

**90 Caledonia Park Road – Official Plan and Zoning By-law Amendment Application - Preliminary Report**

<b>Date:</b>	March 9, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 17 – Davenport
<b>Reference Number:</b>	08 231836 WET 17 OZ

**SUMMARY**

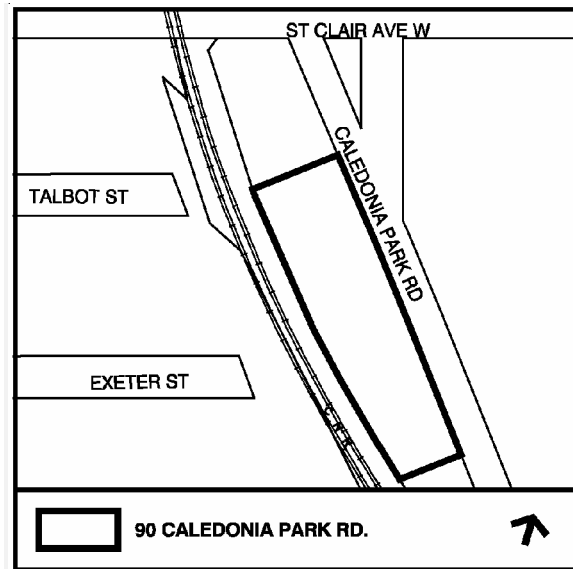
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redesignate the property from Utility Corridor to Neighbourhoods and rezone it from an Industrial District to a Residential District so as to permit 52 stacked townhouses at 90 Caledonia Park Road.

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 relevant divisions and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor.

Currently, this site falls within two City initiated planning study areas. As part of the review of this application, staff will be using the findings of both the St. Clair Avenue Study and the Caledonia Study to



inform the evaluation of the proposed development. The Final Report and a Public Meeting under the Planning Act is targeted for the fourth quarter of 2009, provided all required information is submitted by the applicant 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.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A number of pre-application consultation meetings and discussions were held with the applicant to discuss complete application submission requirements as well as various site plan issues related to the proposal that included but were not limited to the following: servicing; parking and access; proximity to the rail corridor and industrial uses; required road widenings; landscaping and building setbacks.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to redesignate the property at 90 Caledonia Park Road from Utility Corridor to Neighbourhoods and to rezone it from an Industrial District to a Residential District so as to permit residential uses. The proposed development includes 52 stacked townhouses to be located in three separate building blocks fronting onto Caledonia Park Road. The buildings will be 3-storeys in height (14 metres) and will have a total combined residential gross floor area of 5 580 square metres. The overall density of the development (including the parking structure) is 1.14 times the area of the lot.

Parking will be located at the rear of the property adjacent to the rail line. Of the 65 proposed parking spaces, 52 spaces will be housed in a one-storey parking garage and the remaining 13 spaces will be located outdoors and will serve as visitor parking. A crash

wall is proposed along the rear property line and will be partially incorporated into the parking garage structure. Vehicle access to the site is limited to a one-way driveway system which allows vehicles to enter the site from the south end of the property and exit at the north end of the property.

Outdoor amenity space is provided on covered balconies for the upper level units and in rear courtyards for the lower and/or ground level units. An open landscaped area is to be located at the south end of the property fronting onto Caledonia Park. A landscaped walkway running the length of the property is also proposed adjacent to the rear courtyards, and parking areas.

### **Site and Surrounding Area**

The property, municipally known as 90 Caledonia Park Road, is located south of St. Clair Avenue and north of Davenport Road. The property is adjacent to the CN Rail corridor and is linear in shape with a total area of 6 390.3 square metres. The property is currently occupied by three vacant buildings and building permits have been submitted to have them demolished.

The site is located within a block of properties that have historically been used for light industrial warehousing and commercial/retail uses. These properties were originally part of a larger single land holding owned by CN rail which was sold in the early 1990's and divided into individual parcels. Surrounding uses include:

North: Food warehouse and restaurant

South: Garden centre and retail juice outlet

East: Earls court Park

West: CN rail corridor and hydro corridor bordered by low rise residential uses further west

### **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, specifically as it relates to the relevant policies for building strong communities.

