

**1144 Islington Avenue – Zoning Amendment Application  
- Preliminary Report**

<b>Date:</b>	June 18, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	File No.: 08 117374 WET 05 OZ

**SUMMARY**

This application was made on March 7, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes 11 condominium townhouse units facing public roads with parking and a small landscaped area in the rear of the units.

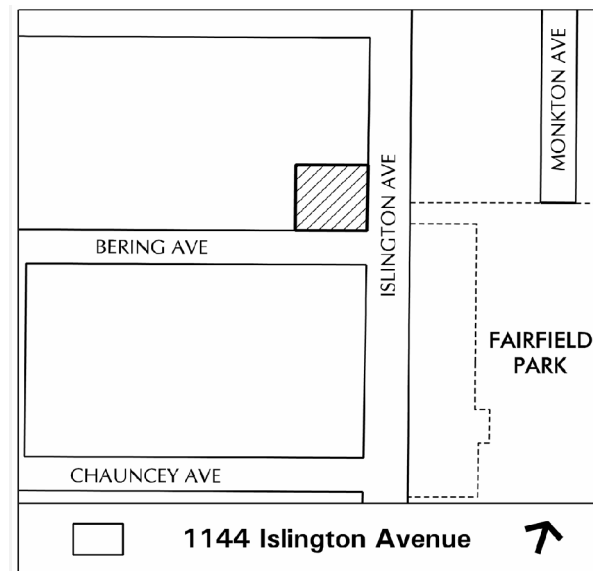
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the Fall of 2008

**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.
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 applicant is proposing 8 townhouses facing Islington Avenue and 3 townhouses facing Bering Avenue. Parking spaces in the internal rear garages will be accessed from Bering Avenue by a 6 metre driveway (see Attachment 1: Site Plan). A small landscaped area and visitor parking spaces are proposed to the rear of the townhouses. A small landscaped front yard is also proposed for each townhouse. The proposed height is 4 storeys and all units will provide 3 bedrooms. For a summary of the application, please refer to Attachment No. 4, the Application Data Sheet

### **Site and Surrounding Area**

The site is located at the northwest corner of Islington and Bering Avenues and is almost square in shape. The Islington Avenue frontage is 38.83 metres and Bering Avenue is 41.52 metres. The site was used as a garden supply centre for many years and was not subdivided.

The site is within walking distance (four blocks north) to the Islington Subway Station at Bloor Street West and Islington Avenue.

The following uses abut the site:

North – one storey detached dwelling

West – one storey detached dwelling

South – one storey detached dwelling across Bering Avenue

East – one storey detached dwellings across Islington 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 land use designation of the site is Neighbourhoods Area in the Official Plan. These areas are considered physically stable made up of residential uses in lower scale buildings, including townhouses. The subject lot is much larger than the adjacent residential lots surrounding it.

A number of policies in the Toronto Official Plan guide how development should occur on infill sites in Neighbourhoods Areas. Staff will review the proposed development in the context of these policies.

## **Zoning**

The site is zoned R – Second Density Residential by the Etobicoke Zoning Code. This zone allows detached houses, group homes, and local institutional uses. The maximum allowed height is 11 metres. Townhouses are not listed as an allowed use, therefore a rezoning is required.

## **Site Plan Control**

An application has been submitted and circulated.

## **Reasons for the Application**

The proposed 11 townhouses are not listed as an allowed use in the Etobicoke Zoning Code and their height is 11.28 metres rather than the maximum allowed height of 11.0 metres.

## **COMMENTS**

### **Issues to be Resolved**

The project will be reviewed in the context of the Toronto Official Plan policies to determine whether an Official Plan Amendment is required. Staff will also be considering the application with respect to the amount of development proposed, the height, setbacks, and step backs in the context of surrounding uses and consistency with the development criteria for Neighbourhoods.

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.

