

**2088 Avenue Road - Zoning By-law Amendment  
Application - Preliminary Report**

<b>Date:</b>	July 17, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 16 – Eglinton-Lawrence
<b>Reference Number:</b>	14 163150 NNY 16 OZ

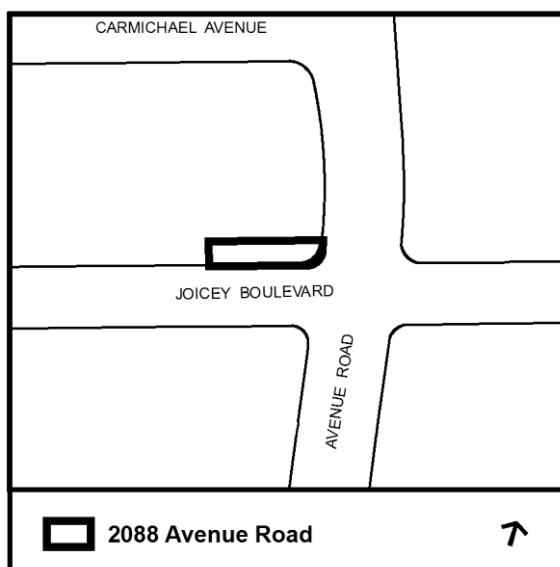
**SUMMARY**

An application for a Zoning By-law Amendment has been submitted for the lands located at 2088 Avenue Road. The application is to permit a 5-storey mixed-use development, consisting of ground floor retail space, office space in the two-storeys above, and 2 residential units on the upper two-storeys.

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

This report recommends that a community consultation meeting be scheduled by City planning staff in consultation with the Ward Councillor.

A Final Report and a Public Meeting under the *Planning Act* is targeted for the second quarter of 2015, provided the applicant submits all required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 2088 Avenue Road 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.

### **Pre-Application Consultation**

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

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to demolish the existing single-storey residential dwelling and construct a new 5-storey business and professional office with two residential dwelling units on the upper two floors. The new building is proposed with a gross floor area of 540.3 square metres, of which 153.3 square metres would be intended for ground floor retail, 253.9 square metres for office uses, and 132.7 square metres for commercial uses. The building is proposed with a floor space index (FSI) of approximately 1.7.

A total of two parking spaces are proposed within the rear yard of the building accessed from a driveway from Joicey Boulevard consistent with where the existing driveway is presently located (Attachment 1).

Under North York Zoning By-law No. 7625, the proposed building measures approximately 15.5 metres in height. The height proposed under the City of Toronto's new Zoning By-law No. 569-2013 is 15.9 metres.

For further project information please refer to the Application Data Sheet found as Attachment 6 to this report.

## Site and Surrounding Area

The property is located at the northwest corner of Avenue Road and Joicey Boulevard fronting on the west side of Avenue Road. The subject lands have a lot area of 322.5 square metres and a lot frontage of 11.4 metres. There is currently a 1.5 storey vacant residential dwelling approximately 6 metres in height with a gross floor area of 112 square metres. The existing driveway and parking area are located adjacent to the westerly property line.

Land uses surrounding the subject site are as follows:

- North: Three one-storey detached residential buildings are located adjacent to the site immediately to the north. There is a two-storey professional office that was recently built at 2098 Avenue Road.
- South: On both sides of Avenue Road is a mix of retail and commercial uses.
- East: To the east of Avenue Road, between Ridley Boulevard and Dunblaine Avenue are a number of one and two storey residential dwellings in a *Neighbourhoods* designation.
- West: Residential homes with one and two storey detached dwellings exist to the west in a *Neighbourhoods* designation, while immediately abutting the rear yard of the subject site is the side yard of a two-storey residential building.

## Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 *Mixed Use Areas* by the City of Toronto Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria in *Mixed Use Areas* includes: creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community; and provide for new jobs and homes for Toronto's growing population on underutilized lands in the Downtown, the Central Waterfront, Centres, Avenues and other lands designated Mixed Use Areas, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians.

The property is also located within an *Avenues* area on Map 2 – Urban Structure. The *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. Reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed use segments of the corridors shown on Map 2 of the Official Plan.

The Toronto Official Plan is available on the City's website at:

[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Avenue Road Avenue Study**

The City's Official Plan calls for a significant proportion of future growth along the Avenues. Avenue Road between Lawrence Avenue West and Wilson Avenue was selected as one of three Avenue Studies to be undertaken in 2007. The Avenue Road Avenue Study addresses the two-kilometre length of Avenue Road between Lawrence Avenue West and Wilson Avenue.

City Council on November 30, December 1, 2, 4 and 7th, 2009 adopted the final staff report for the Avenue Road Avenues Study.

