

**Preliminary Report
Zoning By-law Amendment Application
7 and 9 Tippet Road**

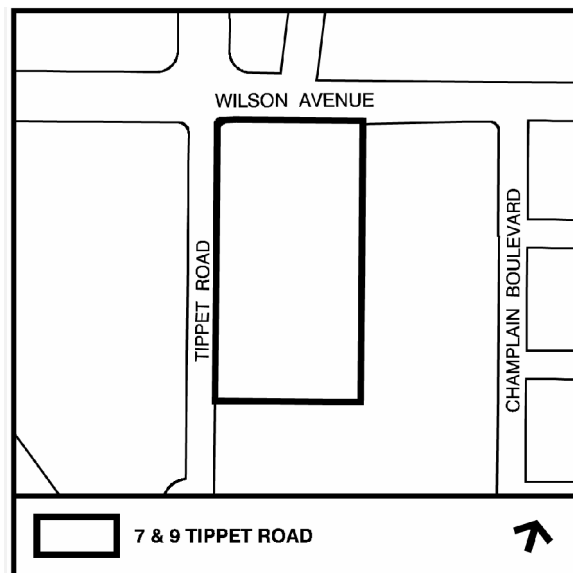
Date:	January 26, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 10 – York Centre
Reference Number:	File No. 06 184089 NNY 10 OZ

SUMMARY

An application has been submitted to amend the Zoning By-law to permit a mixed use condominium apartment building on the north portion of the property (7 Tippet Road) fronting Wilson Avenue with commercial uses on the ground floor and 498 residential units above. The south portion of the property (9 Tippet Road) would be developed with a 5-storey office building containing 11,615m² of space. The buildings would be separated by a common access driveway from Tippet Road.

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

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a Public Meeting when appropriate.



RECOMMENDATIONS

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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

This application proposes a mixed use building on the north portion of the site fronting Wilson Avenue, having commercial uses on the ground floor and 498 residential units above. The U-shaped building will have a height of 6-storeys along Wilson Avenue, a 9-storey wing to the east and a 12-storey portion along Tippet Road. A total of 584 parking spaces are proposed for the mixed use building, with all of the residential spaces, including visitor parking, to be provided in a two-storey underground structure. Two loading spaces are provided at grade. The proposed height of the building is 39.6 metres.

A 5-storey, 21.6 metre high, office building is proposed on the south portion of the site and will be served by both surface and underground parking. A total of 250 parking spaces are proposed for the office building with 111 of those spaces being provided underground. Visitor parking, short term parking and loading areas are provided at grade.

The two buildings will be separated by a common driveway that serves as the drop-off/pick-up area for both buildings and access will be from Tippet Road. A secondary access drive is provided along the east side of the north building to Wilson Avenue. The proposal will have an overall gross floor area of 53,537 square metres with an overall density of 2.6 times the lot area.

The north portion of the site falls within the Wilson Avenue *Avenue* Study area boundary. The Wilson Avenue *Avenue* Study recognizes opportunities for intensification along

Wilson Avenue between Keele Street and Bathurst Street. In particular, a draft Zoning By-law has been proposed which applies the AV-MU (Avenues Mixed Use) Zone on both frontages of Wilson Avenue between Allen Road and Bathurst Street, including the north portion of the site. The draft Zoning By-law would apply a maximum height of eight (8) storeys and a maximum density of 2.0 times the lot area to the northern portion. The property is not affected by the proposed Official Plan amendment for the Wilson Avenue *Avenue* Study which reduces the right-of-way width for two segments of Wilson Avenue within the study area. The Official Plan and Zoning By-law Amendments have not yet been approved by Council.

Site and Surrounding Area

The 2.08 hectare site is located at the southeast corner of Wilson Avenue and Tippet Road. The rectangular lot is relatively flat with a frontage of 104 metres on Wilson Avenue and a depth of 176 metres along Tippet Road. The site is developed with two one-storey warehouse buildings with surface parking surrounding them. Each building is approximately 3,700 square metres in size.

