

**23, 25 and 27 Hobson Ave - OPA & Rezoning, Site Plan,
Plan of Subdivision - Preliminary Report**

Date:	May 21, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	08 144178 NNY 34 OZ

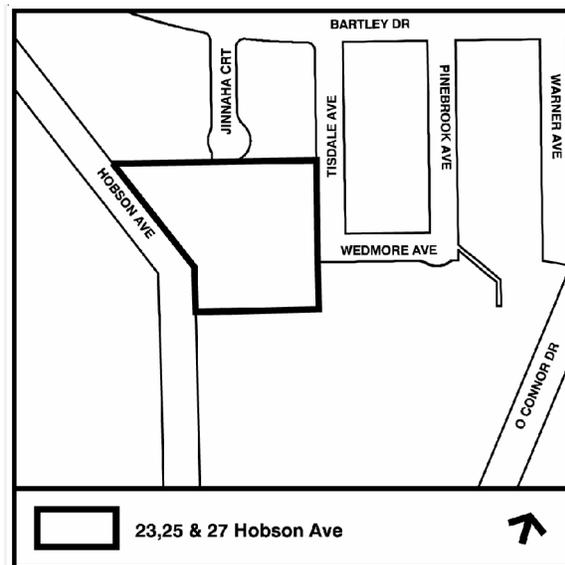
SUMMARY

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

The application proposes 45, three and four-storey townhouses and eight, three storey semi-detached units for a total of 53 units at 23, 25 and 27 Hobson Ave. The applicant is also proposing to extend Wedmore Avenue from Tisdale Avenue to Hobson Avenue and extend Jinnah Court to the proposed Wedmore Avenue extension.

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

A community consultation meeting should be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a final staff report should be prepared and Public Meeting held in early 2009.



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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject property and the industrial lands south of Jonesville Crescent between Hobson Avenue and Tisdale Avenue had been designated as Transitional Mixed Use Area (TMUA) under the Official Plan of the former City of North York. These lands were intended to serve as a buffer between the industrial lands west of Hobson Avenue and the residential uses east of Tisdale Avenue. The City of Toronto Official Plan recognizes the industrial lands to the west of Hobson Avenue as 'Employment Areas' and as 'Employment District' in Map 2, Urban Structures Map. The lands east of Hobson Ave., including the subject site, are designated as *Neighbourhoods* and *Mixed Uses Areas* (see Attachment 4, Official Plan). The *Neighbourhoods* designation in the City of Toronto Official Plan recognizes the increasingly residential character of the lands east of Hobson Avenue.

ISSUE BACKGROUND

Proposal

This application proposes 45, three and four-storey townhouses and eight, three storey semi-detached units for a total of 53 units at 23, 25 and 27 Hobson Ave. 106 parking spaces would be provided. The total gross floor area of the proposed development would be approximately 10,951m² (0.9 FSI). The lot coverage for the proposed development would be 28.7%.

The applicant has also filed for approval of a draft plan of subdivision which would extend Wedmore Avenue from Tisdale Avenue to Hobson Avenue and extend Jinnah Court to the proposed Wedmore Avenue extension.

All of the proposed units would front onto existing and proposed public roads. The semi-detached units on the west side of Tisdale Avenue face semi-detached units on the east side of the street. The townhouses proposed for the Jinnah Court extension would continue the pattern of townhouse development on Jinnah Court to the north. The units include integral garages (see elevations attached as Attachment 2). Two parking spaces are provided per unit, one in the garage and one in front of the garage. The proposed units are 6.0 metres wide with the exception of one unit on a corner lot which is

5.6 metres wide. The proposed site plan is attached as Attachment 1 and the Application Data Sheet is included as Attachment 5 to this report.

Site and Surrounding Area

The site has an area of approximately 1.2 hectares (2.9 acres) and is generally flat with the exception of a grade change of approximately two metres at the east end of the site adjacent Tisdale Avenue. The site has frontage on Hobson Avenue and Tisdale Avenue.

The site is comprised of two properties both currently occupied by single storey industrial buildings and is part of a larger area containing a mix of residential uses, live-work uses, institutional uses and employment uses. This area is bounded by Hobson Avenue to the west, Sunrise Avenue to the south, O'Connor Drive to the east and Eglinton Avenue East and the hydro corridor to the north.

Surrounding land uses are as follows:

North: Two and three storey townhouses on Jinnah Court. To the west of Jinnah Court is a one storey building currently being used as a place of worship. The area between the building and the north-west corner of the subject site is used for surface parking for the place of worship. To the immediate north of Jinnah Court is a one storey commercial building with offices and a warehouse. Also in the immediate area are townhouses, a four storey live-work building, apartment buildings and a small park.

East: Semi-detached units

South: Two self-storage buildings are located immediately to the south.

West: lands on the west side of Hobson Ave are used for a variety of industrial uses. The site on the immediate opposite (west) side of Hobson Avenue is occupied by the Islamic Community of Afghans.

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 subject lands are designated as *Neighbourhoods* in the City of Toronto Official Plan.

Neighbourhoods are physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments no taller than four storeys. *Neighbourhoods* may also contain parks, low-scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses.

