

636 Evans Avenue - Rezoning Application - Preliminary Report

Date:	April 28, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	10 126796 WET 06 OZ

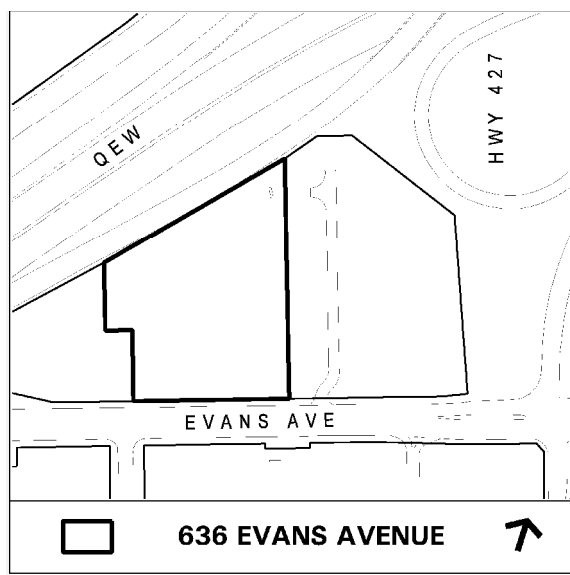
SUMMARY

This application was made on or 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 permit the construction of 45 townhouse units at 636 Evans Avenue.

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

This application has been circulated to City divisions and external agencies for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2010. A Final report will be prepared and a Public Meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor for the lands at 636 Evans Avenue.
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

The applicant met with staff prior to submitting the application to explain their proposal and review application submission requirements. The applicant's initial concept was for a 56-unit townhouse development with a 16.5 metre wide public right-of-way through the site and two connections to Evans Avenue. Staff acknowledged that a public street was appropriate for the development but requested only one connection to Evans Avenue.

Subsequent to this meeting the applicant determined that a 14 metre setback from the Queen Elizabeth Way (QEW) highway was required by the Ministry of Transportation (MTO). The applicant revised their concept to accommodate this setback requirement and also modified the development layout, proposing a single connection to Evans Avenue and an 8.5 metre private internal road.

ISSUE BACKGROUND

Proposal

The application proposes to amend the zoning by-law to permit the construction of 45 townhouse units at 636 Evans Avenue. Vehicular access will be from Evans Avenue and the development will be supported by a reverse p-shaped internal private road through the site. The majority of the proposed townhouses will front onto the internal private road. Nine townhouse units are proposed to front onto Evans Avenue. The townhouses range in height from 3 storeys to 3½ storeys. The 3½ storey townhouse units will face Evans Avenue.

A total of 102 parking spaces are provided for this development. Two parking spaces are proposed for each townhouse unit via an integral garage and a parking space on the

driveway. Twelve visitor parallel parking spaces are proposed to be located on the easterly leg of the internal road.

No buildings or roads are proposed in the 14 metre setback adjacent to the QEW as required by the MTO. The applicant is proposing that this setback area, along with the private internal road, form a “common elements condominium” corporation under the Condominium Act to be maintained by the future owners of the freehold townhouse units.

A summary of the application is detailed in Attachment 5, the Application Data Sheet.

Site and Surrounding Area

The site is located on the north side of Evans Avenue, just west of Browns Line. The north property line abuts the QEW highway. The site is relatively flat. An industrial building for uniform rental is currently located on the site. The surrounding land uses are as follows:

North: QEW highway and further north across the QEW highway and west of Highway 427 is Sherway Gardens Shopping Centre;

South: low density residential houses and a high-rise apartment building across Evans Avenue;

East: townhouses and low scale residential apartment buildings; and,

West: commercial buildings (legal services, gas bar and car wash and motel).

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 site is designated *Mixed Use Areas* on Map 15 - Land Use Plan of the Toronto Official Plan. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The use of the property for townhouses conforms to the *Mixed Use Areas* designation. The Plan also contains development criteria for developing lands in *Mixed Use Areas*. The development criteria seek to: create high quality developments; minimize impacts to adjacent residences; provide appropriate setbacks and heights, enhance adjacent public streets; and provide attractive, comfortable and safe pedestrian environments. The proposal will be reviewed to achieve compliance with the development criteria.

The Toronto Official Plan (Policy 3.1.1.15) states 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. The Plan states that new streets will be designed to:

- provide connections with adjacent neighbourhoods, and promote a connected grid of streets that offers travel options and extends sight lines;
- divide larger sites into smaller development blocks;
- provide access and addresses for new development;
- allow the public to freely enter without obstruction;
- create adequate space for pedestrians, bicycles and landscaping as well as transit, vehicles, utilities and utility maintenance;
- improve the visibility, access and prominence of unique natural and human-made features; and
- provide access for emergency vehicles.

