

2100 Avenue Road - Zoning Amendment Application- Preliminary Report

Date:	January 13, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	15 267377 NNY 16 OZ

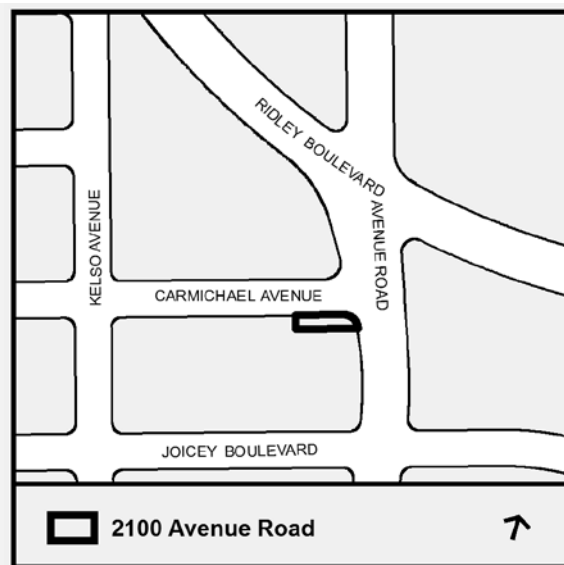
SUMMARY

This application proposes to maintain the conversion of the existing one-storey mixed use building converted from residential to office/residential uses and to construct a two-storey addition atop the existing building in order to accommodate a two-storey residential unit on the second and third floor of the building at 2100 Avenue Road. The proposed 2 storey addition would result in a building height of 11.2 metres and a gross floor area of 355.15 square metres.

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

A Final Report and Public meeting under the *Planning Act* will be scheduled following community consultation, and the resolution of outstanding issues, provided the applicant submits all required information 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 2100 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A minor variance application, was approved by the Committee of Adjustment on August 20, 1992 to permit the existing dwelling to remain as constructed and to be used as an office of a home occupation (office of an insurance and financial planning professions occupying approximately 51m² of the ground floor located within the dwelling). The approval was subject to the following conditions:

1. The building and property being improved and utilized, essentially in compliance with the submitted, development and elevation plans;
2. That there be no signage other than a permitted legal sign displaying the municipal address on the property;
3. That the permission to conduct a business and professional office be limited to that of an insurance and financial planning profession activity; and
4. That the permission be for such time duration that the insurance and financial planning activity operates. However, such permission shall cease when new detailed policies and provisions dealing with home occupation uses, which are currently under study, come into full force and effect.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The first component of the application is to maintain and legalize the use that has existed on-site since 1992. At that time, the existing one-storey building was converted from a residential dwelling to a professional and business use on the main floor and a residential dwelling unit in the basement.

The second component of the application is to expand the building and construct a new two-storey addition atop the existing one-storey building. The business and professional office use is proposed to be located in the basement and main floor and will gain access from the existing front entrance facing Avenue Road. The office use is for an Insurance and Financial Planning business. The hours of operation for a typical weekday are 8:00am-4:30am and comprises of a total of four staff members. The total floor area of the office would be 200 square metres.

Some modifications are proposed to the front porch to accommodate an accessibility ramp and associated landing. The basement residential dwelling would be eliminated and a two storey residential dwelling unit would be located on the second and third floors. The dwelling unit would be accessible by a separate entrance, at the side of the building facing Carmichael Avenue.

The proposed mixed-use building would have a gross floor area of 355.15 square metres (including the basement), and would maintain the existing lot coverage of 35.9%. The existing/proposed building length is 16.93 metres. The proposed building height under the North York Zoning By-law No. 7625 is 9.5 metres, when measured from the crown of the road to the mid-point of the roof. The proposed building height under the new City Wide By-law No. 569-2013 is 10.69 metres, when measured from established grade to the top of the roof. The majority of the existing landscaping in the front and side yards would be maintained with some additional plantings.

The existing three (3) parking spaces are provided in the rear and would remain and be accessed from the existing driveway from Carmichael Avenue. Two (2) spaces would be for the commercial office use and one (1) space is for the residential dwelling unit.

For further project information please refer to the Application Data Sheet found as Attachment 4 to this report.