The key recommendations of the study focus on creating conditions for smaller-scale, mid-rise developments of five-storeys with limited opportunities for larger-scale developments up to seven-storeys for the area between Lawrence Avenue West and Joicey Boulevard. The function of Avenue Road as a primarily retail-oriented street should be retained and new development or redevelopment will be required to maintain an active retail frontage.

However, Avenue Road between Joicey Boulevard and Wilson Avenue is characterized by low-scale, residential uses with some lower scale commercial uses as the primary form of development. The study also noted the difficulty of access and egress to and from the

401 and recommended that this portion of Avenue Road be limited to live/work units or wholly-residential uses.

The Avenue Road Avenue Study is available on the City's website at:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/community\\_planning/files/pdf/avenue\\_finalreport\\_april2008.pdf](http://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/avenue_finalreport_april2008.pdf)

## **Zoning**

The subject lands are currently zoned "One Family Detached Dwelling Seventh Density Zone – Exception 16 (R7(16))" in Zoning By-law No. 7625 of the former City of North York and "Residential Detached Zone (RD f9.0; a275)" in the new City of Toronto Zoning By-law No. 569-2013. This zoning permits single detached dwellings and accessory buildings, recreational uses, and makes special provisions for home occupation uses.

## **Site Plan Control**

The proposed development is subject to Site Plan approval. A Site Plan Control Approval application has not yet been submitted.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

## **Reasons for the Application**

An amendment to Zoning By-law No. 7625 for the former City of North York and the new City of Toronto Zoning By-law No. 569-2013 is required as the R7(16) and RD (f9.0; a275) zonings do not permit the proposed 5-storey mixed-use building. A rezoning application is required to implement the necessary zoning standards that would facilitate the new development.

## **COMMENTS**

### **APPLICATION SUBMISSION**

The following reports/studies were submitted with the application:

- Context plan and statistics;
- Boundary and topographical surveys;
- Concept site plans and floor plans;

- Site elevations and sections;
- Landscape Plans;
- Arborist Report/Tree Preservation Plan;
- Parking Justification Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Toronto Green Standard Checklist, and;
- Planning Rationale.

A Notification of Complete Application was issued on June 26, 2014.

## **Issues to be Resolved**

The applicant is proposing a mixed-use building measuring 5-storeys in height with a total gross floor area of 540.3 square metres and an FSI of 1.7. The properties on Avenue Road north of Joicey Boulevard were looked at as part of the Avenue Study but were not included in the final guidelines.

As noted above, the property is located north of Joicey Boulevard. The Avenue Road Avenue Study recommended that properties located north of Joicey Boulevard, which is characterized by low-scale, residential with some lower scale commercial uses be limited to live/work units or wholly-residential uses. This is reflected in the zoning for this portion of Avenue Road passed in 2010, that zoned the subject property R7(16), as opposed to commercial.

The policies for the *Mixed Use Areas* designation of the Official Plan speak to compatibility with the surrounding neighbourhood. New development should provide transition between areas of different development intensity and be sensitive to its surrounding context.

The proposal will be reviewed to determine whether the proposal is appropriate within the context of the area. Other issues identified to date in the review of this application include:

- Compliance with the Avenue Road Avenue Study and implementing Zoning By-law and uses, which provides for lower-scale development along this portion of Avenue Road, due to houseform character and congestion concerns;
- The height and density of the proposed use;
- The appropriateness of introducing the proposed building type given the existing context of this mixed use area;
- Conformity with the environmental performance measures of the Toronto Green Standard;
- Accuracy of the information and dimensions on the proposed plans;
- Assessment of site servicing including stormwater management;
- Appropriate treatment of the building elevations and landscaping;
- Appropriateness for parkland dedication, and;

- Traffic impact, parking, and loading assessment, including the feasibility of having minimal parking on site;