The Built Form policies of the Official Plan seek to ensure that new development is located and organized to fit with its existing and/or planned context. The application will also be assessed for consistency with these and other relevant policies of the Official Plan, such as, the policies related to Healthy Neighbourhoods and Transportation.

Zoning

The property is zoned Class 1 Industrial (I.C1) in the former City of Etobicoke Zoning Code. The I.C1 zone permits uses such as: restaurants, hotels, banks, manufacturing, community centres, medical office/clinics, hospitals, warehousing, business, professional or administrative offices. The I.C1 zone does not permit the use of the property for townhouses.

Site Plan Control

The property is subject to Site Plan Control. An application for Site Plan Approval has not yet been submitted. Once the application is submitted, staff will have an opportunity

to review matters such as, grading, landscaping, street tree planting, building design and access in more detail.

Reasons for the Application

The proposed townhouse development is not a permitted use in the I.C1 zone. An amendment to the former City of Etobicoke Zoning Code is required.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Functional Servicing Report
Environmental Site Assessment
Noise Feasibility Study
Archaeological Assessment
Phase 1 Environmental Site Assessment

A Notification of Complete Application was issued on March 31, 2010.

Issues to be Resolved

Development Infrastructure Policy and Standards Review (DIPS)

On December 5, 6 and 7, 2005, City Council adopted the recommendations of the “Development Infrastructure Policy and Standards (DIPS) – Phase 2 Report”. The report establishes criteria that govern when public streets are required and the standard cross-sections to be used for public local residential streets. Under the DIPS policies, the design of new streets must work to achieve Council’s priority of making Toronto a clean and beautiful city as well as satisfy a broad range of Council’s policies and statutory obligations to improve the quality of life by providing:

- a high quality, safe and comfortable pedestrian environment to promote non-automobile trips;
- vehicular access including emergency vehicles, cars and bicycles;
- improved access for persons with disabilities;
- increases to the City’s tree canopy;
- solid waste collection and waste diversion;
- adequate emergency access;
- environmentally sustainable stormwater run-off;
- maintenance and servicing efficiencies; and

- space to accommodate telecommunications and energy infrastructure provided by utility companies.

The design standards established by DIPS strike a balance between these often competing goals and identify a need for public street networks in order to ensure that these objectives are met.

DIPS also provides that an exception to providing public streets on small development sites can be granted if the proposed development contains ten or less residential units on a private street that is 45 metres or less in length. The following table outlines the design standards for private streets:

Length of Street	A maximum 45 metres from the curb of an existing public street.
Number of Units	A maximum 10 units (not counting units that front onto an existing public street).
Pavement	A minimum width of 8.0m for two way traffic with parking permitted on one side.
Sidewalk	One 1.7m sidewalk or no sidewalk if paved with upgraded paving materials, with appropriate drainage and appropriate safe refuge areas for pedestrians provided.
Tree Planting	An average of one tree per eight metres of unit frontage for the development. Provide 15 m ³ 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 proposal does not satisfy the Official Plan policy that new streets be public streets, nor does it implement City Council’s adopted DIPS standards for public streets. As well, although the applicant is proposing a private street, their proposal does not meet the City’s DIPS design standards for private streets.

The proposal raises concerns respecting the provision and maintenance of municipal services, solid waste and recyclable collection, emergency vehicle access, and the implementation of City trees on the boulevard. Staff may identify additional areas of

concern through the review of the application. City staff will continue to review the proposal to achieve and maintain city building principles and objectives in consideration of the Official Plan and DIPS.

Built Form and Urban Design Guidelines

The development concept will be assessed in terms of the City's Urban Design Guidelines for Infill Townhouses which provides a framework to guide townhouse development. Matters for review include:

- the provision of an acceptable townhouse lot width for townhouses having an integral garage or front yard parking that would ensure adequate front yard landscaping on private property and preclude on-street parking;
- ensure that the design of streets conform to high quality standards;
- the provision of appropriate setbacks between the townhouse blocks to ensure adequate light, views and privacy; and providing an attractive streetscape.
- ensure an appropriate street proportion; and,
- the provision of a pedestrian walkway network.

Staff will evaluate the proposal in consideration of the Official Plan policies related to Built Form and the Public Realm, as well as the Urban Design Guidelines for Infill Townhouses.

Toronto Green Development Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Section 37

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 by this application.