Site and Surrounding Area

The property is located on the south west corner of Carmichael Avenue and Avenue Road. The subject property has a lot area of 296.34 square metres (3,189.78 square feet) with 8.73 metres (28.64 feet) of frontage on Avenue Road and an approximate lot depth of 37.08 metres (121.65 feet). The site is currently occupied by a 1 storey house-form approximately 6 metres in height, containing a business and professional office use (insurance and financial planning office) and includes a dwelling unit in the basement. The basement dwelling unit is accessed via a separate side entrance facing Carmichael Avenue. The subject property has a relatively flat topography with manicured/landscaped front and side yards. Parking is located at the rear of the property, taking its access from Carmichael Avenue. Three (3) parking spaces are currently provided on the subject site, two (2) of which are for the use of the commercial office use and one (1) for the dwelling unit.

Land uses surrounding the subject site are as follows:

- North: Across Carmichael Avenue are 1 and 2 storey single detached dwellings. Further north is St. Margaret of Scotland Catholic Church at 222 Ridley Boulevard and Armour Heights Community Centre at 2140 Avenue Road.
- South: To the immediate south is 2098 Avenue Road which is zoned for, and occupied by, a 2 storey professional office building, with parking at the rear of the property. Further south are several 1 storey single detached dwellings fronting onto Avenue Road.
- West: The property to the immediate west on Carmichael Avenue is occupied by a 2 storey single detached dwelling with a below grade garage. The driveway access is adjacent to the existing driveway and parking area of the subject site. Further west, internal to the neighbourhood, a range of 1 to 2 storey single detached dwellings exists.
- East: To the immediate east directly across Avenue Road from the subject site is 2105 Avenue Road which is also occupied by a house-form commercial office use. Further east, towards the neighbourhood interior, are a number of 1 and 2 storey single detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement, 2014 (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 property is designated as "*Mixed Use Areas*" on Map 17 – Land Use 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.

Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will also be compatible with those *Neighbourhoods*, by providing a gradual transition of scale and density, maintaining adequate light and privacy and attenuating resulting traffic and parking impacts.

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

www.toronto.ca/planning/official_plan/introduction.htm

Avenue Road Avenue Study

The property is also located within an “Avenues” corridor 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.

City Council on November 30, December 1, 2, 4 and 7th, 2009 adopted the final staff report for the Avenue Road Avenue Study. The Avenue Road Avenue Study addresses the two-kilometre length of Avenue Road between Lawrence Avenue West and Wilson Avenue.

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 Highway 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

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. The R7 zone permits one-family detached dwelling and accessory buildings and a range of recreational and institutional uses. The site specific exception (16) allows for home occupation uses subject to a number of provisions. These provisions include that there shall be no employee working in the dwelling unit other than the business operator that resides in the dwelling unit, unless otherwise stated in this By-law and that the maximum floor area occupied or used by a home occupation is the lower of 25 percent of total interior floor area for the principal building, or 100 square metres. The maximum permitted building height is 8.8 metres and 2 storeys. The maximum permitted lot coverage is 30 percent.

The subject lands are also zoned "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. These provisions include that a home occupation, other than one for an education use, may not have clients or customers attending the premises for consultants or receiving services and may not have an employee working in the dwelling unit who is not the business operator. The maximum permitted building height is 10.0 metres and 2 storeys. The maximum permitted lot coverage is 30 percent.

Site Plan Control

A Site Plan application has not been submitted. A Site Plan Control application will be required.

Reasons for the Application

The application seeks to amend Zoning By-law No. 7625 and the City wide Zoning By-law No. 569-2013 to permit the proposed office use, to increase the permitted building height from 8.8 metres (By-law 7625) or 10.0 metres (by-law 526-2013) to 11.2 metres, to increase the permitted number of storeys from 2 storeys to 3 storeys and to increase the lot coverage from 30% to 35.9%.

In addition, this application seeks to amend Zoning By-law No. 7625 to permit the proposed dwelling unit, as the By-law currently only allows for single family detached dwellings, to decrease the required parking spaces to provide 3 spaces from 5 spaces and to increase the building length to 19.04 meters. Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The application for the Zoning By-law Amendment was submitted on December 21, 2015. The following reports/studies were submitted with the application:

- Planning Rationale
- Functional Servicing and Stormwater Management Report, and
- Transportation Impact Study Update.
- Toronto Green Standards Checklist

A Notification of Complete Application issued on January 28, 2016.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- the appropriateness of the land use;
- the scale and intensity of the use;
- the appropriateness of the building form including height and transition to the neighbourhood to the west;
- review of the parking supply and site access/circulation; and
- assessment of landscaping treatments and the provision of adequate soft surface areas.

