

1144 Islington Avenue – Official Plan and Zoning By-law Amendments – Final Report

Date:	April 5, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	08 117374 WET 05 OZ and 10 153 621 WET 05 OZ

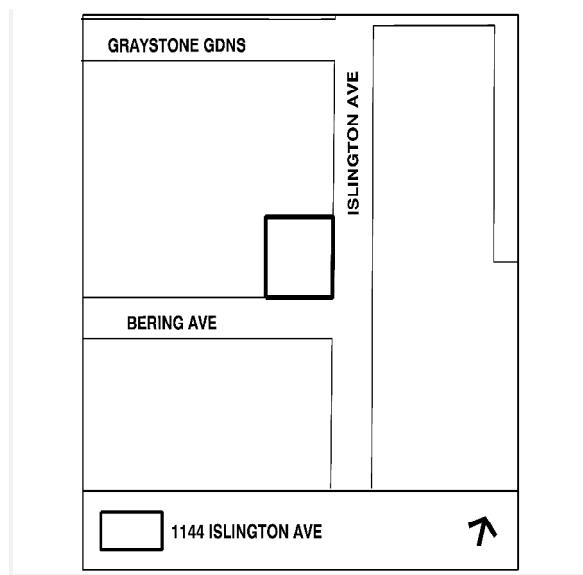
SUMMARY

This application proposes 11 townhouse units at 1144 Islington Avenue. This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1144 Islington Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.
2. City Council amend Zoning By-law 1156-2010, for the lands at 1144 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7.
3. City Council amend the Etobicoke Zoning Code, for the lands at 1144 Islington Avenue substantially in



accordance with the draft Zoning By-law Amendment attached as Attachment 8.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment, as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The applicant applied for a Zoning Code Amendment and Site Plan Approval on March 7, 2008. A Preliminary Report on the Zoning Amendment Application, dated June 18, 2008, was before Etobicoke York Community Council on July 7, 2008. A Community Consultation Meeting was held on September 11, 2008.

The Preliminary Report indicated that the site was designated Neighbourhoods in the Toronto Official Plan and those policies were being reviewed. This was also mentioned at the Community Consultation Meeting.

ISSUE BACKGROUND

Proposal

The proposal is for eleven 4-storey three bedroom townhouses at the north-west corner of Islington and Bering Avenues. Eight units will front onto Islington Avenue and three will front onto Bering Avenue (See Attachment 1: Site Plan). A 6 metre driveway from Bering Avenue will provide access to internal rear garages. A small landscaped area and 2 visitor parking spaces are proposed at the rear of the townhouses. For a summary of the application, please refer to Attachment 5: Application Data Sheet.

Site and Surrounding Area

The site is located at the northwest corner of Islington and Bering Avenues and is almost square in shape. The Islington Avenue frontage is 38.83 metres and Bering Avenue is 41.52 metres. The site was used as a garden supply centre for many years and was not subdivided. The site is now vacant.

The Neighbourhoods designation in which the site is located, is bounded by Islington Avenue to the east, Fieldway Road to the north, Six Points Road to the south and an industrial area several blocks to the west. There are approximately 350 detached and semi-detached houses and 262 townhouses in this area.

The site is within walking distance (four blocks north) of the Islington Subway Station at Bloor Street West and Islington Avenue.

The following uses abut the site:

North: one storey detached dwelling

West: one storey detached dwelling

South: one storey detached dwelling across Bering Avenue

East: one storey detached dwellings across Islington Avenue

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 have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Toronto Official Plan designates the site Neighbourhoods (Map 15). These areas are considered physically stable and contain a full range of residential uses within lower scale buildings including: detached, semi-detached, duplexes, triplexes, and townhouses.

Development in established Neighbourhoods must meet the policies in the Plan by respecting and reinforcing the existing physical character of the neighbourhood, including: patterns of streets and blocks; size and configuration of lots; heights, massing scale and dwelling type of nearby residential properties; prevailing building types; and prevailing rear and side yard setbacks and landscaped open space.

Zoning

The site is zoned R 2 - Second Density Residential in the Etobicoke Zoning Code. This zone allows detached houses, group homes, and local institutional uses. The maximum allowed height is 11 metres. Townhouses are not listed as an allowed use, therefore a rezoning is required.

On August 27, 2010, City Council enacted a new city-wide Zoning By-law 1156-2010 for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now

before the Ontario Municipal Board. No hearing dates have been set. The site is not included in the new harmonized Toronto Zoning By-law.

Site Plan Control

An application has been submitted and circulated.

Reasons for the Application

An Official Plan Amendment is required to confirm the proposed townhouse use.

The proposed townhouses are not an allowed use in an R2 zone of the Etobicoke Zoning Code and they will be 13.08 metres high rather than the maximum height of 11 metres.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Analysis and Addendum, prepared by Humphries Group, dated July 2009

Municipal Servicing and Stormwater Management Report, prepared by Johnson, Sustrok Weinstein and Associates, dated January 31, 2008

A Notification of Complete Application was issued on April 21, 2010.