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

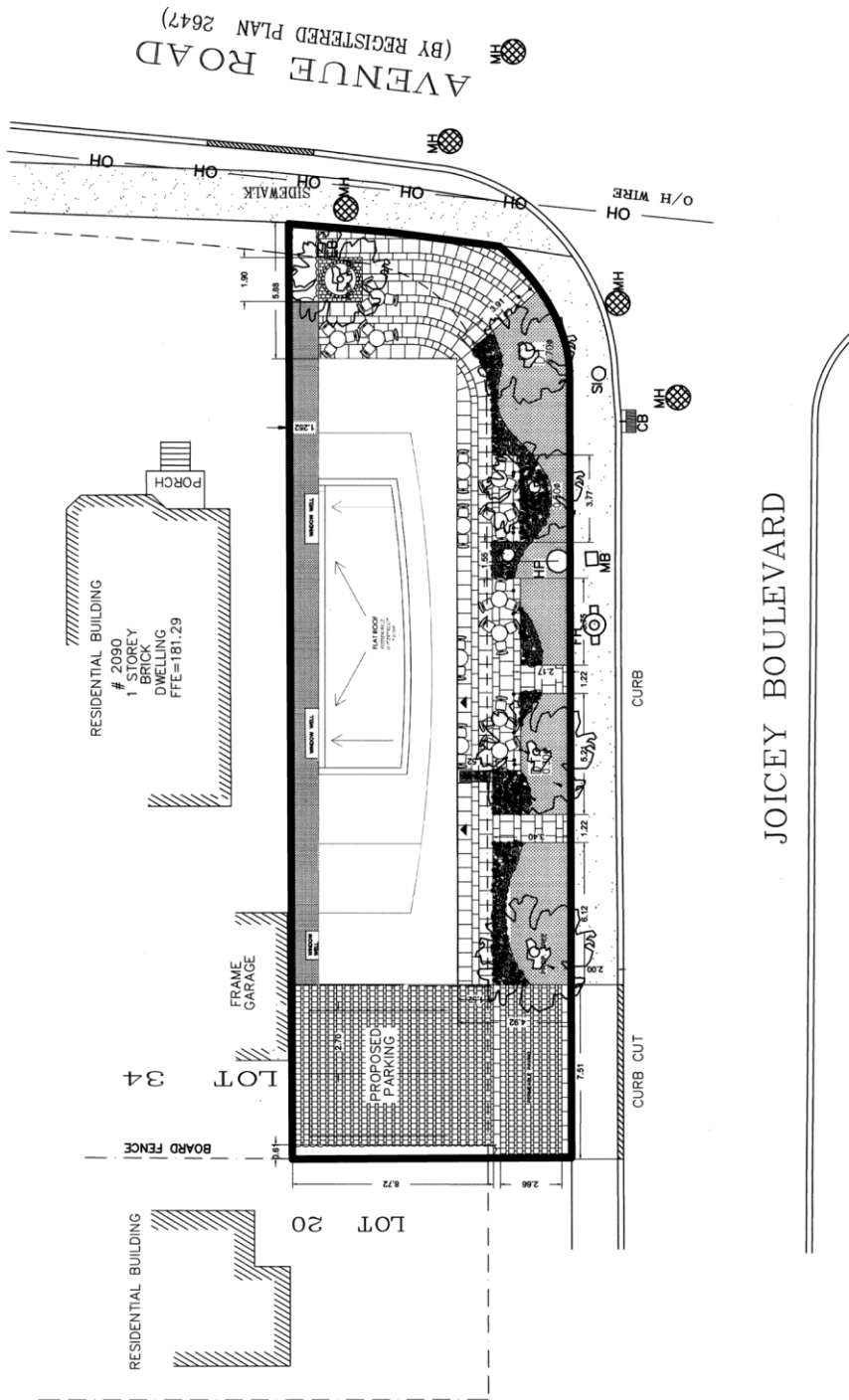
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1:	Site Plan
Attachment 2:	a. North Elevation
	b. South Elevation
	c. East and West Elevations
Attachment 3:	a. North Cross Section
	b. South Cross Section
Attachment 4:	Official Plan
Attachment 5:	Zoning
Attachment 6:	Application Data Sheet