Toronto Green Standard

The TGS Checklist has not been submitted by the applicant and is required to be reviewed by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

Sarah Ovens, Assistant Planner
Tel. No. 416-395-7129
Fax No. 416-395-7155
E-mail: sovens@toronto.ca

SIGNATURE

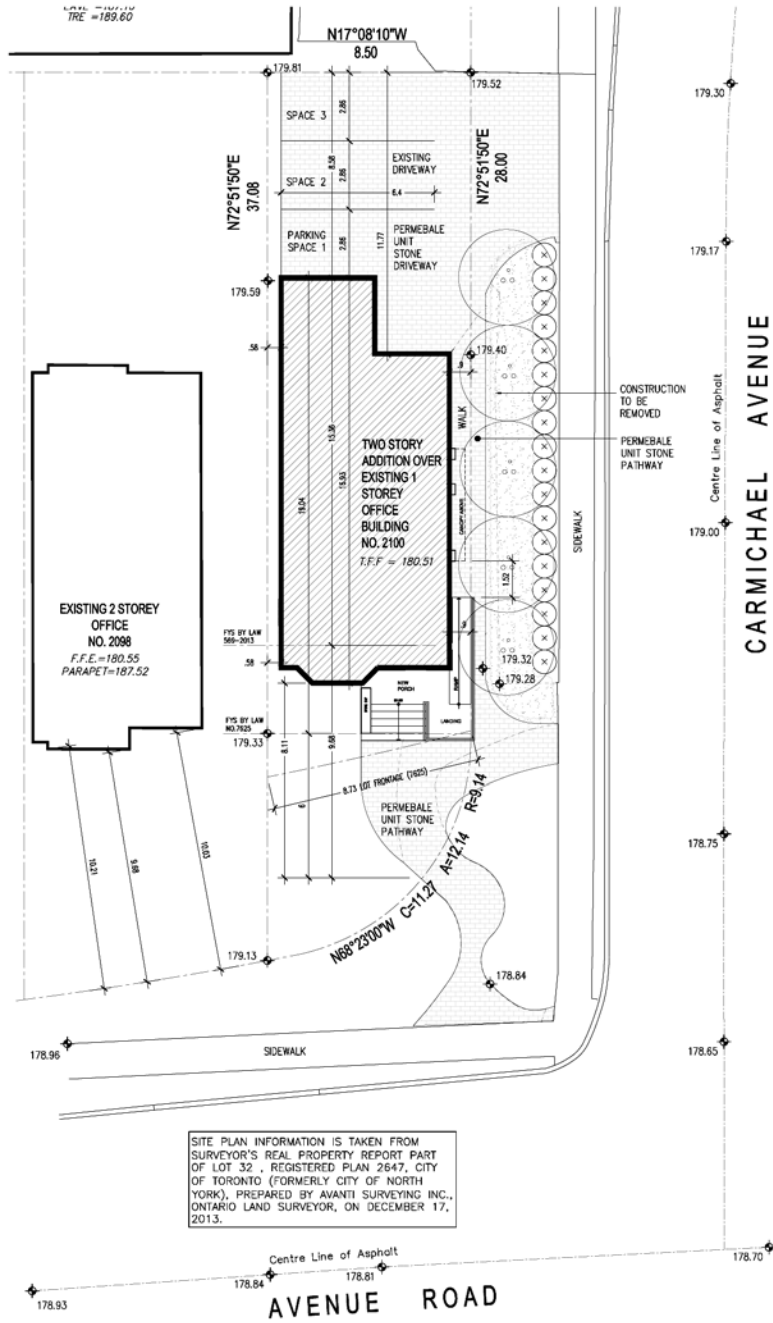
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: East Elevation
Attachment 2b: North Elevation
Attachment 2c: South Elevation
Attachment 2d: West Elevation


Attachment 3a: Zoning By-law No. 569-2013
Attachment 3b: Zoning By-law No. 7625
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

