

**Preliminary Report
Zoning By-law Amendment Application
545 & 555 Wilson Avenue**

Date:	October 22, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	08 165972 NNY 10 OZ

SUMMARY

This application was made on June 5, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

An application has been submitted to amend the Zoning By-law to permit a mixed-use development at the southwest corner of the intersection of Tippet Road and Wilson Avenue. This application proposes a 6-storey podium base building with ground floor commercial uses and live-work units at 545 and 555 Wilson Avenue. A 12-storey condominium apartment tower is proposed at the west end of the podium building and a 15-storey condominium apartment tower is proposed at the east end.

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.

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.
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

This application proposes a mixed-use building fronting Wilson Avenue containing 350 residential units. The building would have a 6-storey base podium located along Wilson Avenue with 312m² of commercial space and 11 two-storey live-work units on the ground floor fronting both public streets. Two residential condominium towers are incorporated into the podium with a 12-storey tower located at the west end of the site and a 15-storey tower located at the east end. Vehicular access would be provided from Tippet Road and a two-storey underground structure would contain 350 parking spaces for the development, including all residential visitor and retail parking. One loading space is provided at grade at the rear of the building. The height of the proposed 15-storey tower is 53.25 metres. The applicant is proposing a Floor Space Index of approximately 4.5. Relevant project information is contained in the Application Data Sheet (Attachment 4).

The site falls within the boundaries of the recently completed Wilson Avenue *Avenue Study*. The Wilson Avenue *Avenue Study* recognizes opportunities for intensification along Wilson Avenue between Bathurst Street and Keele Street. In particular, a Zoning By-law was approved by City Council that applies the “AV –MU” (Avenues Mixed Use) Zone to both frontages of Wilson Avenue between Allen Road and Bathurst Street, including the subject site. The Zoning By-law would apply a maximum height of 8 storeys and a maximum floor space index of 2.0 times the lot area to the site. The owners appealed the “Avenues” Zoning By-law to the Ontario Municipal Board but requested deferral of a hearing to allow this Zoning Amendment application to proceed. With the

exception of three site-specific appeals, the Wilson Avenue *Avenue* Zoning By-law was recently approved by the Ontario Municipal Board.

Site and Surrounding Area

The 0.77 hectare site is located at the southwest corner of the intersection of Wilson Avenue and Tippet Road. The rectangular lot is relatively flat with a frontage of 126 metres on Wilson Avenue and a depth of 50 metres along Tippet Road. The site is developed with two 2-storey office buildings and adjacent surface parking areas. The existing buildings are occupied mainly by office uses comprising approximately 4,800 square metres of total space. The applicant proposes to demolish both buildings.

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

North: TTC North Commuter Parking lot for the Wilson Subway Station, Wilson Subway Station, and a low-rise apartment building (2 Faywood Boulevard).

East: two one-storey warehouse buildings surrounded by surface parking (7 and 9 Tippet Road). City Council has approved in principle a mixed-use development on this site with ground floor commercial uses fronting Wilson Avenue and approximately 500 dwelling units above on the north portion of the site and a 5-storey office building on the south portion of the site.

South: TTC South Commuter Parking lot for the Wilson Subway Station and two one-storey office/industrial buildings located south of the parking lot (4 and 6 Tippet Road).

West: TTC commuter parking lot, the Allen Expressway and a pedestrian entrance to the Wilson Avenue Subway Station located 50 metres west of the subject site.

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 identifies areas that are well-served by public transit and the existing road network and which have a number of properties with redevelopment potential that can best accommodate growth. These areas are shown on Map 2 Urban Structure and are identified by four categories including *Avenues*. The *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. The subject site falls within the *Avenues* overlay.

The site is designated as *Mixed Use Areas* by Map 16, Land Use Plan. The *Mixed Use Areas* designation identifies areas intended for growth for both population and jobs, encouraging a broad range of commercial, residential, institutional and open space uses.

The Official Plan encourages the inclusion of public art in all significant private sector developments across the City. The Percent for Public Art Program recommends that a minimum of one percent of the gross construction cost of each significant development be contributed to public art. The governing principle for the Percent for Public Art Program is that art is a public benefit to be enjoyed and experienced by residents and visitors throughout the city.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

Zoning

The site is zoned “MC(H)”, an Industrial-Commercial Zone permitting a variety of industrial, commercial and institutional uses. The zone permits a maximum floor space index of 1.0 and height restrictions in compliance with Schedule “D” of the By-law. Notwithstanding the general provisions of the “MC” zone, the Holding (H) provision applies maximum size restrictions to retail stores, personal service shops and office uses.

