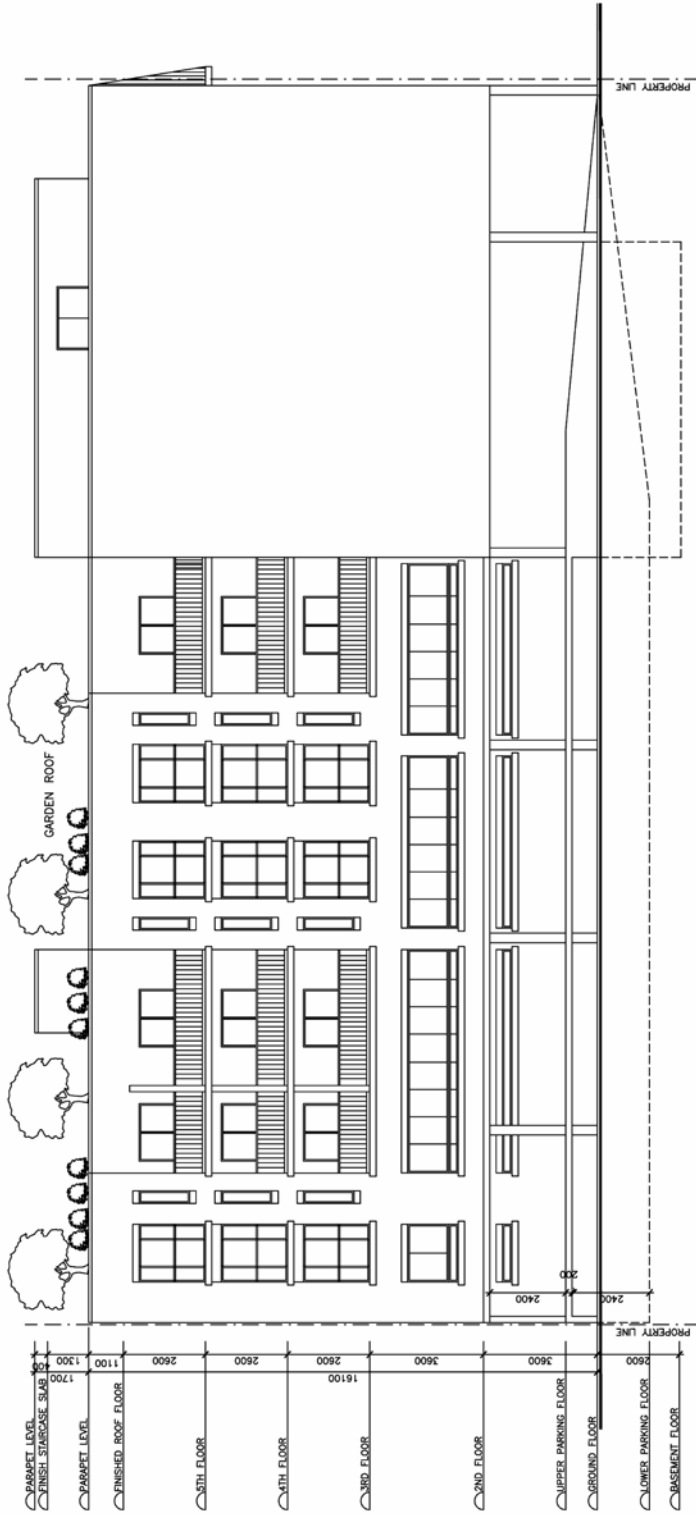
Applicant's Submitted Drawing

Not to Scale  
02/03/06



File # 06\_100246

### Attachment 2: Elevation 1



962 Eastern Avenue

