

**205-207 Morningside Avenue - Zoning Amendment
Application - Preliminary Report**

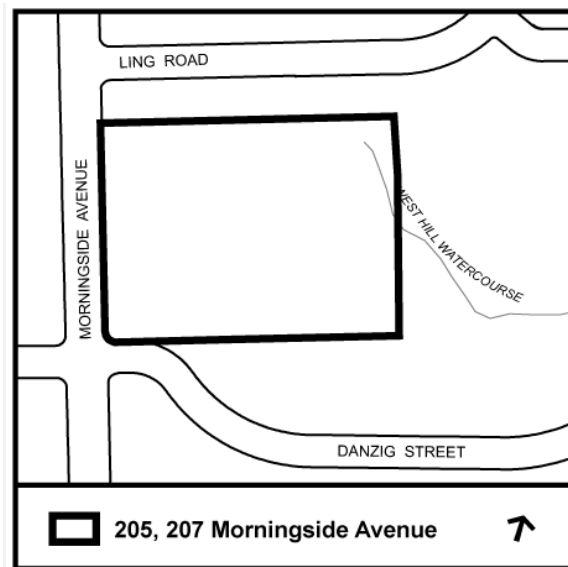
Date:	July 10, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	14 146036 ESC 44 OZ

SUMMARY

This application proposes a zoning by-law amendment for intensification of the lands at 205 and 207 Morningside Avenue with the addition of a new 5-storey, 50-unit affordable ownership residential building. The new building is proposed to be located at the back of the site, behind the two existing 5-storey rental apartment buildings at 205 and 207 Morningside Avenue. The new building is proposed to have frontage on Danzig Street by acquiring a portion of land from the adjacent Toronto Community Housing (TCH) property at 160 Danzig Street lands by way of a future consent application. The lands upon which the new building is proposed are intended to be severed from the lands at 205 and 207 Morningside Avenue, and become a future condominium ownership property.

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.

The application should proceed through the standard planning review process including scheduling a community consultation meeting. A Final Report is targeted for the second or third quarter of 2015 assuming that the applicant provides all required information in a timely manner and all



issues raised during the review process are resolved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 205 and 207 Morningside 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

None.

Pre-Application Consultation

Various pre-application consultation meetings were held with the applicant to discuss the proposed development of the lands. The development has evolved from an initial concept of 54 stacked townhomes within three buildings located along the eastern portion of the site, then to a four-storey building with 43 dwelling units and 42 underground parking spaces in same location on the site as the current proposal, to ultimately the proposal contemplated in the submitted rezoning application.

Staff raised numerous concerns with various aspects of each proposal, including such matters as the need for provision of adequate indoor and outdoor amenity space, improving the building lobby's visibility from Danzig Street to create street frontage from a public road, provision of sufficient number of parking spaces for both the proposed development and the existing buildings, provision of adequate waste storage areas for both the proposed and existing buildings, and potential improvements to both the existing lands at both 205 and 207 Morningside Avenue and the adjacent TCH lands at 160 Danzig Street.

A checklist of complete application submission requirements was provided to the applicant in December 2013.

ISSUE BACKGROUND

Proposal

The subject site at 205 and 207 Morningside Avenue is approximately 3 hectares in size and currently supports two 5-storey apartment buildings containing 214 residential rental units containing a mix of unit sizes, with a total of 239 surface parking spaces and associated driveways, landscaping and outdoor amenity space. Site access is provided at two locations, one driveway accesses Morningside Avenue along the north side of the building at 207 Morningside Avenue, and the second driveway is located to the south of the building at 205 Morningside Avenue on the adjacent TCH lands. Habitat for Humanity is proposing to develop a five-level residential building containing 50 affordable ownership units within a 4,557 square metres portion of the subject site (referred to as the "development parcel"). The development parcel is located at the south-east corner of the subject site, and currently supports both paved parking spaces, driveway aisles, the garbage storage area for the existing buildings, and a grassed area. Refer to Attachment 1: Site Plan and Attachment 2: Proposed Site Development Plan.

It is intended that the development parcel be severed from the overall landholding and become a future condominium. In order to gain access from Danzig Street and create a street frontage on a public road for the future lot, a portion of the adjacent lands owned by TCH are intended to be severed and combined with the development parcel. The access will still be available for use by both TCH and 205 and 207 Morningside Avenue, and mutual easements will be required between the all three sites to enable required pedestrian and vehicular access and movement. Consent applications have not yet been filed. Refer to Attachment 2: Proposed Site Development Plan.

The Zoning By-law amendment application is intended to establish specific performance standards for both the overall site and the lands upon which the new building are proposed. The basement level and ground level are proposed to be two-storey, four bedroom townhouse units, with each unit having its own grade-related entrance. The remaining three floors will provide two, three and four bedroom units accessed from a common entrance at the west end of the building. The overall unit mix includes 14 four-bedroom townhouse units, 3 four-bedroom apartment units, 27 three-bedroom apartment units and 6 two-bedroom apartment units. The proposed overall building height is 12.55 metres, and the total gross floor area of the building is approximately 5,760 square metres.