Community Consultation

A Community Consultation meeting was held on September 11, 2008. Planning concerns raised by the neighbours included: the height of the buildings, insufficient parking, potential for increased traffic on Bering Avenue, and loss of privacy in adjacent back yards.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS by efficiently using land in an area where there is existing infrastructure and public service facilities.

The proposal conforms with the Growth Plan for the Greater Golden Horseshoe by directing new growth to a built-up area in an established settlement area and within walking distance to a subway station.

Land Use

Townhouses are one of the residential uses allowed in Neighbourhoods areas, along with detached and semi-detached houses, duplexes and triplexes (Section 4.1.1). Development in Neighbourhoods is required to respect and reinforce the existing physical character of the neighbourhood including massing (Section 4.1.5.c) and prevailing building types (Section 4.1.5.d).

One-storey houses are located immediately adjacent to the site, however there are 3 townhouse developments that are located north-west, south and west of the proposed development. There are two distinct building types in this neighbourhood: townhouses and detached houses. The proposed development reflects the townhouse building type.

The proposed townhouses meet other sections of Policy 4.1.5 with respect to development in Neighbourhoods. The pattern of streets and blocks remains the same and the front and rear yard setbacks from the end townhouses are similar to the adjacent houses.

Density, Height, Massing

The proposal will have a density of 1.45 times the area of the lot and a height of 13.08 metres. The other townhouse projects in the area have similar densities and heights. The townhouse development at 35 Fieldway Road has a density of 1.2 and height of 13.6 metres. The development at 1100 Islington Avenue has a density of 1.1 and a height of 12.2 metres. The Bering Avenue development has a density of 1.2 and height of 12.6 metres. The proposed townhouses have greater heights and densities than the detached houses immediately adjacent to them, but are similar to other townhouse developments in the neighbourhood.

The mass of the development is divided between two streets: 8 units are facing Islington Avenue and 3 units are facing Bering Avenue. This small number of units will not impact either street as they continue the existing pattern by fronting onto the public streets. There will be some overlook into the rear yards of the adjacent houses on Bering and Islington Avenues, however there will not be any views into rear windows of any property.

Built Form

Section 3.1.2.1 of the Toronto Official Plan discusses Built Form. The policies for new development require it to frame and support adjacent streets, parks and open space including:

- “a) generally locating buildings parallel to the street...with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner; and
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk...”

Section 3.1.2.2 of the Plan requires that access to, and location of, parking should minimize the impact on the surrounding properties and improve the safety and attractiveness of adjacent streets.

The proposed townhouses frame the adjacent streets. The two end townhouses at the north edge and the one end townhouse at the west edge are set back in line with the adjacent single detached houses. The corner building will be enhanced with landscaping and will also provide an entrance on the side façade facing the street.

The parking is located at the rear and will be accessed through a driveway off of Bering Avenue to minimize the impact on the street. There is enough room on the boulevard to plant street trees.

A 1.5 metre widening of the Islington Avenue right-of-way is required at this location to meet the Official Plan designated right-of-way width (Map 3). The plans have been revised to show this dedication.

Traffic Impact, Access, Parking

Based on Development Engineering (Transportation Services) comments, there is no traffic impact from the proposal. The previous garden centre use generated more traffic than the proposed townhouses.

The vehicular access to the site is from a single driveway off Bering Avenue to garages attached to the rear of the units. This eliminates any possibility of vehicles backing onto Islington or Bering Avenues.

Twenty-two parking spaces are provided for the residents in tandem in the attached rear garages. An additional 2 parking spaces are provided for visitors behind the townhouses (See Attachment 1: Site Plan).

Servicing

Development Engineering (Technical Services) advise that the Municipal Stormwater Management and Servicing Report is acceptable. A more detailed review will occur through the Site Plan Approval process.

The Toronto Transit Commission has requested changes to landscaping and more information on the plans to accommodate the existing transit stop. These will be required for the more detailed Site Plan Application drawings.

Open Space/Parkland

The site is in the second lowest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. This site is in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007.

The applicant proposes 11 residential units on a site of 0.39 hectares. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.01 hectares.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the required amount of parkland is too small to be of a functional size.

Conclusion

The proposed development is appropriate in this Neighbourhood where 3 other townhouse developments already exist. The proposal meets all other development criteria in the Toronto Official Plan.

Development Charges

It is estimated that the development charges for this project will be \$102,740. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

Wendy Johncox, Senior Planner
Tel. No. (416) 394-8227; Fax No. (416) 394-6063
E-mail: wjohncox@toronto.ca

