

**35 Wabash Avenue - Rezoning Application - Preliminary Report**

<b>Date:</b>	February 5, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale-High Park
<b>Reference Number:</b>	09 198707 STE 14 OZ

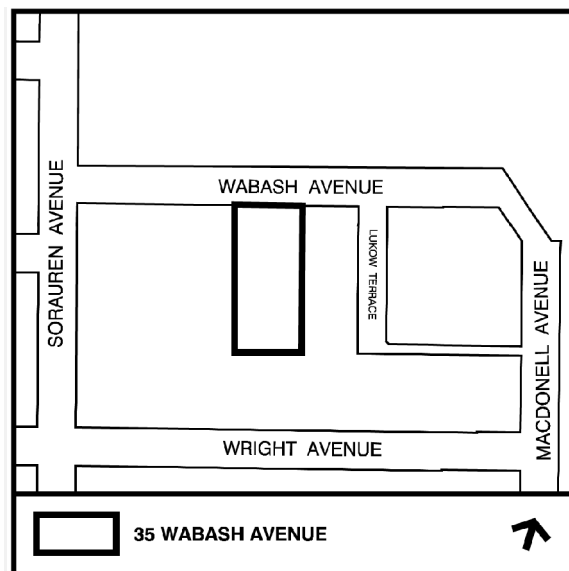
**SUMMARY**

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 redevelop the existing industrial lands with 14 townhouses at 35 Wabash Avenue.

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.

This application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A Final Report and a Statutory Public Meeting are targeted for the first quarter of 2011.



## **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 pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the zoning by-law to permit the establishment of a 14-unit townhouse development at 35 Wabash Avenue (Attachment 1). Access to the proposed townhouses will be via a walkway for pedestrians along the west side of the property and a 7.5 metre driveway for vehicles along the east side of the property. The units will be orientated in two blocks perpendicular to Wabash Avenue. Each unit will include one enclosed parking space.

### **Site and Surrounding Area**

The subject property is rectangular in shape and has an area of 0.27 hectares with a lot frontage of 34.4 metres along Wabash Avenue and a lot depth of 77.2 metres. An 'L' shaped, two storey vacant industrial building was recently demolished on the site.

#### Surrounding Land Uses:

North: The Sorauren Avenue Park and proposed Wabash Community Centre.

South: Residential dwelling fronting onto Wright Avenue

East: A 20-unit townhouse complex on an 'L' shaped roadway known as Lukow Terrace.

West: Two storey industrial building occupied by a plumbing supply store and the Charles G. Williams Park.

## **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 property is designated *Neighbourhoods* within the Toronto Official Plan on Map 18 – Land Use Plan. These neighbourhoods are considered stable areas made up of a variety of lower-scale dwelling types. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Infill development policies are outlined in Policy 4.1.5. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and location of lots;
- height, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open spaces;
- continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- conservation of heritage buildings, structures, and landscapes.

Policy 4.1.5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The Official Plan provides the following criteria for infill development on properties that vary from the local pattern in terms of lot size, configuration, and/or orientation in established residential *Neighbourhoods* (Policy 4.1.9) to ensure that new development will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for the adjacent and nearby residential properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy when needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

### **Zoning**

The subject lands are zoned I1 D2 under the City of Toronto Zoning By-law 438-86, as amended. The subject site permits a range of non-residential uses such as parks, places of worship and general institution with a maximum total non-residential density of 2.0 times the area of the lot and a maximum height of 14.0 metres.

### **Site Plan Control**

The property is subject to site plan control. A site plan control application has not been submitted.

### **Reasons for the Application**

The existing zoning for the subject lands (I1 D2) does not permit residential development. The applicant is requesting a rezoning of the subject lands to permit the proposed 14 residential townhouses together with the appropriate provisions regarding height, floor space index, coverage, setbacks, and parking.

### **COMMENTS**

#### **Application Submission**

The following reports/studies were submitted with the application: a completed application form and authorization, architectural plans including a survey and context plan, landscape plans, Traffic Impact Study, Planning Rationale Report, Phase 1 and Phase 2 Environmental Report, Stormwater Management Report, and Site Grading and Servicing Plans.

A Notification of Complete Application was issued on December 21, 2009.

## **Issues to be Resolved**

### **Land Use and Density**

Residential uses are not permitted at this location by the zoning by-law, but are contemplated by the Official Plan. Staff will evaluate the proposal against the relevant Official Plan policies for infill development in *Neighbourhoods* to ensure that the proposed use is appropriate within the area context.