The area contains a mix of uses including residential, commercial, retail, office and light industrial as follows:

- North: A 3-storey apartment building (2 Faywood Boulevard) and a 4-storey office building (530 Wilson Avenue) are located on the north side of Wilson Avenue.
- South: One-storey industrial building known as the Tippet Centre (3 Tippet Road) currently occupied by the Toronto District School Board and used as its Library and Learning Resources Department.
- East: Immediately east at the southwest corner of Wilson Avenue and Champlain Boulevard (495 Wilson Avenue) is a 5-storey complex with apartment units (Champlain Apartments), a seniors' residence and supporting office uses. Also, to the east and south of the Champlain Apartments are two one-storey office buildings (18 and 20 Champlain Boulevard).
- West: Several industrial office and industrial buildings including a two-storey office building at the southwest corner of Wilson Avenue and Tippet Road (545 Wilson Avenue). South of the office building is the entrance to the TTC South Commuter Parking Lot for the Wilson Subway station. Two one-storey office/industrial buildings are located south of the entrance to the Commuter Parking Lot (4 & 6 Tippet Road). Located immediately west of the Allen Expressway is the pedestrian access to the Wilson TTC Station.

Official Plan

The north portion of the site is designated as *Mixed Use Areas* and the south portion of the site is designated as *Employment Areas* by Map 16, Land Use Plan. Both the *Mixed Use Areas* and the *Employment Areas* designation represent areas intended for growth.

The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses and flexibility is provided for future redevelopment in these areas to accommodate increases in population and jobs along transit lines.

The *Employment Areas* designation reflects the broad objective of retaining *Employment Areas* as places of business and developing and intensifying job growth within these areas, especially those areas that can be reached by transit.

Zoning

The north portion of the site is zoned MC(28)(H), an exception to the Industrial-Commercial Zone with a holding designation on it. This Industrial-Commercial zone permits a variety of commercial, industrial and institutional uses with a maximum development density of 1.0 times the lot area but limits the extent of office, retail and personal service uses to 0.5 times the lot area. The exception regulation is for the 6.8m front yard setback from Wilson Avenue and the 4.5m west yard setback from Tippet Road.

The south block is zoned M2, Industrial Zone Two, which permits a variety of commercial, institutional and industrial uses. The maximum permitted density is 1.0 times the lot area with a restriction of 0.5 times the lot area for office uses and 0.25 times the lot area for retail and personal service uses.

The entire site is subject to the height restrictions related to Downsview Airport imposed by Schedule 'D' (Airport Hazard Map). The Schedule implements a 15.24 metre height restriction on the subject property.

Site Plan Control

An application for Site Plan Control Approval will be required but has not yet been filed.

Reasons for the Application

An amendment to the Zoning By-law is required to permit the proposed development on the north portion of the site and establish appropriate standards regarding height, density, vehicle and bicycle parking, residential amenity space and other matters, as required.

On the south portion of the site, an amendment to the Zoning By-law is required to increase the permitted gross floor area for office uses and to introduce other appropriate standards, as may be required.

The entire site requires an amendment to the 15.24 metre height restriction imposed by Schedule 'D' (Airport Hazard Map) of the Zoning By-law.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application:

- Land use, density distribution and building heights;
- The location, orientation and organization of buildings and servicing areas, including appropriate built form distribution and relationships to the street and surrounding properties and uses;
- Traffic impacts and parking assessment;
- An evaluation of the vehicular access points; and
- The adequacy of the proposed indoor and outdoor residential amenity space.