Other Issues

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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Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: Elevations

Attachment 2b: Elevations

Attachment 3: Zoning

Attachment 4: Landscape Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
04/16/2010

636 Evans Avenue

File # 10_126796

Attachment 2a: Elevations



Typical Block - B Elevations

Elevations

Applicant's Submitted Drawing

Not to Scale
04/19/2010

636 Evans Avenue

File # 10_126796

Attachment 2b: Elevations



Typical Block -C Elevations

Elevations

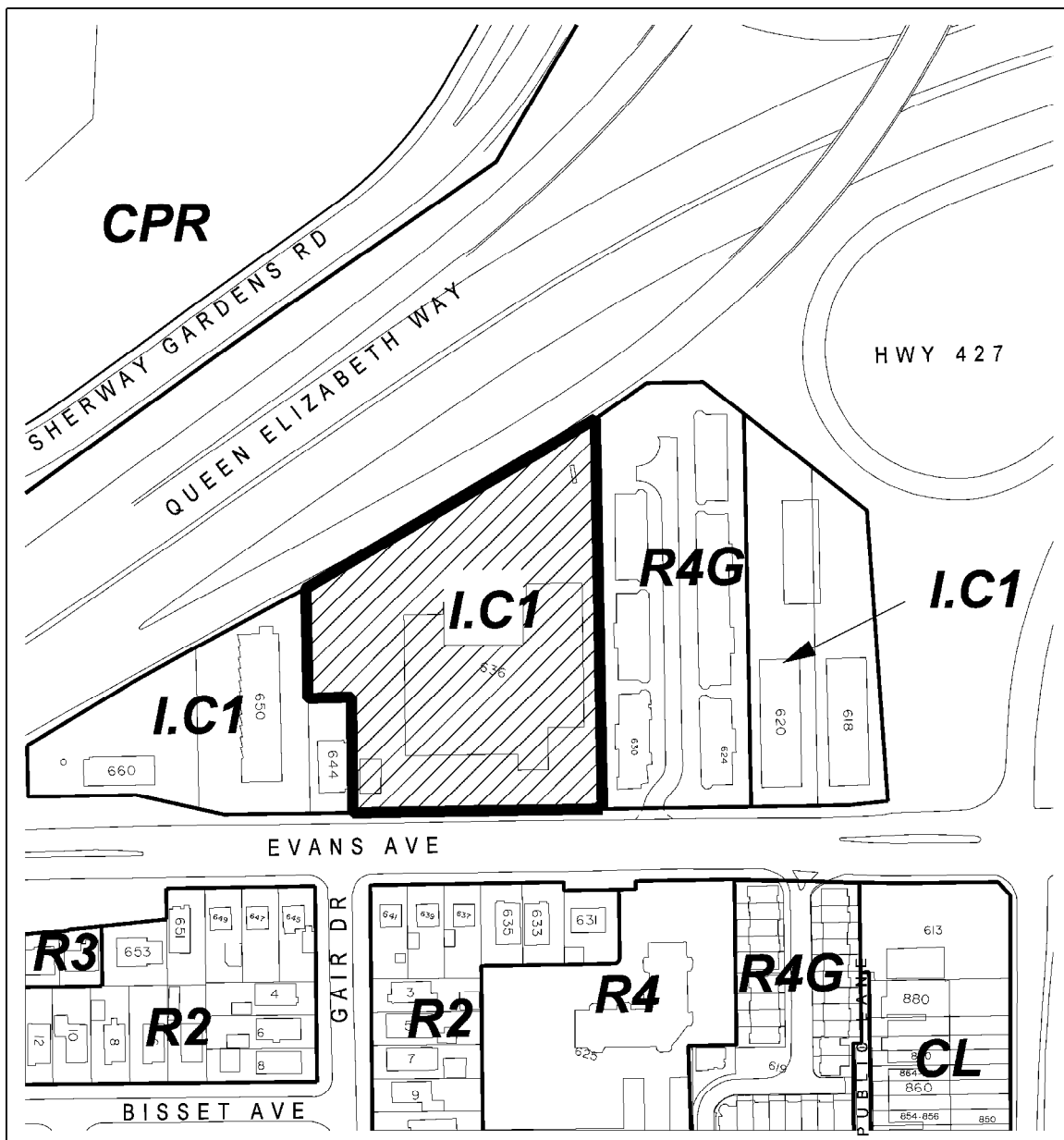
Applicant's Submitted Drawing

Not to Scale
04/19/2010

636 Evans Avenue

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Attachment 3: Zoning



Toronto City Planning
Zoning

636 Evans Avenue

File # 10_126796

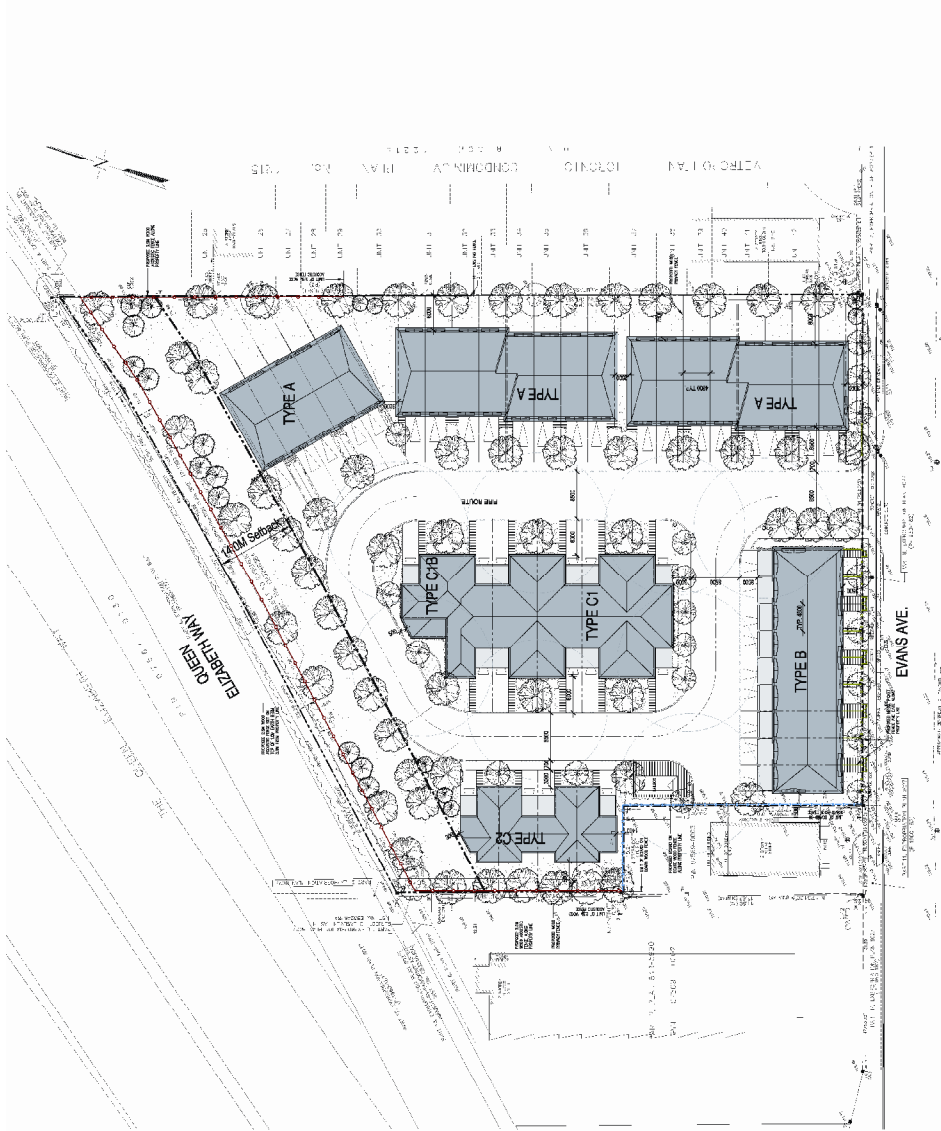
R2 Residential Second Density
R3 Residential Third Density
R4 Residential Fourth Density
R4G Residential Fourth Density Group

CL Commercial Limited
CPR Commercial Planned Regional
I.C1 Industrial Class 1



Not to Scale
Zoning By-law 7625 as amended
Extracted 04/16/1010. JM

Attachment 4: Landscape Plan



Landscape Plan

Applicant's Submitted Drawing

Not to Scale
04/16/2010



636 Evans Avenue

File # 10_126796

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 126796 WET 06 OZ
Details	Rezoning, Standard	Application Date:	March 4, 2010

Municipal Address:	636 EVANS AVENUE
Location Description:	CON 3 PT LT11 **GRID W0601
Project Description:	Proposed amendment to the former City of Etobicoke Zoning Code to permit the development of 45 townhouse units within six blocks. The existing industrial building would be demolished.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			636 EVANS AVENUE INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	Class 1 Industrial (I.C1)	Historical Status:	N/A
Height Limit (m):	5 storeys for business, professional or administrative offices	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	11,275.81	Height:	Storeys:	3 & 3.5
Frontage (m):	91.3		Metres:	13.4
Depth (m):	143.2			
Total Ground Floor Area (sq. m):	3,880			Total
Total Residential GFA (sq. m):	9,250		Parking Spaces:	102
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	9,250			
Lot Coverage Ratio (%):	34			
Floor Space Index:	0.82			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	9,250	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:	45	Institutional/Other GFA (sq. m):	0	0
Total Units:	45			

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