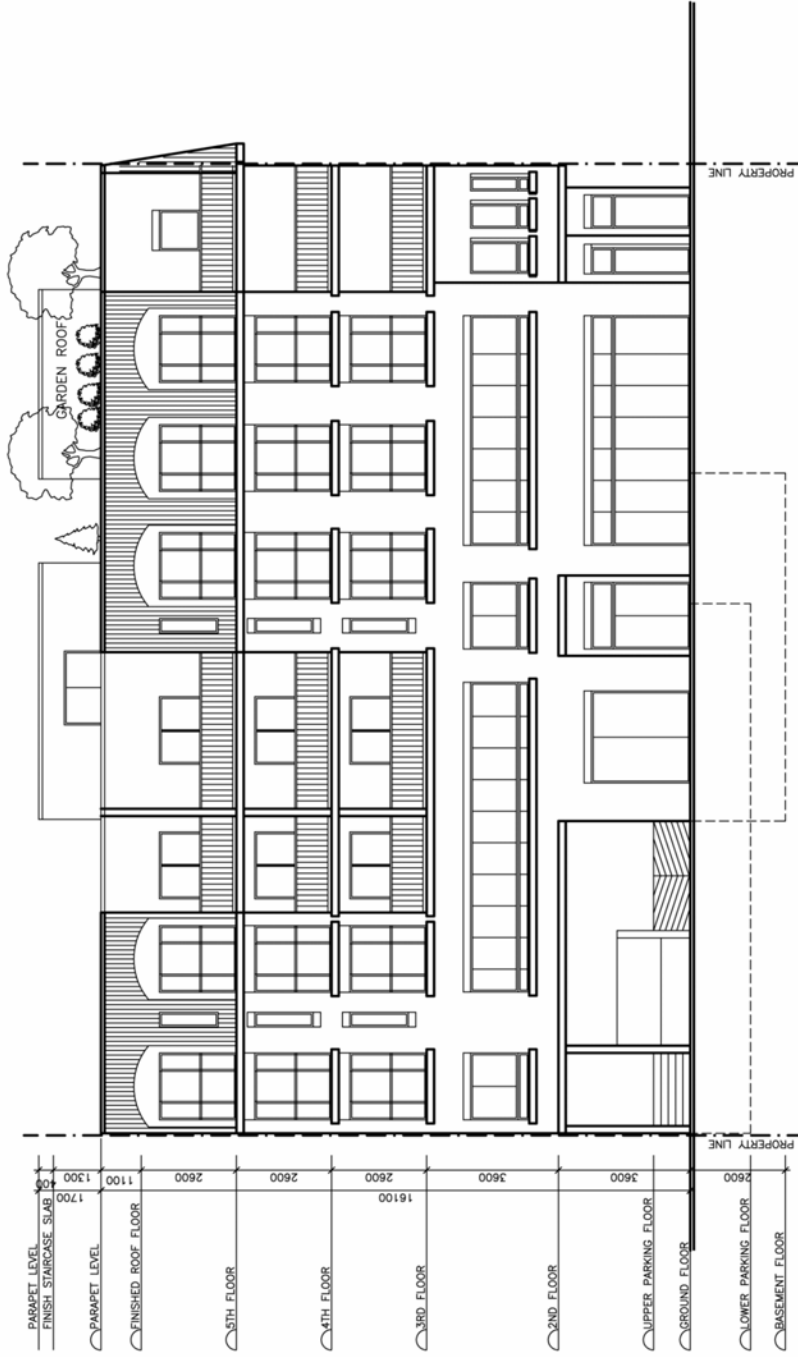
File # 06\_100246

South Elevation

Applicant's Submitted Drawing

Not to Scale  
02/03/06

### Attachment 3: Elevation 2



## West Elevation

