

**1145 Ossington Avenue  
Zoning Application - Preliminary Report**

<b>Date:</b>	September 25, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward No. 21 – St. Paul’s
<b>Reference Number:</b>	07-245499 STE 21 OZ

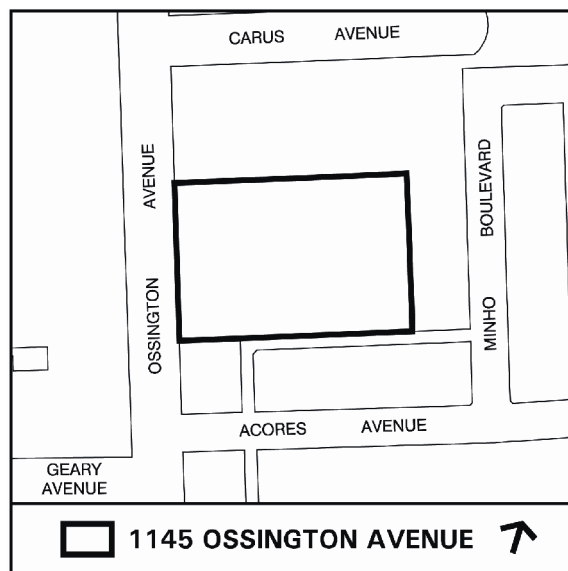
**SUMMARY**

This application was made 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 an infill development of 48 freehold townhome units at 1145 Ossington Avenue. Twelve units are proposed to front onto Ossington Avenue and the remaining 36 units are proposed to front onto a new private street, internal to the site, with access off of Ossington Avenue.<BR><BR>

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

Planning staff have circulated this application to City departments and external agencies, where appropriate, for comment. Staff will schedule a community consultation meeting and review the proposed development against the relevant Official Plan policies for *Neighbourhoods*. A final report is targeted for the third quarter in 2008. This target date assumes that the applicant will provide all required



information 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;
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*; and
4. staff be directed to work with the applicant to generate a proposal that complies with the Council approved Development Infrastructure Policy and Standards (DIPS).

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The applicant submitted the Zoning By-law Amendment application on July 20, 2007.

### **ISSUE BACKGROUND**

#### **Proposal**

The proposal is an infill development comprising 48 freehold townhome units with a total density of 1.2 times the area of the lot. Twelve units are proposed to front onto Ossington Avenue and the remaining 36 units are proposed to front onto a new private street, internal to the site, with access off of Ossington Avenue.

All units will have rear laneway vehicular access to their respective integral garages. Each townhome unit is proposed to have a rear deck amenity on the second floor (Attachment 1). The applicant is proposing that the development be freehold on a common elements condominium road terminating in a hammerhead to accommodate egress for service vehicles. The proposed common elements right-of-way is approximately 17 metres wide with an 8 metre wide road to facilitate on-street parking. The relevant project information is provided in the attached Attachment 10.

#### **Site and Surrounding Area**

The site is a largely land-locked property that is rectangular-shaped and approximately 5,742 square metres in size. Currently, there is an existing industrial building providing

linen services. In July 2007, the Buildings Division issued a demolition permit for the existing industrial building. The following uses abut the site:

North: Low-rise single family dwellings, fronting onto Carus Avenue,  
South: Low-rise single family dwellings, fronting onto Acores Avenue,  
East: Low-rise single family dwellings, fronting onto Minho Boulevard, separated by a 5.0 metre wide laneway,  
West: Low-rise single family dwellings and a place of worship, fronting onto Ossington Avenue

### **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 Official Plan designates the site *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings. A key objective of the Official Plan is for new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 provides that developments in established Neighbourhoods respect and reinforce the existing physical character, including the:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

The Plan specifically lists the following criteria for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in *Neighbourhoods* (Policy 4.1.9.):

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Plan includes Public Realm policies, which state that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets (Policy 3.1.1.15).

## **Zoning**

The site is zoned I1 D2 in the former City of Toronto Zoning By-law 438-86 (Attachment 9). This zone permits a variety of industrial uses up to a density of 2.0 times the area of the lot. Residential uses are not permitted. The height limit is 14.0 metres for permitted industrial uses. There are no building setback requirements from the lot lines for industrial buildings where there are no openings, windows or doors.

## **Site Plan Control**

The property is subject to Site Plan Control, for which the applicant has not yet submitted an application.