## **Official Plan**

The Official Plan designates the subject property as Utility Corridors (see Attachment 4). Utility Corridors are hydro and rail corridors primarily used for the movement and transmission of energy, information, people and goods. The Plan states that a hydro corridor may also be used for secondary purposes such as parks, trails and parking and that rail corridors no longer required for rail uses, are to be protected for future use as public transportation routes, bicycle and pedestrian trails and telecommunications and electrical corridors where appropriate. The proposed residential use is not permitted.

The plan contains policies related to the reuse and/or redevelopment of lands within the corridors including permitted secondary uses. For example, Policy 5 of Section 4.4 of the Official Plan states that where appropriate, development or redevelopment on lands nearby or adjacent to Utility Corridors will:

- (a) Protect for access to any potential bicycle and pedestrian trail or park and open space, and provide access where such a recreation facility exists; and
- (b) Screen and secure the property edge through such measures as setbacks, fencing, site grading, berms, landscaping, building treatment and construction techniques.

The applicant is proposing to redesignate the property from Utility Corridor to Neighbourhoods so as to permit this residential development. The Neighbourhood policies of the Official Plan, contained in Section 4.1, provide criteria for dealing with the integration of infill development on properties that vary from the local pattern of lot size and configuration in the broader Neighbourhoods context. The Official Plan also contains a number of policies related to Built Form (Section 3.1.2), Housing (Section 3.2.1) and the Natural Environment (Section 3.4). The proposed development will be reviewed for its conformity to these policies as well as those for Utility Corridors (Section 4.4).

## **Zoning**

The site is zoned Industrial District I2 D1 in the former City of Toronto Zoning By-law 438-86 (see Attachment 3). The allowable permitted height is 14 metres. Permitted uses include a range of retail, commercial, cultural and industrial, warehousing and automobile related uses. The proposed residential uses are not permitted in this zoning category.

## **Site Plan Control**

The property is subject to Site Plan Control, for which an application has been submitted to the City for review.

## **Tree Preservation**

There are no trees present on site that will be affected under the Private Tree By-law.

## **Reasons for the Application**

Amendments to the both the Official Plan and the former City of Toronto Zoning By-law 438-86 are required, as residential uses are not permitted in a Utility Corridor designation or in a Industrial District I2 D1 zoning category.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- (a) Planning Rationale
- (b) Geotechnical subsurface investigation
- (c) Phase I – Environmental Site Assessment
- (d) Phase II – Environmental Site Assessment
- (e) Functional Servicing Report
- (f) Road and Rail Environmental Noise Report
- (g) Railway Vibration Analysis
- (h) Responses to Schedule 1 – Ontario Regulation 543/06
- (i) Responses to Schedule 1 – Ontario Regulation 545/06

A Notification of Incomplete Application issued on January 19, 2009 identifies the outstanding material required for a complete application submission as follows:

Draft Official Plan amendment

- (i) Draft zoning by-law amendment

As of the date of this report the outstanding material had yet to be submitted. Once received, City staff will review the application for completeness and advise the application accordingly.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comments. Listed below are a number of issues that will need to be resolved. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **Caledonia Study and St Clair Avenue Study**

The properties fronting onto St Clair Avenue West between Keele Street and Bathurst Street have been the subject of a city initiated study referred as the St Clair Avenue Study. The subject property is located within a broader area that has influenced the findings of this study. A staff report on the Avenue study's findings and recommendations is being prepared for City Council's consideration in late spring of 2009.

In addition, staff has been directed by City Council to commence a study of the area bounded by Caledonia Road and Caledonia Park Road to the east, Lambert Avenue to the north, Davenport Road to the south, and the rail corridor to the west. The proposed development is located within this study area. The purpose of this study is to review existing land uses and to assess the viability of retaining employment uses and expanding the range of permitted uses.

The proposed residential development will be reviewed in the context of both the St Clair Avenue Study and the Caledonia Study. The findings of the Caledonia Study will inform the evaluation of the proposed residential development.