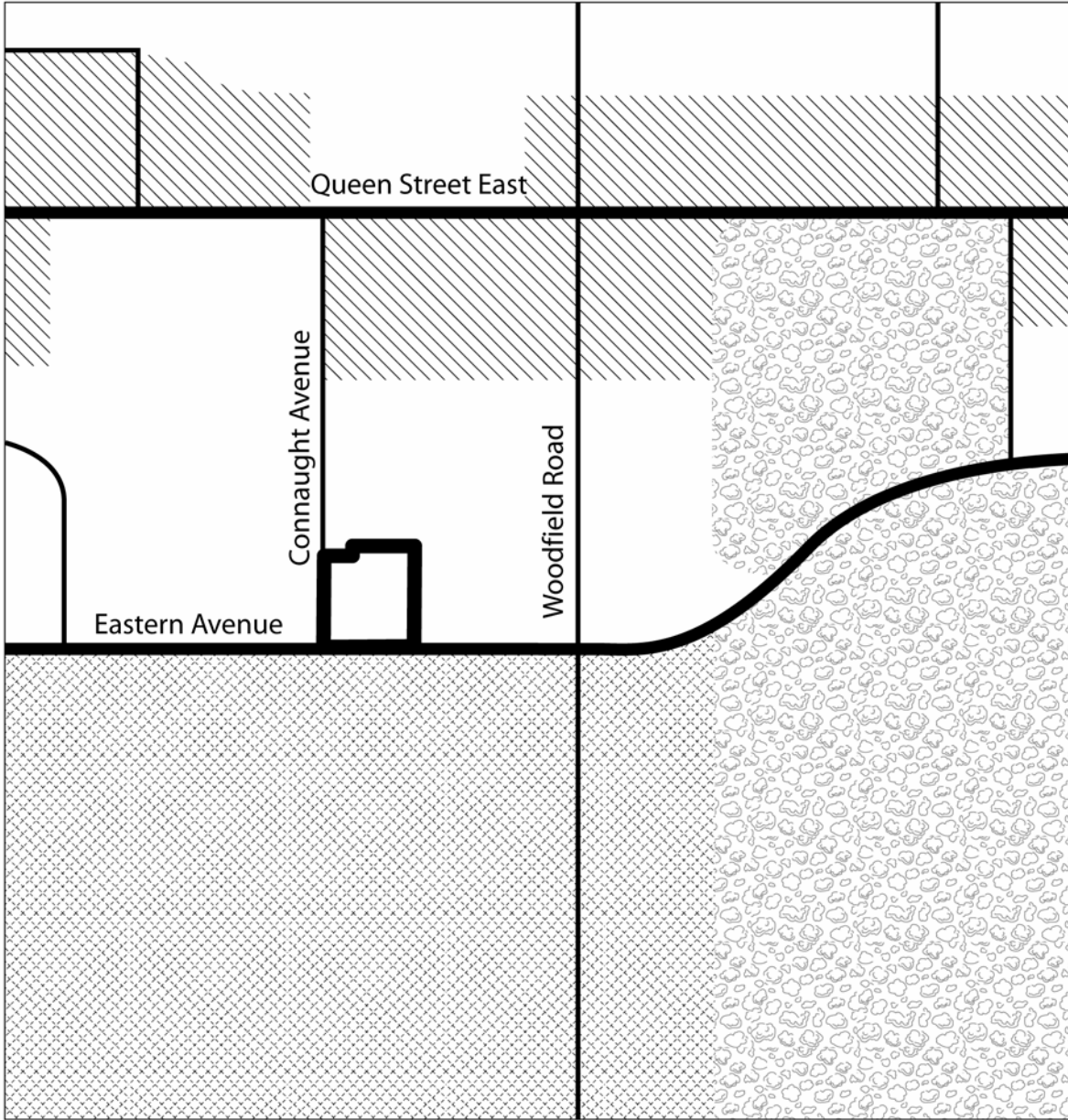
Applicant's Submitted Drawing

Not to Scale  
02/03/06

962 Eastern Avenue

File # 06\_100246






Attachment 4: Official Plan (Map)