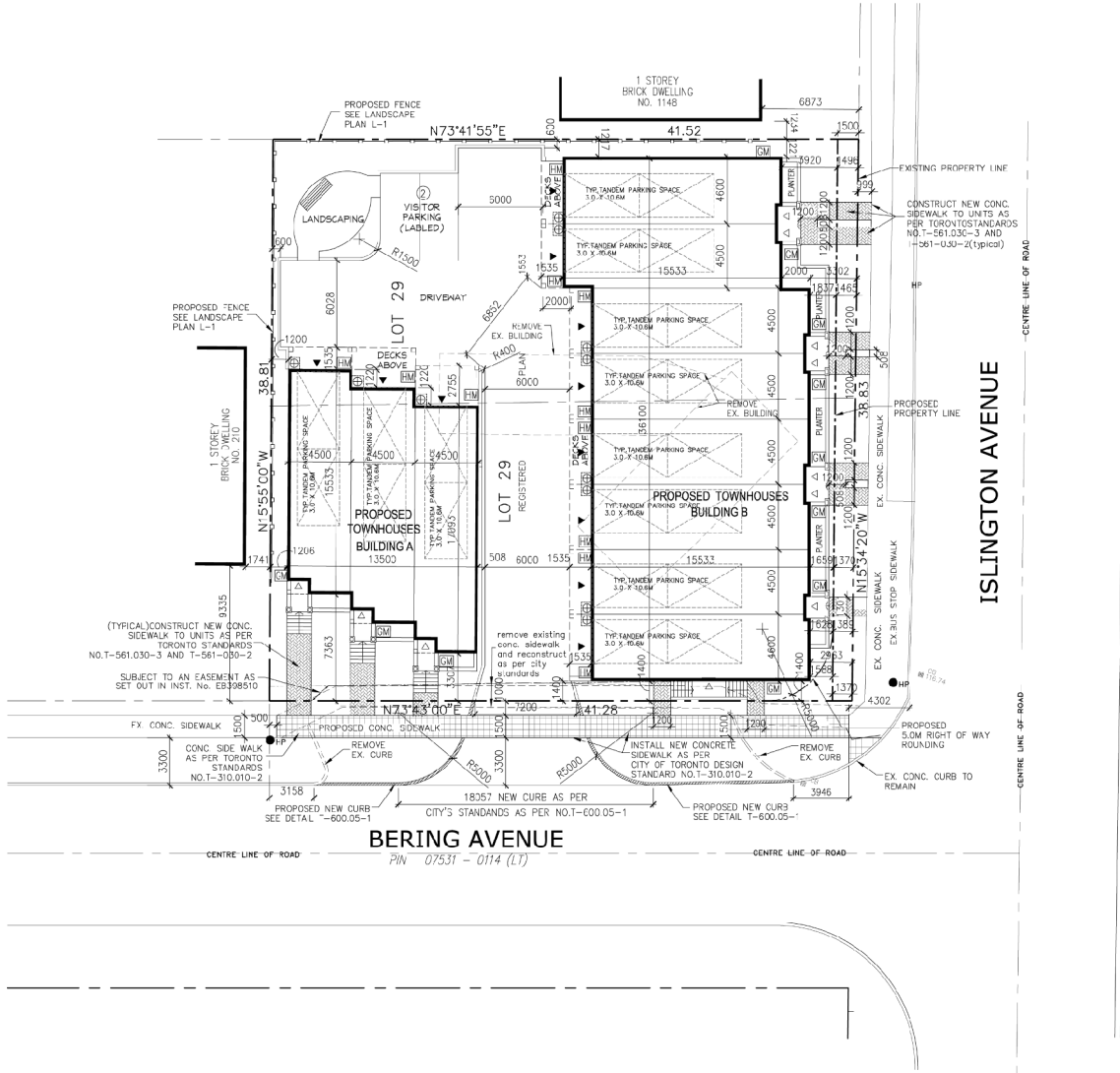
SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Former City of Etobicoke Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Toronto Zoning By-law Amendment
Attachment 8: Draft Etobicoke Zoning Code Amendment

Attachment 1: Site Plan



Site Plan

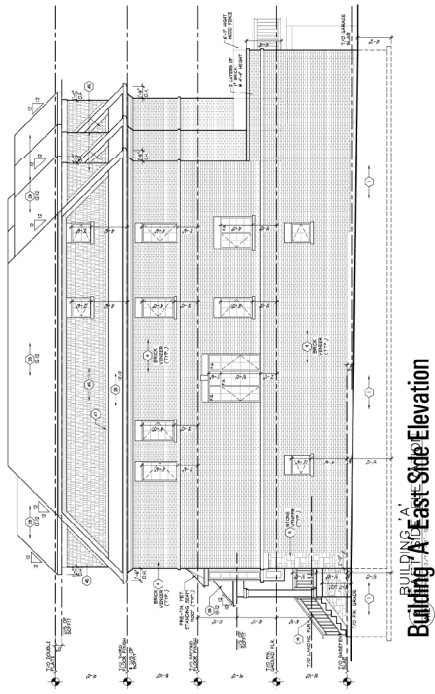
Applicant's Submitted Drawing

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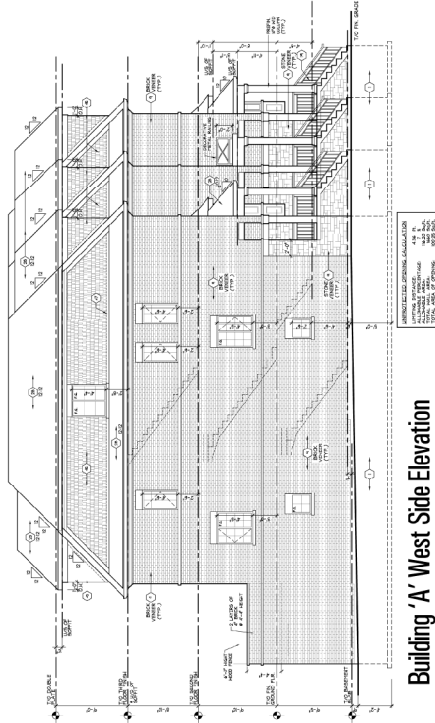
1144 Islington Avenue