Attachment 1: Site Plan



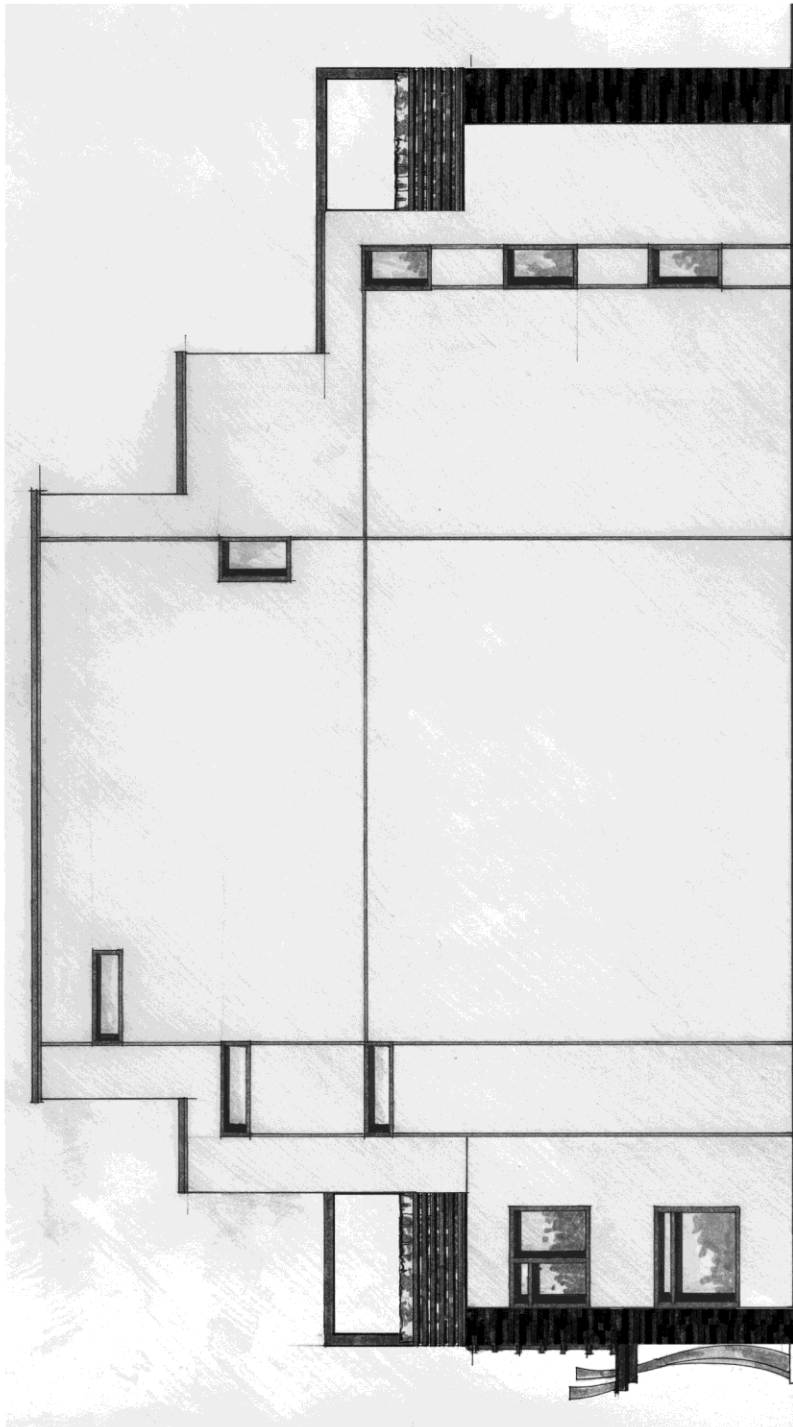
2088 Avenue Road

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 06/27/2014

File # 14 163150 NNY 16 0Z



**Attachment 2a: North Elevation**



**NORTH ELEVATION**

**Elevations**

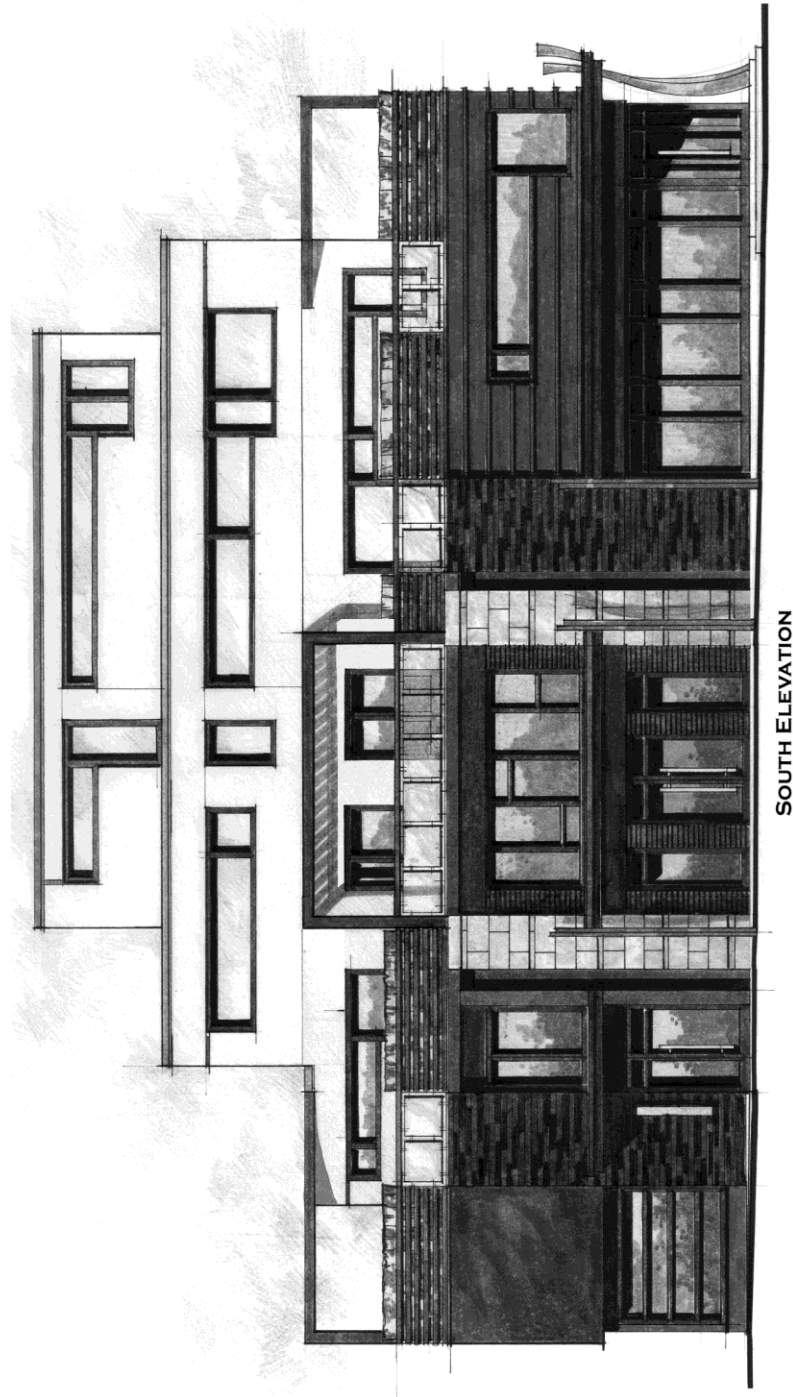