The subject lands currently provide 239 outdoor surface parking spaces. As a result of the proposed development, the overall parking supply for both the subject site and the development parcel is proposed to be 220 parking spaces. This includes 50 parking spaces on the development parcel, and 170 spaces for the existing buildings at 205 and 207 Morningside Avenue.

The proposal also includes alterations to the existing surface parking area at the north edge of the adjacent TCH townhouses at 160 Danzig Street. The existing surface parking spaces are proposed to be relocated from the north side of the existing driveway to the south side of the driveway, closer to the existing townhouse units. A total of 18 parking spaces are illustrated in the proposed reconfigured parking area. The access driveway for these parking spaces is proposed to continue along the east edge of the new proposed building, to enable vehicular traffic to circulate around the new building into the existing parking area of the lands at 205 and 207 Morningside Avenue. Refer to Attachment 1: Site Plan and Attachment 4: Application Data Sheet.

Site and Surrounding Area

The subject site is just over 3 hectares in size and is occupied by two 5-storey rental buildings containing a total of 214 rental units (107 in each building) with a mix of unit types, including 4 bachelor, 10 one-bedroom, 94 two-bedroom and 106 three-bedrooms units. The site also contains surface parking, driveways, outdoor garbage storage, outdoor amenity areas and landscaping. The lands is relatively flat and is bordered to the east by a ravine and forested area that forms part of Deekshill Park, which is non-programmed parkland consisting of a forested ravine area.

Abutting land uses:

North: nine-storey residential building and associated surface parking lot;

East: Deekshill Park;

West: single storey detached dwellings on the west side of Morningside Avenue;

South: TCH townhouse development.

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 subject property is designated *Apartment Neighbourhoods* on Map 23 – Land Use Plan in the Official Plan. The *Apartment Neighbourhoods* designation permits apartment buildings, all land uses provided for in *Neighbourhoods*, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The Official Plan indicates that built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated, but recognizes that there may be opportunities for additional townhouses or apartments on underutilized sites and the plan sets out criteria to evaluate these situations.

The Official Plan sets out criteria in Policy 4.2.2 and Policy 4.4.3 to evaluate development in *Apartment Neighbourhoods* where there is sufficient space to accommodate one or more new buildings while providing good quality of life for both new and existing residents.

Policy 4.2.2 states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

Policies 4.2.3 states that: "Infill development that may be permitted on a site containing an existing apartment building will:

- meet the development criteria set out in Section 4.2.2 for apartments;
- maintain an appropriate level of residential amenity on the site;

- provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
- maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- consolidate loading, servicing and delivery facilities; and
- preserve or provide adequate alternative on-site recreational space for residents."

The Healthy Neighbourhoods policies of the Official Plan, contained in Section 2.3.1, states that *Apartment Neighbourhoods* are considered to be physically stable areas and that development within *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. This requires that developments in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods*:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density, as necessary to achieve the objectives of the Official Plan;
- Maintain adequate light and privacy for residents of those *Neighbourhoods*; and,
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

The Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of new development, recognizing that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies include that new development will:

- be located and organized to fit with its existing and/or planned context. Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and,
- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

The Official Plan provides for a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods. The Plan's housing policies address the need to preserve and increase the City's supply of rental and affordable housing. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development which have affordable and mid-range rents, will be secured as rental housing for a period of at least 20 years. This policy also provides for securing needed improvements and renovations to the rental buildings and their related facilities to benefit the residents of the existing buildings, without the costs being passed on to tenants. The Official Plan indicates that Section 37 agreements may be used to secure needed improvements to the existing rental building.

The north-east portion of the site and the lands along the entire east edge of the site are located within the Natural Heritage System (Map 9 of the Official Plan). Policies in Section 3.4, The Natural Environment, require, among other things that:

- a study will be required to assess a proposed development's impact on the natural environment and propose measures to reduce negative impacts on and where possible, improve the natural heritage system;
- where the underlying land use designation provides for development in or near the natural heritage system, development will:
 - recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and,
 - minimize adverse impacts and when possible, restore and enhance the natural heritage system.
- development will be set back at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:
 - from the top-of-bank of valleys, ravines and bluffs; and,
 - other locations where slope instability, erosion, flooding or other physical conditions present a significant risk to life or property.

Staff will review this application for compliance with these and all other relevant policies of the Official Plan. The Official Plan is available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

The subject lands are zoned Apartment Residential (A) in the West Hill Community Zoning By-law. Permitted uses within the Apartment Residential Zone include apartment buildings, day nurseries, group homes, nursing homes, and senior citizens homes. Ancillary Uses permitted include private home day care.

The subject lands are zoned Residential Apartment (RA) in the City wide Zoning By-law No. 569-2013. Permitted uses within the Residential Apartment Zone include an

ambulance depot, dwelling units in a permitted residential building type, fire halls, parks and police stations.

Permitted residential building types include apartment buildings.

Zoning By-law No. 569-2013 is available on the City's website at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=2a8a036318061410VgnVCM10000071d60f89RCRD>.