File # 08 117374 WET 05 02 & 10 153621 WET 05 02

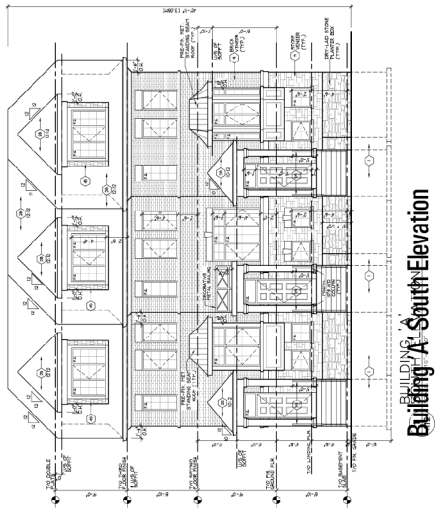
Attachment 2: Elevations



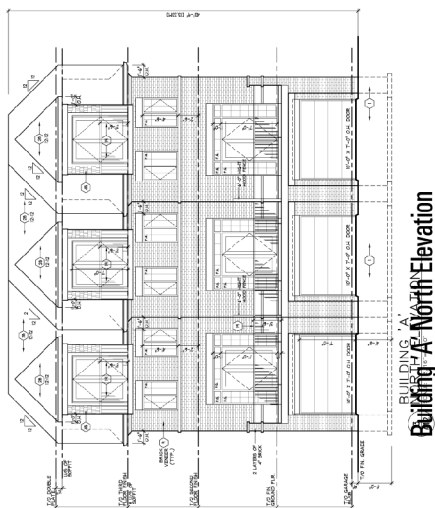
BUILDING 'A'
Building 'A' East Side Elevation



BUILDING 'A'
Building 'A' West Side Elevation



BUILDING 'A'
Building 'A' South Elevation



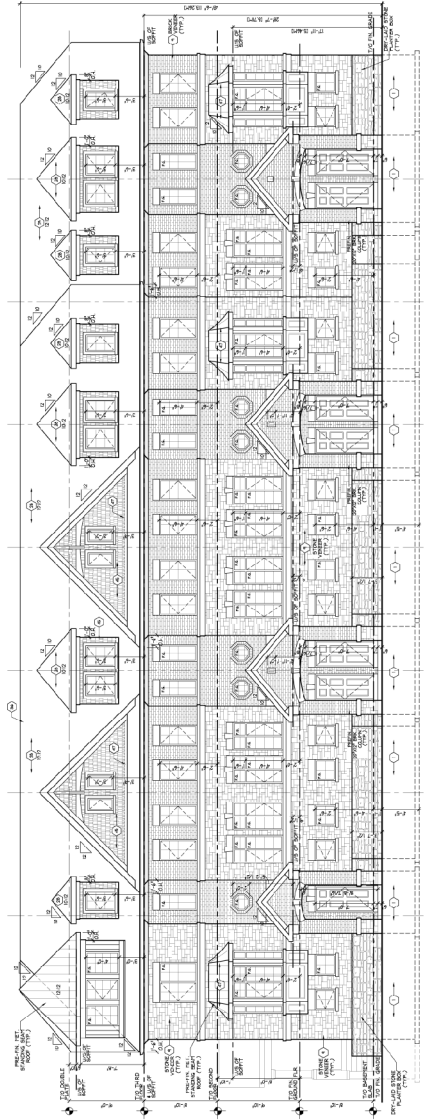
BUILDING 'A'
Building 'A' North Elevation

Elevations
1144 Islington Avenue

Applicant's Submitted Drawing

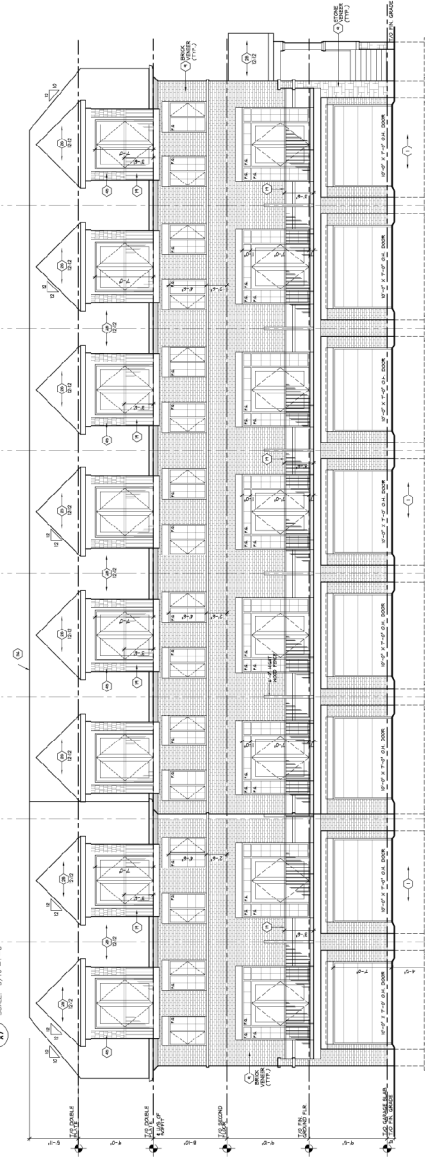
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Building 'B' East Side Elevation