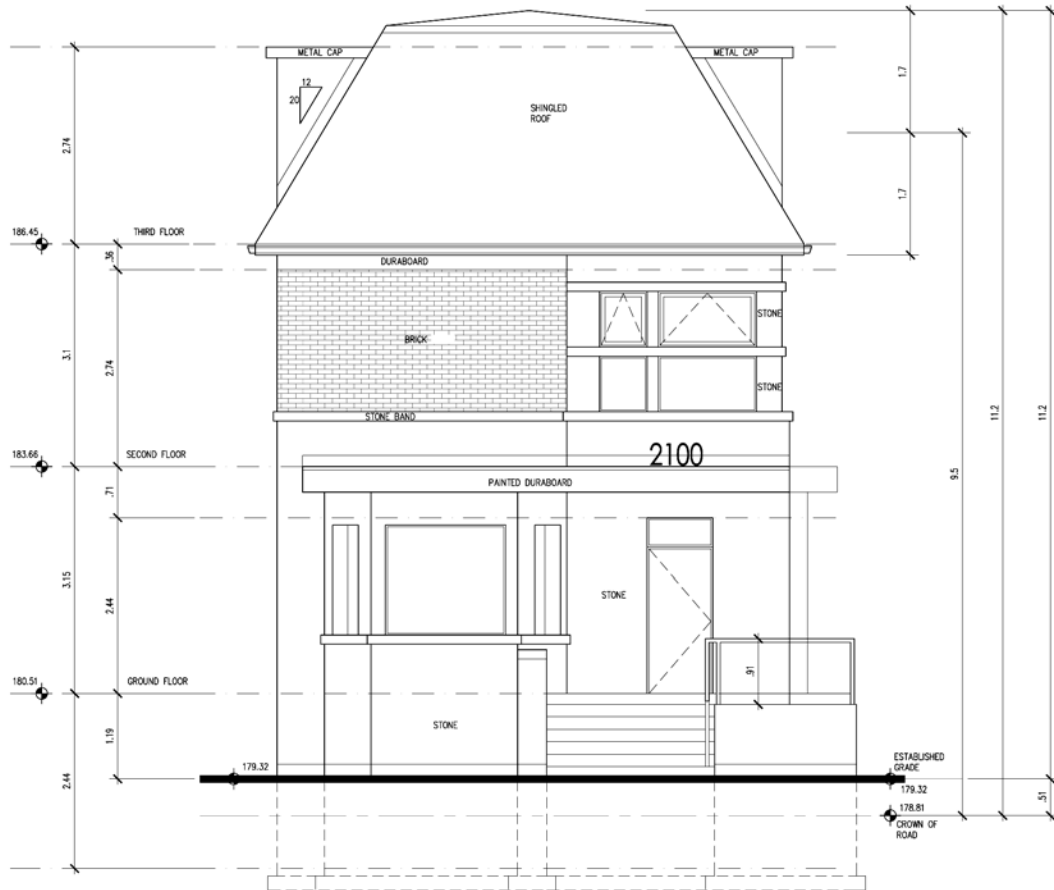
Not to Scale 

01/05/2016

2100 Avenue Road

File # 15 267377 NNY 16 0Z

Attachment 2a: East Elevation



East Elevation

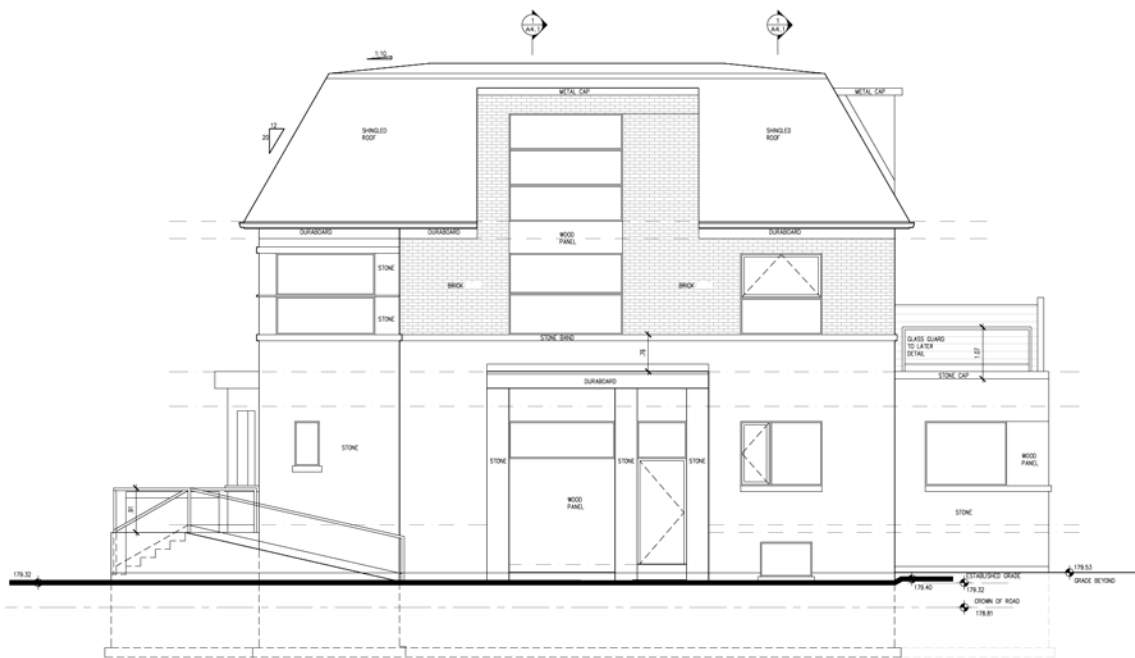
Applicant's Submitted Drawing

Not to Scale
01/05/2016

2100 Avenue Road

File # 15 267377 NNY 16 0Z

Attachment 2b: North Elevation



North Elevation

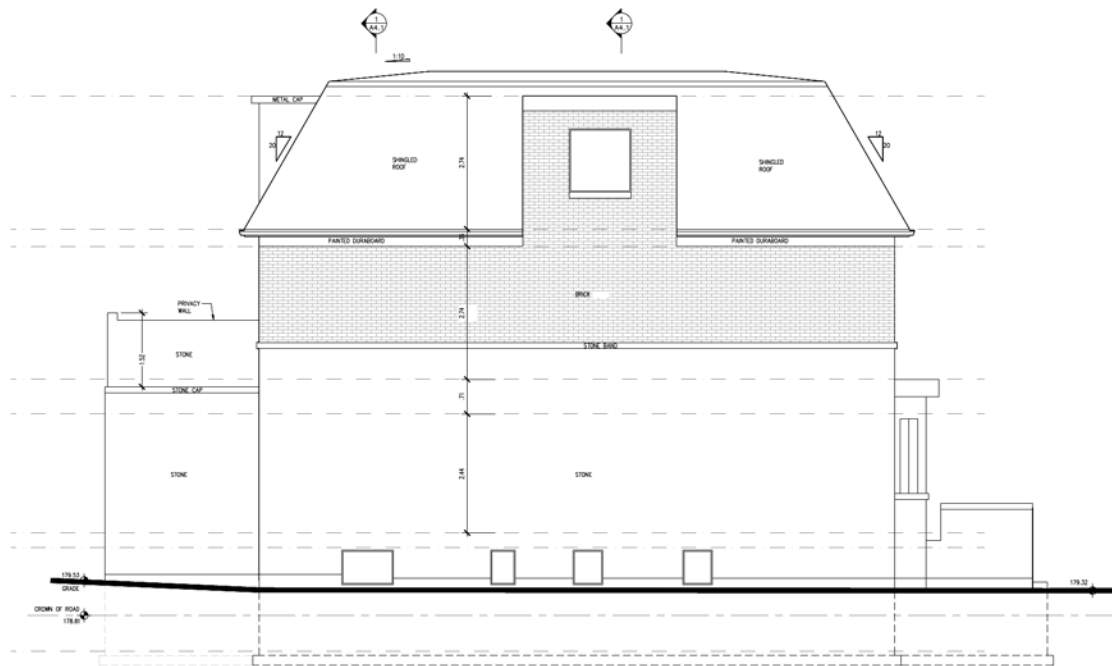
Applicant's Submitted Drawing

Not to Scale
01/05/2016

2100 Avenue Road

File # 15 267377 NNY 16 0Z

Attachment 2c: South Elevation



South Elevation

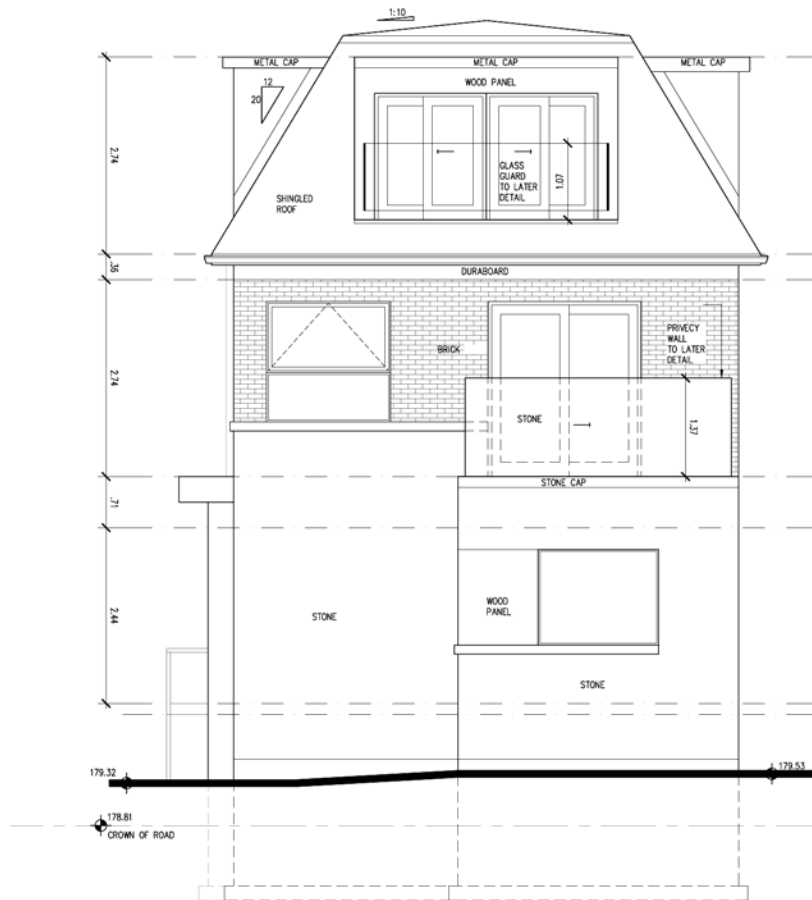
Applicant's Submitted Drawing

Not to Scale
01/05/2016

2100 Avenue Road

File # 15 267377 NNY 16 0Z

Attachment 2d: West Elevation



West Elevation

Applicant's Submitted Drawing

Not to Scale
01/05/2016

2100 Avenue Road

File # 15 267377 NNY 16 0Z

Attachment 3a: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

2100 Avenue Road

File # 15 267377 NNY 16 0Z

Location of Application

RD Residential Detached