The Official Plan established policies to evaluate development proposals within *Neighbourhoods*. The objective of these policies is to ensure that development respects and reinforces the physical character of the neighbourhood, including in particular:

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

The area bordered by Hobson Avenue to the west, Jonesville Crescent to the north, Tidsale Avenue to the east and Sunrise Avenue to the south, which includes the site, is subject to a site-specific Official Plan policy. Site specific policy 89 reflects the previous intent of the Transitional Mixed Use Area (TMUA) designation under the Official Plan of the former City of North York, that this area would serve as a transitional area of residential and commercial uses. The policy states that:

- a) Development will maintain a low character where the predominant building height is four storeys or less.
- b) A mix of compatible and complementary uses in the *Employment Areas* designation are also permitted.
- c) On the lands adjacent to Hobson Avenue:
 - i) residential uses are limited to the upper floors of buildings; and
 - ii) retail and service uses are limited to the ground floors of buildings.
- d) Live/work uses are permitted provided:
 - i) residential remains the predominant use within the unit;
 - ii) the live/work uses are limited to office, studio and personal service shop uses;
 - iii) the live/work uses, including any accessory live/work uses, are located on the ground floor of the unit;
 - iv) the ground floor of the unit fronts onto and has direct access to the street; and
 - v) the lands are not located adjacent to Hobson Avenue.

The proposal for an exclusively residential development does not comply with site specific policy 89 as described above.

Zoning

The site is currently zoned as Industrial Zone One (M1) in Zoning By-law No. 7625 of the former City of North York. This zone permits a range of industrial, commercial, institutional and recreational uses and reflects the historical use of the property. Residential uses are not permitted, therefore an amendment to the Zoning By-law is required to permit the proposed residential development.

Site Plan Control

The applicant has filed a Site Plan Control application which is currently under review.

Land Division

The applicant had applied for draft plan of subdivision approval to create the freehold parcels and proposed public roads for the development. The proposed draft plan of subdivision has been circulated to various City and external agencies for review and comment.

Tree Preservation

The applicant has provided an arborist report which indicates there are 11 trees on the property which qualify for protection under the City's Private Tree By-law. There are two City owned trees proposed to be removed. Planning staff will review the arborist report and proposed tree removals in consultation with Urban Forestry staff.

Guidelines and Standards

The proposal will be evaluated with regard to both the Design Guidelines for Infill Townhouses and the Development Infrastructure Policy Standards and Review (DIPS).

The Design Guidelines for Infill Townhouses are used to review townhouse applications throughout the City with the objectives of maintaining appropriate scale and patterns of development, minimizing impacts such as shadows, overlook and lost views and enhancing the relationship between new housing and adjacent streets and open spaces.

The Development Infrastructure Policy Standards and Review (DIPS) process has created a range of standardized designs for new local residential streets and private streets (mews) to serve grade-related units (singles detached, semi-detached and townhouse units). These standards were approved by Council in December of 2005.

Reasons for the Application

The proposed residential development doesn't comply with the provision of site specific Official Plan policy 89 which requires that residential uses be limited to the upper floors of buildings and doesn't comply with the existing Industrial Zone One (M1) zoning.

COMMENTS

Community Meeting

A community meeting has been scheduled by the Ward Councillor for June 16, 2008. The meeting will be held to address the requirement that at least one community meeting be held in addition to the required statutory public hearing.

Issues to be Resolved

The following issues will be addressed through the review of the proposal:

- compatibility and relationship of proposal with the surrounding residential, industrial and institutional uses;
- adequacy of site parking and circulation;
- review of proposal with the Design Guidelines for Infill Townhouses and the Development Infrastructure Policy Standards and Review (DIPS);
- streetscaping will be reviewed to ensure appropriate landscaping and location of utilities;
- provision of adequate landscaped areas to ensure the proper growth of trees;
- site grading issues for front entrances and facades;
- stormwater management; and
- Section 37 contributions