Applicant's Submitted Drawing

Not to Scale  
07/02/2014

**2088 Avenue Road**

File # 14 163150 NNY 16 0Z

**Attachment 2b: South Elevation**



**Elevations**

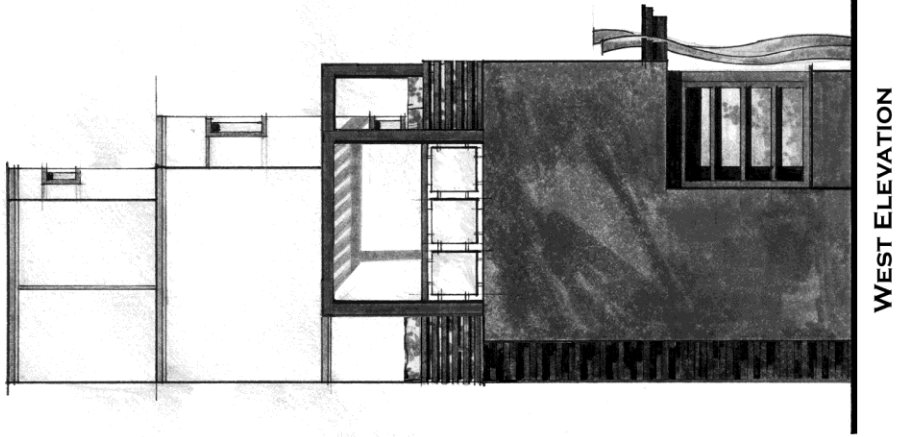
Applicant's Submitted Drawing

Not to Scale  
07/02/2014

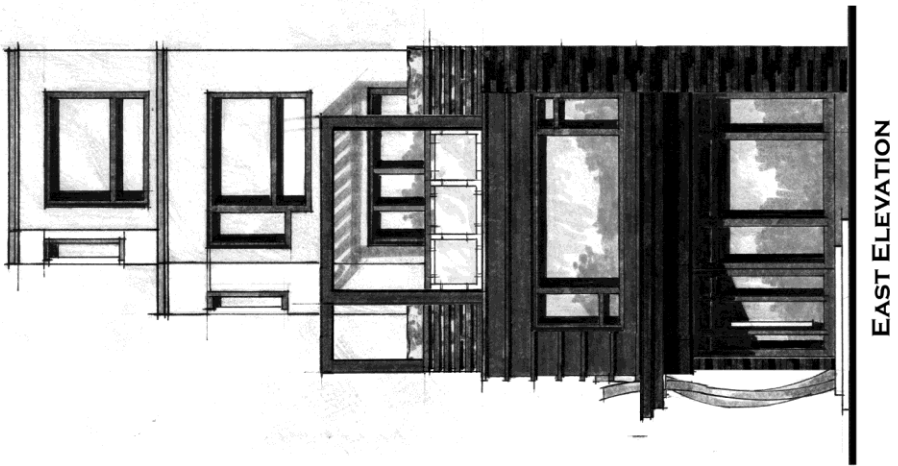