1 BUILDING 'B' EAST SIDE ELEVATION SCALE: 3/16" = 1'-0"



Building 'B' West Side Elevation

2 BUILDING 'B' WEST SIDE ELEVATION SCALE: 3/16" = 1'-0"

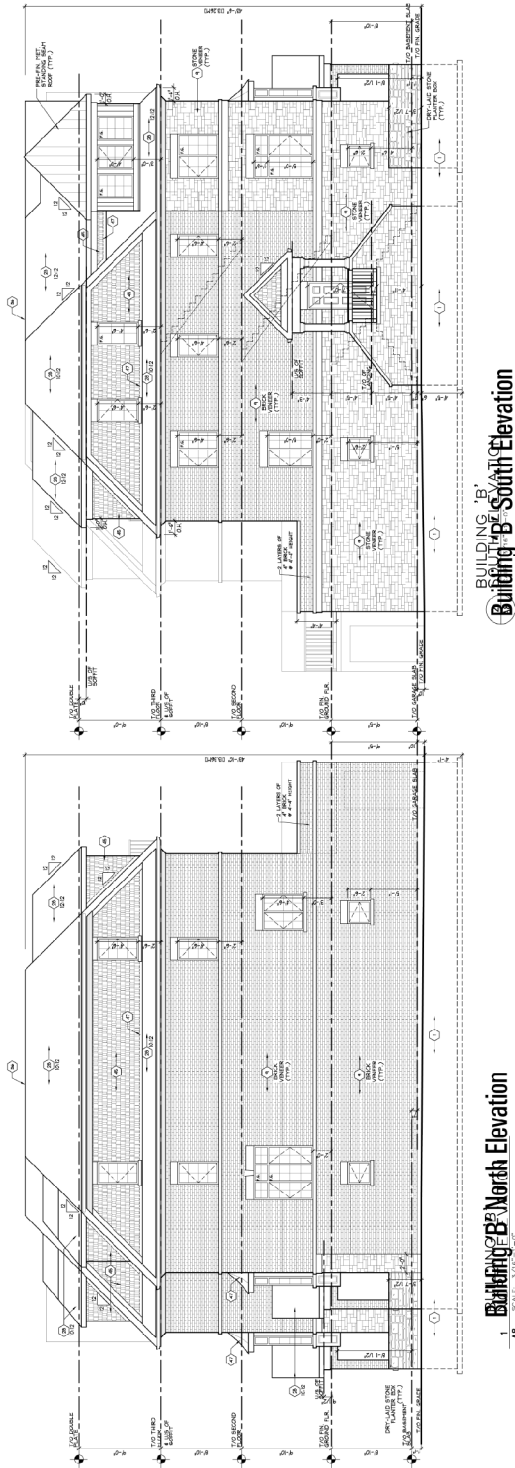
Elevations

Applicant's Submitted Drawing

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1144 Islington Avenue

File # 08 117374 WET 05 OZ & 10 153621 WET 05 OZ

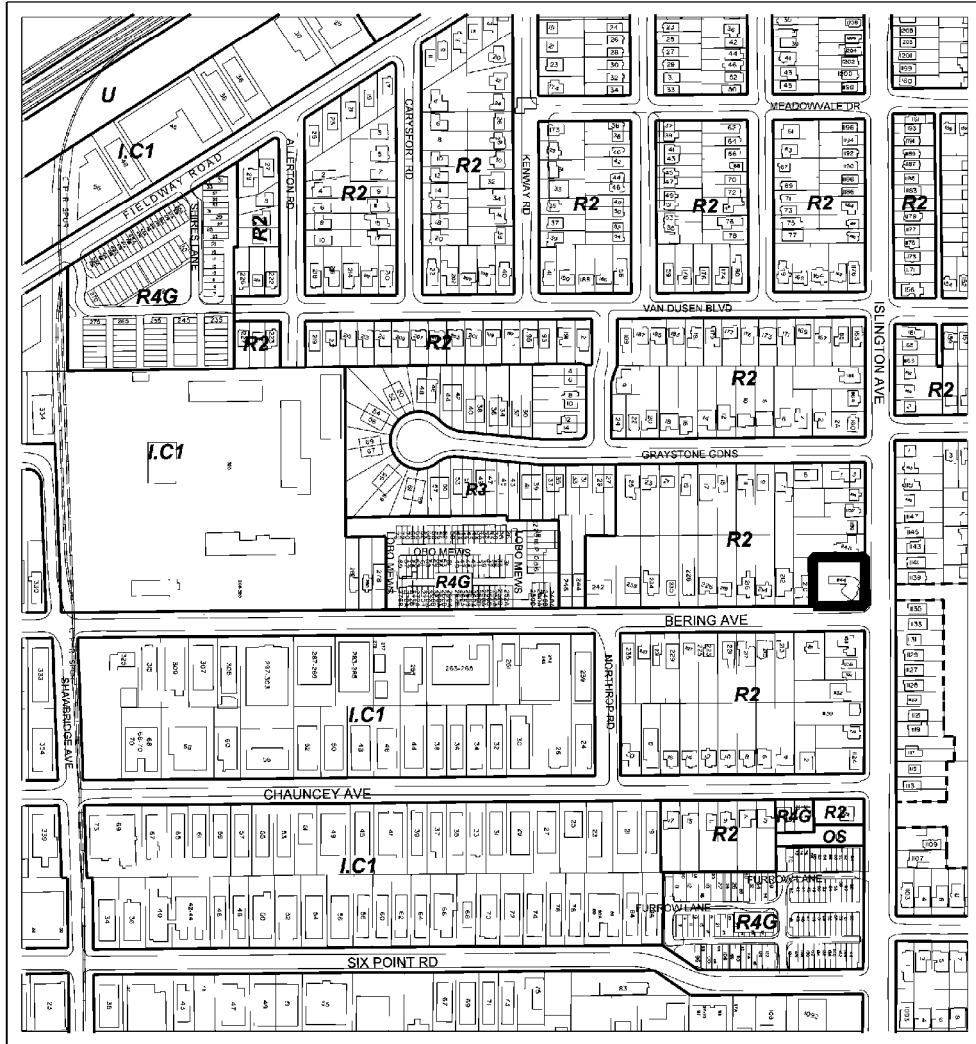


Elevations