## **Reasons for the Application**

Residential uses are not permitted in the I1 D2 zone. To permit residential uses, the proposal requires an application to rezone the site to permit townhome units at this location. Staff may identify additional areas of non-compliance with the Zoning By-law through the review of the application.

Provided the proposed development is found to be in compliance with the development criteria for *Neighbourhoods*, Public Realm and all other relevant Official Plan policies, an Official Plan amendment will not be required.

## **COMMENTS**

### **Issues to be Resolved**

#### **Land Use and Density**

Residential uses are not permitted at this location by the Zoning By-law, but are contemplated by the Official Plan. Therefore, staff will evaluate the proposal against the relevant Official Plan policies for infill development in *Neighbourhoods* to ensure the proposed use is appropriate within the area context. In order to comply with Policy 4.1.9 of the Official Plan, the proposed new street must be a public street or there must be a compelling reason why this is not possible.

The proposed density is 1.2 times the area of the lot. Staff will assess the proposed lot layout with residential performance standards, such as, heights, setbacks, and landscape open space, which are contained in the Zoning By-law to ensure that the proposed intensity of use is appropriate at this location.

**Development Infrastructure Policy and Standards (DIPS)**

Should there be a compelling reason why the new street is not public, the Official Plan requires the private street to meet the design objectives for new streets. Developments on substandard private streets have the potential to create concerns at both the policy and the operational levels.

City Council adopted a joint Planning and Transportation Committee and Works and Emergency Services Committee Report on December 5, 6, 7, 2005, which recommended criteria for the approval and design of private streets. The proposed development does not comply with some of DIPS’s standards for private streets. The following table outlines design standards for private streets.

	<b>DIPS Standard for Private Streets</b>
Pavement	Minimum width of 8.0 metres for two way traffic
Length of Street	Maximum 45 metres from the curb of existing public street
Number of Units	Maximum 10 units (not counting units that front onto an existing public street)
Sidewalk	One 1.7 metre sidewalk or no sidewalk if paved with upgraded paving materials, with appropriate drainage and appropriate safe refuge areas for pedestrians provided
Tree Planting	Average of one tree per eight metres of unit frontage for the development. Provide 15 cubic metres of soil per tree and allow for “sharing” of soil between trees
Lighting	Appropriate levels of lighting to provide safe year round use of the space by cars and pedestrians. Light fixtures can be integrated into the landscape and/or the buildings. Use of light triggered photo cells or other technologies are encouraged
Solid Waste and Recyclables Collection	Adequate space for setting out waste and recyclables for City curbside collection with a hammerhead turning arrangement where applicable

The proposed private street ends in hammerhead and is 90 metres long. Both the length of the proposed private street and the hammerhead do not comply with DIPS. Dead-end public local residential streets are subject to a standard turning circle with a minimum

radius of 12.5 metres to the curb and the boulevard will be a minimum of 2.75 metre wide.

The proposed number of units fronting onto a private street is in excess of the maximum ten units. Staff may identify additional areas of non-compliance with DIPS through the review of the application. Staff is of the opinion that a DIPS-compliant site layout can be achieved at this location. Should the applicant not revise the plans to closer comply with DIPS, Staff would recommend refusal of the application in its current form.

More information on DIPS can be accessed at this link:

[http://www.toronto.ca/wes/techservices/involved/transportation/future\\_streets/index.htm](http://www.toronto.ca/wes/techservices/involved/transportation/future_streets/index.htm)

### **Traffic and Parking**

The proposed development will gain access to parking and servicing through a private street off of Ossington Avenue. A proposed laneway system will provide residents with access to rear integral garages for each respective unit. The width of the private street is designed to accommodate on-street visitor parking. Staff will examine traffic impacts and determine the suitability of the number of proposed on-street and off-street parking spaces.

### **Servicing**

For the units internal to the site, solid waste collection vehicles are proposed to travel on the private street and make a U-turn within the proposed hammerhead. Solid Waste Management staff will evaluate the feasibility of this proposed configuration.

Technical services staff will evaluate the proposed snow removal details submitted by the applicant. Through the Site Plan Control process, Technical Services staff will assess details regarding stormwater management and grading.

### **Built Form and Setbacks**

The existing zoning for the site does not address setback requirements for residential uses. An industrial building could be constructed lot line to lot line. The proposed front yard setbacks of units fronting onto Ossington Avenue do not line up with the existing residential properties. Consistent front yard setbacks are important to ensure that the proposed development fits within its immediate context. The proposed side yard setbacks do not appear to provide for sufficient landscaping or walkways interior to the site.