Site Plan Control

Site Plan Control is applicable; however, an application has not yet been filed.

Ravine Control / Tree Preservation

The eastern edge of the subject lands are subject to the Ravine and Natural Feature Protection By-law and are located within the Toronto and Region Conservation Authority's (TRCA) fill regulated area. The application has been circulated to the City's Urban Forestry Division and the TRCA for review and comment. In support of this application a Natural Heritage Impact Study Report and an Arborist Report have been submitted. TRCA has advised that they require the submission of an updated geotechnical slope stability assessment which fully determines the location of the long term stable top of slope line for the valley. The top-of-bank line and drip line of natural features was staked on August 15, 2012.

The submitted Arborist Report includes a review of 35 trees. A total of 13 removals are proposed, 8 of which require tree removal permits from the City's Urban Forestry Division. All of the proposed removals cited in the report are located either on or just south of the southerly property line of the subject lands, on the TCH lands at 160 Danzig Street.

Reasons for the Application

The current zoning permits the proposed land use, however amendment to both the existing West Hill Community Zoning By-law and the new City-wide Zoning By-law No. 569-2013 are necessary to change several of the existing performance standards, and to establish new performance standards for both the proposed development and the existing site.

The applicant is seeking to have the entire site viewed as a whole for purposes of applying the provisions of the Zoning By-law rather than applying them to the two separate parcels that would result from the (future) proposed severances. Planning staff have not agreed to this approach, and if each future parcel is zoned separately, there will be a need for other relief from the by-law, such as minimum landscaping requirements for an apartment building (which requires a minimum of 50% of the area of the lot for landscaping).

As currently submitted, the following are some of the performance standards from which the applicant is seeking relief:

West Hill Community Zoning By-law:

- establishing a flat rate for required parking spaces at 220 spaces, rather than the current minimum parking rate which requires 1 parking space per dwelling unit, which would result in the need for a total of 264 parking spaces (214 for the existing buildings and 50 for the proposed building).
- To allow for more than 95% of the ground floor to be used for dwelling units, whereas the current maximum is 50%;

City wide Zoning By-law 569-2013, including exception no. RA(681):

- Establishing a minimum parking rate of 0.6 parking spaces per dwelling unit for residents and 0.1 spaces per dwelling unit for visitors, which would equate to a total of 186 parking spaces for 264 dwelling units. Notwithstanding, the submitted Site Plan includes a total of 220 parking spaces;
- To permit an increase in the maximum amount of first floor interior floor area to be used for residential purposes from a maximum of 50% to 95%;
- To exempt the lands from the requirement that a minimum of 50% of required parking for residential apartment buildings be provided in a building or underground structure;
- To permit parking spaces to be located within 0 m of a property line, whereas the by-law requires a minimum setback of 0.5 m for parking spaces not located within a building or structure.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Housing Issues Report;
- Natural Heritage Impact Study Report;
- Arborist Report;
- Functional Servicing and Stormwater Management Letter Report;
- Stage 1 Archaeological Assessment; and,
- Traffic Impact Assessment and Parking Justification Study.

A Notification of Incomplete Application issued on May 23, 2014 and identifies the outstanding material required for a complete application submission as follows:

- An updated Geotechnical Investigation, pursuant to TRCA's comments on a previously submitted Geotechnical Investigation Assessment for Slope Stability Study;

- Updates to the submitted Housing Issues Report and Planning Rationale to identify and address Official Plan policy 3.2.1.5, and information relating to how the proposal satisfies Official Plan policies 4.2.3 and 5.1.1.5; and,
- Various items from Schedule 1 of Ontario Regulation 545/06.

The following additional information has also been requested to assist in the review of the application:

- A tally of all existing rents at 205 and 207 Morningside Avenue;
- An updated Planning Rationale addressing the new PPS; the Natural Heritage Policies of the Official Plan; an explanation of intended future consents and easements; and, discussion of intended changes to the TCH property adjacent to the site;
- Further information regarding proposed garbage collection areas for the existing buildings at 205 and 207 Morningside, the proposed 50-unit building and the adjacent TCH units;
- A more fully articulated draft zoning by-law amendment for the West Hill community, including building setbacks and a proposed zoning schedule;
- Additional details added to the Site Plan and Landscape Plan; and,
- Details pertaining to the existing access agreement/easement for the subject lands over the adjacent TCH lands to Danzig Street.

Issues to be Resolved

The location of the proposed building poses challenges from a design standpoint, and various issues were identified to the proponent in pre-application consultation. Improvements to the site design have been made, however there are still a number of issues that must be satisfactorily addressed in order for this application to proceed.

In order to ensure that the development will be able to meet the policies of the Official Plan from various perspectives including a built form, development and natural heritage protection and preservation further revisions are necessary.

The following discussion identifies some of the issues to be resolved, and recognizes there may be more issues identified through the review of the application, agency comments and the community consultation process.

One of the primary issues to be addressed from policy perspective by the applicant and evaluated by staff is how the development will conform to the Apartment Neighbourhoods policies set out in Sections 4.2.2 and 4.2.3 of the Official Plan.