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

### **CONTACT**

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### **SIGNATURE**

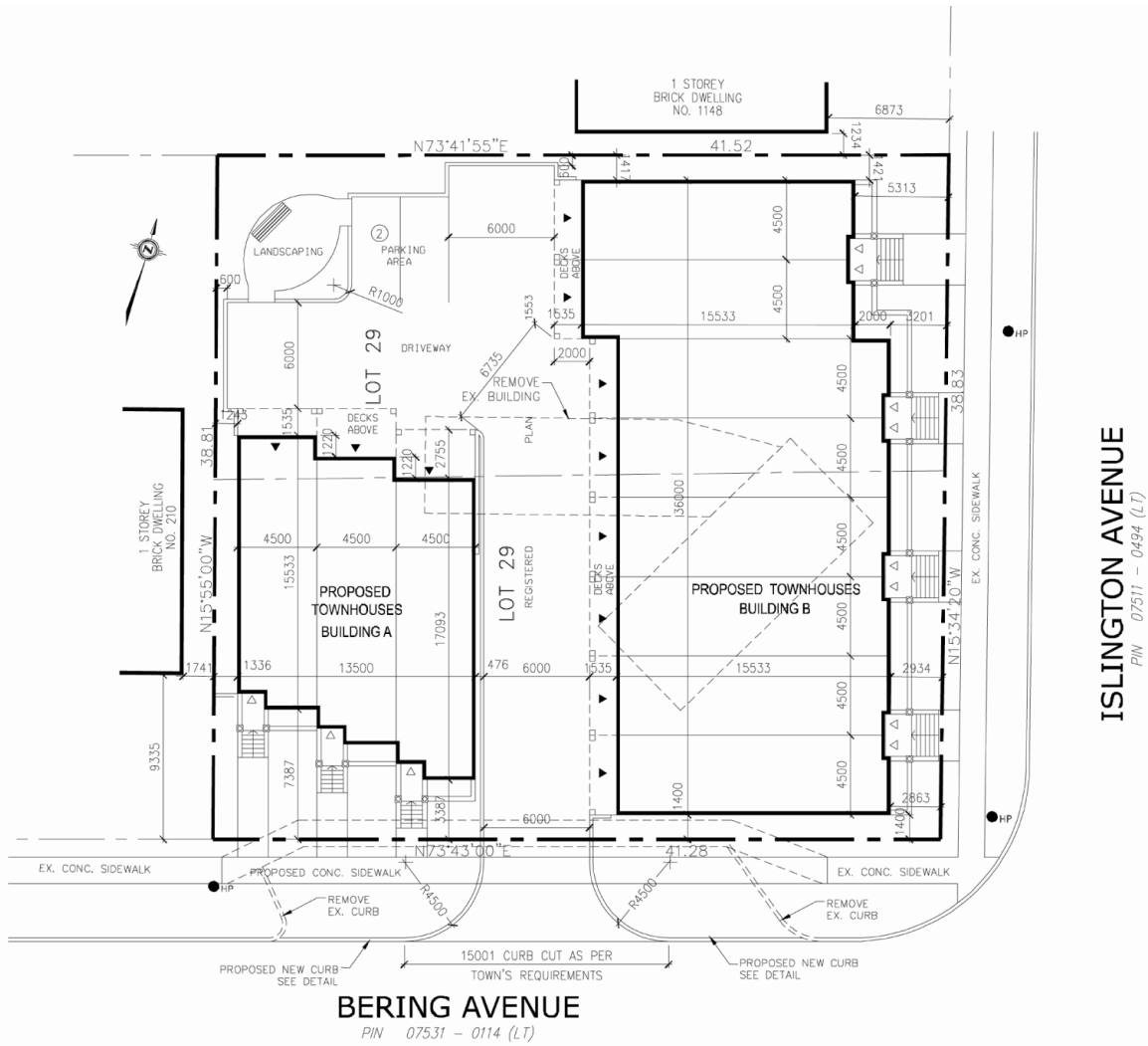
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