The site is subject to the height restrictions related to Downsview Airport and imposed by Schedule “D” (Airport Hazard Map). The Schedule imposes a maximum building and structure height of 15.24 metres 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 mixed-use development on the site and establish appropriate standards regarding height, density, vehicle and bicycle parking, residential amenity space and other matters.

The proposal 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

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.

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

- Land use, density distribution and building height;
- 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 with consideration to the long term development of the surrounding lands;
- Appropriate Section 37 contributions;
- 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 2a: North Elevation (Wilson Avenue Elevation) [as provided by applicant]

Attachment 2b: East and West Elevations [as provided by applicant]

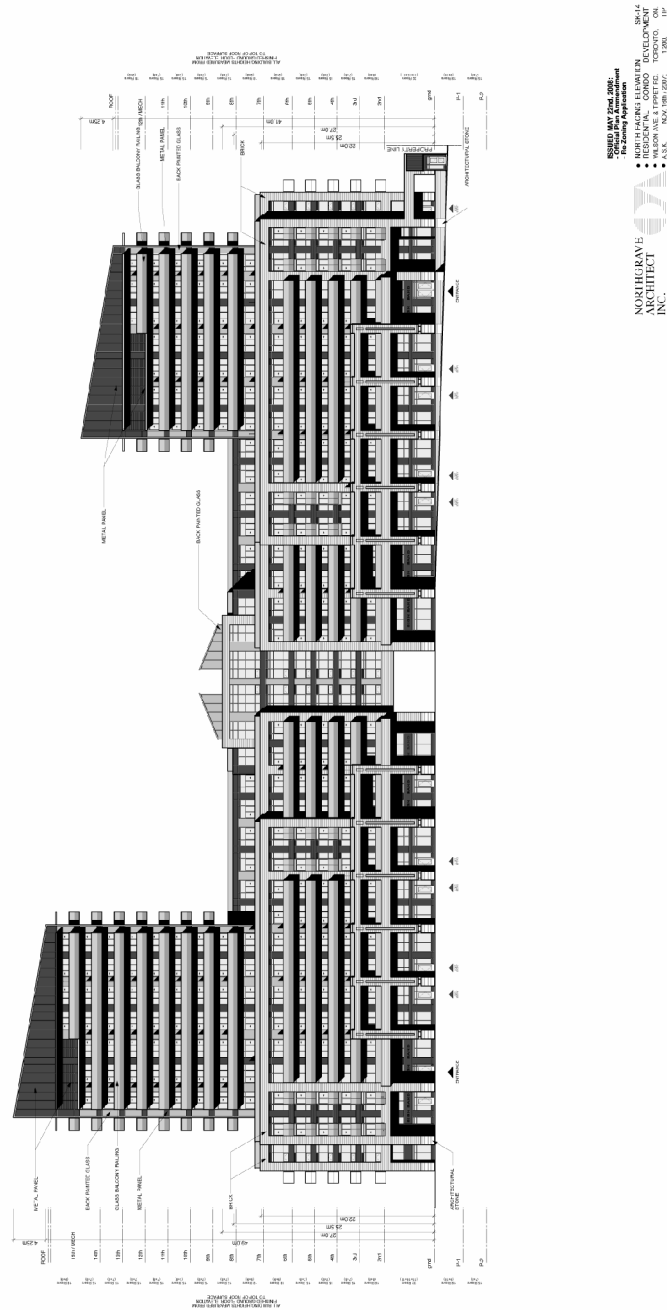
Attachment 2c: South Elevation [as provided by applicant]

Attachment 3: Zoning

Attachment 4: Application Data Sheet

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Attachment 2a: North Elevation (Wilson Avenue)