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

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

ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan

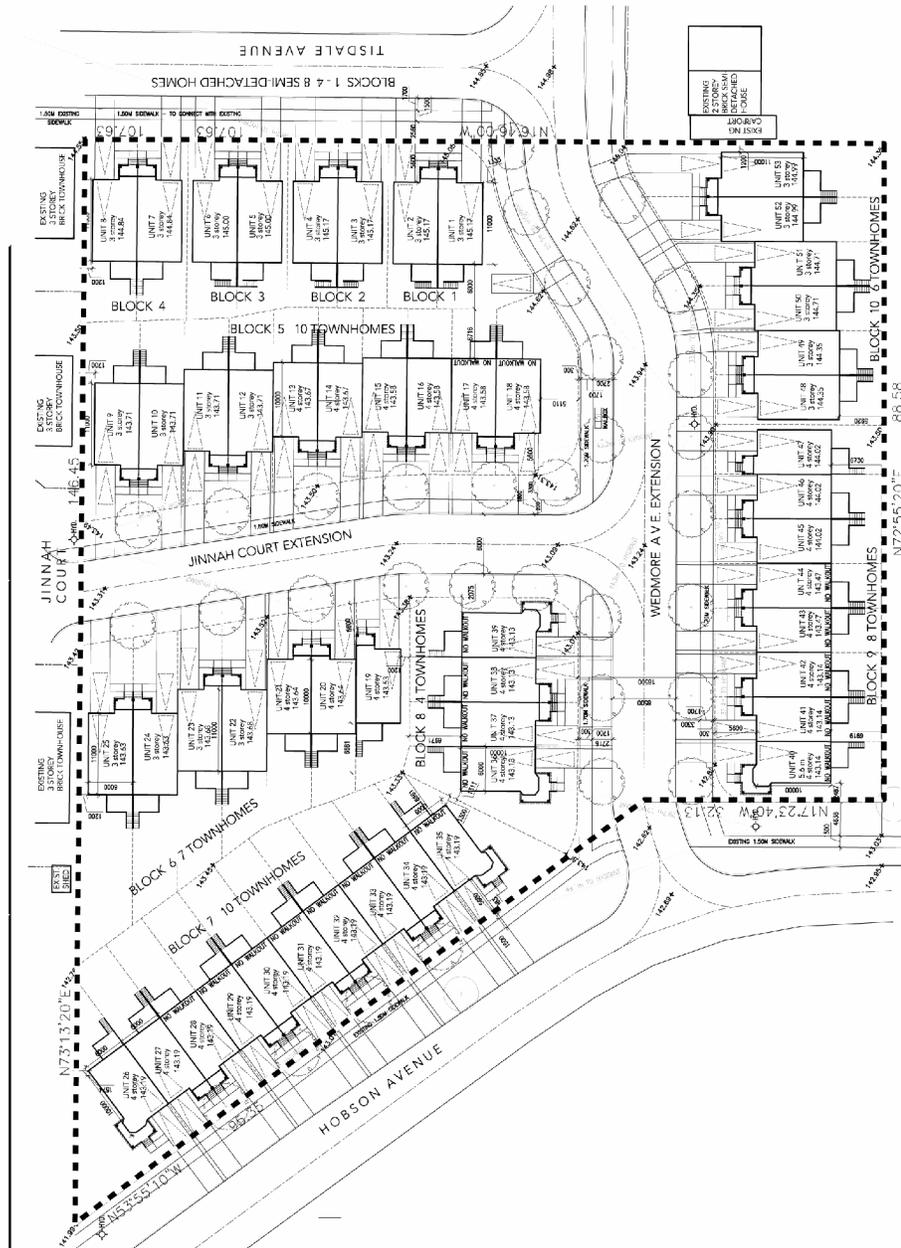
Attachment 2: Typical Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan

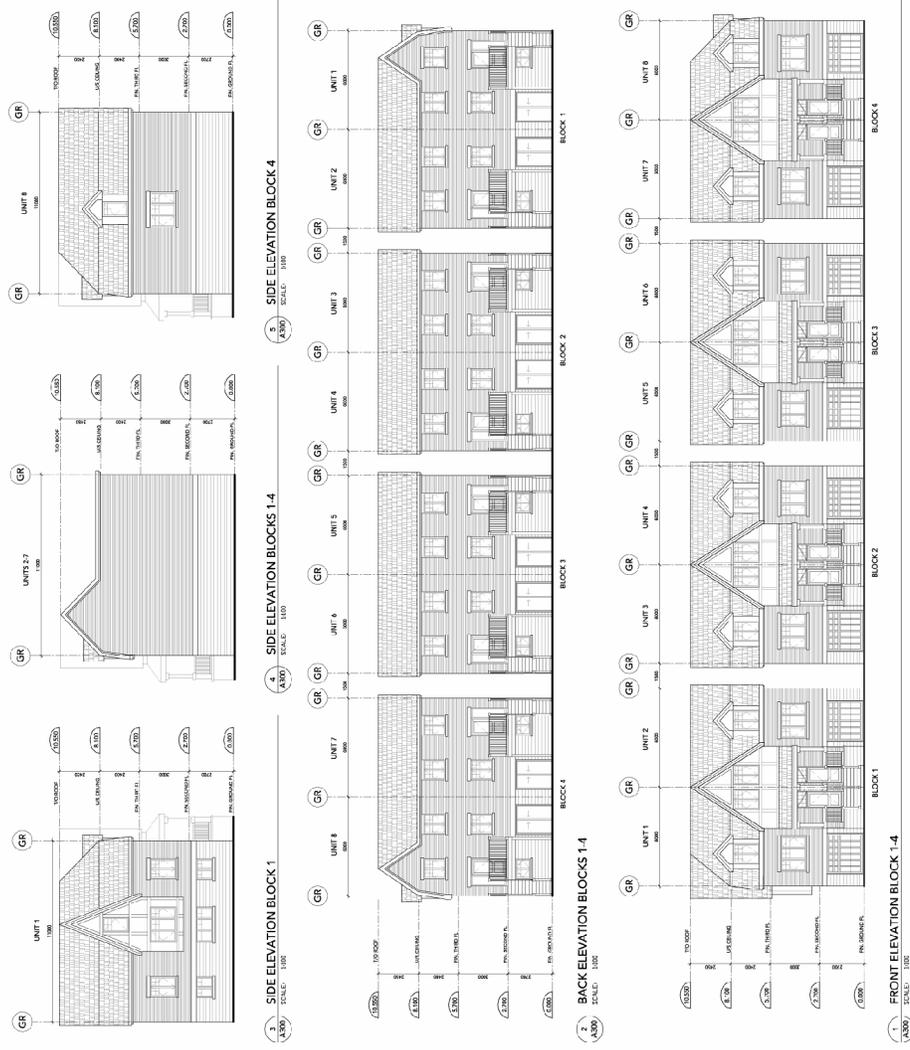


23, 25 & 27 Hobson Avenue

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 04/11/2008

File # 08_144178_s

Attachment 2: Elevations



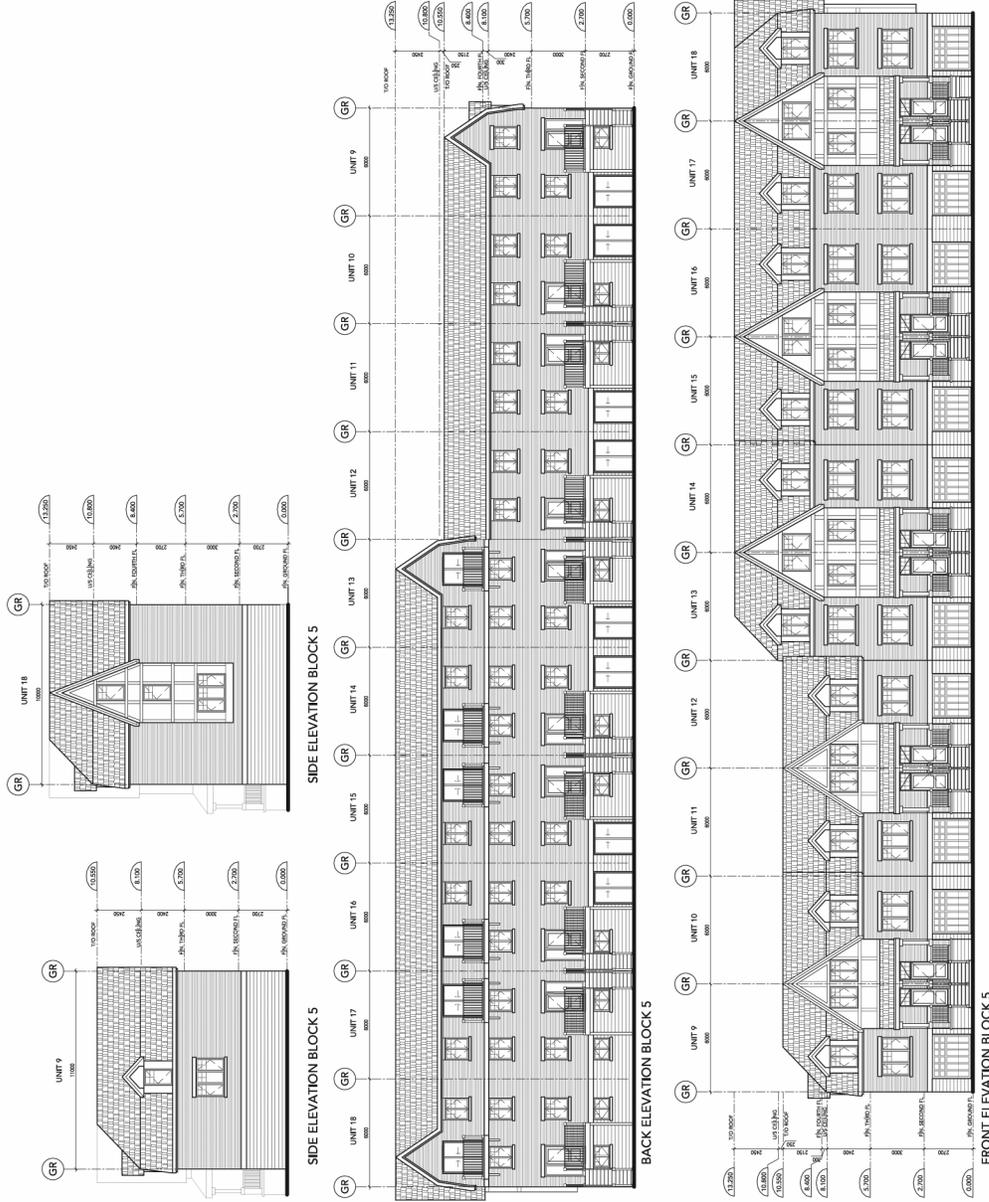
Elevations (Typical Blocks)