**2088 Avenue Road**

File # 14 163150 NNY 16 0Z

Attachment 2c: East and West Elevations



WEST ELEVATION



EAST ELEVATION

2088 Avenue Road

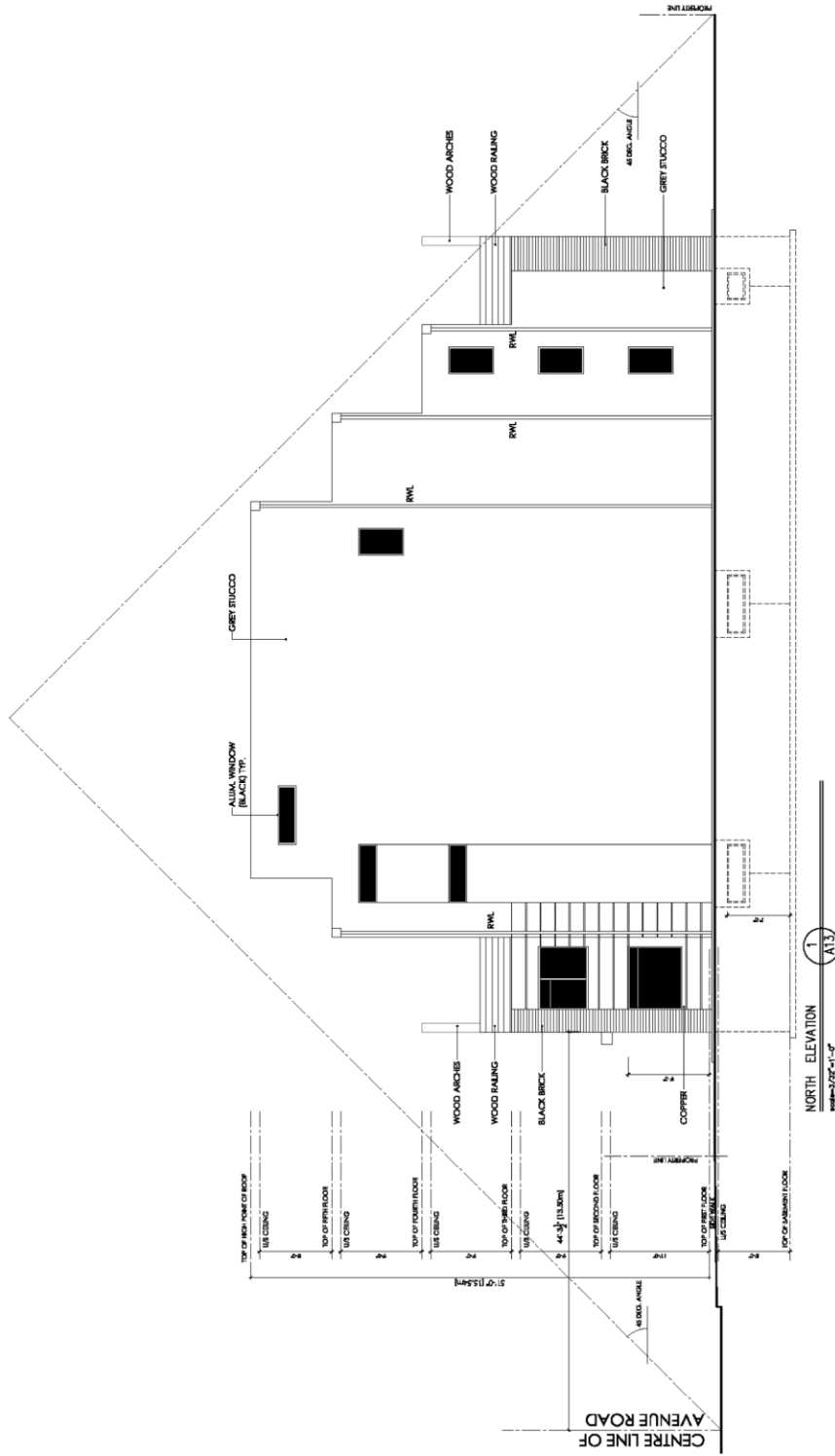
File # 14 163150 NNY 16 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale  
07/02/2014