The application will establish new zoning that is consistent with the Official Plan designation.

### **Development Infrastructure Policy and Standards Review (DIPS)**

The Official Plan contains policies that require public streets within new developments to ensure that the City is able to provide municipal services such as curb-side garbage collection, snow removal and long term maintenance and repair, and sewer and water infrastructure. Public streets also ensure that the City is able to meet design objectives such as the provision and maintenance of boulevard trees and public sidewalks. City Council adopted a set of harmonized public street design standards to meet the objectives of the Official Plan policy and identified where a private street or “mews” may be considered as an appropriate exception to City Council’s policy.

These City-wide design standards known as Development Infrastructure Policy and Standards (DIPS) provide a range of design standards that enable the City to service and maintain a network of new local residential streets. An exception to providing public streets on small development sites can be granted if the proposed development contains 10 or less residential units on a private street that is 45 metres or less in length.

The proposed development consists of 14 residential units on a lot 77.2 metres in length. The applicant has indicated that the proposed development will be subject to a condominium application and will be subject to private waste and recycling pick-up. Staff will consult with Technical Services staff as part of the review of the application to determine the proposal’s consistency with DIPS standards.

### **Built Form and Setbacks**

The Official Plan contains development criteria to ensure that physical changes to established *Neighbourhoods* are sensitive, gradual, and generally “fit” the existing character. The subject property abuts an existing townhouse development to the east and a mature residential neighbourhood to the south. There are no current plans for the redevelopment of the industrial use to the west of the subject lands. The development plan will be assessed and reviewed to ensure that there is appropriate transition between existing and anticipated adjacent land uses.

The development concept will be assessed in terms of the Urban Design Guidelines for Infill Townhouses which provides a framework to guide townhouse development. Matters for review include: the design of streets to conform to high quality standards; the

organization and location of open spaces, and to enclose and provide overlook from the buildings to open spaces, the provision of appropriate spatial separations between the townhouse blocks to ensure adequate light, views and privacy; and providing an attractive streetscape.

The Urban Design Guidelines for Infill Townhouses can be accessed through the following link:

<http://www.toronto.ca/planning/urbdesign/infilltownhousing.htm>

### **Landscaped Open Space**

The applicant's landscape plan proposes new planting along the west frontages of the proposed townhouses and along the Wabash Avenue frontage. A common landscaped open space is not proposed as part of the development plan. Staff will review the proposed landscape and tree planting plans to ensure that adequate landscaping features are provided for the proposed development.

### **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.

### **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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Raymond David, Director  
Community Planning, Toronto and East York District

