

Engineering & Construction Services
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Toronto, Ontario M5V 3C6**Tel:** (416) 392-8320
E-mail: avi.bachar@toronto.ca**RECEIVED***By Committee of Adjustment TEY at 9:43 am, Dec 14, 2018***Reply to:** Ashley Walker
Tel: 416-338-8347
E-mail: ashley.walker@toronto.ca**MEMORANDUM**

To: Anita MacLeod, Manager & Deputy Secretary Treasurer
Committee of Adjustment, Toronto & East York Panel
Attention: Ryan Santiago

From: Avi Bachar, PMP, P.Eng.
Manager, Development Engineering, Toronto & East York District

Date: December 14, 2018

Subject: **Committee of Adjustment File: A1049/18TEY**
Legal Description: Lots 33 & 34, RP M-2, CITY OF TORONTO
Address: 9-11 Madison Avenue
Applicant: Bousfields Inc.

Ward: 11

APPLICATION DESCRIPTION

Engineering and Construction Services Division and Transportation Services Division have reviewed the above-noted minor variance application made by Bousfields Inc. on behalf of The City of Toronto and Estonian (Toronto) Credit Union Ltd.

The subject site is located on the east side of Madison Avenue to the north of Bloor Street W in the City of Toronto (Ward 11). The site is 'Commercial Residential Use' CR2(c2.0, r2.0) according to Citywide Zoning By-law 569-2013 and By-law 438-86. The site is currently occupied by an existing two and a half –storey detached house at 11 Madison Avenue and a parking lot at 9 Madison Avenue.

In the current submission, the applicant is requesting approval for the following minor variances:

- Minimum Height of First Storey
- Building Setbacks
- Permitted Uses
- Parking, Minimum, and Parking Space Rates

The minor variances are required for the associated site plan application (file 18 135022 STE 20 SA) which proposes a 3 storey mixed use building containing an Estonian Centre and retail use. The existing building at 11 Madison Avenue will be retained and incorporated into the development.

RECOMMENDATION

In lieu of zoning reviews, the applicant has submitted a zoning review waiver. The applicant is advised that, by electing to undertake the waiver, they are fully responsible for any zoning

compliance issues/discrepancies that may arise with respect to the subject minor variance application.

Engineering and Construction Services and Transportation Services Divisions wish to advise that we have no objections to the subject minor variance application, subject to the following conditions being satisfied:

1. Update the Parking Study dated May 18, 2018, prepared by LMM Engineering Inc. to justify the proposed parking supply for the site as follows:
 - a) The public surface parking lot (Toronto Parking Authority) which has 35 parking spaces is proposed to be demolished. The following information must be provided for our review:
 - i. What is the existing parking demand of the TPA lot?
 - ii. How would the loss of these existing parking spaces be accommodated within the vicinity of the subject site?
2. Update the parking letter dated September 23, 2018, prepared by LMM Engineering Inc. In order to address the parking deficiency as follows:
 - a) Provide the parking requirement for Tartu College as per applicable by-law in order to confirm that the leased parking is surplus to the donor site.
 - b) If there is no surplus parking spaces available to accommodate 9 and 11 Madison Avenue site's parking demand at Tartu College, the applicant should conduct typical weekday parking surveys on the Tartu College site to quantify the parking demand generated by the college to determine if a relief from the zoning by-law for the college could be supported. If the existing parking demand is lower than the applicable zoning by-law, Tartu College site can apply for parking variance. If approved Tartu College may be used to accommodate the parking needs of the new centre subject to an off-site parking arrangement.
 - i. Provide a copy of your Committee's decision on this matter.

ADVISORY COMMENTS

Should this application be approved the applicant is to be advised of the following requirements in writing:

1. Site Servicing Connections

A 150mm \varnothing municipal watermain is available on Madison Avenue to serve the subject lands. There is a 375mm municipal combined sewer on Madison Avenue in front of 11 Madison Avenue, 9 Madison Avenue does not have a combined sewer available for servicing.

