



Community Consultation Meeting re 2100 Avenue Road proposed re-zoning and re-development

The City of Toronto has organized a Community Consultation Meeting where residents can learn more about this application, ask questions and share comments.

Wednesday, May 25, 2016 7:00-9:00 p.m.

Armour Heights Community Centre – Room 1 & 2 (C)

Details/further information can be found on our website <http://sahratoronto.com/planning/>

In 2009, the Avenue Road Study (ARAS) was concluded after two years of consultation between city planners, urban planning consultants, the Local Advisory Committee composed of 3 Residents' Associations, business owners and local residents. The recommendations were adopted in the city bylaws.

The Study reviewed whether the detached homes on Avenue Road north of Joicey Boulevard should be used for wholly commercial purposes. Avenue Road between Joicey Boulevard and Wilson Avenue is characterized by low-scale, residential uses with some lower scale commercial uses. The study also noted the difficulty of access and egress on this congested portion of Avenue Road, south of the 401 ramps. The recommendation was that these dwellings be limited to live/work or wholly residential uses. The Study also stated that on the few corner lots where there is a possibility of access from the side street and additional parking, the owners may seek to amend the bylaw to permit wholly commercial uses on a site specific basis.

The area between Joicey and Carmichael (west side of Avenue Road) and Joicey to Ridley (east side of Avenue Road) is designated as a "Mixed Use Area" in the 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. The City's philosophy is that 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.

2100 Avenue Road is currently zoned "One Family Detached Dwelling Seventh Density Zone – Exception 16 (R7[16])". The R7 zone permits one-family detached dwelling; the site specific exception (16) allows for home occupation uses, subject to a number of provisions. The provisions include: no employee working in the unit other than the business operator that resides in the unit; maximum floor area used by a home occupation is the lower of 25% of total interior floor area or 100 square metres; the maximum permitted building height is 8.8 metres and 2 storeys and the maximum permitted lot coverage is 30%.

In our *Neighbourhood*, the maximum number of storeys permitted is 2 (By-law 569-2013). The proposed building has been described as two and a half storeys but there are dormers on both the south and north sides, giving it a 3-storey appearance. The requested height variance is for 11.2 metres. Home occupation provisions restrict building height to 8.8 metres and 2 storeys.

In addition to the re-zoning request, additional variances are being requested for the re-development:

- Increasing height from 8.8m (By-law 7625) or 10.0m (By-law 526-2013) to 11.2 metres
- Increasing the permitted number of storeys from 2 to 3 storeys
- Increasing lot coverage from 30% to 35.9%
- Increasing the building length to 19.04m (from the current length of 16.93m)
- Decreasing parking spaces from the 5 required spaces to 3

The outcome of this proposal will be precedent setting for all future development along Upper Avenue between Joicey and Wilson!

We encourage everyone to attend this important session to provide your feedback/input.

TORONTO Community Consultation Meeting

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

Planning application for: 2100 AVENUE ROAD

The City is holding a Community Consultation meeting where you can learn more about this application ask questions and share your comments. Details are as follows:

Date: Wednesday, May 25, 2016

Time: 7:00p.m. to 9:00p.m.

Place: Armour Heights Community Centre – Room 1 & 2(C)

Proposal

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.

You can view a copy of the Preliminary Report providing background information at:
<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-90159.pdf>.

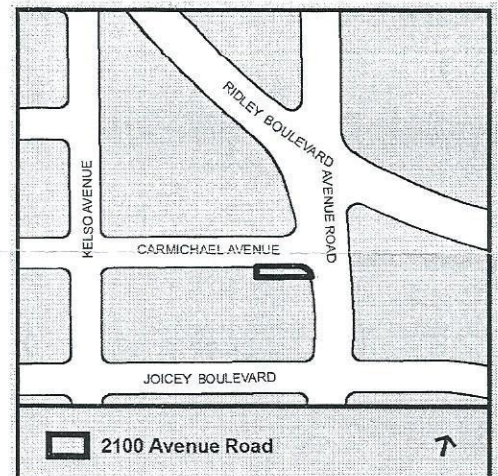
To speak to the planner directly, contact **Sarah Ovens**, at 416-395-7129 or sovens@toronto.ca. You may mail your comments to the planner at North York District, 5100 Yonge St, Toronto ON, M2N 5V7.

You may also contact Councillor **Christin Carmichael Greb**, Ward 16, at (416) 392-4090.

Notice to correspondents:

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact Sarah Ovens, at 416-395-7129, sovens@toronto.ca with your request. The City of Toronto is committed to taking the necessary steps to insure compliance with the Accessibility for Ontarians with Disabilities Act, 2005.



For more information visit our website at Information www.toronto.ca/planning/developmentapplications