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### **ATTACHMENTS**

Attachment 1: Site Plan

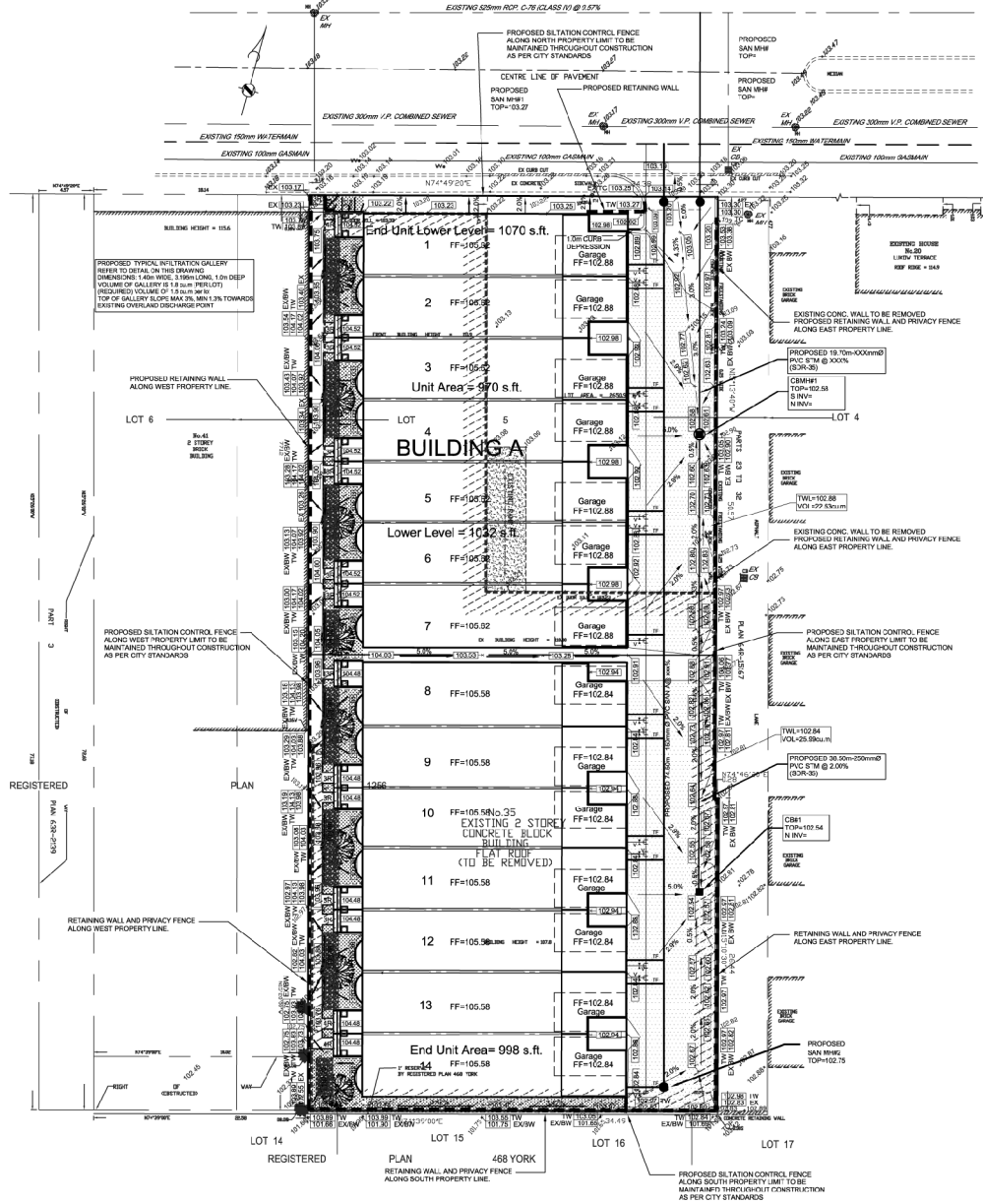
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan

## WABASH AVENUE



### Site Plan

Applicant's Submitted Drawing

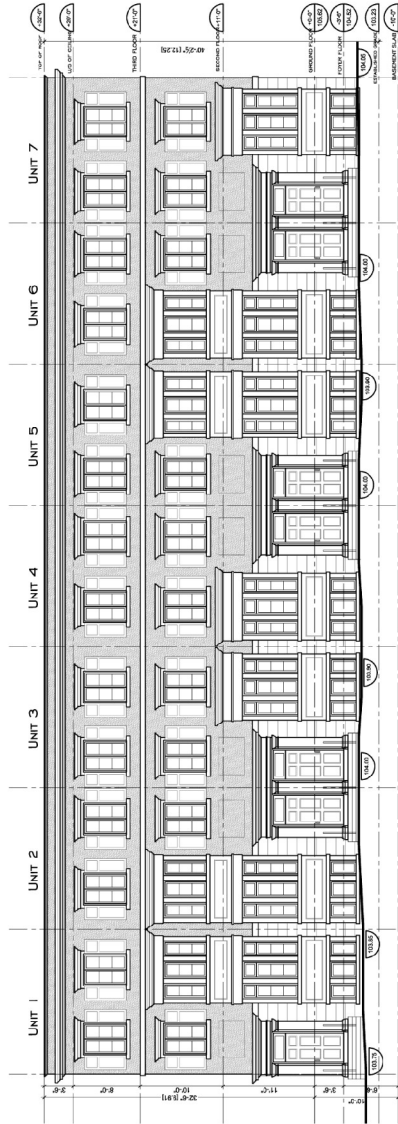
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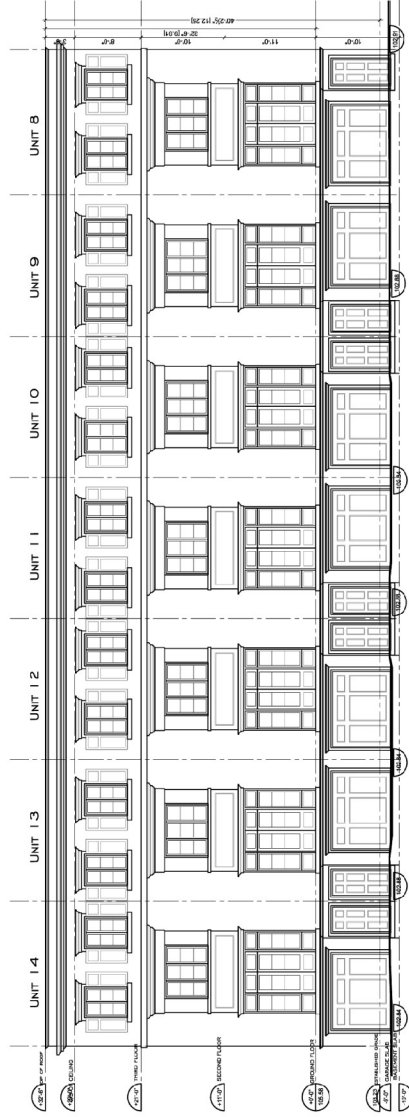
### 35 Wabash Avenue