Section 4.2.2 policies relate to how development in *Apartment Neighbourhoods* will contribute to the quality of life in a variety of ways, including:

- Providing sufficient off-street motor vehicle and bicycle parking for residents and visitors. This consideration will be key to determining whether the intensity and

form of development is appropriate for this site, as will determining whether underground parking will be required to be able to provide a sufficient number of parking spaces for the site. Currently only surface parking is proposed with limited landscaping in the parking areas. No underground parking is proposed. If the required parking standards cannot be met, the proposed intensity and form of the development and/or the proposed parking strategy will need to be adjusted.

- Locating and screening service areas, ramps and garbage storage to minimize impacts on adjacent streets and residences. These issues are of significance to both the existing and proposed development, as well as to the adjacent TCH development south of the subject lands, and relate not only to garbage storage and handling, but also to the provision of adequate size and type of loading areas for the proposed building. As currently proposed, one shared garbage collection area is proposed for use of both the existing rental buildings and the proposed building, located in the existing parking lot with no landscape screening. Alternative locations for the garbage storage area for the existing residents will be explored, and additional landscape screening will be pursued. A separate garbage storage area and handling are will be sought for the new building.
- Providing sufficiently sized indoor and outdoor recreation space for residents. The indoor and outdoor recreation spaces as currently proposed appear to be small. Further development of these areas, including possibly increasing the sizes for these areas, will be sought through the review process.
- Providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces. The proposed ground floor uses include both the lobby entrance to the common areas of the building and the ground related entrances for the two-storey townhouse units at the base at the north and south sides of the base of the building. A proposed driveway and sidewalk connection is proposed to Danzig Street. Both aspects will be reviewed in light of this policy.

Section 4.2.3 policies set out the criteria upon which compatible infill development may be permitted on a site containing existing apartments that has insufficient underutilized space to accommodate one or more new buildings while providing a good quality of life for both new and existing residents. In addition to the policies already specified above, development will:

- Meet the criteria of Section 4.2.2 for apartments,
- Organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm and create safe and comfortable open spaces. These are all considerations that will be further evaluated and articulated at the Site Plan application stage.

- Front onto and provide pedestrian entrances from an adjacent public street whenever possible. Due to the unique location of the proposed building, it has a very limited public street frontage, and appears to be detached from Danzig Street. In this regard, staff will further evaluate the proposed access at Danzig Street and the driveway and walkway connections to the proposed building. This includes the evaluation and determination of future land severances and easements including any required legal agreements for shared access points, driveways and aisleways. Improvements to the location and design of the building and the design of the driveway may be necessary to ensure conformity with this policy.
- Provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened. The evaluation of the parking supply for both the new and existing development is a key consideration. The need to which screening may be implemented into the existing parking areas will also be evaluated through the review of any future Site Plan Control application.
- Preserve and/or replace important landscape features and walkways and create such features where they do not already exist. Currently there is a significant lack of landscaping in an around the subject site, including the existing parking lot, the adjacent TCH site, along the existing pedestrian walkways, and along the Morningside Avenue frontage of the existing buildings. There is also a lack of formal pedestrian connections in the area. Significant improvements to pedestrian walkways and landscaping will be sought through the review process.
- Preserve and provide adequate alternative on-site recreational space for residents. There is a courtyard area between the two existing buildings for use of tenants of the existing buildings, which serves as their outdoor amenity area. This space is not impacted by the proposed development. Further information on indoor recreational space is required. These areas will be evaluated in the consideration of this application to determine their adequacy.

In accordance with Housing policy 3.2.1.5, consideration will be given and determination made to securing the existing rental housing, and other improvements and renovations to the existing rental housing, without pass-through of such costs in the rents to tenants.

The development will also be evaluated to assess its impacts on the adjacent natural heritage system and identify measures to mitigate negative impact and/or improve the natural heritage system. In this regard the development will need to demonstrate that appropriate setbacks from the top-of-bank can be achieved. TRCA staff have also requested an update to the Geotechnical Investigation Assessment for Slope Stability Study that was provided to the TRCA several years ago prior to the submission of this application. This will assist their review in determining whether or not the proposed building is located with sufficient setback to the existing ravine area.

The development will also be evaluated against the built form policies to ensure that the design of the building and surrounding site meet these policies. In addition to the built form issues already identified in previous sections, this will include, but is not limited to:

- Separation distances between the proposed and existing buildings. An adequate distance will be determined and sought through the review process.
- The proposed building setbacks from the adjacent walkways and parking areas are limited. Increased building setbacks will be explored and pursued to allow for additional space for landscaping.
- The design of the building, including the two-level townhouse units proposed at the base of the building, as well as the exterior materials, will need to be further developed to ensure that the building fits into the existing context.
- An appropriate level of lighting will need to be provided.