 Applicant's Submitted Drawing
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1144 Islington Avenue

File # 08 117374 WET 05 OZ & 10 153621 WET 05 OZ

Attachment 3: Former City of Etobicoke Zoning



TORONTO City Planning
Zoning

1144 Islington Avenue

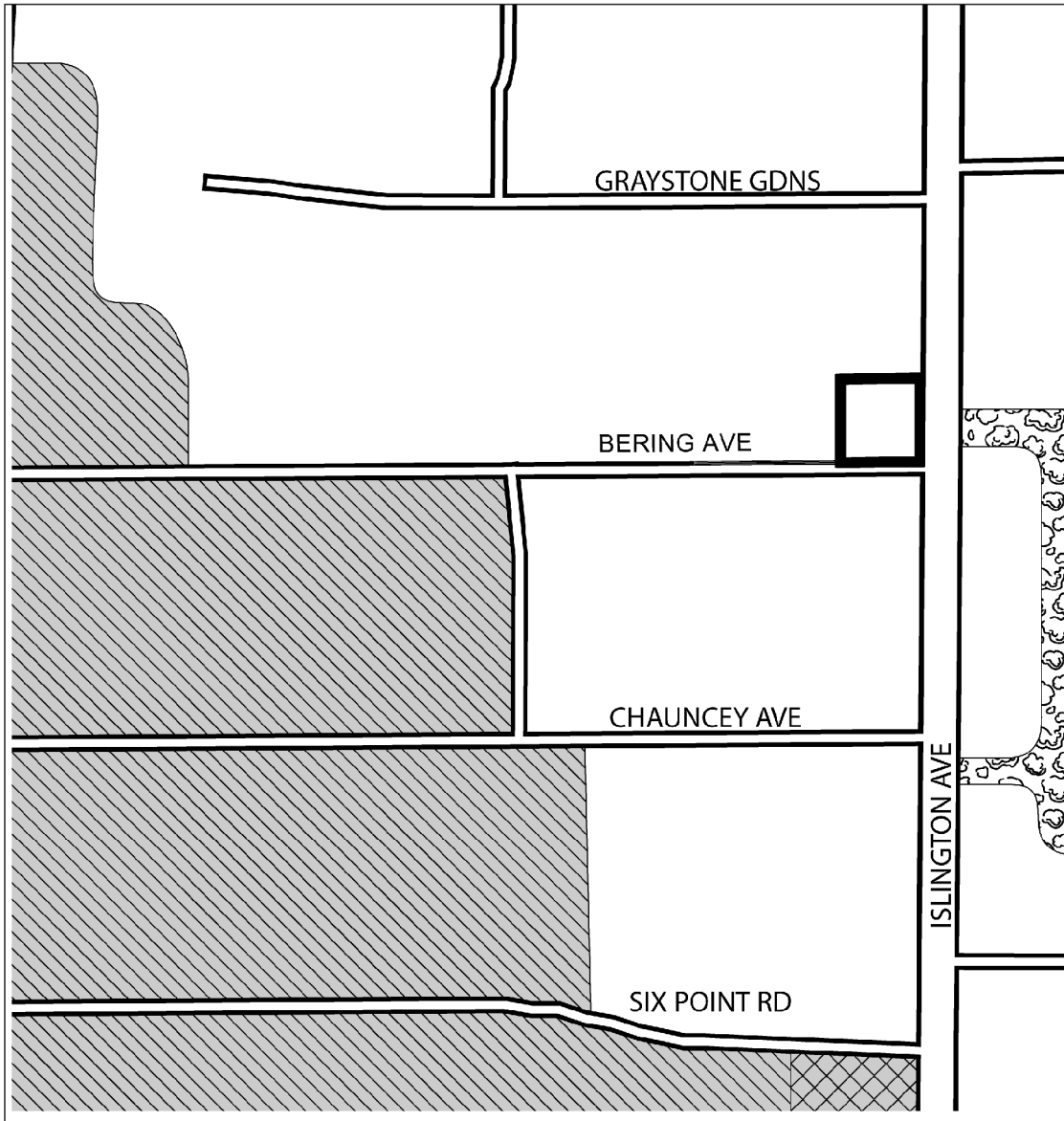
File # 10_153621

- R2 Residential Second Density I.C1 Industrial Class 1
- R3 Residential Third Density
- R4 Residential Multiple