 RM Residential Multiple
 CR Commercial Residential

See Former City of North York By-Law No. 7625

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



Not to Scale
 Extracted: 01/05/2016

Attachment 3b: Zoning By-law No. 7625



2100 Avenue Road
File # 15 267377 NNY 16 02

R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth 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



Not to Scale
Zoning By-law 7625
Extracted 02/02/2016

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 267377 NNY 16 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2015
Municipal Address:	2100 AVENUE RD		
Location Description:	PLAN 2647 PT LOT 32 **GRID N1602		
Project Description:	Maintain the conversion of the existing one-storey mixed use building converted from residential to office/residential and to construct a two-storey addition atop the existing building in order to accommodate a two-storey residential unit on the second and third floor of the building.		

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP 2098 Avenue Road, Toronto, ON M5M 4A8		RICHARD LIBRACH ARCHITECT INC. 3414 Yonge Street, Toronto, ON M4N 2M9	FRONT RUNNER INVESTMENTS INC 2100 Avenue Road, Toronto, ON M5M 4A8

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RD (f9.0, a275)	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	296.34	Height:	Storeys:	3	
Frontage (m):	8.73		Metres:	11.2	
Depth (m):	37.08				
Total Ground Floor Area (sq. m):	106.37				Total
Total Residential GFA (sq. m):	154.77		Parking Spaces:	3	
Total Non-Residential GFA (sq. m):	200.38		Loading Docks	0	
Total GFA (sq. m):	355.15				
Lot Coverage Ratio (%):	35.9				
Floor Space Index:	1.2				

DWELLING UNITS

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

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	154.77	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	106.37	94.01
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Sarah Ovens, Assistant Planner
	TELEPHONE:	416-395-7129
	EMAIL:	sovens@toronto.ca