Staff will evaluate the proposed built form against the City's Infill Townhouse Design Guidelines. The purpose of the Infill Townhouse Design Guidelines is to clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and appropriately integrating new development with existing housing patterns. The guidelines can be accessed at this link:

<http://www.toronto.ca/planning/urbdesign/pdf/townhouseguideline.pdf>

### **Overlook and Privacy**

All units are proposed to have second storey private deck to the rear, which may create undesirable overlook and privacy concerns for neighbouring properties (Attachments 2, 4, 5 and 7). Staff will review the appropriateness of the proposed decks and encourage the applicant to apply mitigation measures to address privacy and overlook issues, if necessary.

### **Landscape Open Space**

The proposed development generates a lot coverage of approximately 51%. This figure demonstrates that half of the property is proposed to be devoted to units and the other half to roads, lanes, and both hard and soft landscaping. The overall provision of soft landscaping appears to be deficient.

### **Environmental Conditions**

Given the previous industrial related uses on the site, the Ministry of the Environment requires that applicant determine the environmental conditions on the property and conduct any remediation as required.

### **Other Issues**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Staff will work with the applicant to address other issues that may arise through the review of the proposed development, agency comments and the community consultation process.

### **CONTACT**

Jeffrey Cantos, Planner, Midtown Section

Tel. No. 416-338-5740

Fax No. 416-392-1330

E-mail: [jcantos@toronto.ca](mailto:jcantos@toronto.ca)

### **SIGNATURE**

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Gary Wright, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Elevations [as provided by applicant]

Attachment 4: Elevations [as provided by applicant]

Attachment 5: Elevations [as provided by applicant]

Attachment 6: Elevations [as provided by applicant]

Attachment 7: Elevations [as provided by applicant]