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Attachment 4: Official Plan



TORONTO City Planning
Official Plan

1144 Islington Ave

File # 10_153621

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas |  Employment Areas |


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 04/27/2010

Attachment 5: APPLICATION DATA SHEET

Application Type	Official Plan and Rezoning	Application Number:	08 117374 WET 05 OZ 10 153621 WET 05 OZ
Details	Official Plan and Rezoning, Standard	Application Date:	March 7, 2008

Municipal Address: 1144 ISLINGTON AVE
 Location Description: PL 1553 LT28 TO LT29 **GRID W0506
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of eleven townhouses (condominium) within two blocks

Applicant:	Agent:	Architect:	Owner:
HUMPHRIES PLANNING GROUP INC			SALROS HOLDINGS INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2	Historical Status:	
Height Limit (m):	9 m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1606.89	Height:	Storeys:	4
Frontage (m):	38.83		Metres:	13.08
Depth (m):	41.52			
Total Ground Floor Area (sq. m):	772.47			Total
Total Residential GFA (sq. m):	2308.2		Parking Spaces:	24
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2308.2			
Lot Coverage Ratio (%):	49			
Floor Space Index:	1.44			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2308.2	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	11			

CONTACT: **PLANNER NAME:** **Wendy Johncox, Senior Planner**
TELEPHONE: **(416) 394-8227**

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~ 2011.
Enacted by Council: ~ 2011.

CITY OF TORONTO

BY-LAW No. ~ -2011

**To adopt Amendment No. 145 of the Official Plan for the City of Toronto with
respect to the lands at 1144 Islington Avenue**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

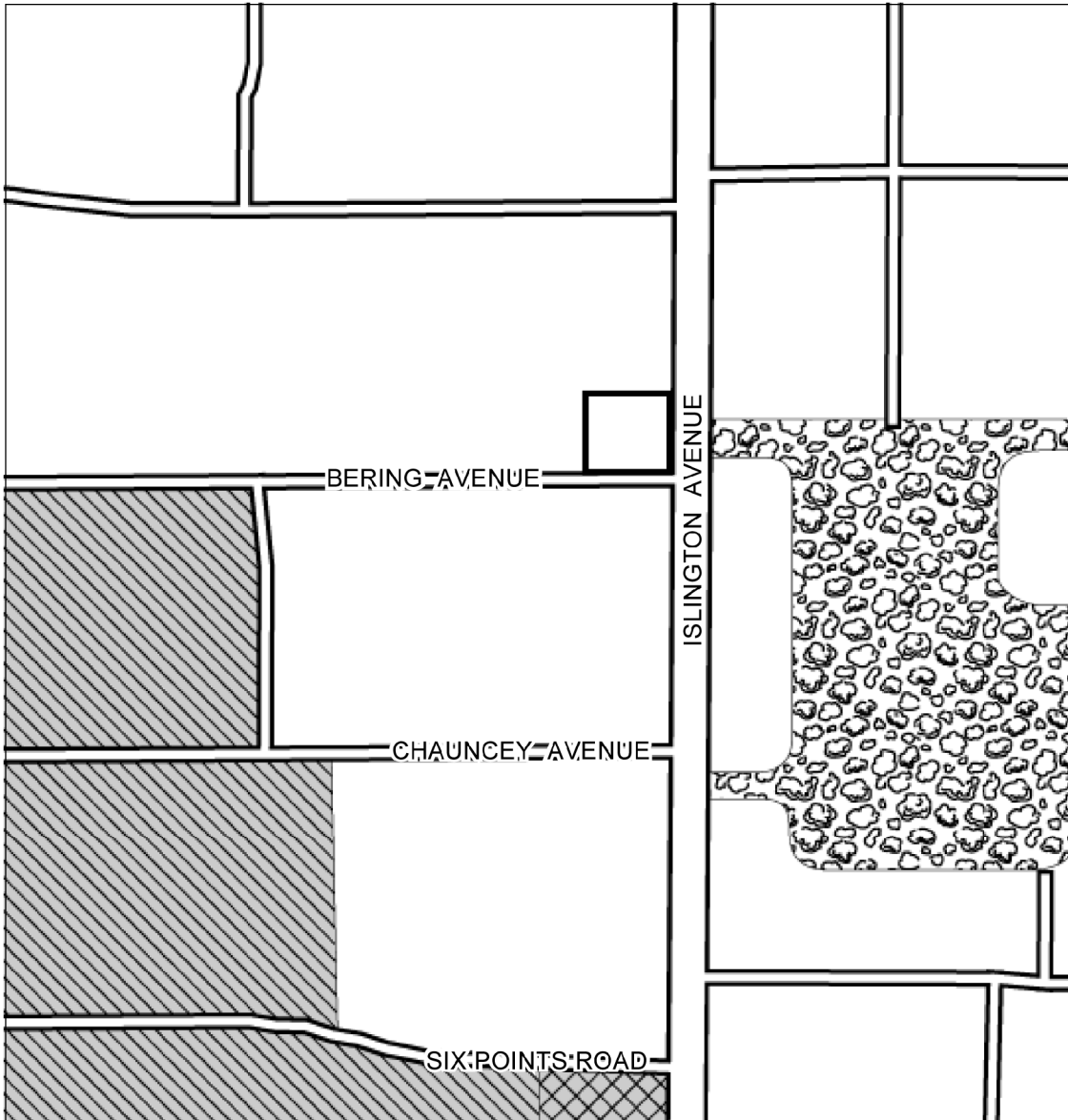
1. That Amendment No. 145 to the Official Plan for the City of Toronto consisting of Part Two of the attached text, is hereby adopted.