File # 09\_198707

## Attachment 2: Elevations



**West (Front) Elevation Building A**



**East (Rear) Elevation Building B**

### Elevations

Applicant's Submitted Drawing

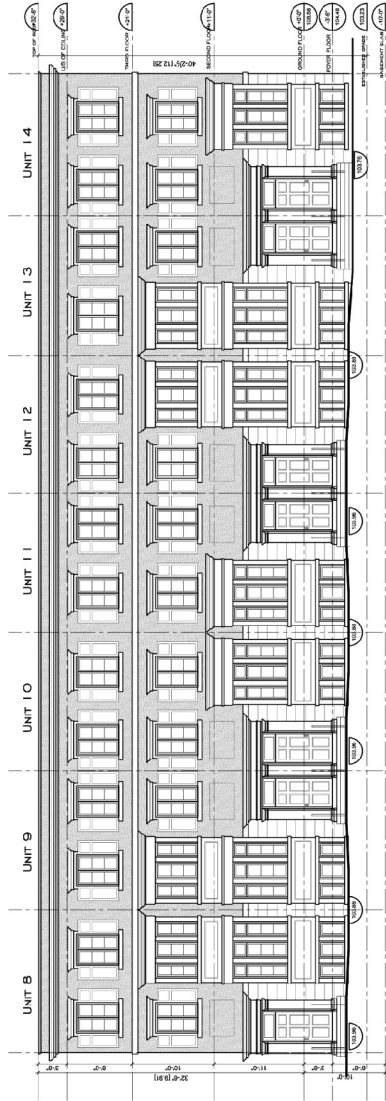
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**35 Wabash Avenue**

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Attachment 2: Elevations



West (Front) Elevation Building B



East (Rear) Elevation Building A

Elevations

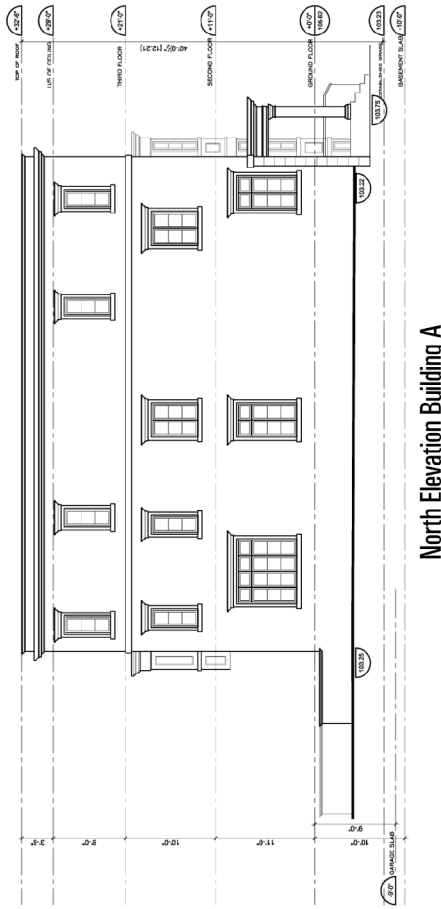
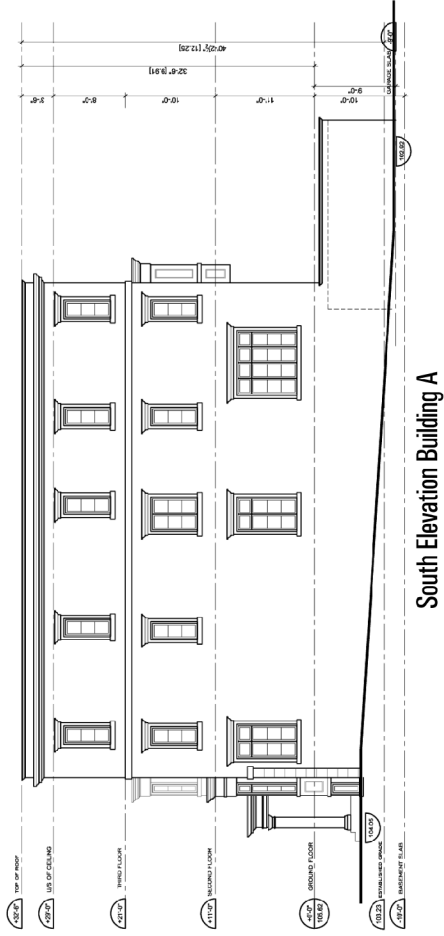
Applicant's Submitted Drawing

