

**327 Royal York Road – Zoning By-law Amendment  
Application - Preliminary Report**

<b>Date:</b>	May 14, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No.6 – Etobicoke - Lakeshore
<b>Reference Number:</b>	File No. 07 156842 WET 06 OZ

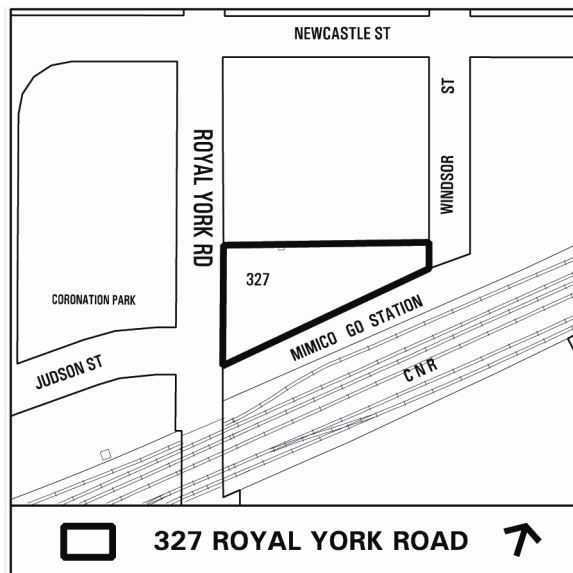
**SUMMARY**

This application was made on or after January 1, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the former City of Etobicoke Zoning to permit fifteen, three-storey, residential townhouse units at 327 Royal York Road.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the third quarter of 2007. This target assumes that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. 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.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the former City of Etobicoke Zoning Code to permit fifteen, three-storey (14 metre), residential townhouse units. As proposed, eight units will front onto Royal York Road and the remaining seven are to front onto a proposed pedestrian pathway extending along the northern edge of the site. Twenty three owner/occupant parking spaces are proposed within carports located at the rear of each unit. Four visitor parking spaces are provided along the condominium roadway which provides access from Windsor Street.

Fourteen of the townhouses are identified as two bedroom units of 160 square metres. The remaining units have three bedrooms and an approximate floor area of 300 square metres. The resulting gross floor area is 2 440 square metres with a floor space index of 0.263.

### **Site and Surrounding Area**

The 0.38 hectare parcel of land is located on the east side of Royal York, south of Newcastle Street, immediately north of the Mimico GO Transit station. The property is vacant, and was previously used as a fuel storage facility. The site and the surrounding properties to the north, east and south, are generally flat. The western edge of the site abuts a railway underpass on Royal York Road. It slopes from grade at the northwest corner of the site to approximately 2.5 metres below the level of the site at the southwest corner of the property as Royal York Road passes beneath the railway bridge located to the south of the property.

The site has been subject to environmental remediation and is presently covered in gravel with no significant landscaping or trees.

Surrounding land uses include:

North: Christ Church Mimico Cemetery, as designated under Part IV of the Ontario Heritage Act;

South: GO Transit's Mimico Station, parking lot and CN Railway corridor;

East: Windsor Street, with vacant Employment land located on the opposite side of the street; and

West: Royal York Road, with Coronation Park located on the opposite side of the street.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (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 site is designated as Mixed Use Area. This designation provides for a range of commercial, residential and industrial uses in either single or mixed use buildings. The proposed uses are among those permitted for this designation, therefore no amendment is required providing the application remains in compliance with all other policies of the Official Plan.

### **Zoning**

The property is zoned Class 2 Industrial (I.C2), and is subject to site-specific By-law No. 1996-211. In addition to the range of industrial, manufacturing, institutional and commercial uses permitted by the zoning category, the site specific By-law also allowed for the fuel oil storage operation.

The zoning category and the site specific amendment do not permit residential uses. Therefore, an amendment to the Zoning Code is required for this proposal.

## **Site Plan Control**

The property is subject to Site Plan Control. An associated application has been submitted and is presently under review.

## **Development Infrastructure Policy & Standards**

The proposal is subject to Development Infrastructure Policy and Standards (DIPS) as adopted by council on December 5, 6 and 7, 2005. As presently proposed, the application does not comply with the standards established by this policy and must be revised through the development review process.

## **Infill Townhouse Guidelines**

The proposal is subject to the Infill Townhouse Guidelines as issued in January 2003, and will be reviewed for compliance.

## **Reasons for the Application**

Although the proposed uses conform to the Official Plan, a Zoning By-law amendment is required as the proposed uses are not permitted under the former City of Etobicoke Zoning Code.

## **COMMENTS**

### **Issues to be Resolved**

The zoning by-law amendment application has been circulated to all City departments and public agencies.

As part of their review, staff will assess compliance with the Official Plan policies including issues related to access, servicing, site circulation, and appropriateness of the proposed development form given the proximity of the GO Transit Station.

