

**Preliminary Report  
Official Plan and Zoning By-law Amendment  
Applications  
1066 Avenue Road**

<b>Date:</b>	March 12, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward No. 16 – Eglinton – Lawrence
<b>Reference Number:</b>	File No. IBMS folder no. 06 191791 NNY 16 OZ

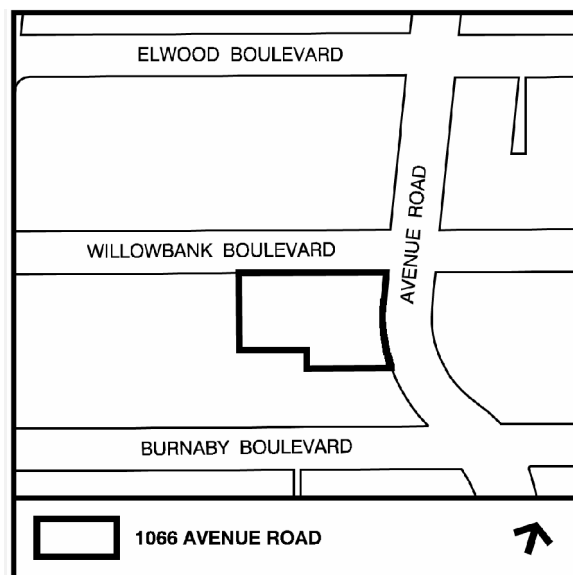
**SUMMARY**

This report reviews an application to amend the Official Plan and the Zoning By-law for an 8-storey, 120-unit retirement residence at 1066 Avenue Road. The proposed building would have a height of 23.5 metres and a density of 4.0 times the lot area. This report recommends the applicant revise the proposal to create a development which more closely respects the existing neighbourhood context.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. the applicant be directed to revise the proposal to a development more in keeping with the existing neighbourhood context.
2. a Community Consultation meeting be arranged in conjunction with the Ward Councillor for a revised proposal that addresses Recommendation 1 above;



3. notice for the Community Consultation meeting be given to landowners and residents within 120 metres of the site; and
4. 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.

## **BACKGROUND**

### **Proposal**

The applicant is proposing an eight (8) storey 120-unit Retirement Residence on the site at the southwest corner of Avenue Road and Willowbank Boulevard. A total of 7,900m<sup>2</sup> of above-grade Gross Floor Area is proposed with an additional 1,660m<sup>2</sup> GFA proposed in the basement level. The proposed density is 4.0 times the lot area.

The ground floor would contain the common amenity areas for the residents including a library and dining area. A ground level terrace/patio accessible from the common areas would separate the Willowbank face of the building from the street.

The building is proposed to contain a variety of rental suites including bachelor units, one-bedroom, one bedroom and den, and two bedroom units on the 2<sup>nd</sup> to 7<sup>th</sup> floors.

The penthouse level (eighth floor) would contain amenities including a rooftop terrace and ancillary servery, exercise room, a chapel and the mechanical room.

All parking is to be provided underground in a one-level structure and a total of 17 parking spaces, including one handicapped space, are proposed. Access to the below-grade parking would be from Willowbank Boulevard at the western end of the site. A one-way service laneway providing vehicular service to the loading area and garbage room would access from Willowbank Boulevard at the west end of the building and exit on Avenue Road at the south end of the site.

The building is proposed to have a height of 23.5 metres.

The site statistics are presented on the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The site is located on the west side of Avenue Road, south of Willowbank Road and two blocks north of Eglinton Avenue. The property has 62 metres of frontage on Avenue

Road and a depth of approximately 37 metres. The property is the former site of St. James Bond United Church which was recently demolished. The total site area is 1,995m<sup>2</sup>. The applicant has taken particular care to replicate the former church style in their proposal by introducing a unique ecclesiastical appearance that bears resemblance to the former church building

Land uses surrounding the subject site are as follows:

North: Detached homes on the north side of Willowbank Boulevard

South: Two small 2-storey apartment buildings immediately south along Avenue Road and detached homes along Burnaby Boulevard

East: Detached homes across Avenue Road

West: Detached homes along Willowbank Boulevard

## **Official Plan**

The site is designated *Neighbourhoods* on Map 17, Land Use Plan of the Official Plan. The *Neighbourhoods* designation is one of four land use designations intended to protect and reinforce the existing physical character of, in this case, the surrounding low scale residential area. *Neighbourhoods* contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower-scale buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

Low scale local institutions play an important role in *Neighbourhoods* and includes such uses as schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunication installations, and public services and facilities provided by the local, provincial and federal governments.

