

**North Park Neighbourhood Association
Community Land Use Meeting
Feb. 13, 2019, 7-8 p.m.**

Facilitator: Sean Kahil, NPNA Board Member

Development proposal: 1029 Queens Avenue

MINUTES

PROPONENT:

- Jenny Farkas is a citizen developer working on a project for the property at 1029 Queens Avenue, next door to her own home. The property is owned by her father, who lives in Toronto. According to the proponent, the duplex is the second oldest in the city and has been upgraded and seismically upgraded over the past three years.
- See attached proposal for details and proposed floor plans.

ATTENDANCE:

Approximately 12 residents from North Park attended, including Queens Avenue neighbours.

OPENING REMARKS

Jenny Farkas

Our proposal is to change the R2 zoning of the subject property to accommodate a site-specific zone that allows for the construction of a two-storey carriage house that will provide two below-market rental units in perpetuity. The carriage house will contain a studio unit, and a one-bedroom unit, as well as secure bike storage. It will be built on the existing driveway area, between the current duplex dwelling and the driveway of the apartment building next door.

The existing duplex on the property contains two below-market rental units: a 2-bedroom and a 3-bedroom unit. These will be retained and operated as below-market rentals in perpetuity. The existing duplex is not heritage-designated. The current CMHC below-market rental rate is \$650 per month for a studio, and \$850 per month for a 1 bedroom.

The property is 60 feet wide. The backyard will be retained as common green space/garden space for the tenants. The large cedar trees between the proposed dwelling and the apartment building to the west will be retained to enhance the privacy of both properties.

If the property was 6 feet wider, it would qualify for a small lot subdivision. As it is not a single-family dwelling, adding a garden suite is not a possibility. As there is nothing in current City policy that would support additional units on the property, we need to apply for a site-specific rezoning.

The carriage house proposal meets all the requirements for R2 zoning except for the fact that it is adding 2 more living units. The parking proposed for the carriage house aligns with the City's off-street guidelines for affordable housing. There will be 2-3 parking spots in front of the new dwelling. We are also willing to attach a Modo carshare spot to each unit.

The design mimics some elements of the existing duplex, such as the roof slope. The old shed at the back of the property will remain. We will regrade and upgrade the stormwater management system as part of the development. The large drooping tree in front of the house beside the driveway will have to come out because it is growing into the foundation, and is in the way of stormwater management upgrading. It will be replaced with additional landscaping at the end of the project.

The site used to be the location of a corner store, before the neighbouring houses were removed for the apartment development.

The current tenants in the duplex are all supportive of this project.

QUESTION PERIOD

What is the setback from the fence to the new dwelling? Have you had that checked out in terms of the positioning of the windows?

The setback is 9 feet from the apartment building. We're attempting not to include any windows that face the existing duplex.

Where are the studio and 1-bedroom units located?

The studio is on the ground floor, about 350 sf and will rent for \$650. The 1-bedroom is upstairs and will be about 650 sf, renting for \$850. There will also be bike parking (5 bicycle spaces) on the lower level.

Our street (Queens Avenue) is getting increasingly congested with cars because it's mixed-use. Will you have room for 3 parking spots in front of the carriage house, for turning around etc.?

Yes.

Currently there are a number of vehicles and a motorhome on the property. What will happen to those?

The motorhome belongs to a family member and was put there to help the current tenants get used to not having driveway parking. I'm hoping that the Modo membership will help with the parking. We've also considered approaching the apartment building managers to acquire spots in their parking lot on an ongoing basis.

Would you extend the offer of Modo membership to the tenants of the existing duplex?

Yes, we would.

So, you're adding 3-4 spots but taking away 3-4 spots.

Yes, and we're also adding bike storage in the new dwelling.

The apartment building has quite a large frontage on the street and the street is often full of cars.

For us, it's a pretty interesting option to look into using the apartment parking lot to provide parking for these tenants. We've heard that apartment building tenants park on the street to avoid the \$10/month parking fee in the back lot.

Is it a change in the land use or an OCP amendment?

No, it's not. Usually it's density that would trigger an OCP amendment. We're not over the allowable density for this site.

Are you putting a covenant on this building re the affordable housing?

Yes. We would put it on the whole property – the new carriage house as well as the existing duplex.

Could you explain the covenant? Does it stay in place if you sell the property?

Yes, it's a legal agreement and would be registered with the Land Title Office. If someone wanted to remove it in the future they would need to apply to do that. The covenant would state that it favours the City.

I'm curious why you're going with two smaller units instead of one unit that occupies both floors.

There is research showing that studio and 1-bedroom units are what's missing in the current housing stock. But we could consider a different option.

Additional comments:

- This is a great idea – I love it.
- It seems like a smarter use than a driveway full of cars.

Motion: Are you provisionally supportive of the idea of the development?

- Yes - 8
- Abstain - 3