Staff has encouraged the applicant to consider sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet



**Attachment 2: Elevations**



**NORTH ELEVATION units 9 to 15 (FACING THE CEMETARY)**

**WEST ELEVATION unit 9**

**SOUTH ELEVATION units 9 to 15 (FACING THE GO STATION)**

**Elevations**

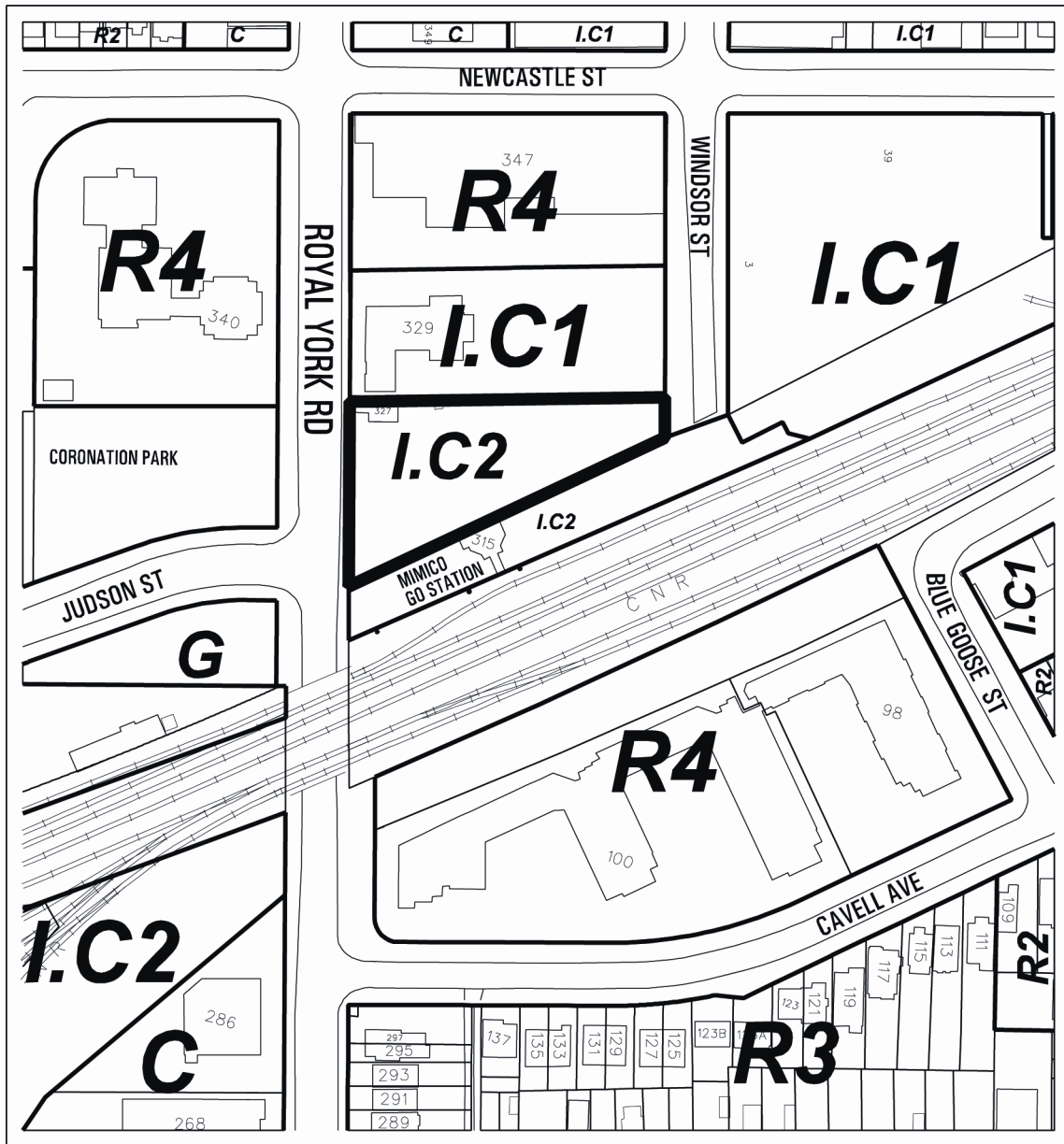
Applicant's Submitted Drawing

Not to Scale  
05/11/07

**327 Roayal York Road**

File # 07\_156842

### Attachment 3: Zoning



327 Royal York Road

File # O&-156842

Former Mimico

R2 Residential 1, 2, & 3 Family  
 R3 Residential Multiple  
 R4 Residential Multiple

C Commercial  
 G Greenbelt

I.C1 Industrial Class 1  
 I.C2 Industrial Class 2



Not to Scale  
 Zoning By-law 1930 as amended  
 Extracted 06/10/07 - KP



## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 156842 WET 06 OZ
Details	Rezoning, Standard	Application Date:	April 16, 2007

Municipal Address: 327 ROYAL YORK RD, TORONTO ON M8Y 2P8  
 Location Description: PL 164 LTS 159 TO 161 \*\*GRID W0607  
 Project Description: A development application for a Zoning By-law Amendment to permit 15 residential townhouse units with and associated private lane located on a vacant parcel of land previously utilized as a fuel storage depot.

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use	Site Specific Provision:	By-law 1996-211
Zoning:	Class 2 Industrial (I.C2),	Historical Status:	No
Height Limit (m):	N/A	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	3824.3	Height:	Storeys:	3	
Frontage (m):	60.55		Metres:	14	
Depth (m):	101.03				
Total Ground Floor Area (sq. m):	1006				<b>Total</b>
Total Residential GFA (sq. m):	2440		Parking Spaces:	27	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	2440				
Lot Coverage Ratio (%):	26.3				
Floor Space Index:	0.62				

#### DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	14
3 + Bedroom:	1
Total Units:	0

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2440	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

**CONTACT: PLANNER NAME: Mark Howard, Planner**  
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