### **Compatibility with Adjacent Uses**

The subject property is located within an area that has historically been used for rail, commercial and light industrial uses. The proposed residential development will be introducing a new land use into this area of Caledonia Park Road that has not existed previously. Due to the site's proximity to an active rail corridor and light industrial/commercial uses the review of this application will assess the compatibility of the proposed residential use with the adjacent lands in terms of environmental hazards, setbacks and buffering, grading and site drainage, as well as adverse impacts related to noise, vibration, dust, odour and other contaminants.

### **Infill Townhouse Guidelines and Built Form**

Staff will review the proposed additional height and gross floor area in the context of the Infill Townhouse Design Guidelines, and other policies of the Official Plan and applicable by-laws.

### **Site Plan Issues**

Preliminary site plan issues include but are not limited to the following: garbage collection and storage, landscaping along Caledonia Park Road; road widening of Caledonia Park Road, provision of outdoor amenity space; appropriate site and building design measures to minimize adverse impacts from adjacent uses.

### **Section 37 Agreement**

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning Act*. City Planning staff, in consultation with the local Councillor, will be discussing with the applicant how these policies will be addressed, and secured in a Section 37 Agreement.

**Toronto Green Standard**

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

**CONTACT**

Luisa Galli, Planner  
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Fax No. (416) 394-6063  
E-mail: lgalli@toronto.ca

**SIGNATURE**

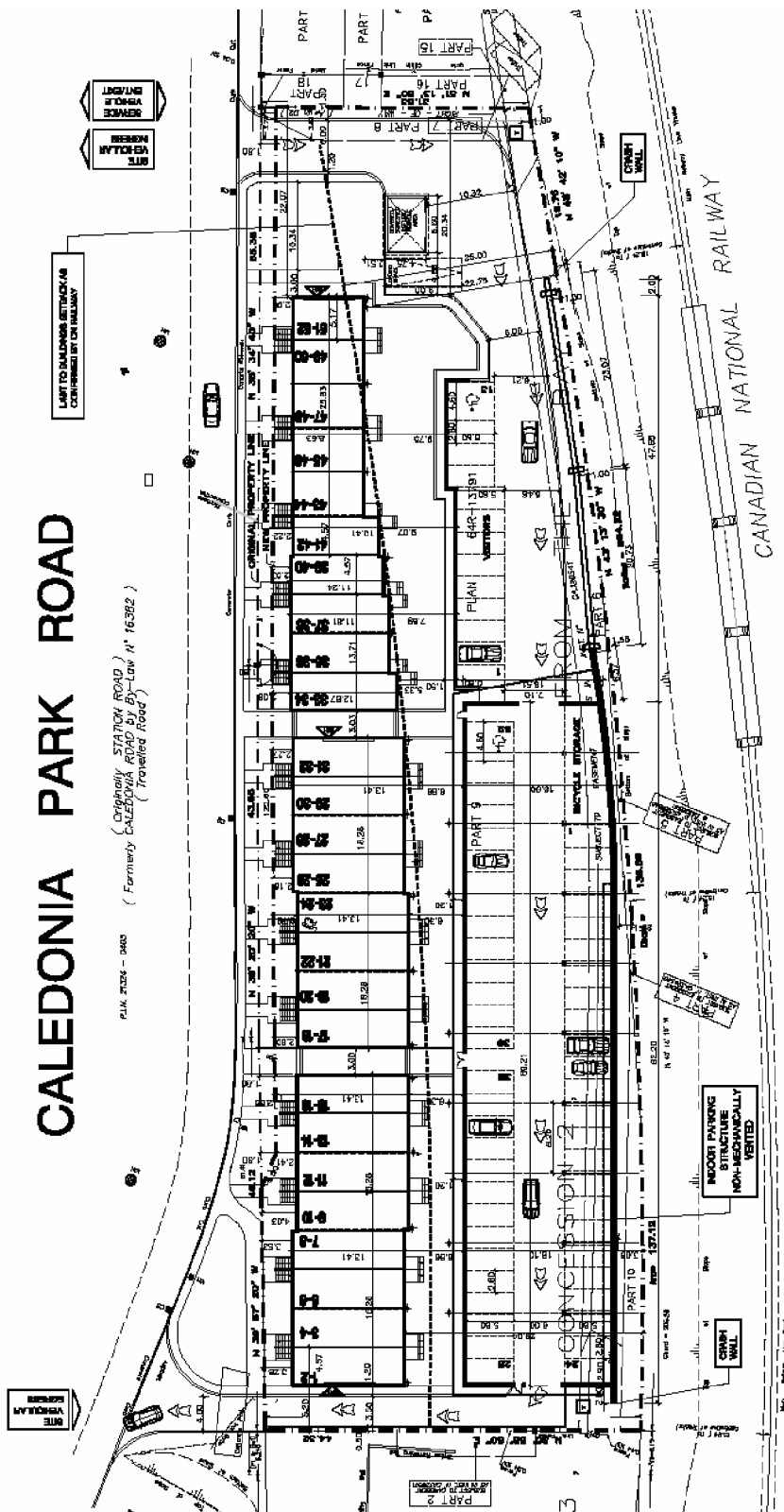
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

**ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations [as provided by applicant]  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



90 Caledonia Park RD

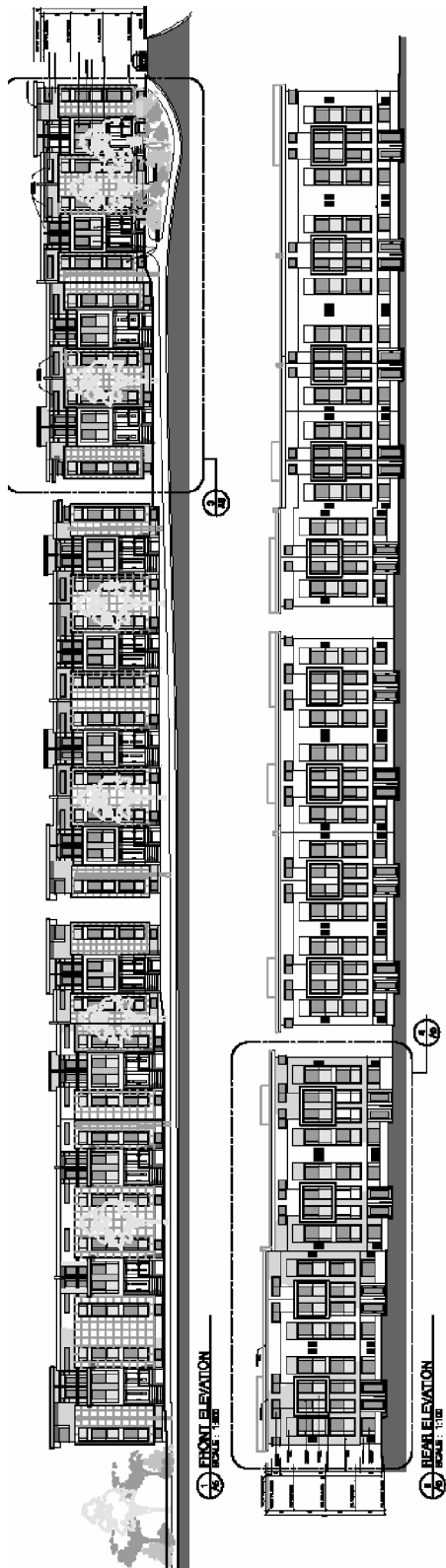
Site Plan  
 Applicant's Submitted Drawing