A key objective to maintaining the stability in *Neighbourhoods* is that physical changes must be sensitive, gradual and generally fit the existing physical character of the area. The Official Plan does provide opportunity for redevelopment on properties that differ from the prevailing patterns of lot size, configuration and orientation typical of the neighbourhood. Often these sites are former non-residential uses such as the subject land. The Official Plan requires that new infill development on these sites respect and reinforce the existing physical character of the neighbourhood by having regard for size and configuration of lots, heights, massing, scale and dwelling type of nearby residential uses, setbacks of buildings from the street or streets, and prevailing patterns of rear and side yard setbacks and landscaped open space. The Official Plan requires that no change will be made through rezoning, minor variance, consent or other public action that is out of keeping with the physical character of the neighbourhood.

Further, proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Map 3 of the Official Plan identifies Avenue

Road as a major street. Where a more intense form of residential development than that permitted by existing zoning on a major street is proposed, the application will be reviewed with respect to the above described criteria, having regard to both the form of development along the street and its relationship to adjacent development.

The Plan also contains policies which require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods.

The Plan provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

## **Zoning**

By-law 438-86 of the former City of Toronto zones the property “R2 Z0.6” which is a Residential District permitting a maximum density of 0.6 times the lot area. Permitted uses include an apartment building, a detached house, a duplex, a row house, a semi-detached duplex, a semi-detached house, a semi-detached triplex, a triplex and a residential care facility.

The maximum height permitted by the Zoning By-law is 9.0 metres.

## **Site Plan Control**

An application for Site Plan Control Approval will be required but has not been filed.

## **Tree Preservation**

There are no on-site trees. There are four City-owned street trees abutting the development site that are in fair or fair to poor condition. The applicant is proposing to remove all four trees and replace them with street trees as per the City’s requirement. There are two trees abutting the site on private property which will be retained and protected during construction.

## **Reasons for the Application**

The Official Plan envisions that new development in *Neighbourhoods* will be low-scale, limited to buildings in the range of 4 storeys or less. The applicant is proposing an Official Plan Amendment to permit an eight-storey building.

An amendment to the Zoning By-law is required to increase the permitted building height and density of development on the site and to establish appropriate development standards to facilitate the proposal.

## **COMMENTS**

### **Land Use**

Toronto's *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of local residents. Low scale residential buildings consist of detached and semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartment buildings generally 4 storeys or less. Other uses permitted in a *Neighbourhoods* designation include low scale institutions such as schools, places of worship, community centres, libraries, day nurseries and private home day care, seniors and nursing homes and long-term care facilities. A number of higher scale apartments are found in *Neighbourhoods* and are recognized but new ones are not permitted.

The use is residential and is permitted in a *Neighbourhoods* designation. However, redevelopment must have regard for the existing built form context; a proposal that fails to address this is not supportable.

### **Proposed Height and Density**

The built form context of both Avenue Road and the surrounding neighbourhoods in this area are clearly reflective of Council's vision for the community as expressed through the policies of the *Neighbourhoods* designation. The proposed height of 8 storeys (23.5 metres) is considerably greater than the buildings which typify the area, most of which are in the 2-storey range. The maximum height permitted by the existing zoning is 9 metres.

The proposed density of 4.0 times the lot area is substantially higher than the adjacent development. Development densities of this extent are more typical of a growth area designation such as *Mixed Use Areas*, a designation intended to accommodate increased jobs and population anticipated by the Official Plan's growth strategy.

New development on this site must fit into the context of the existing neighbourhood. A residential development with a height and density closer in scale to other residential buildings in the neighbourhood would satisfy the Official Plan goal of encouraging intensification to take advantage of existing infrastructure and services but would ensure compatibility with the existing neighbourhood context.

### **Built Form and Existing Context**

The City of Toronto Official Plan requires that new buildings be sited, massed and scaled to fit harmoniously into the existing context and development must limit its impact on neighbouring streets and properties. The massing of new buildings should respect the existing street proportions.