Applicant's Submitted Drawing

Not to Scale
04/14/2008

23,25,& 27 Hobson Avenue

File # 08_144178_e1



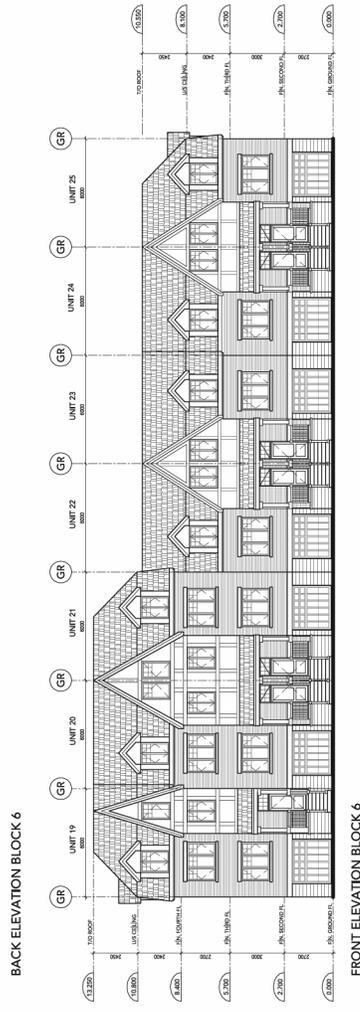
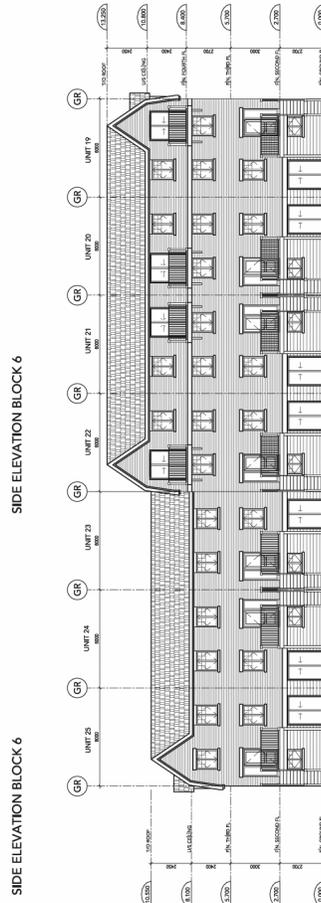
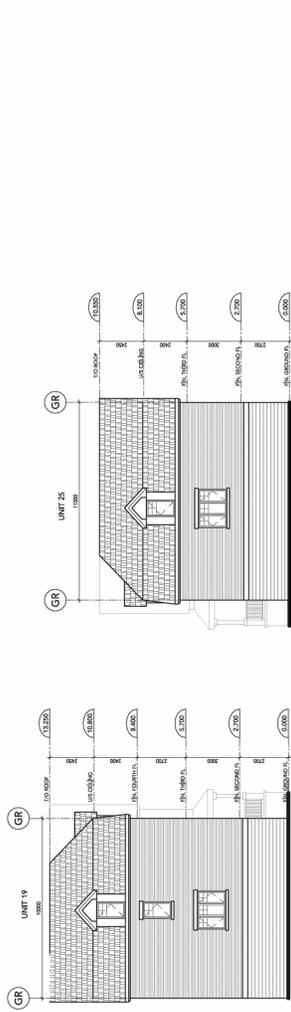
Elevations