Other issues to be addressed include:

- Applicability of Section 37 of the *Planning Act*.
- Revisions to the submitted Arborist report to ensure that the scope of the report is sufficient to include all relevant trees including those within the Ravine By-law protected area.
- Revisions to the site plan drawings to ensure an appropriately sized Fire Access Route, and fire hydrant connections.
- Evaluation of stormwater management design and servicing.
- The provision of any required road widenings corner roundings.
- Phase 2 Archaeological Assessment.

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.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Proposed Site Development Plan

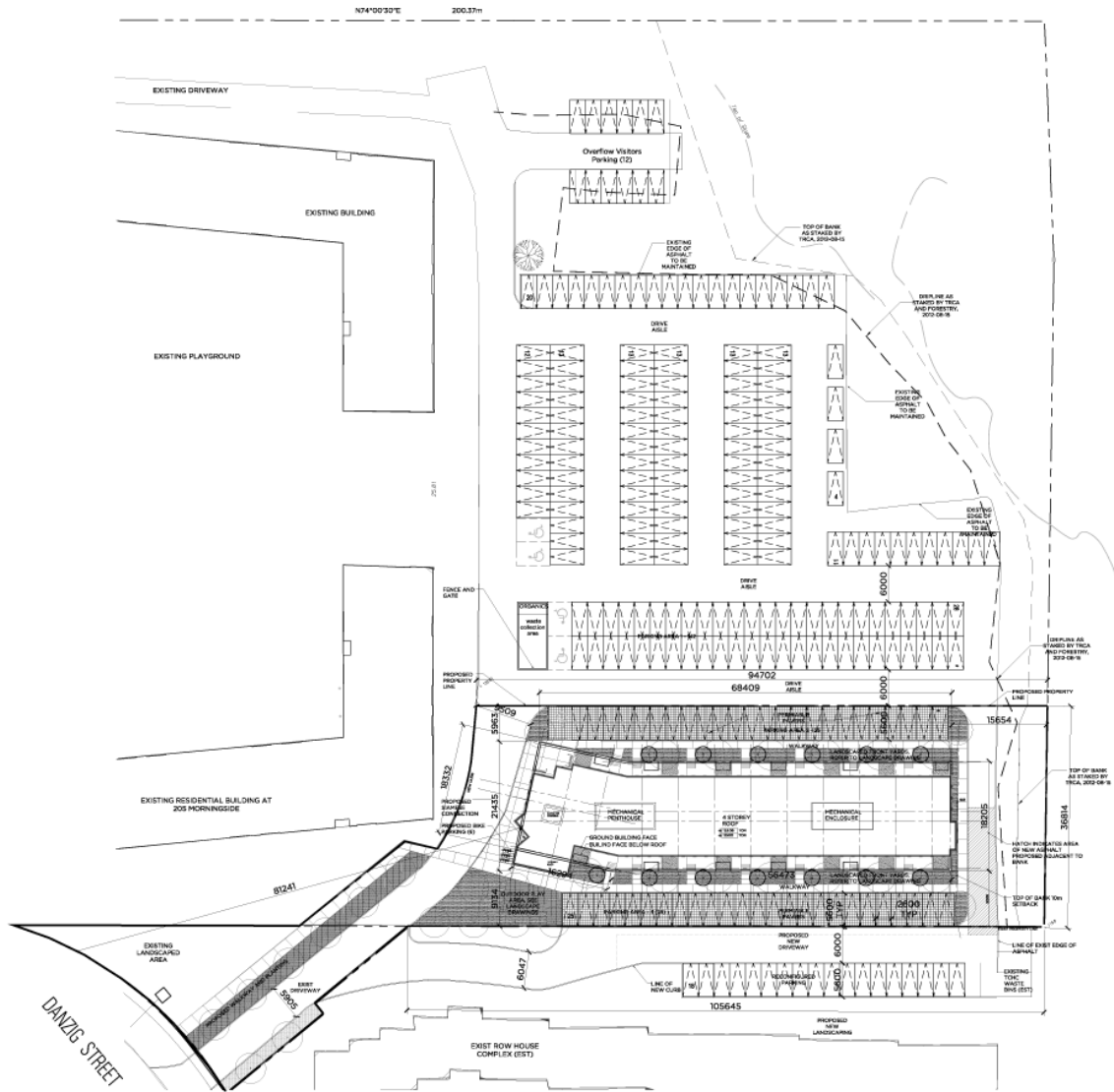
Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