The neighbourhood context is low density residential dwellings. The neighbourhood is mainly comprised of detached homes but there are also some duplexes and triplexes in the area. The proposed development must address the requirements of the Official Plan to mass and scale buildings on redevelopment sites to fit harmoniously into the existing neighbourhood context.

## **CONCLUSIONS**

While a residential development is a permissible use for these lands the desire to achieve residential intensification through additional development on the site must be balanced with a respect for the existing site condition and the low rise built form and character of the community abutting Avenue Road and in the surrounding area.

Therefore, the applicant should be directed to revise the proposal to create a development which is more in keeping with the neighbourhood context. If the applicant does so, a Community Consultation meeting should be scheduled to receive neighbourhood commentary on the proposal.

It is recommended that upon completion of the public consultation process and the evaluation of a revised proposal, a Final Report be prepared with notice provided for a Public Meeting when appropriate.

## **CONTACT**

Cathie Ferguson, Senior Planner  
Tel. No. 416-395-7117  
Fax No. 416-395-7155  
E-mail: [cfergus@toronto.ca](mailto:cfergus@toronto.ca)

## **SIGNATURE**

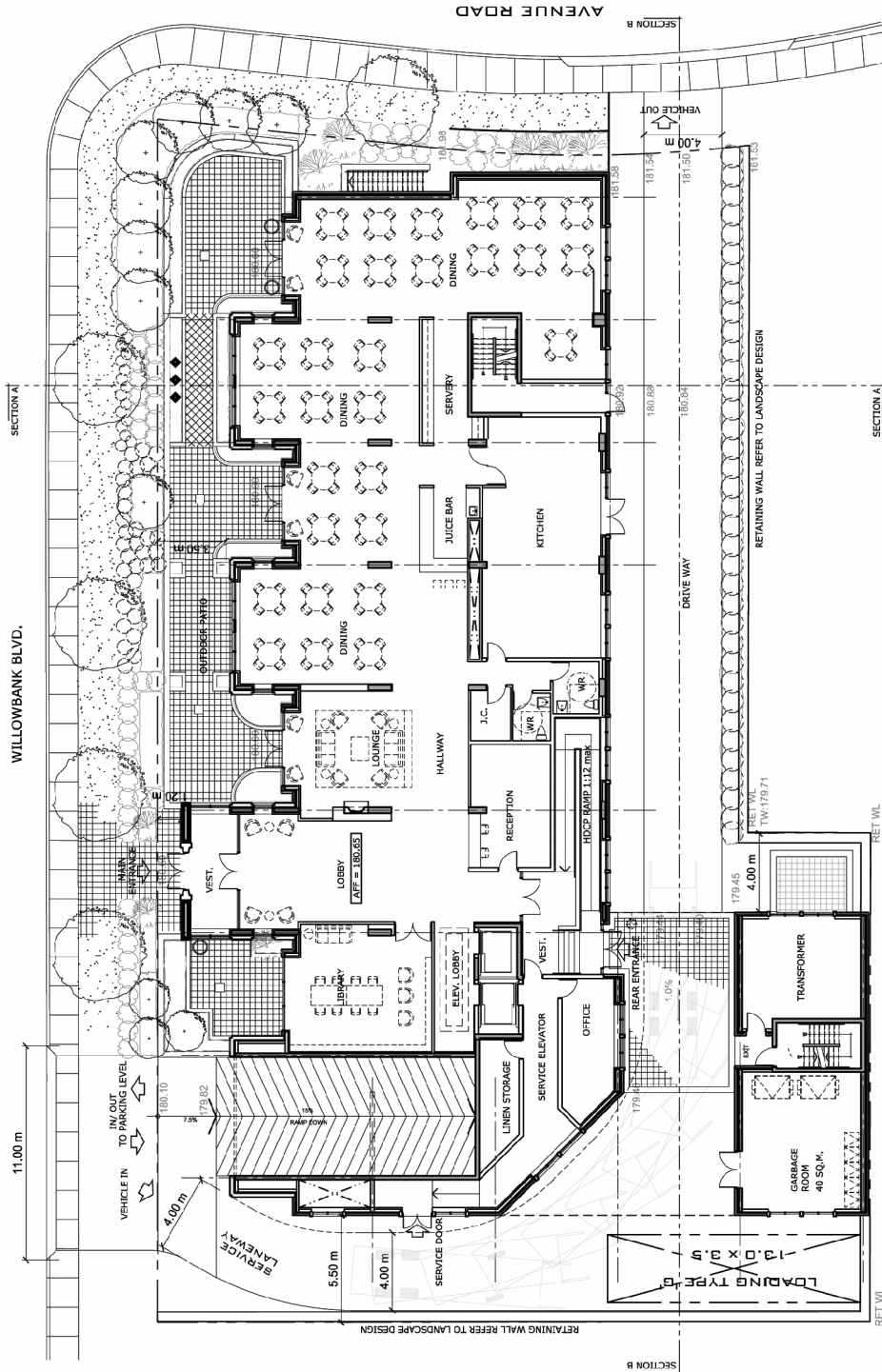
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations [as provided by applicant]  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan

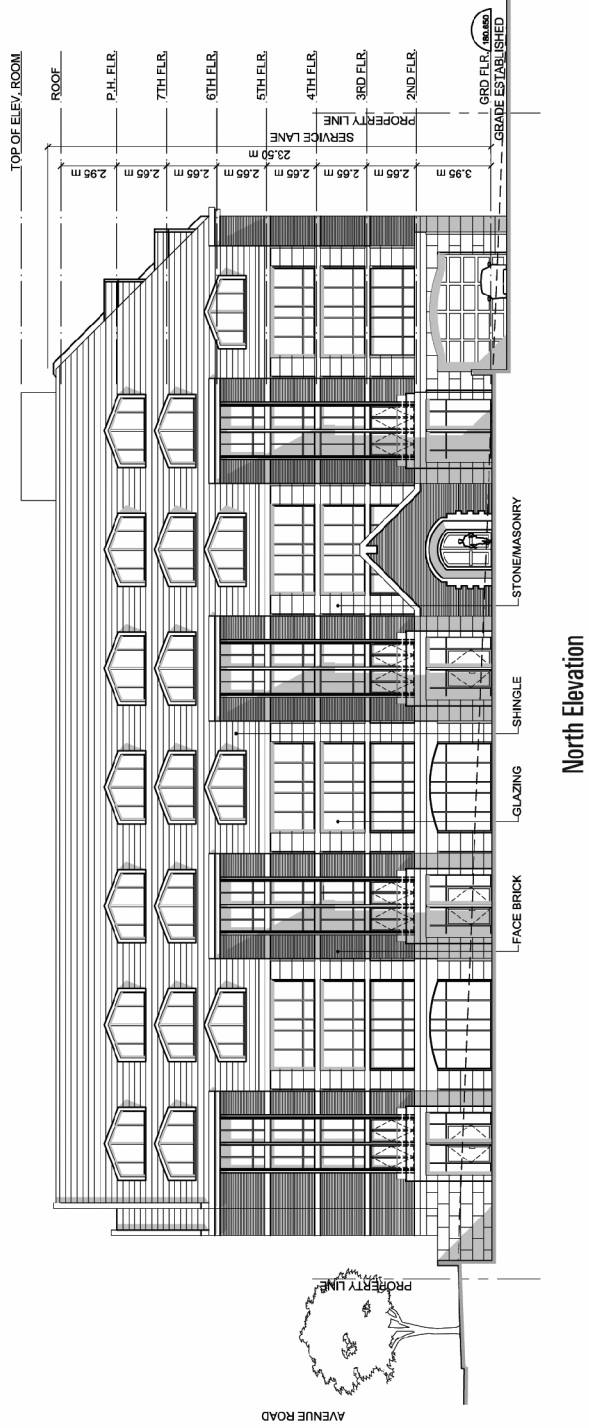


**1066 Avenue Road**

**Ground Floor Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/22/06

File # 06\_191791

# Attachment 2a: North Elevation



1066 Avenue Road

Elevations

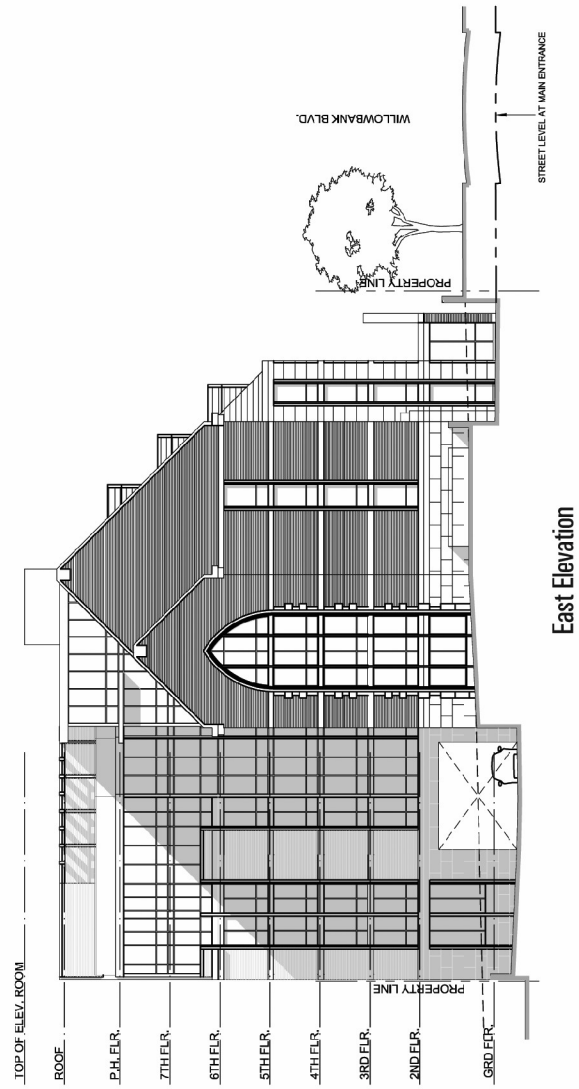
Applicant's Submitted Drawing

Not to Scale  
11/22/06

File # 06 191791



# Attachment 2b: East Elevation



1066 Avenue Road

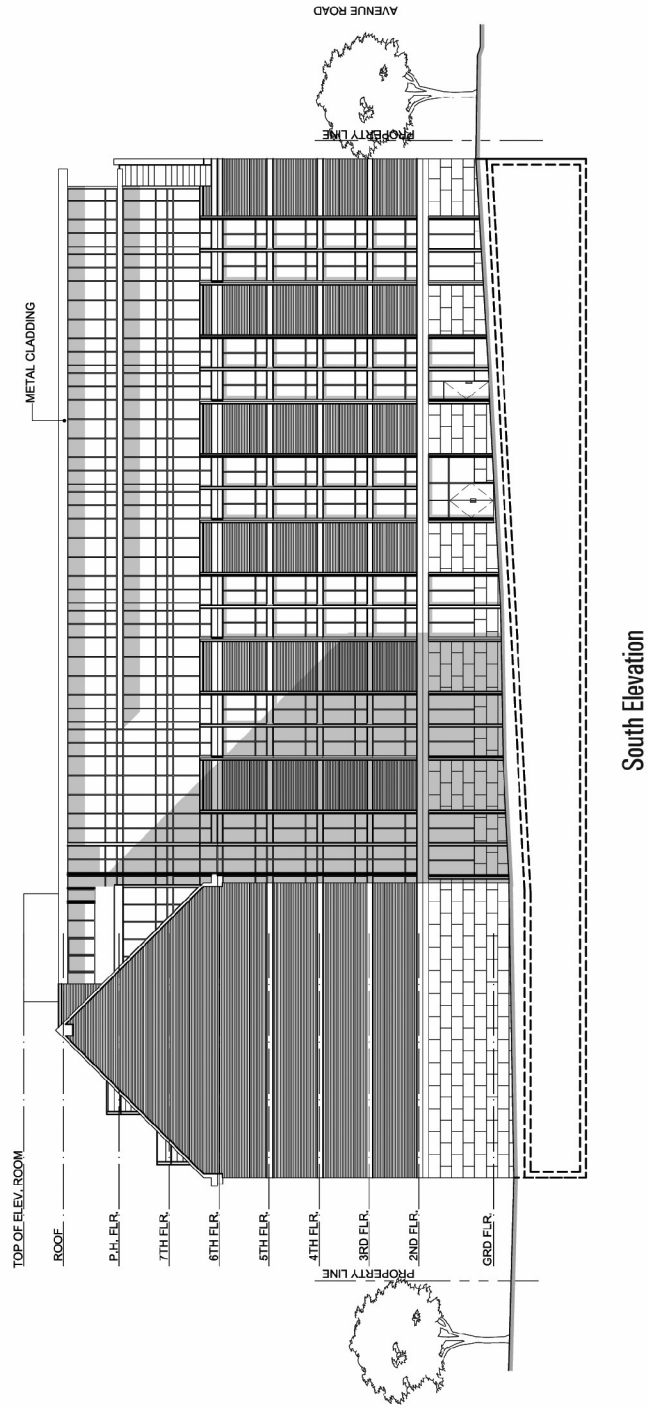
File # 06\_191791

Elevations

Applicant's Submitted Drawing

Not to Scale  
11/22/06

# Attachment 2c: South Elevation



1066 Avenue Road

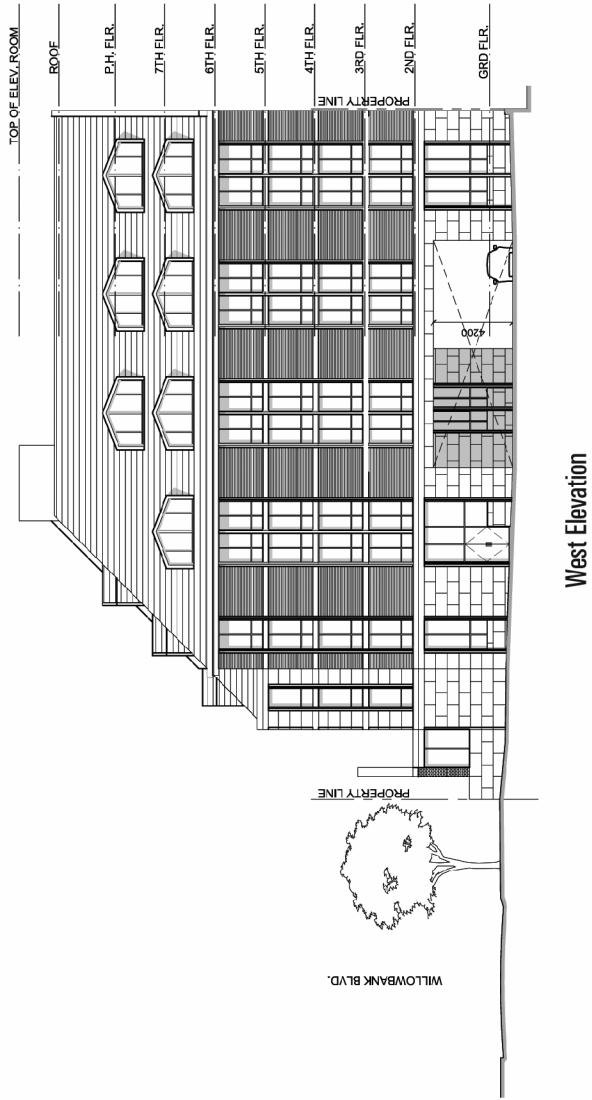
Elevations