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02/09/2010

35 Wabash Avenue

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## Attachment 2: Elevations



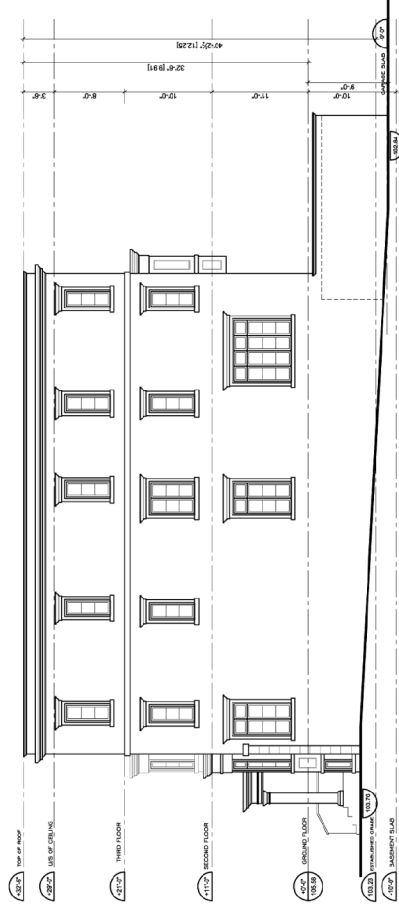
**35 Wabash Avenue**

**Elevations**  
Applicant's Submitted Drawing

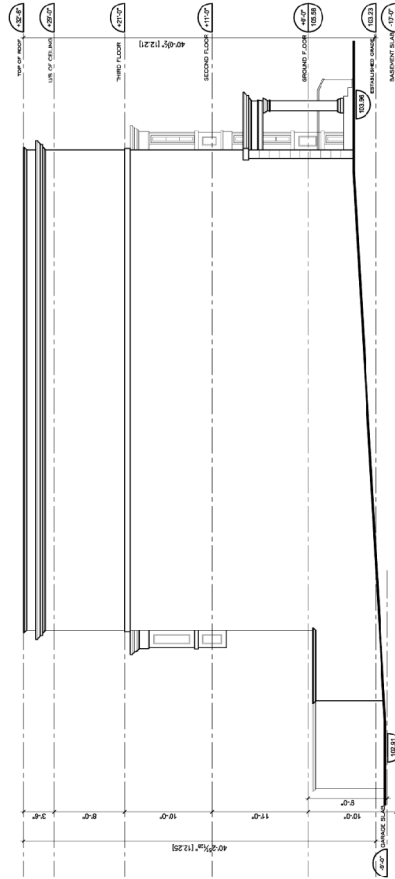
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Attachment 2: Elevations