205, 207 Morningside Avenue

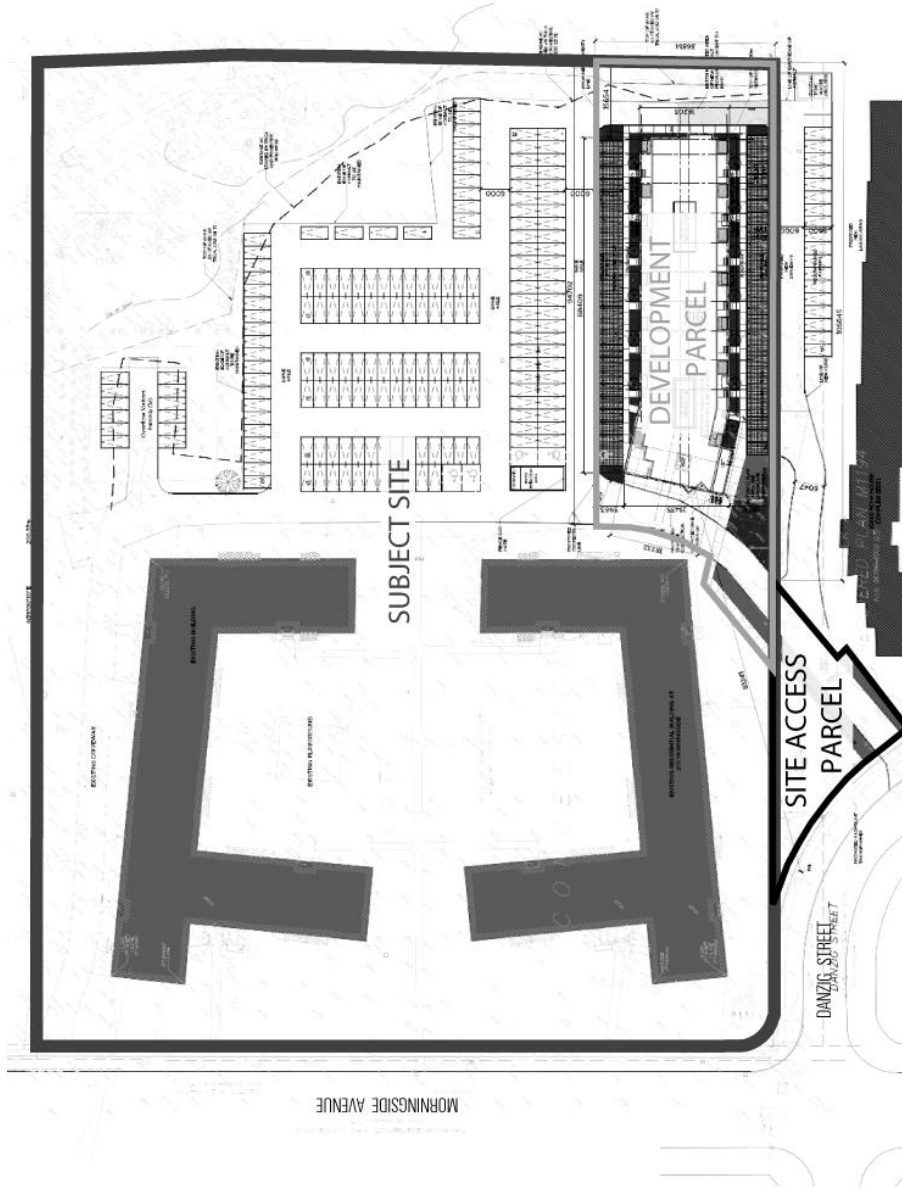
Applicant's Submitted Drawing

Not to Scale
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File # 14 146036 ESC 44 OZ