Applicant's Submitted Drawing

Not to Scale  
11/22/06

File # 06\_191791

# Attachment 2d: West Elevation



1066 Avenue Road

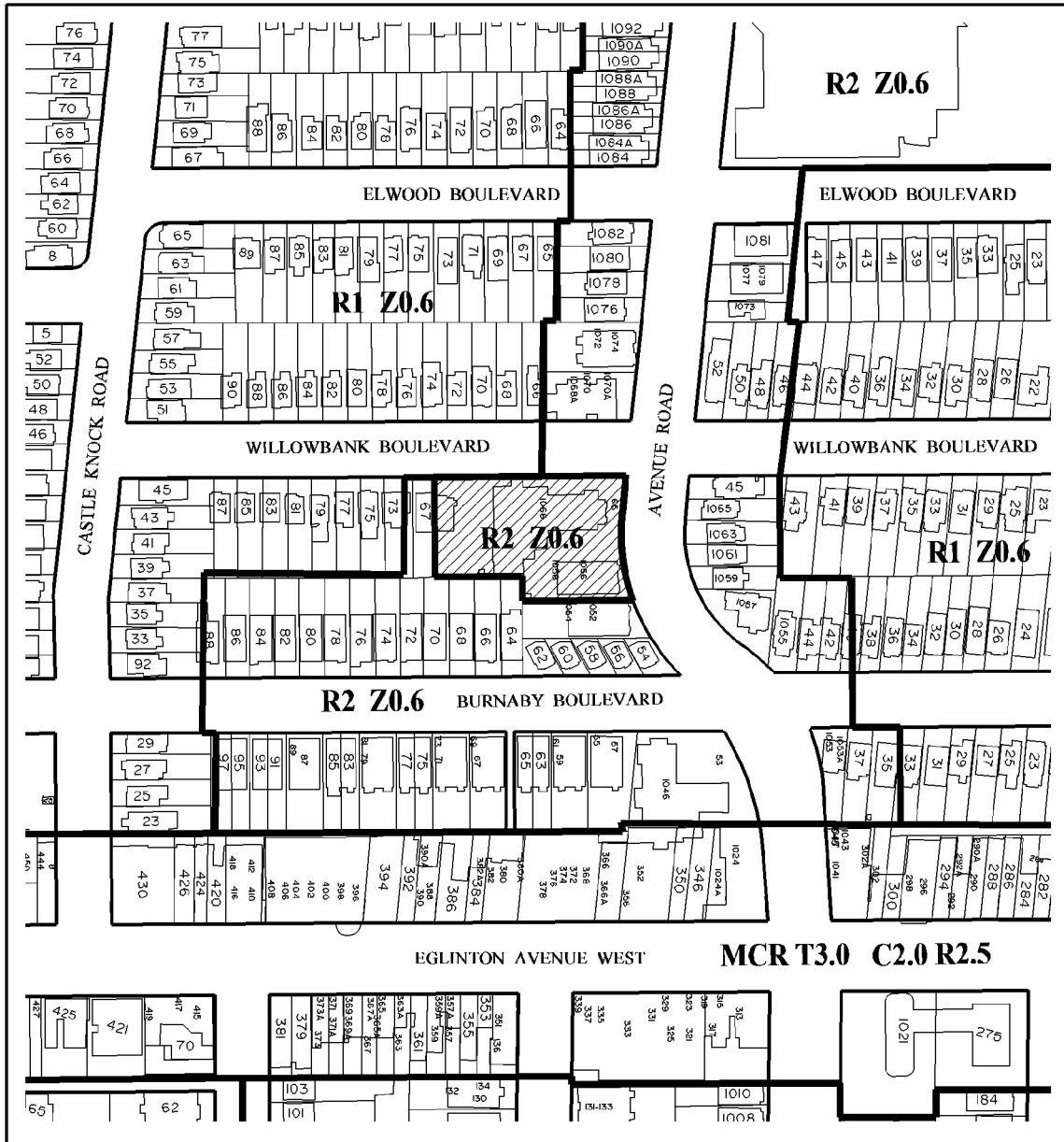
File # 06\_191791

Elevations

Applicant's Submitted Drawing

Not to Scale  
11/22/06

### Attachment 3: Zoning



**1066 Avenue Road**  
File # 06\_191791

- R1 Residential District
- R2 Residential District
- MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/22/06



## Attachment 4: Official Plan



**TORONTO** City Planning  
Division  
**Official Plan**

**1066 Avenue Road**

File # 06\_191791

- |  |   |
|--|---|
|  Site Location            |  Neighbourhoods  |
|  Apartment Neighbourhoods |  Mixed Use Areas |
|  Parks                    |   |



Not to Scale  
June 2006

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 191791 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 16, 2006

Municipal Address: 1066 AVENUE RD, TORONTO ON  
 Location Description: PL 423 PT BLK M \*\*GRID N1606  
 Project Description: New Retirement Residence.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ALAN SLOBODSKY			FORAM AVENUE HOLDINGS INC

### PLANNING CONTROLS

Official Plan Designation:	<i>Neighbourhoods</i>	Site Specific Provision:
Zoning:	R2 Z0.6	Historical Status:
Height Limit (m):	9	Site Plan Control Area: N

### PROJECT INFORMATION

Site Area (sq. m):	1995.4	Height:	Storeys:	8
Frontage (m):	61.8		Metres:	23.5
Depth (m):	36.6			
Total Ground Floor Area (sq. m):	1064			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	17
Total Non-Residential GFA (sq. m):	7900		Loading Docks	1
Total GFA (sq. m):	7900			
Lot Coverage Ratio (%):	53.3			
Floor Space Index:	4.0			

### DWELLING UNITS

Tenure Type:	Other
Rooms:	120
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	7900	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Cathie Ferguson, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7117</b>