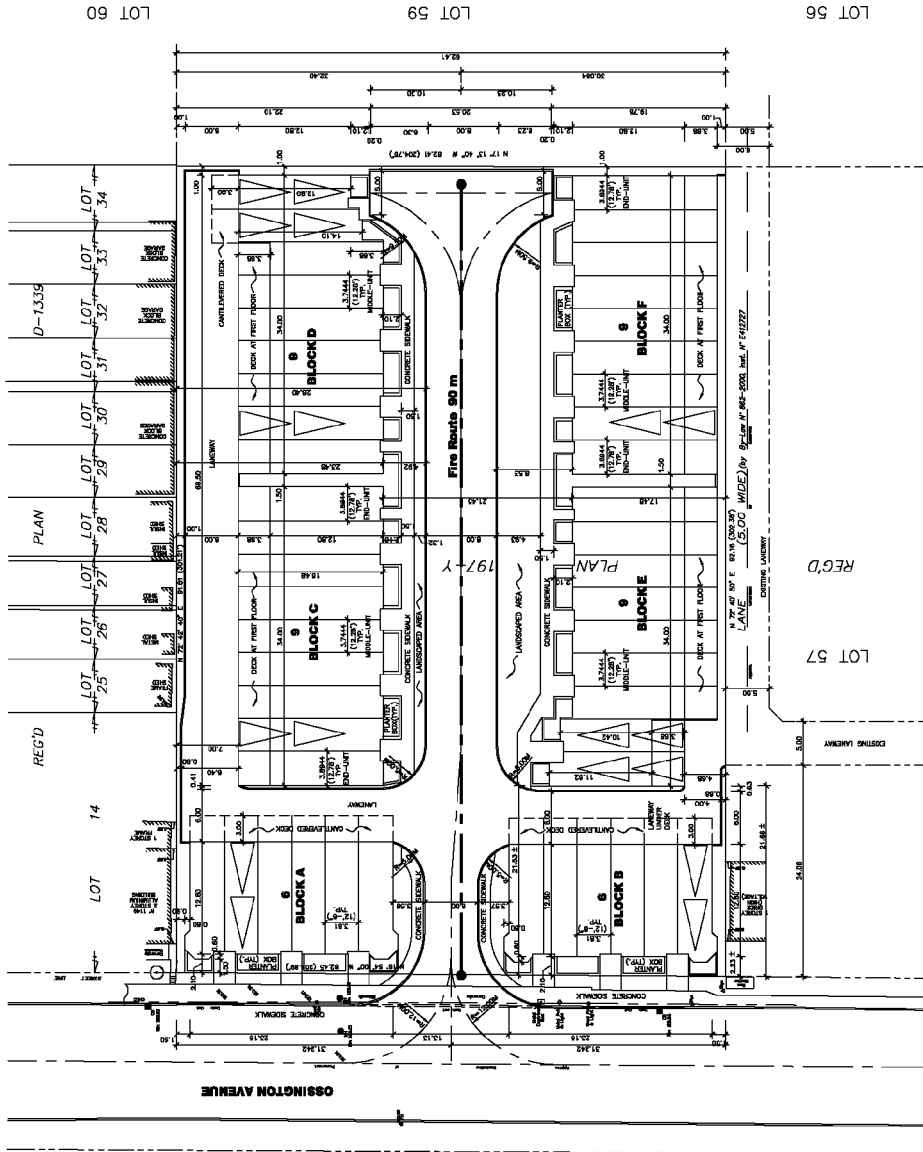
Attachment 8: Zoning

Attachment 9: Official Plan

Attachment 10: Application Data Sheet



# Attachment 1: Site Plan



1145 Ossington Avenue

**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 08/16/07

File # 07\_245499

# Attachment 2: Elevations



BLOCKS A & B Rear (East Side) Elevation

## Elevations

Applicant's Submitted Drawing

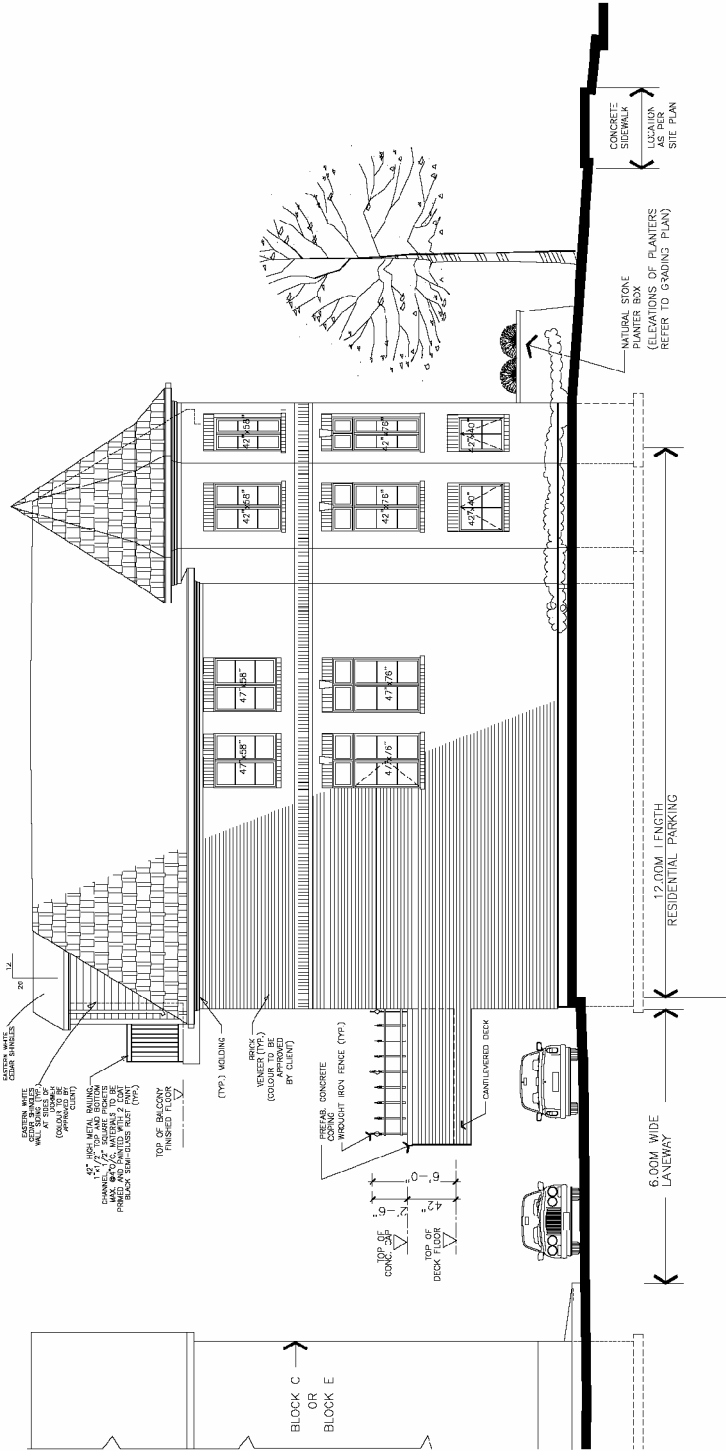
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Attachment 4: Elevations