Attachment 2: Proposed Site Development Plan



205, 207 Morningside Avenue

Proposed Site Development

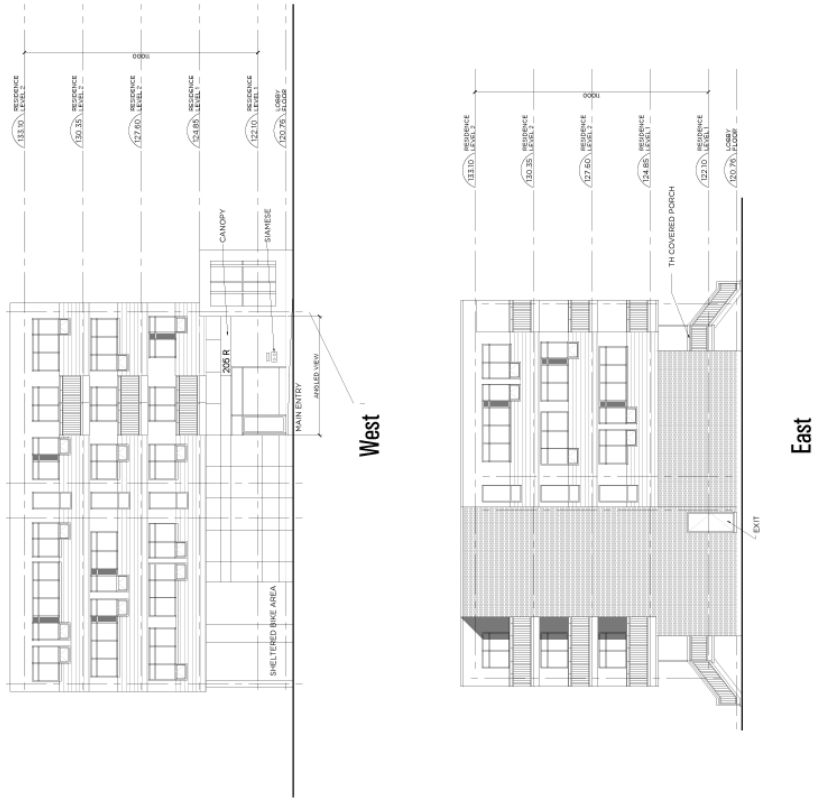
Applicant's Submitted Drawing



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07/07/14

File # 14 146036 ESC 44 0Z

Attachment 3: Elevations



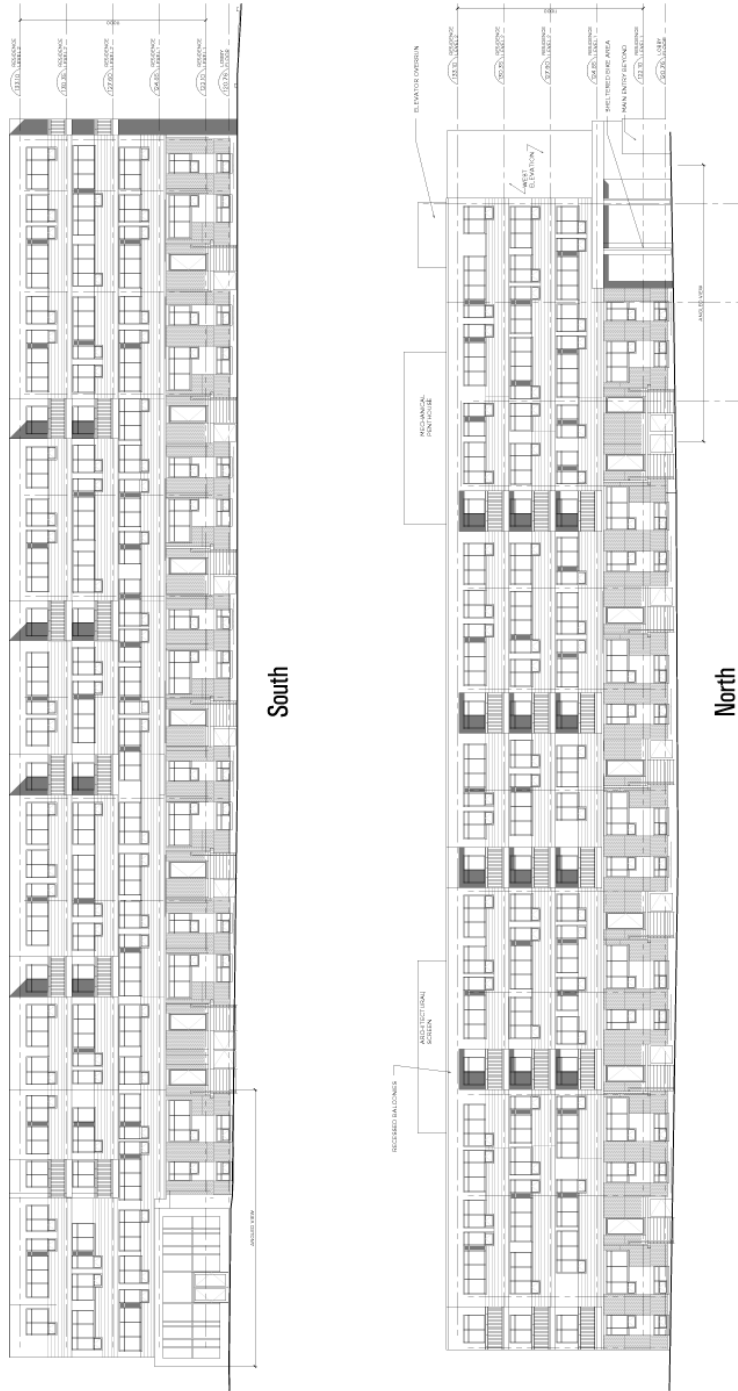
205, 207 Morningside Avenue

Elevations
 Applicant's Submitted Drawing

Not to Scale
 4/30/14

File # 14 146036 ESC 44 02

Attachment 4: Elevations

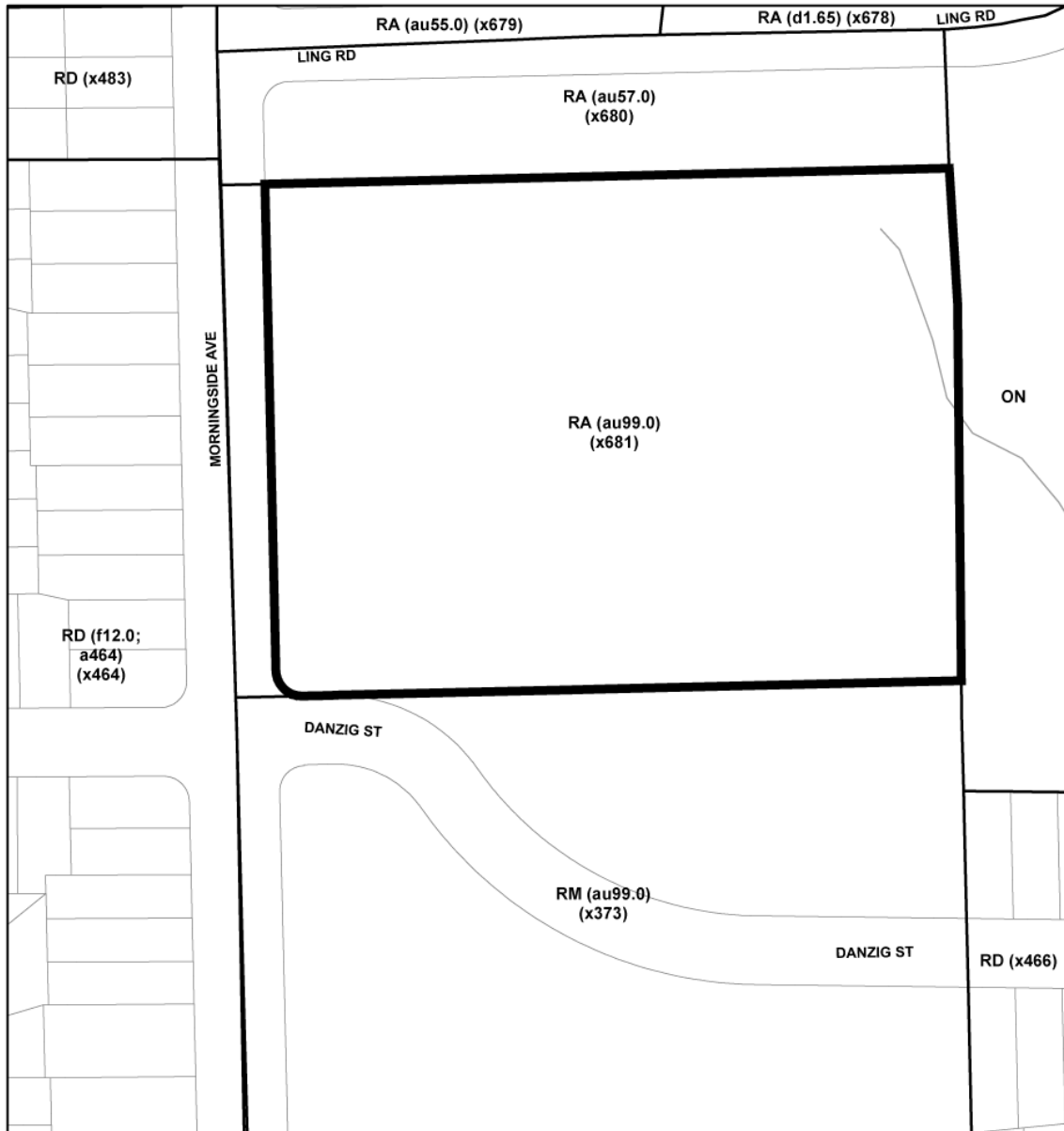


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 4/30/14

205, 207 Morningside Avenue

File # 14 146036 ESC 44 0Z

Attachment 5: Zoning



Zoning By-law 569-2013

205, 207 Morningside Avenue

File # 14 146036 ESC 44 02



Location of Application

- | | |
|--------------------------------|---------------------------------|
| RD Residential Detached | RA Residential Apartment |
| RM Residential Multiple | ON Open Space Natural |



Not to Scale
Extracted: 05/08/2014

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	14 146036 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	April 23, 2014

Municipal Address: 205-207 MORNINGSIDE AVE
 Location Description: CON D PT LOT 10 RP 66R712 PART 1 **GRID E4409