File # 08\_231836

Not to Scale  
 03/04/2009



Attachment 2: Elevations A



90 Caledonia Park RD

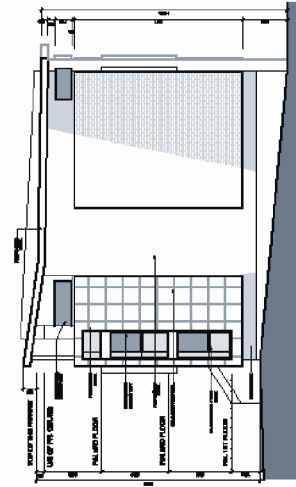
Elevations

Applicant's Submitted Drawing

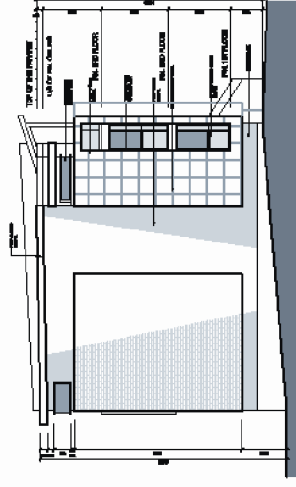
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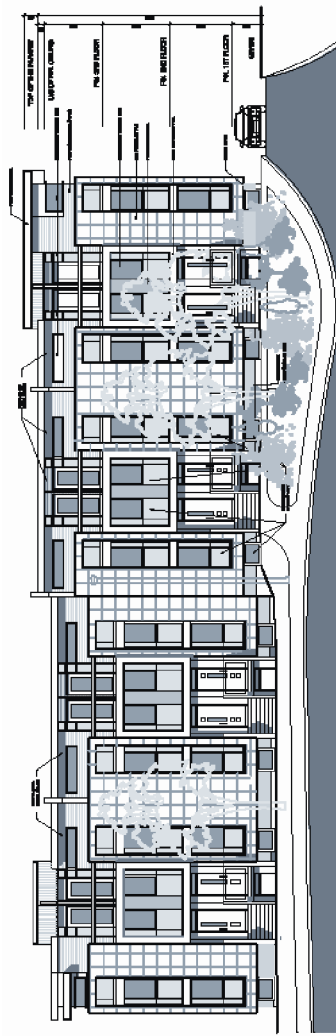
Attachment 2: Elevations B