Elevation 2

Applicant's Submitted Drawing

Not to Scale
07/25/2008

545 & 555 Wilson Avenue

File # 08 165972

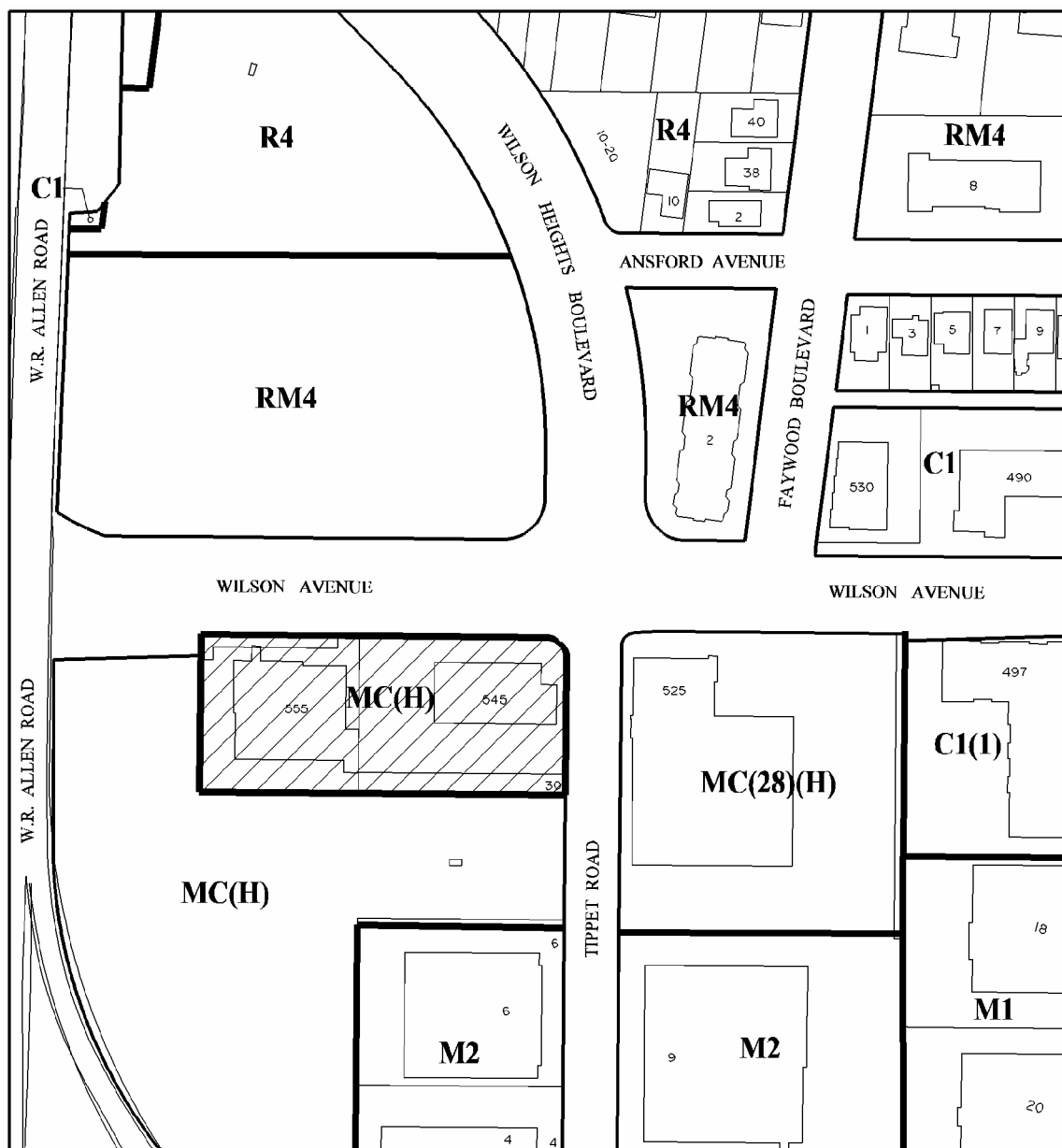
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545 & 555 Wilson Avenue

Not to Scale
07/25/2008

File # 08_165972

Attachment 3: Zoning



Toronto City Planning
Zoning

545 & 555 Wilson Avenue

File # 08_165972

R4 One-Family Detached Dwelling Fourth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
C1 General Commercial Zone
MC Industrial-Commercial Zone
M1 Industrial Zone One

M2 Industrial Zone Two



Not to Scale
Zoning By-law 7625
Extracted 07/25/2008

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 165972 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	June 4, 2008

Municipal Address:	545 - 555 WILSON AVENUE
Location Description:	PLAN 4402 LOT 1 & PT LOT 2 RP R5744 PART 1 **GRID N1006
Project Description:	To construct a mixed use building with a 6 storey podium along Wilson Avenue and two residential towers of 12 and 15 storeys

Applicant:	Agent:	Architect:	Owner:
555 Wilson Avenue Developments Inc.		Northgrave Architects	555 Wilson Avenue Developments Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MC(H)	Historical Status:
Height Limit (m):	15.24m	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	7690	Height:	Storeys:	15
Frontage (m):	126.1		Metres:	51.05
Depth (m):	50.05			
Total Ground Floor Area (sq. m):	3854			Total
Total Residential GFA (sq. m):	33788		Parking Spaces:	350
Total Non-Residential GFA (sq. m):	312		Loading Docks	1
Total GFA (sq. m):	34100			
Lot Coverage Ratio (%):	50.1			
Floor Space Index:	4.4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	33788	0
Bachelor:	0	Retail GFA (sq. m):	312	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	350			