Project Description: To permit 50 affordable ownership units in a 5-storey condominium building having a total gross floor area of 5,766 m² comprised of 6 two-bedroom units, 27 three-bedroom units, 3 four-bedroom units and 14 four-bedroom townhouse units. The proposed building height is 12.55 m. A total of 50 parking spaces are proposed. The development site is located at the back of the lands at 205 Morningside Ave, the existing rental apartment buildings at 205 and 207 Morningside Ave are proposed to remain.

Applicant:	Agent:	Architect:	Owner:
HABITAT FOR HUMANITY TORONTO			NORTHLINK PROPERTIES (MORNINGSIDE) LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	A (West Hill) & RA (Toronto)	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION (existing and proposed)

Site Area (sq. m):	30188.4	Height:	Storeys:	5
Frontage (m):	150.2		Metres:	12.5 (proposed building)
Depth (m):	200.7			
Total Ground Floor Area (sq. m):	5328			Total Proposed
Total Residential GFA (sq. m):	26776		Parking Spaces:	220
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	26776			
Lot Coverage Ratio (%):	17.6			
Floor Space Index:	0.89			

DWELLING UNITS

FLOOR AREA BREAKDOWN (proposed building only)

Tenure Type:	Existing Rental (R), Proposed Condo (C)		Above Grade	Below Grade
Rooms:	Residential GFA (sq. m):		4676	1090
Bachelor:	4 (R)	Retail GFA (sq. m):	0	0
1 Bedroom:	10 (R)	Office GFA (sq. m):	0	0
2 Bedroom:	94 (R), 6 (C)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	106 (R), 44 (C)	Institutional/Other GFA (sq. m):	0	0
Total Units:	264 (R and C)			

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