 **TORONTO** Urban  
Development Services  
**Official Plan**

962 Eastern Avenue

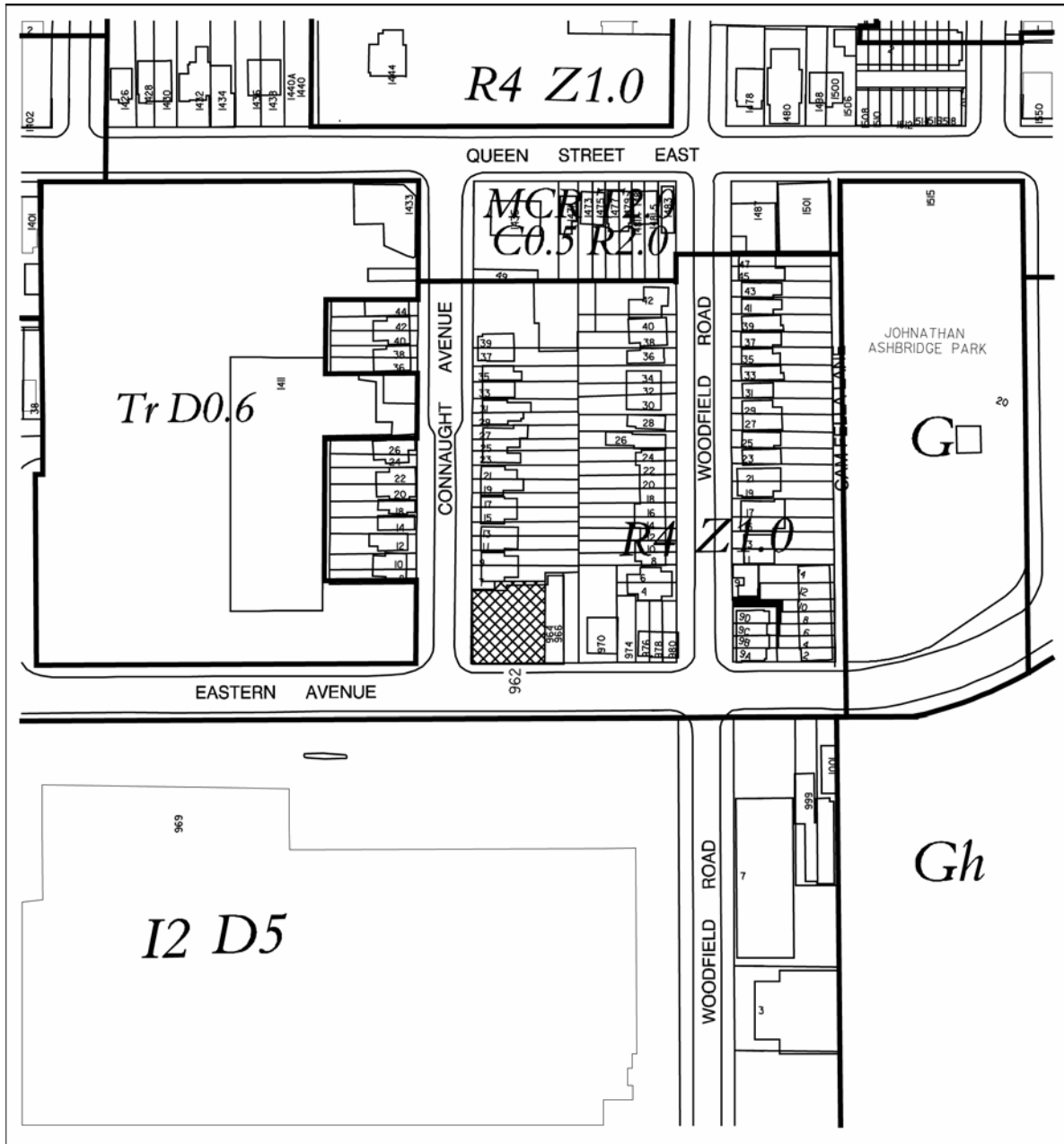
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- |  |   |
|--|---|
|  Site   |  Restricted Industrial Areas |
|  Low Density Residence Areas                    |  Open Space                  |
|  Low Density Mixed Commercial-Residential Areas |   |

  
Not to Scale  
02/03/06



### Attachment 5: Zoning (Map)



962 Eastern Avenue

File # 06\_100246

- |     |                      |    |                     |
|-----|----------------------|----|---------------------|
| G   | Parks District       | Tr | Industrial District |
| Gh  | Parks District       |    |                     |
| R4  | Residential District |    |                     |
| MCR | Mixed-Use District   |    |                     |
| I2  | Industrial District  |    |                     |



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 02/01/06

### Attachment 6: Application Data Sheet

## APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 100246 STE 32 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 4, 2006

Municipal Address: 962 EASTERN AVE, TORONTO ON  
 Location Description: PL 426E LTS 28 TO 30 PT LT31 \*\*GRID S3212  
 Project Description: Proposed 29 unit affordable housing. Commercial use on ground floor.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
UNITED EMPLOYEES			CREDIT UNION LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Low Density Residence Area	Site Specific Provision:	N
Zoning:	R4 Z1.0	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1188.38	Height: Storeys:	5
Frontage (m):	34.064	Metres:	16.1
Depth (m):	26.569		
Total Ground Floor Area (sq. m):	532.2		<b>Total</b>
Total Residential GFA (sq. m):	2496.92	Parking Spaces:	38
Total Non-Residential GFA (sq. m):	1213.68	Loading Docks	0
Total GFA (sq. m):	3710.6		
Lot Coverage Ratio (%):	45		
Floor Space Index:	3.12		

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	21
2 Bedroom:	8
3 + Bedroom:	0
Total Units:	29

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2496.92	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	1213.68	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:** **PLANNER NAME:** **Leontine Major, Senior Planner**  
**TELEPHONE:** **(416) 397-4079**