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

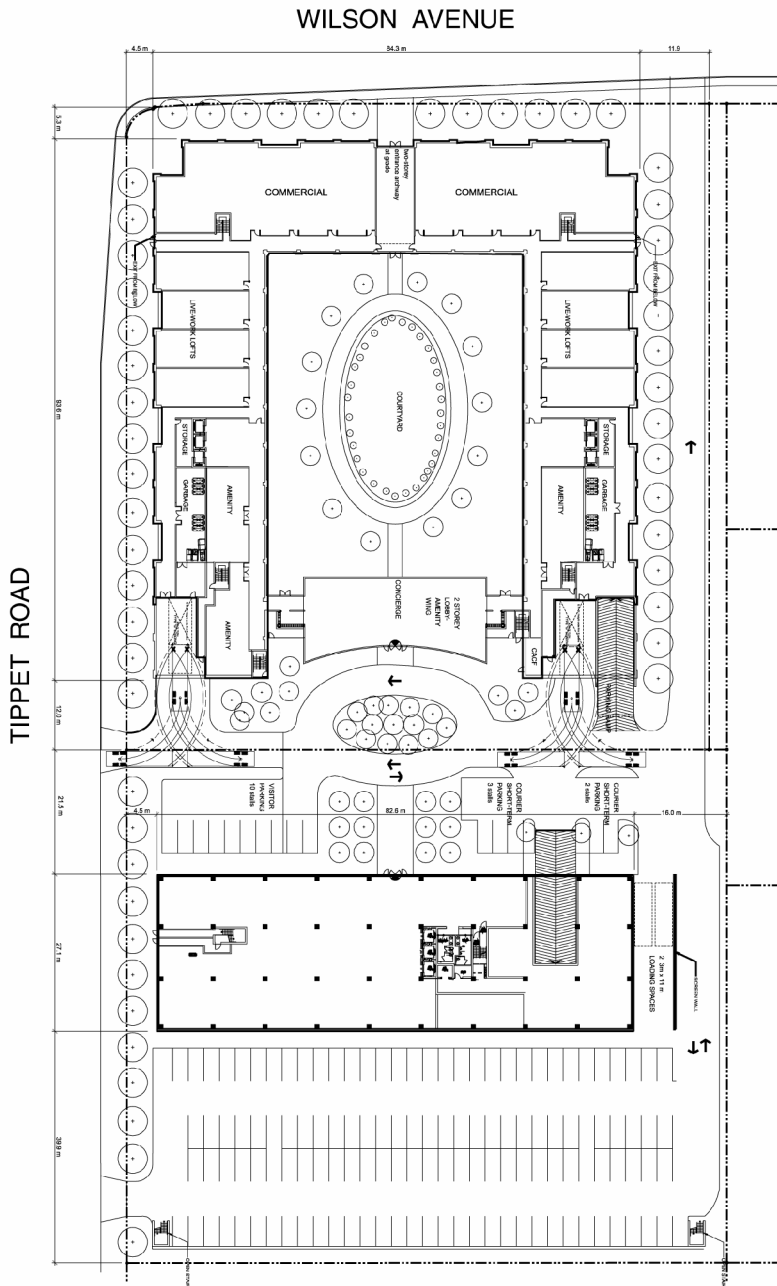
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