Attachment 3a: North Cross Section



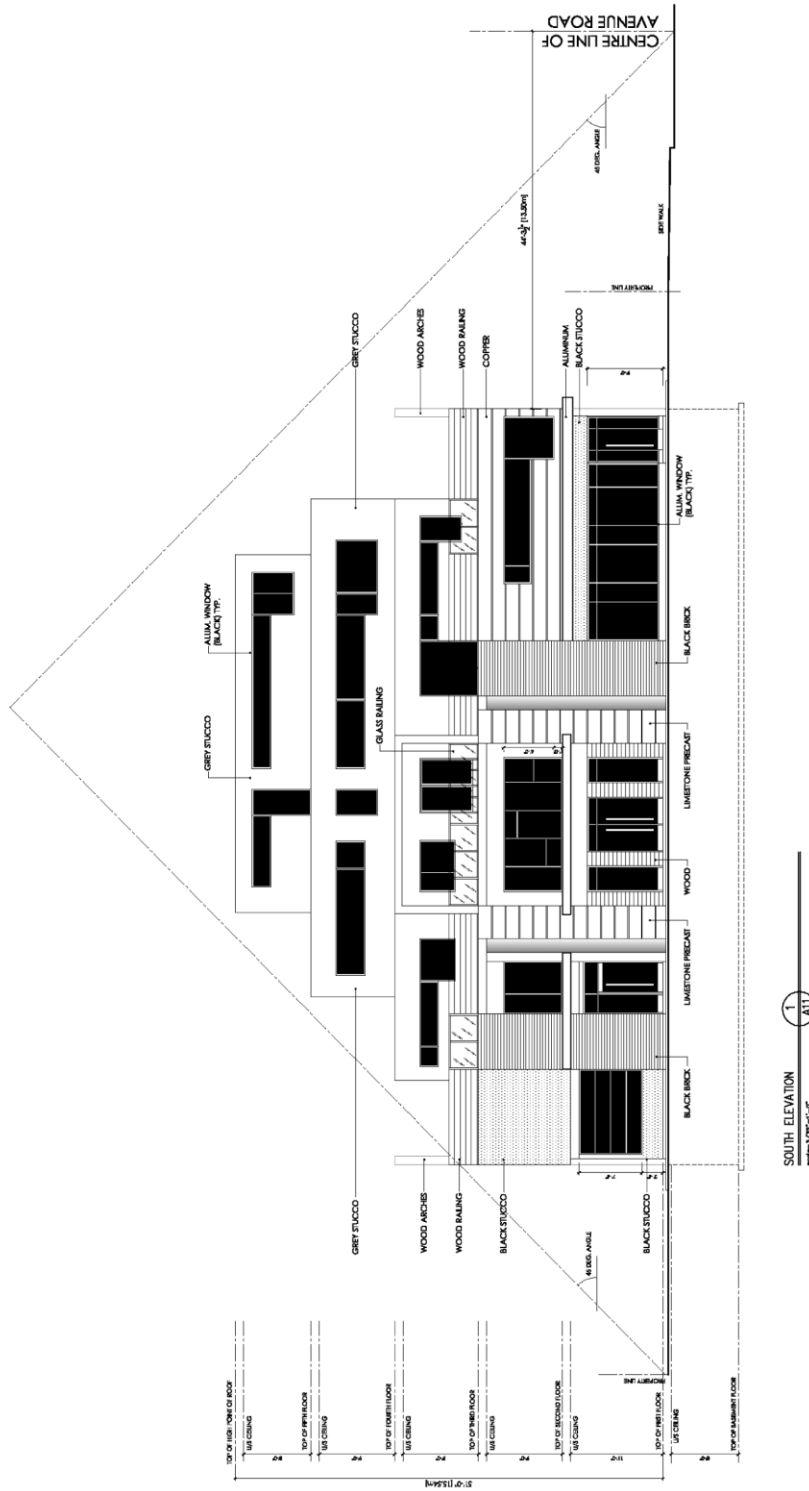
2088 Avenue Road

File # 14 163150 NMY 16 0Z

North Angular Plane  
Applicant's Submitted Drawing

Not to Scale  
07/02/2014

# Attachment 3b: South Cross Section



2088 Avenue Road

File # 14 163150 NNY 16 0Z

South Angular Plane  
Applicant's Submitted Drawing

Not to Scale  
07/02/2014







Attachment 4: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

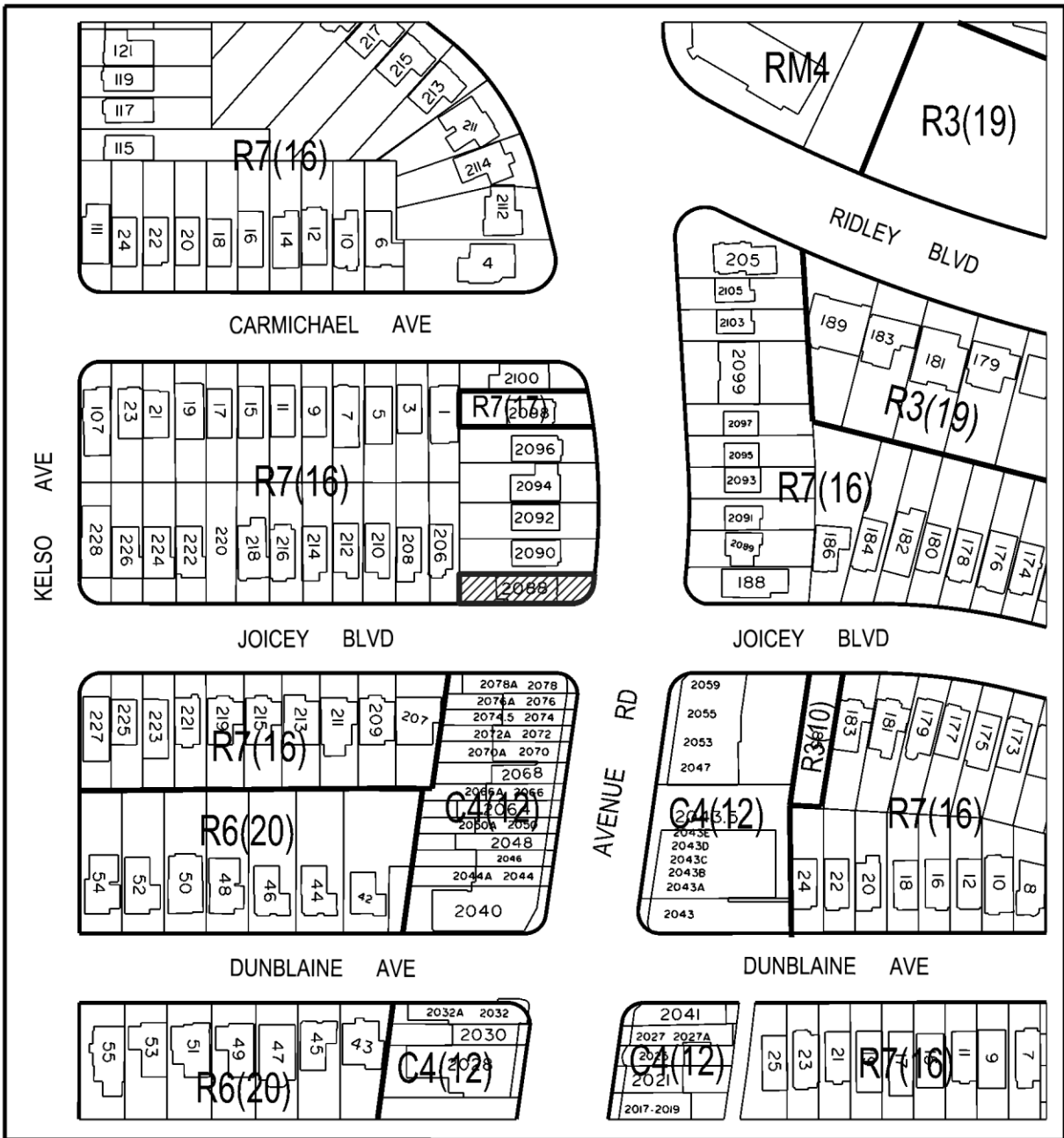
2088 Avenue Road

File # 14 163150 NNY 16 0Z

 Site Location	 Parks
 Neighbourhoods	 Other Open Space Areas
 Apartment Neighbourhoods	
 Mixed Use Areas	

  
 Not to Scale  
 07/02/2014

Attachment 5: Zoning



2088 Avenue Road  
File # 14 163150 NNY 16 0Z

- R3 One-Family Detached Dwelling Third Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone

C4 Mixed Use Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Zoning By-law 7625  
Extracted 07/02/2014

## Attachment 6: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	14 163150 NNY 16 OZ
Details	Rezoning, Standard	Application Date:	May 28, 2014

Municipal Address: 2088 AVENUE RD  
 Location Description: PLAN 2647 S PT LOT 34 \*\*GRID N1602  
 Project Description: 5-storey mixed use building consisting of approximately 153.63 square metre ground floor retail, 253.95 square metre office space and two residential units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BRUTTO CONSULTING			VARESE HOLDINGS INC

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R7 (16) and RD (f9.0;a275)	Historical Status:
Height Limit (m):		Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	322.5	Height:	Storeys:	5
Frontage (m):	34		Metres:	5
Depth (m):	8.72			
Total Ground Floor Area (sq. m):	162			<b>Total</b>
Total Residential GFA (sq. m):	132.76		Parking Spaces:	2
Total Non-Residential GFA (sq. m):	407.58		Loading Docks	0
Total GFA (sq. m):	540.34			
Lot Coverage Ratio (%):	50.23			
Floor Space Index:	1.68			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	132.76
Bachelor:	2	Retail GFA (sq. m):	153.63
1 Bedroom:	0	Office GFA (sq. m):	253.95
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	2		

**CONTACT: PLANNER NAME: Jason Brander, Planner**  
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