Applicant's Submitted Drawing

Not to Scale
05/15/2008

23,25,& 27 Hobson Avenue

File # 08_144178

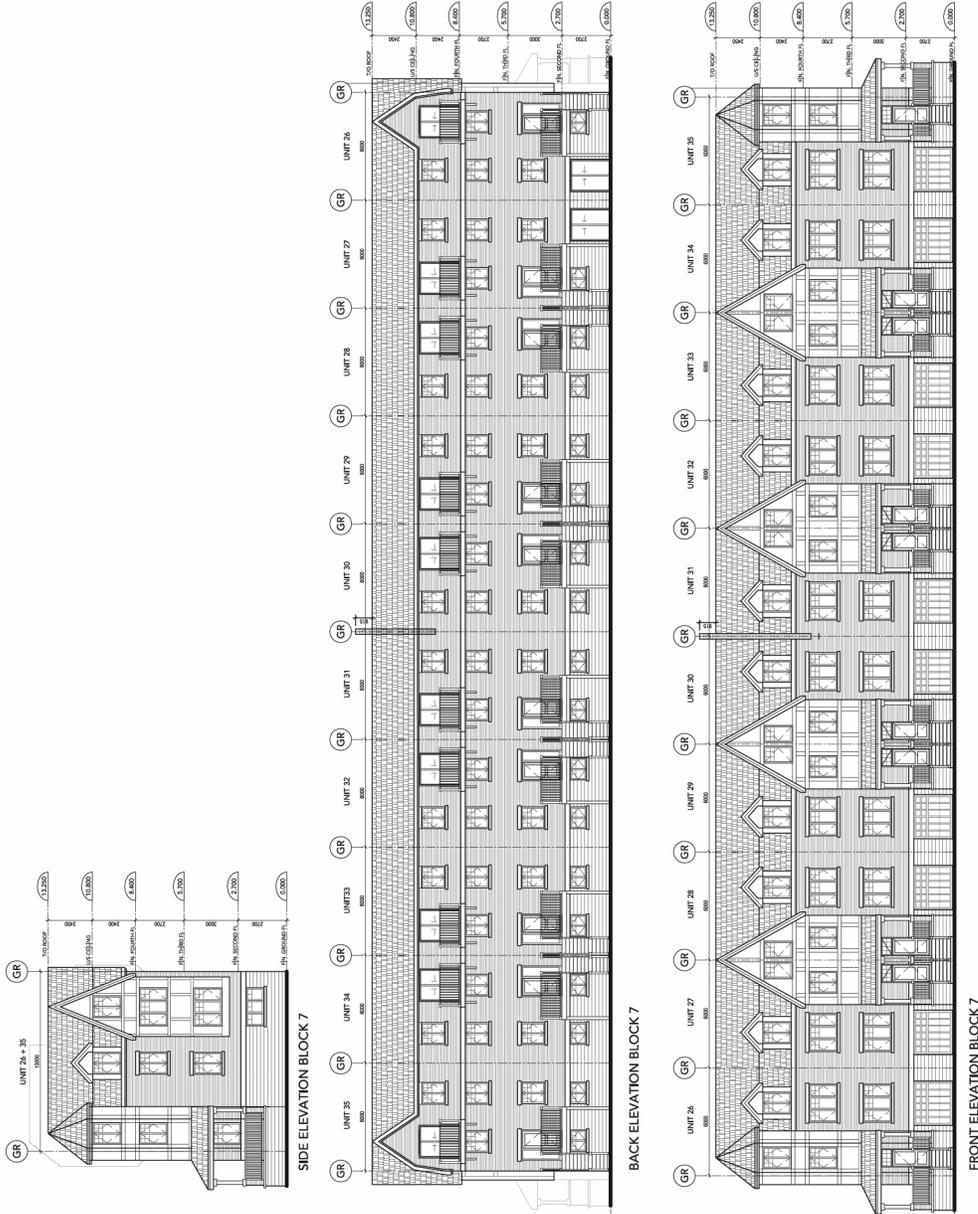


Elevations

Applicant's Submitted Drawing

Not to Scale
05/15/2008

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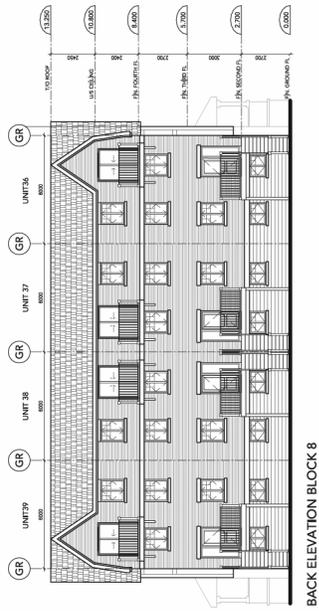
Elevations

Applicant's Submitted Drawing

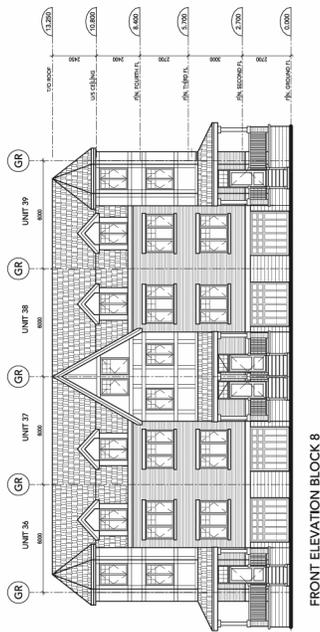
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23,25,& 27 Hobson Avenue

File # 08_144178



BACK ELEVATION BLOCK 8



FRONT ELEVATION BLOCK 8



SIDE ELEVATION BLOCK 8

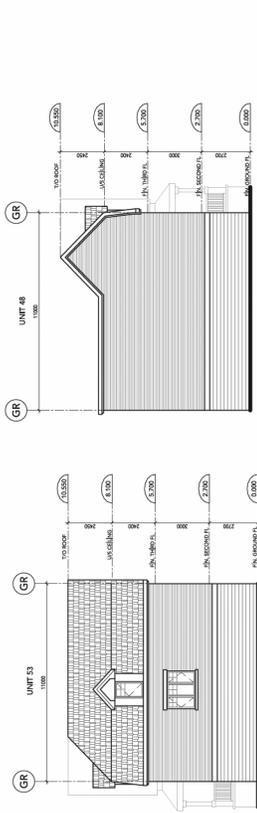
Elevations

Applicant's Submitted Drawing

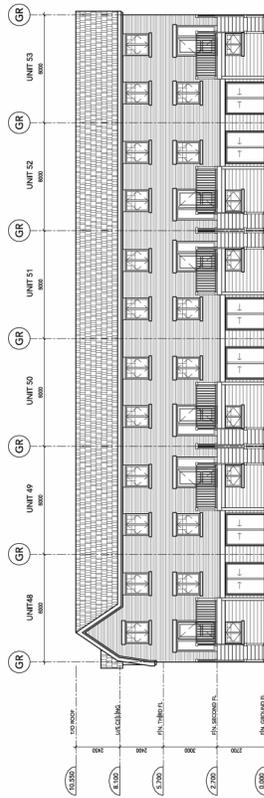
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23,25,& 27 Hobson Avenue

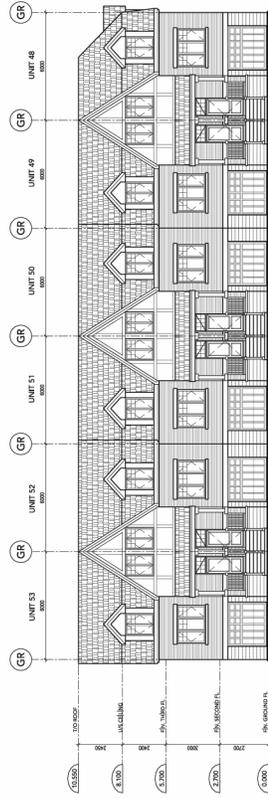
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SIDE ELEVATION BLOCK 10