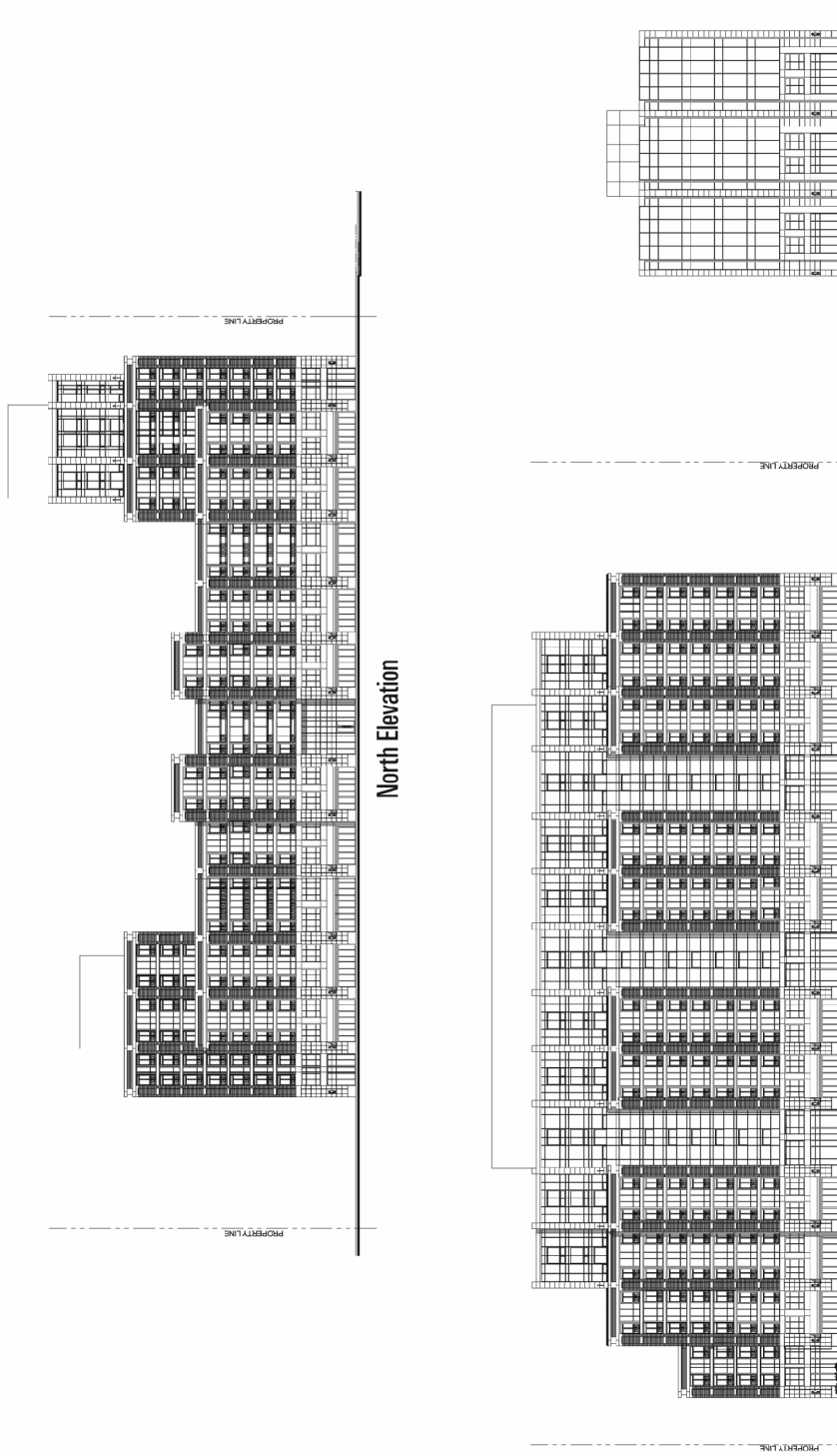
Applicant's Submitted Drawing

Not to Scale 

7 & 9 Tippet Road

File # 06_184089

Attachment 2: Elevations

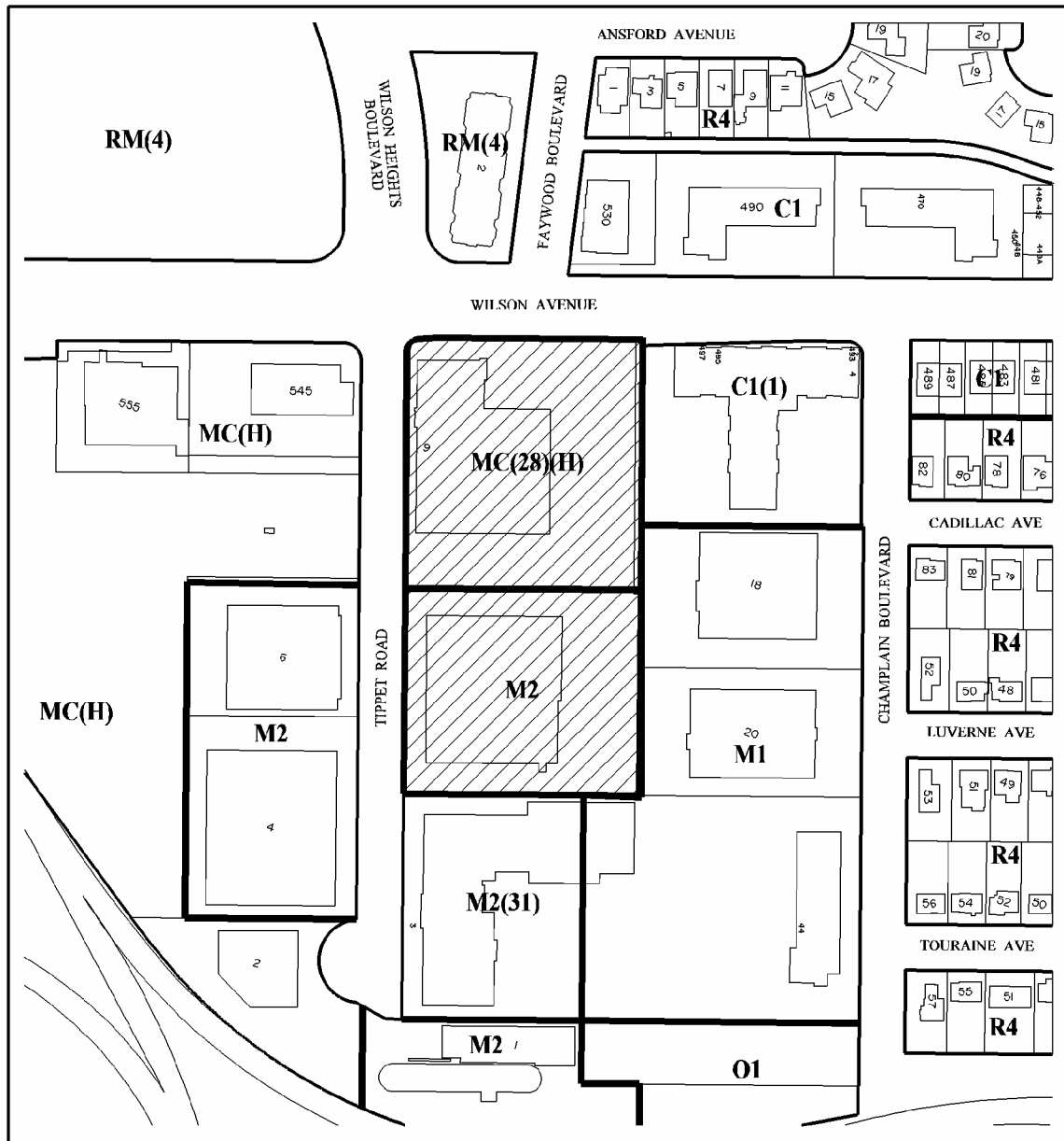


Elevations
Applicant's Submitted Drawing
Not to Scale
10/27/06

7 & 9 Tippet Road

File # 06_184089

Attachment 3: Zoning



Toronto City Planning Division
Zoning

7 & 9 Tippet Road
 File # 06_184089

R4 One-Family Detached Dwelling Fourth Density Zone
 RM4 Multiple-Family Dwellings Fourth Density Zone
 C1 General Commercial Zone

M1 Industrial Zone One
 M2 Industrial Zone Two
 MC Industrial-Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 10/27/06

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	06 184089 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	October 16, 2006

Municipal Address: 9 TIPPET RD
 Location Description: PLAN 2466 PT BLK A **GRID N1006
 Project Description: The rezoning has been requested to permit a 498 unit mixed use building on the north portion of the site, the height ranging from 6 storey along Wilson Avenue, 9 storey wings to the south and perpendicular to Wilson Avenue and a 12 storey portion along Tippet Road. A 5 storey office building is proposed on the south portion of the site.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Employment Areas	Site Specific Provision:
Zoning:	MC(28)(H), M2	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	20769	Height:	Storeys:	12	
Frontage (m):	95.16		Metres:	39.6	
Depth (m):	200				
Total Ground Floor Area (sq. m):	6905				Total
Total Residential GFA (sq. m):	39667		Parking Spaces:	834	
Total Non-Residential GFA (sq. m):	12870		Loading Docks	4	
Total GFA (sq. m):	52537				
Lot Coverage Ratio (%):	33.2				
Floor Space Index:	2.53				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	239
2 Bedroom:	259
3 + Bedroom:	0
Total Units:	498

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	39667	0	
Retail GFA (sq. m):	1255	0	
Office GFA (sq. m):	11615	0	
Industrial GFA (sq. m):	0	0	
Institutional/Other GFA (sq. m):	0	0	

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