1145 Ossington Avenue

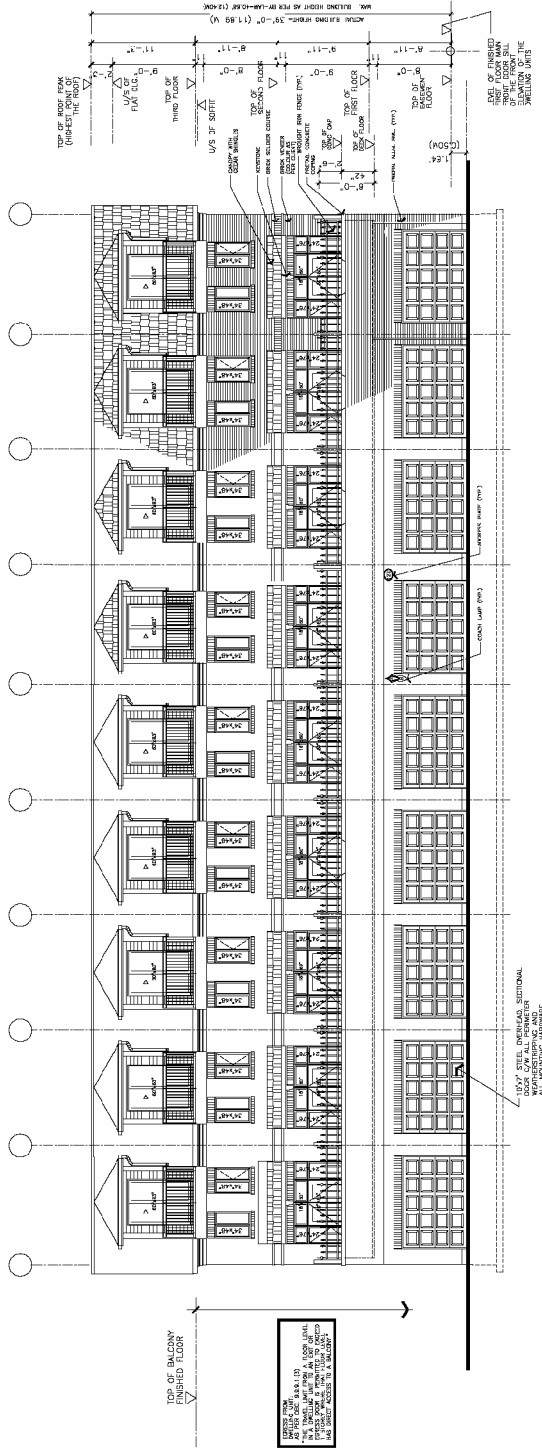
Elevations

Applicant's Submitted Drawing

Not to Scale  
08/16/07

File # 07\_245499

# Attachment 5: Elevations



BLOCKS C, D, E, F Typical Rear Elevation

1145 Ossington Avenue