17 SIDE NORTH ELEVATION (TYPICAL)  
SCALE: 1:100



18 SIDE SOUTH ELEVATION (TYPICAL)  
SCALE: 1:100



19 PARTIAL FRONT ELEVATION (TYPICAL)  
SCALE: 1:100



20 PARTIAL REAR ELEVATION (TYPICAL)  
SCALE: 1:100

90 Caledonia Park RD

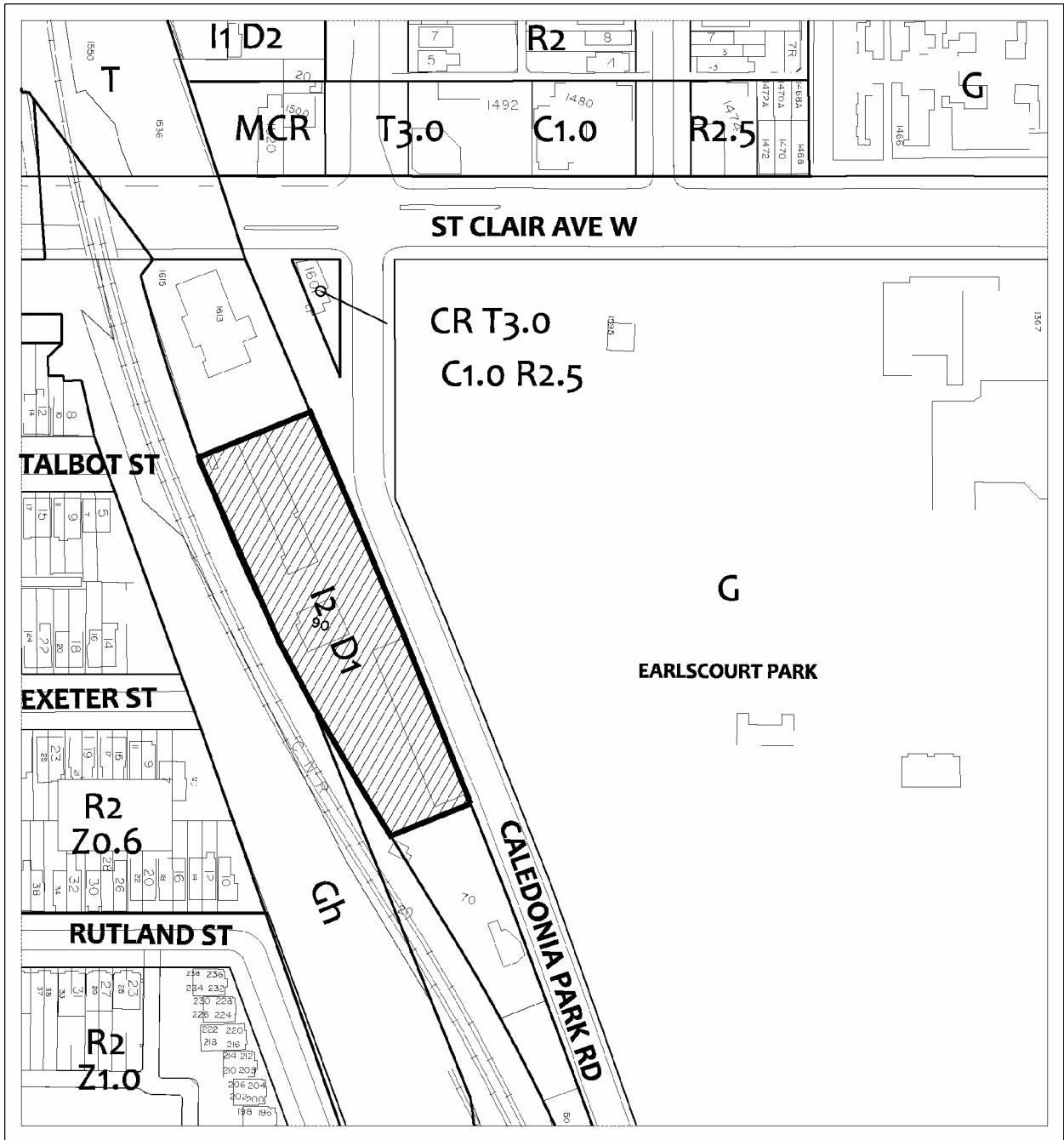
Elevations

Applicant's Submitted Drawing

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03/04/2019

File # 08\_231836

Attachment 3: Zoning



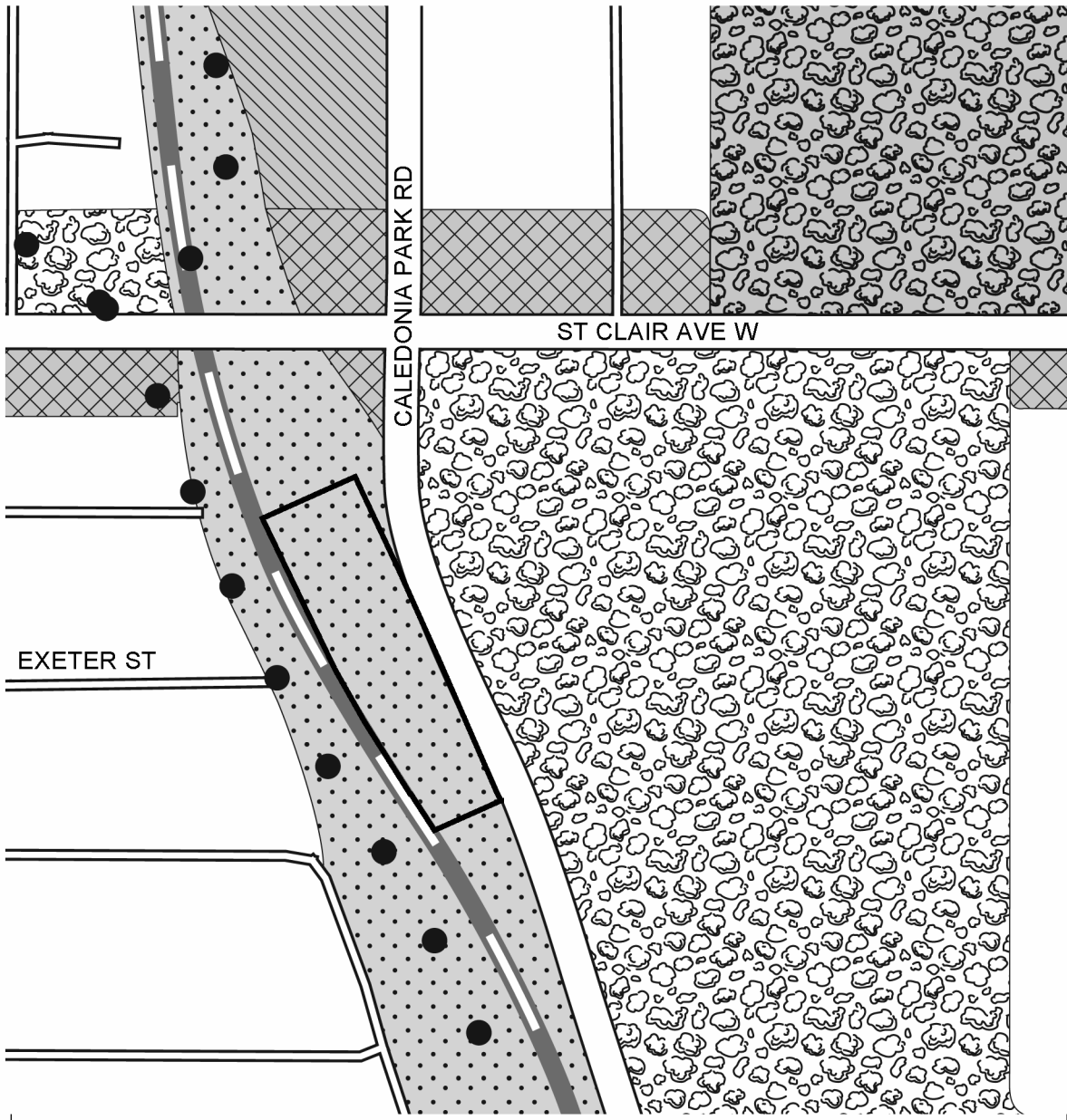
90 Caledonia Park Rd.  
File # 08\_231836

- R2 Residential District
- MCR Mixed-Use District
- CR Mixed-Use District
- G Parks District
- Gh Parks District
- I2 Industrial District
- T Industrial District



Not to Scale  
Former Toronto Zoning By-law 438-86  
Extracted 03/03/2009-JM

### Attachment 4: Official Plan



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

**90 CALEDONIA PARK RD**

File # 08\_231836

Site Location	Parks & Open Space Areas	Utility Corridors
Neighbourhoods	Natural Areas	Regeneration Areas
Apartment Neighbourhoods	Parks	Employment Areas
Mixed Use Areas	Other Open Space Areas	

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 03/04/2009

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 231836 WET 17 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2008

Municipal Address: 90 CALEDONIA PARK RD  
 Location Description: CON 2 FB PT LT33 PL 1274 PT BLK A RP 64R13791 PTS 4 TO 10 \*\*GRID W1706  
 Project Description: Combined OPA, rezoning and site plan application to redesignate the subject property from a Utility Corridor to Neighbourhoods. The proposed development includes 52 stacked stack townhouses housed in three building blocks. Each building is 3-storeys in height and 65 parking spaces are located in a separate parking structure adjacent to the rail corridor.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
RALPH GRITTANI			966830 ONTARIO LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Utility Corridors	Site Specific Provision:	
Zoning:	I2 D1	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	6164.9	Height:	Storeys: 3.5
Frontage (m):	155.1		Metres: 11
Depth (m):	31.63		
Total Ground Floor Area (sq. m):	2909.6		<b>Total</b>
Total Residential GFA (sq. m):	5579.2	Parking Spaces:	65
Total Non-Residential GFA (sq. m):	1440.2	Loading Docks	1
Total GFA (sq. m):	7019.7		
Lot Coverage Ratio (%):	47.19		
Floor Space Index:	1.14		

#### DWELLING UNITS

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

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	5579.5	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	40	Institutional/Other GFA (sq. m):	1440.2	0
Total Units:	52			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Luisa Galli, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-6007</b>