It is the responsibility of the applicant to ensure that the elevations of the sewers are compatible with the intended use of the property. Separate water and sanitary sewer connections will be required for each dwelling or parcel of land.

The owner will be required to make an application to Toronto Water for the installation of any proposed services within the City right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact George Kamalendran, District Operations, Toronto Water at 416-392-7819.

2. Road Allowance Permits

The applicant must obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. Chapter 743-4 of the Toronto Municipal Code requires that any person who requests a building permit, (except Fasttrack applications) pay a Municipal Road Damage Deposit. The applicant is advised to contact our Right-of-Way Management Unit at 416-392-7878 regarding site-specific permit requirements.

3. Utilities

The applicant will be financially responsible for all work proposed within the road allowance including any costs arising from the relocation or removal of existing services and utilities which may become necessary through the development or use of this land.

4. Municipal Numbering

The applicant is advised to contact municipal numbering staff at municipaladdress@toronto.ca to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. For details please see: <https://www.toronto.ca/city-government/planning-development/municipal-numbering-of-a-property/>

The municipal addresses will be required for the purpose of setting up the water account with the City of Toronto when application is made for the proposed sewer and or/water service connection (as applicable).

BACKGROUND

TRANSPORTATION

The following transportation related variances to the Zoning Bylaw are requested:

Chapter 200.5.10.1(1), By-law 569-2013

The required minimum number of parking spaces for the proposed uses is 19 spaces.

The proposal will have 0 spaces.

It appears that zero parking space is proposed for the subject site and it does not comply with the by-law requirement. This is not acceptable.

This application is subject to Site Plan application (18 135022 STE 20 SA). As part of this application, a Parking Study dated May 18, 2018 was prepared by LMM Engineering Inc. to justify the proposed parking supply for the site. A parking utilization study was undertaken at a proxy site, the existing Estonian House at 958 Broadway Avenue in order to capture the projected peak parking demand. Surveys were also conducted in the vicinity of the subject site in order to determine parking availability in the area. The peak parking demand occurred in March 27, 2018 on Tuesday between 4:30 PM to 5:00 PM where 12 parking spaces were occupied.

The public surface parking lot (Toronto Parking Authority) which has 35 parking spaces is proposed to be demolished. The following information must be provided for our review:

- What is the existing parking demand of the TPA lot?
- How would the loss of these existing parking spaces be accommodated within the vicinity of the subject site?

Moreover, a parking letter dated September 23, 2018 by LMM Engineering Inc. was submitted. In order to address the parking deficiency, the owner of the subject site intends to enter into an off-site parking agreement with its partner Tartu College which is located immediately south of the TPA parking lot. Currently, this site has 32 parking spaces in its underground parking garage and 10 surface parking spots on its property. The consultant has mentioned that these parking spaces (15 to 20 parking spots) can be allocated for usage to the new centre. We need further information to consider the off-site parking arrangement:

- Parking requirement for Tartu College as per applicable by-law in order to confirm that the leased parking is surplus to the donor site;

- If there is no surplus parking spaces available to accommodate 9 and 11 Madison Avenue site's parking demand at Tartu College, the applicant should conduct typical weekday parking surveys on the Tartu College site to quantify the parking demand generated by the college to determine if a relief from the zoning by-law for the college could be supported. If the existing parking demand is lower than the applicable zoning by-law, Tartu College site can apply for parking variance. If approved Tartu College may be used to accommodate the parking needs of the new centre subject to an off-site parking arrangement.

A copy of your Committee's decision on this matter would be appreciated.

If you have any questions regarding these comments, please contact Ashley Walker at 416-338-8347.



Avi Bachar, PMP, P.Eng.
Manager, Development Engineering,
Engineering and Construction Services, Toronto & East York District

AW/

copy: 9-11 Madison Avenue, A1049/18TEY
Transportation Services (Attn: Gopa Pal)