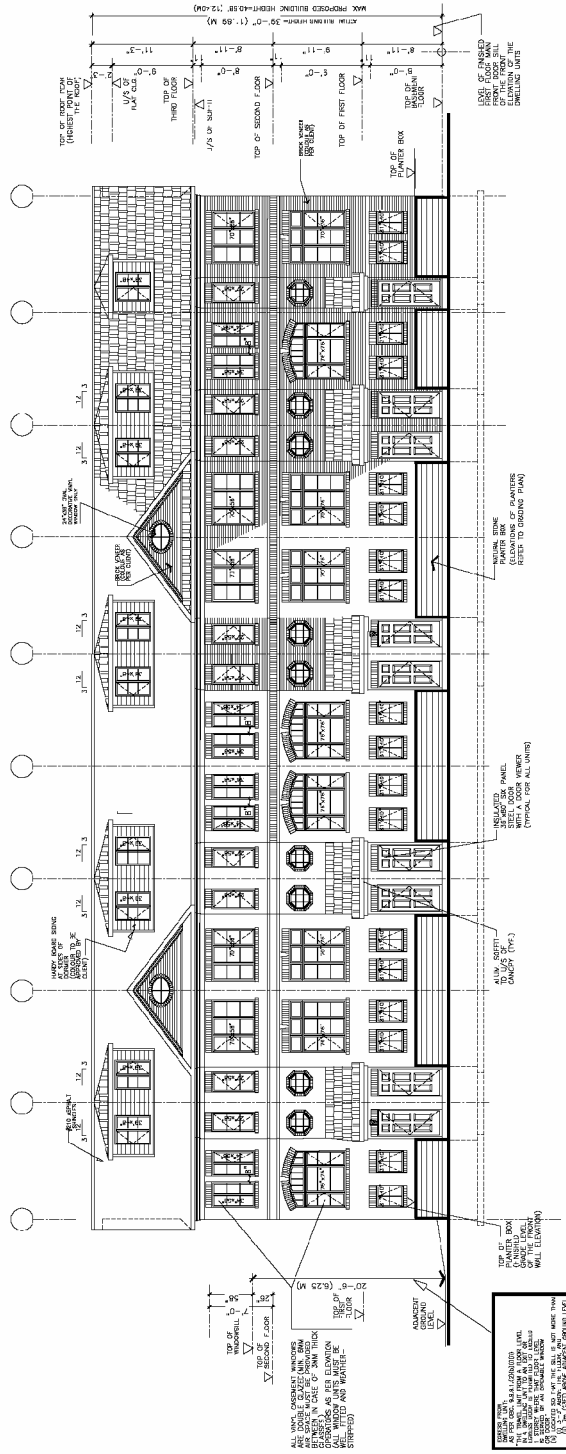
## Elevations

Applicant's Submitted Drawing

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**Attachment 6: Elevations**



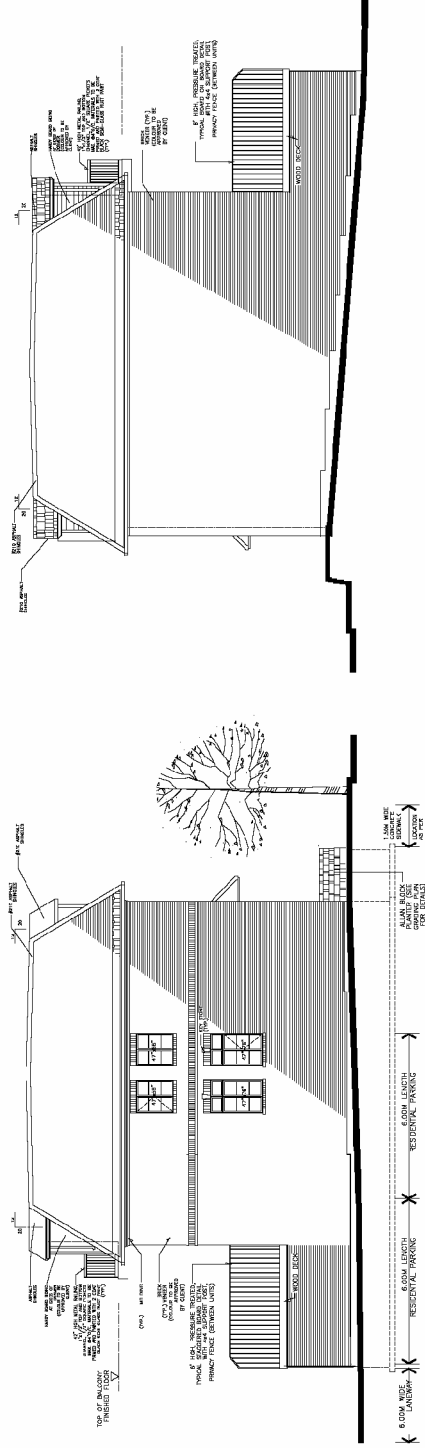
**BLOCKS C, D, E, F Typical Front Elevation**