South Elevation Building B



North Elevation Building B

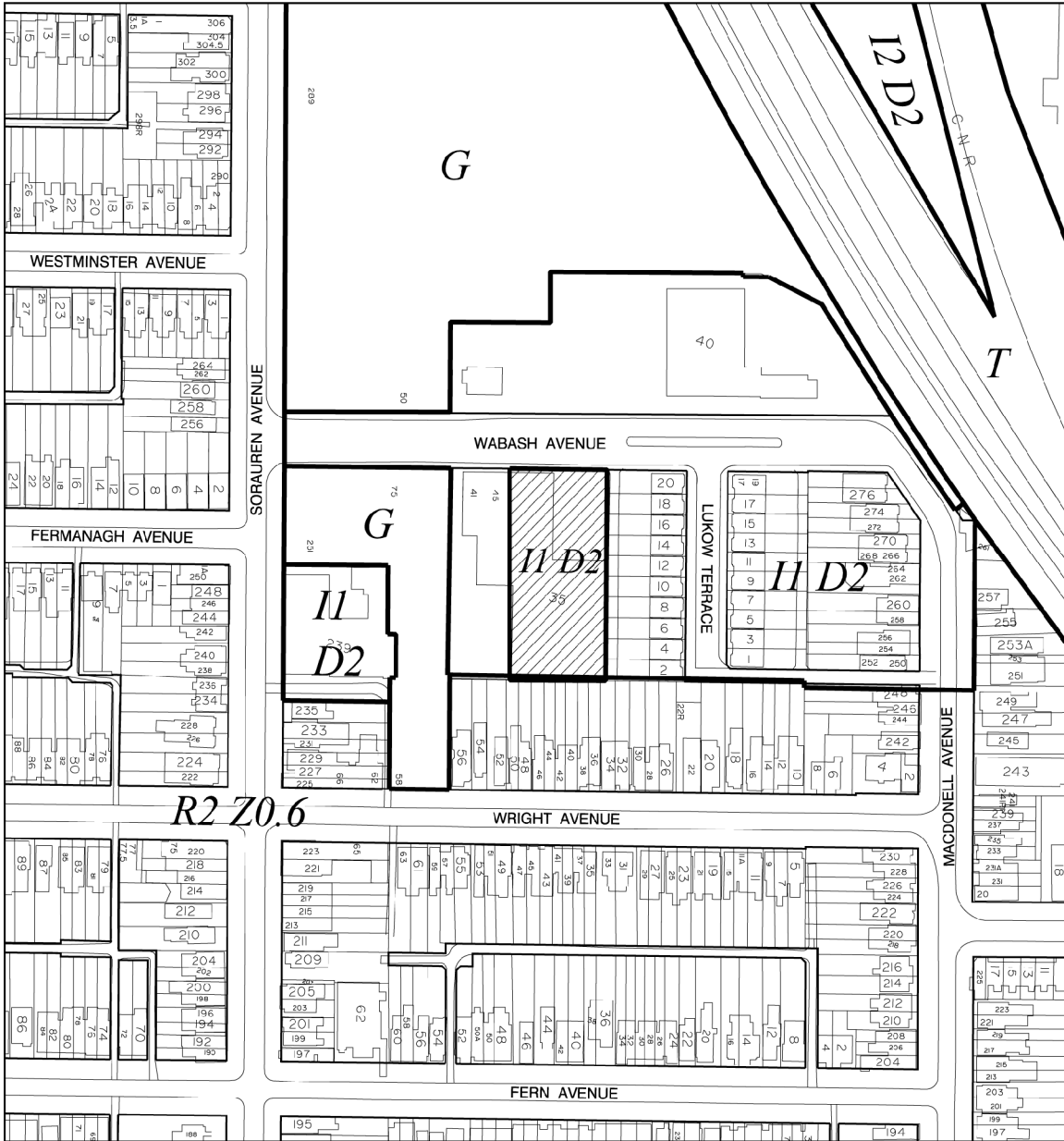
35 Wabash Avenue

Elevations  
Applicant's Submitted Drawing

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File # 09\_198707

### Attachment 3: Zoning



35 Wabash Avenue

File # 09\_198707

- R2 Residential District
- G Parks District
- I2 Industrial District



Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 02/09/2010

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 198707 STE 14 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2009

Municipal Address: 35 WABASH AVE  
 Location Description: PL 1256 PT LT5 \*\*GRID S1403  
 Project Description: Proposed rezoning to permit the redevelopment of the existing industrial lands for a row house development in two construction blocks (14 units) serviced by private driveway to integrate at grade parking located in the front wall of each dwelling unit.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN - BROWN - DRYER - KAROL		LORNE ROSE ARCHITECT	1774762 ONTARIO LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	I1 D2	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	2650.9	Height:	Storeys:	3
Frontage (m):	112.76		Metres:	10
Depth (m):	253.44			
Total Ground Floor Area (sq. m):	1581.2			<b>Total</b>
Total Residential GFA (sq. m):	3702		Parking Spaces:	14
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3702			
Lot Coverage Ratio (%):	59.6			
Floor Space Index:	1.4			

#### DWELLING UNITS

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

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	3702	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:	14	Institutional/Other GFA (sq. m):	0	0
Total Units:	14			

**CONTACT:**      **PLANNER NAME:**      **Christopher Dunn, Community Planner**  
**TELEPHONE:**      **(416) 397-4077**