### **ATTACHMENTS**

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

# Attachment 1: Site Plan



Site Plan

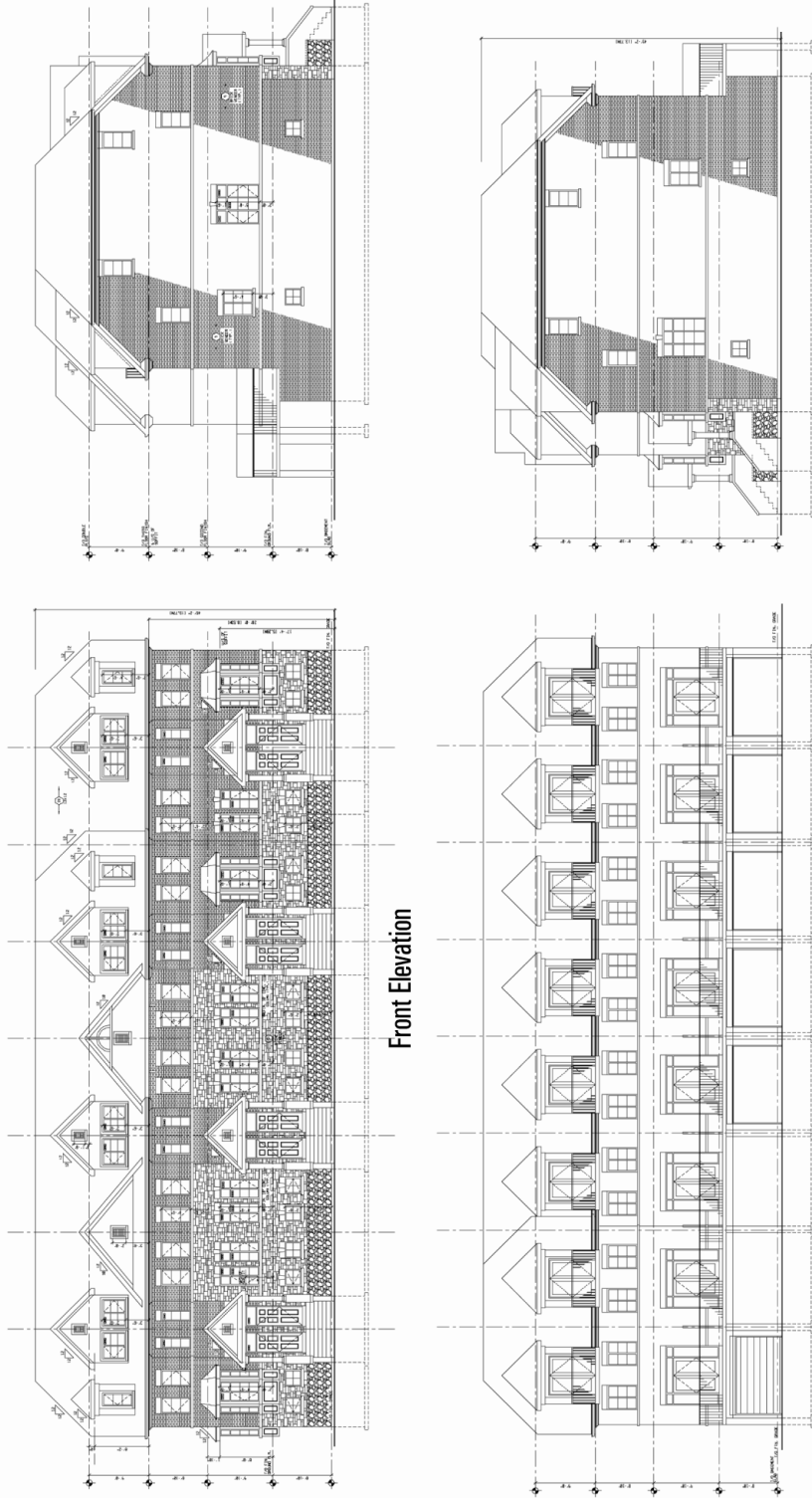
1144 Islington Avenue

Applicants Submitted Drawing

Not to Scale 

File # 08\_117405

**Attachment 2: Elevations**



**Front Elevation**

**Rear Elevation**

**1144 Islington Avenue**

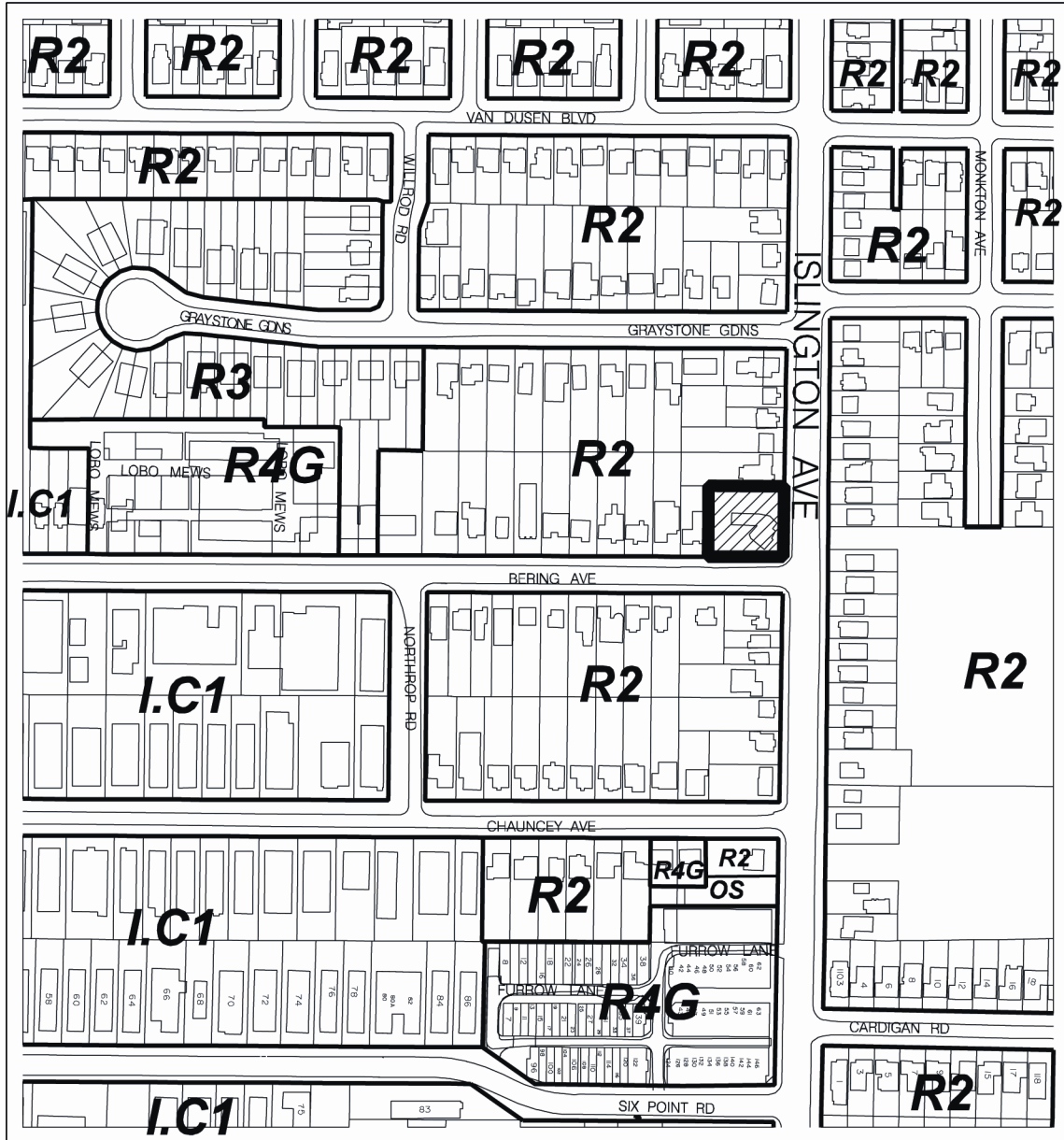
File # 08 117405

**Elevations**

Applicant's Submitted Drawing

Not to Scale  
06/11/08

### Attachment 3: Zoning



**TORONTO** City Planning  
**Zoning**

1144 Islington Avenue  
 File # 08\_117405

Former Etobicoke By-law 11,737

- R2 Residential Second Density
- R3 Residential Third Density
- R4G Residential Fourth Density Group
- I.C1 Industrial Class 1
- OS Public Open Space



Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 06/17/08 - MH

#### ATTACHMENT 4: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 117374 WET 05 OZ
Details	Rezoning, Standard	Application Date:	March 7, 2008

Municipal Address: 1144 ISLINGTON AVE  
 Location Description: PL 1553 LT28 TO LT29 \*\*GRID W0506  
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of eleven townhouses (condominium) within two blocks

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
HUMPHRIES PLANNING GROUP INC			SALROS HOLDINGS INC.

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2	Historical Status:	
Height Limit (m):	11.0	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	1606.89	Height:	Storeys:	4	
Frontage (m):	38.83		Metres:	11.28	
Depth (m):	41.52				
Total Ground Floor Area (sq. m):	772.47				<b>Total</b>
Total Residential GFA (sq. m):	2308.2		Parking Spaces:	24	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2308.2				
Lot Coverage Ratio (%):	49				
Floor Space Index:	1.44				

#### DWELLING UNITS

Tenure Type:	Condominium
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	11
Total Units:	11

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

		Above Grade	Below Grade
Residential GFA (sq. m):	2308.2		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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