**1145 Ossington Avenue**

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/16/07

File # 07\_245499

**Attachment 7: Elevations**



**BLOCKS C, D, E, F Typical Internal Side Elevation**

**BLOCKS C, D, E, F Typical Side Elevation**

**1145 Ossington Avenue**

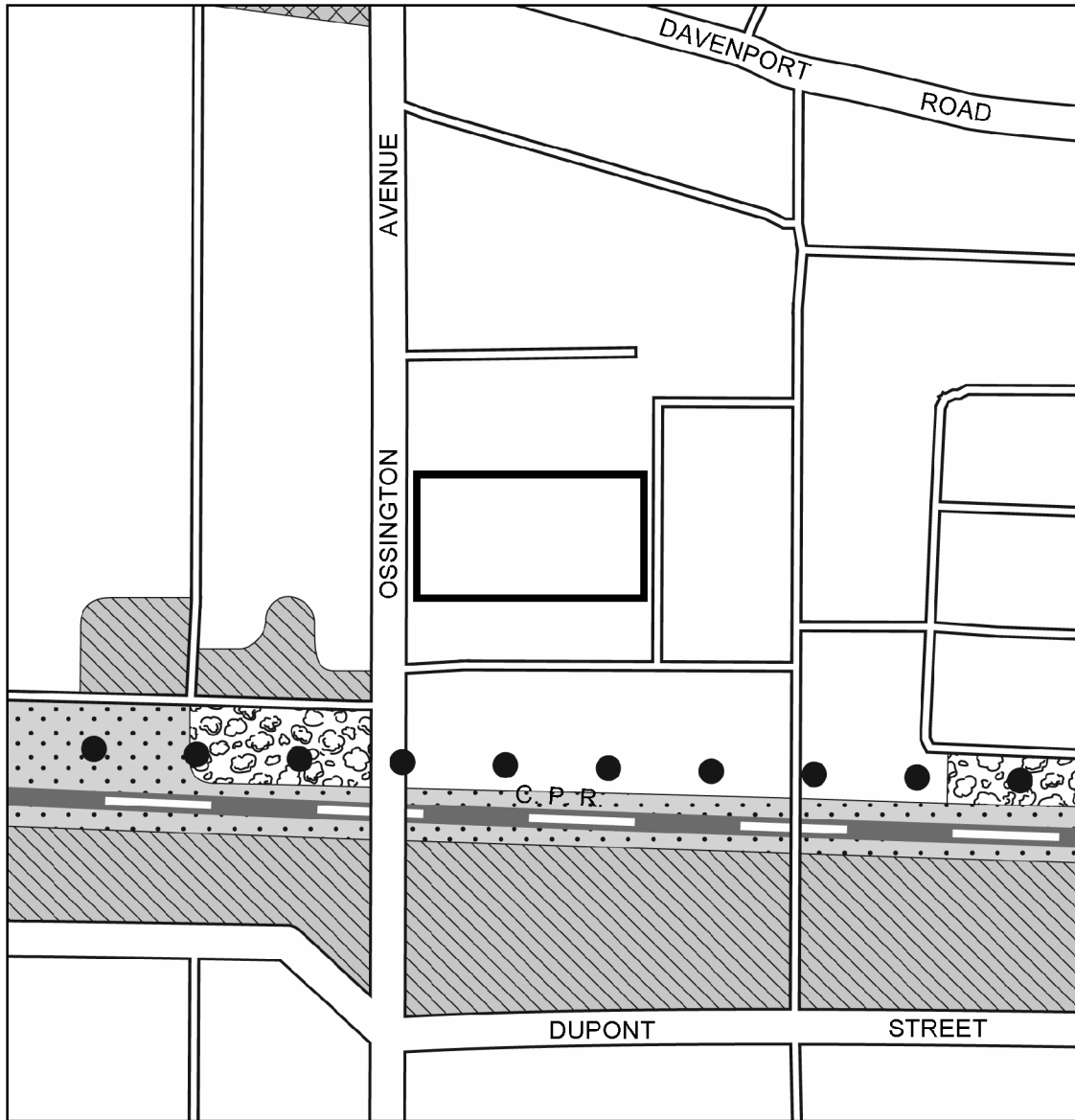
**Elevations**

Applicant's Submitted Drawing

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



## Attachment 8: Official Plan



**Toronto** City Planning  
**Official Plan**

**1145 Ossington Avenue**

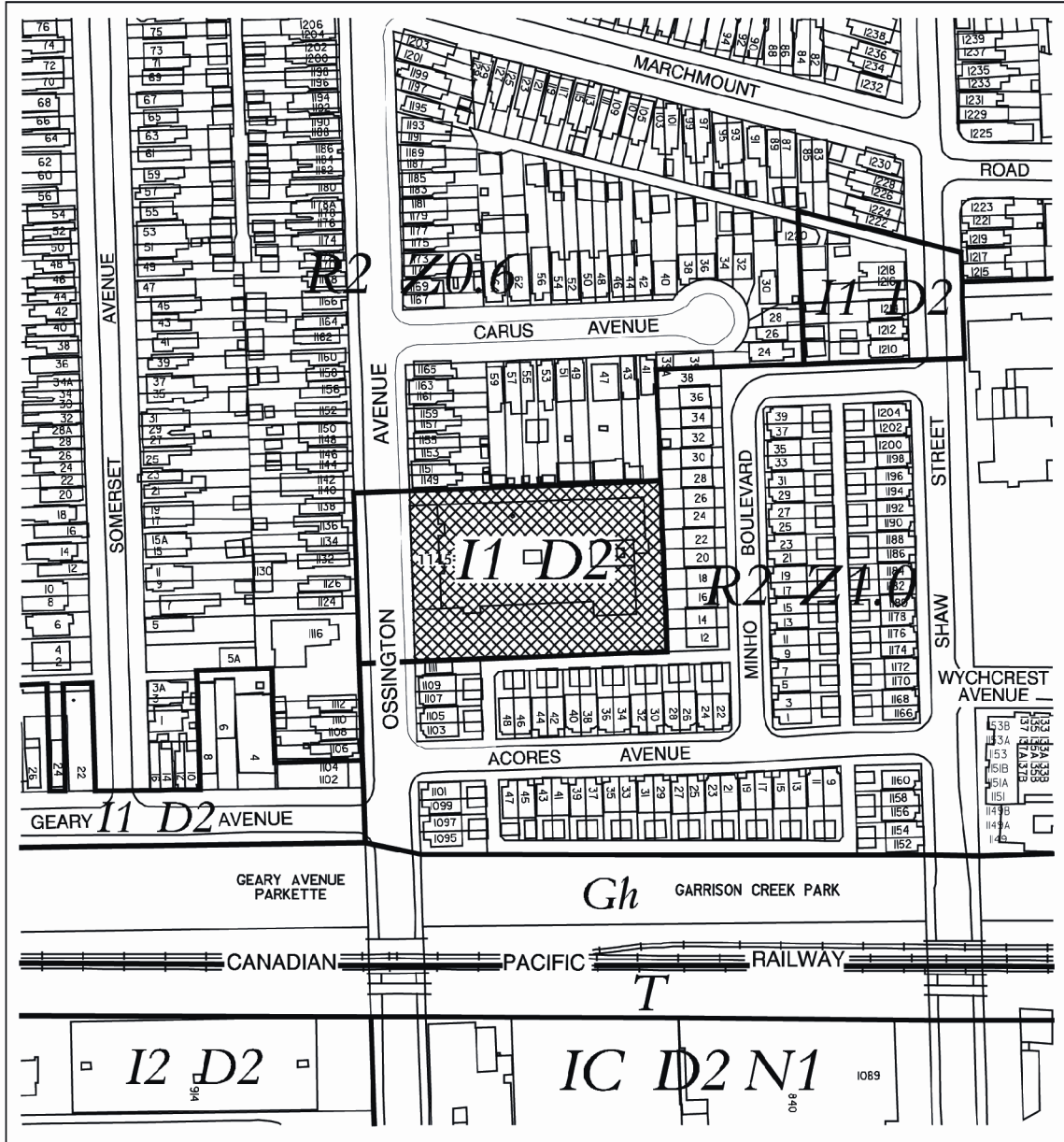
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- |  |   |
|--|---|
|  Site Location    |  Utility Corridors |
|  Neighbourhoods   |   |
|  Mixed Use Areas  |   |
|  Parks            |   |
|  Employment Areas |   |

  
 Not to Scale  
 08/16/07



# Attachment 9: Zoning



1145 Ossington Avenue  
File # 07\_245499

- Gh Parks District
- R2 Residential District
- I1 Industrial District
- I2 Industrial District
- IC Industrial District
- T Industrial District

↑  
Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 08/15/07 - TA

## Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	07 245499 STE 21 OZ
Details	Rezoning, Standard	Application Date:	July 20, 2007

Municipal Address: 1145 OSSINGTON AVE, TORONTO ON M6G 3W3

Location Description: PL 197 LT58 PT LT57 \*\*GRID S2107

Project Description: Proposal to construct 48 new townhomes.

<b>Applicant:</b> DUNPAR	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b> CANADIAN LINEN ONTARIO LTD
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### PLANNING CONTROLS

Official Plan Designation: NEIGH	Site Specific Provision:
Zoning: I1 D2	Historical Status:
Height Limit (m): 14	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	5742.5	Height:	Storeys:	3	
Frontage (m):	61.48		Metres:	12.4	
Depth (m):	95				
Total Ground Floor Area (sq. m):	2911.81				<b>Total</b>
Total Residential GFA (sq. m):	6776		Parking Spaces:	105	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	6776				
Lot Coverage Ratio (%):	50.7				
Floor Space Index:	1.2				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	6776	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	48	Institutional/Other GFA (sq. m):	0	0
Total Units:	48			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jeffrey Cantos, Planner</b>
	<b>TELEPHONE:</b>	<b>416-338-5740</b>