BACK ELEVATION BLOCK 10



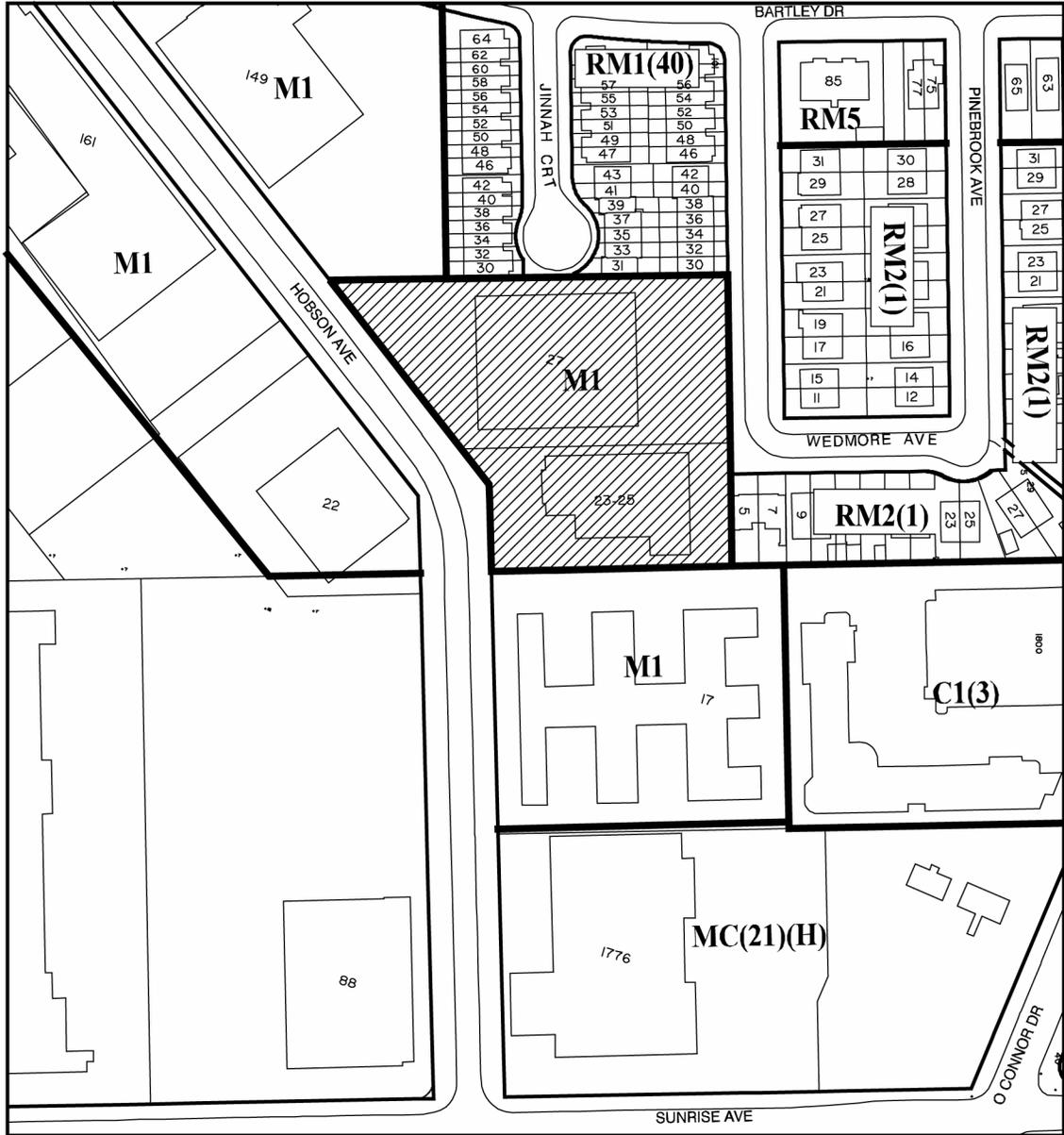
FRONT ELEVATION BLOCK 10

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/15/2008

23,25,& 27 Hobson Avenue

File # 08_144178

Attachment 3: Zoning



TORONTO City Planning
Zoning

23,25 & 27 Hobson Ave

File # 08_144178_z

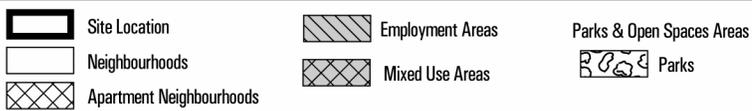
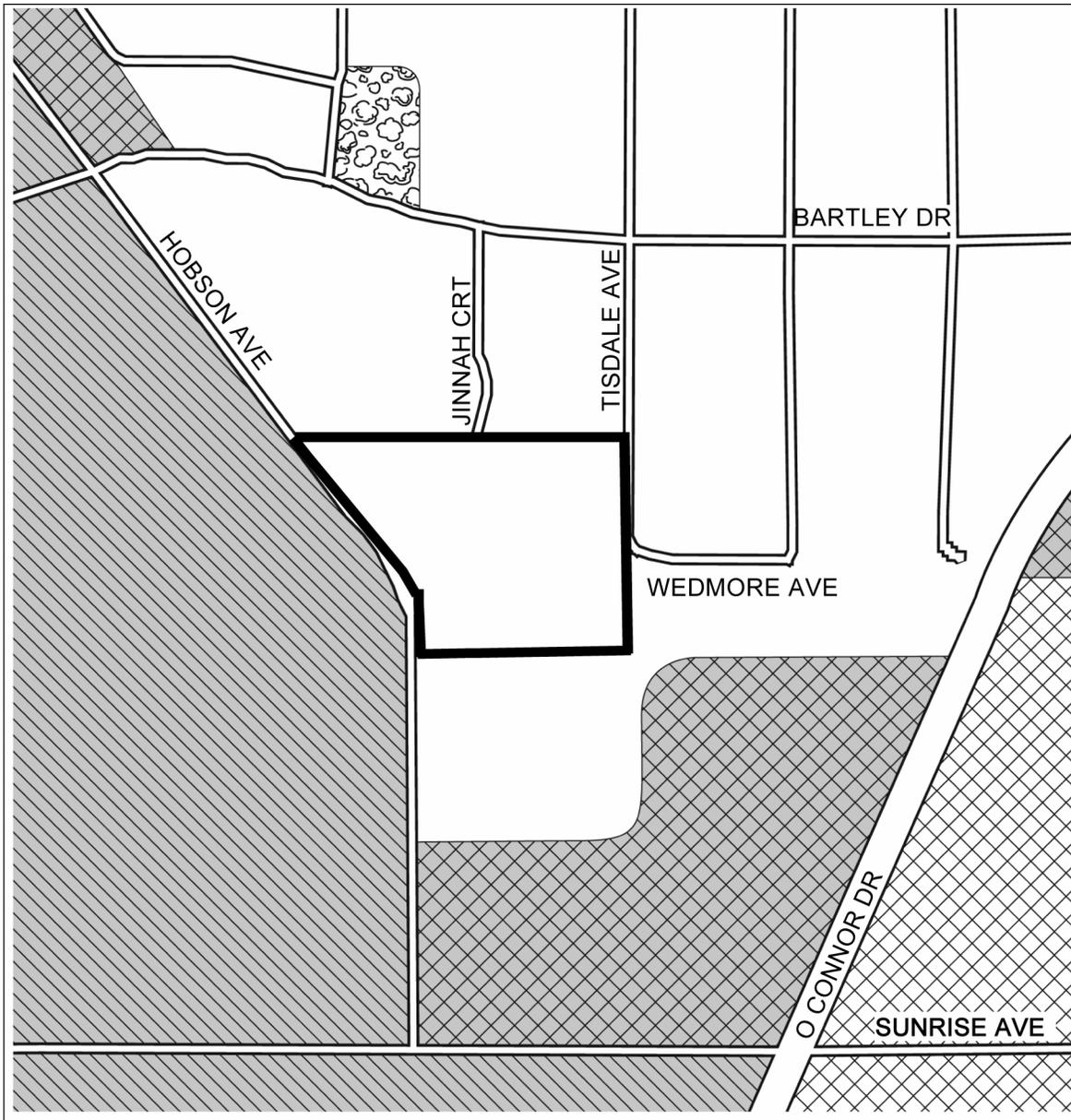
RM2 Multiple-Family Dwellings Second Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
C1 General Commercial Zone

M1 Industrial Zone One
MC Industrial-Commercial Zone



Not to Scale
Zoning By-law 7625
Extracted MO/DA/2008

Attachment 4: Official Plan



Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 144178 NNY 34 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 7, 2008
Municipal Address:	23-25 HOBSON AVE		
Location Description:	PLAN 5413 PT LOT 8 **GRID N3407		
Project Description:	Residential development consisting of 45 three and four storey townhouses and 8 three storey semi-detached units, for a total of 53 units. Wedmore Avenue to be extended from Tisdale Avenue to Hobson Avenue and Jinnah Court to be extended southerly to the Wedmore Avenue Extension.		

Applicant:	Agent:	Architect:	Owner:
SKYGOLD INVESTMENTS LTD. CARE OF THE GOLDMAN GROUP GUY D'ONOFRIO			STAFFORD (25 HOBSON) LTD.

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	M1	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11774	Height:	Storeys:	4	
Frontage (m):	127.48		Metres:	13.25	
Depth (m):	146.45				
Total Ground Floor Area (sq. m):	3378				Total
Total Residential GFA (sq. m):	10951		Parking Spaces:	106	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	10951				
Lot Coverage Ratio (%):	28.7				
Floor Space Index:	0.93				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo, Freehold			
Rooms:	0	Residential GFA (sq. m):	10951	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:	53	Institutional/Other GFA (sq. m):	0	0
Total Units:	53			

CONTACT: PLANNER NAME: Dan Nicholson, Planner

TELEPHONE: (416) 395-7110