ENACTED AND PASSED this ~ day of ~ , 2011.

Robert Ford,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



1144 Islington Avenue

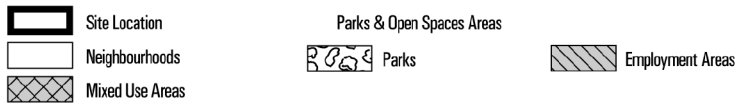


Official Plan Amendment # 145

File # 08 117374 WET 05 OZ & 10 153621 WET 05 OZ

Revisions to Land Use Map 26

"Notwithstanding Policy 4.1.5.c, 11 townhouses allowed to be developed at 1144 Islington Avenue"



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PART TWO

**MODIFICATION NO. 361 TO THE OFFICIAL PLAN OF THE CITY OF
TORONTO**

**Lands on the northwest corner of Islington and Bering Avenues municipally known
as
1144 Islington Avenue**

The following Text constitutes Modification No. 361 to the City of Toronto Official Plan,
in accordance with Schedule 'A' attached.

SCHEDULE “A”

PURPOSE AND LOCATION:

This Modification affects the lands at the northwest corner of Islington and Bering Avenues. The purpose of the modification is to allow townhouses at this location, notwithstanding the houses immediately adjacent to the site are single detached.

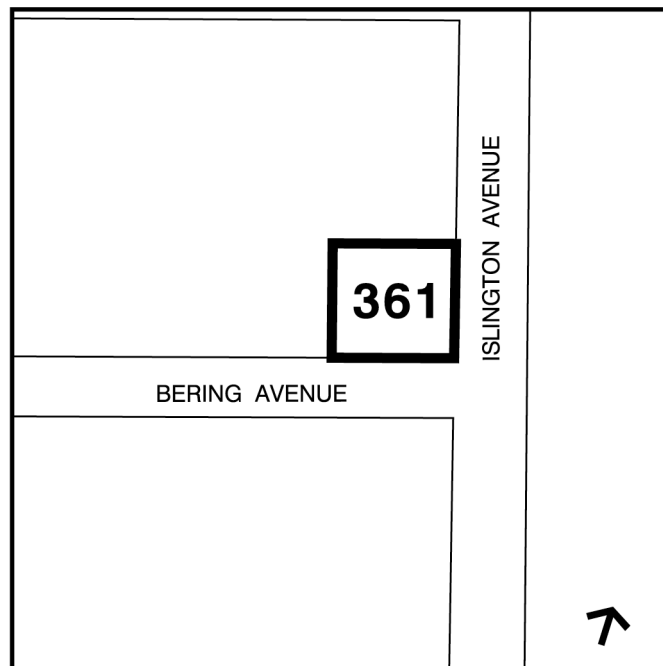
BASIS:

The owner seeks to modify the Official Plan to allow townhouse uses similar to those located elsewhere in the same Neighbourhood.

OFFICIAL PLAN MODIFICATION:

The Official Plan of the City of Toronto is modified as follows:

1. Notwithstanding Policy 4.1.5.d) 11 townhouses are allowed to be developed at 1144 Islington Avenue.



Attachment 7: Draft Toronto Zoning By-law Amendment

Authority: _____ Community Council Item ~ [or Report No. ~, Clause No. ~] as
adopted by City of Toronto Council on _____, 2011
Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2011

**To amend the City of Toronto Zoning By-law Number 1156-2010, as amended,
for the lands municipally known as 1144 Islington Avenue, located at the northwest
corner of Islington Avenue and Bering Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black line on Diagram 1 attached.
2. Zoning By-law No. 1156-2010, as amended, is amended by adding to the Zoning By-law Map the zone and zone label RM shown on Diagram 1 attached.
3. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map, and applying the following numerical values to these lands: HT 13.1 metres, ST 4.
4. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map, and applying the following numerical value to these lands: 49 percent.
5. Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception RT # to Article 900.5.10, so that it reads:

Exception RT #

The lands subject to this exception must comply with the following:

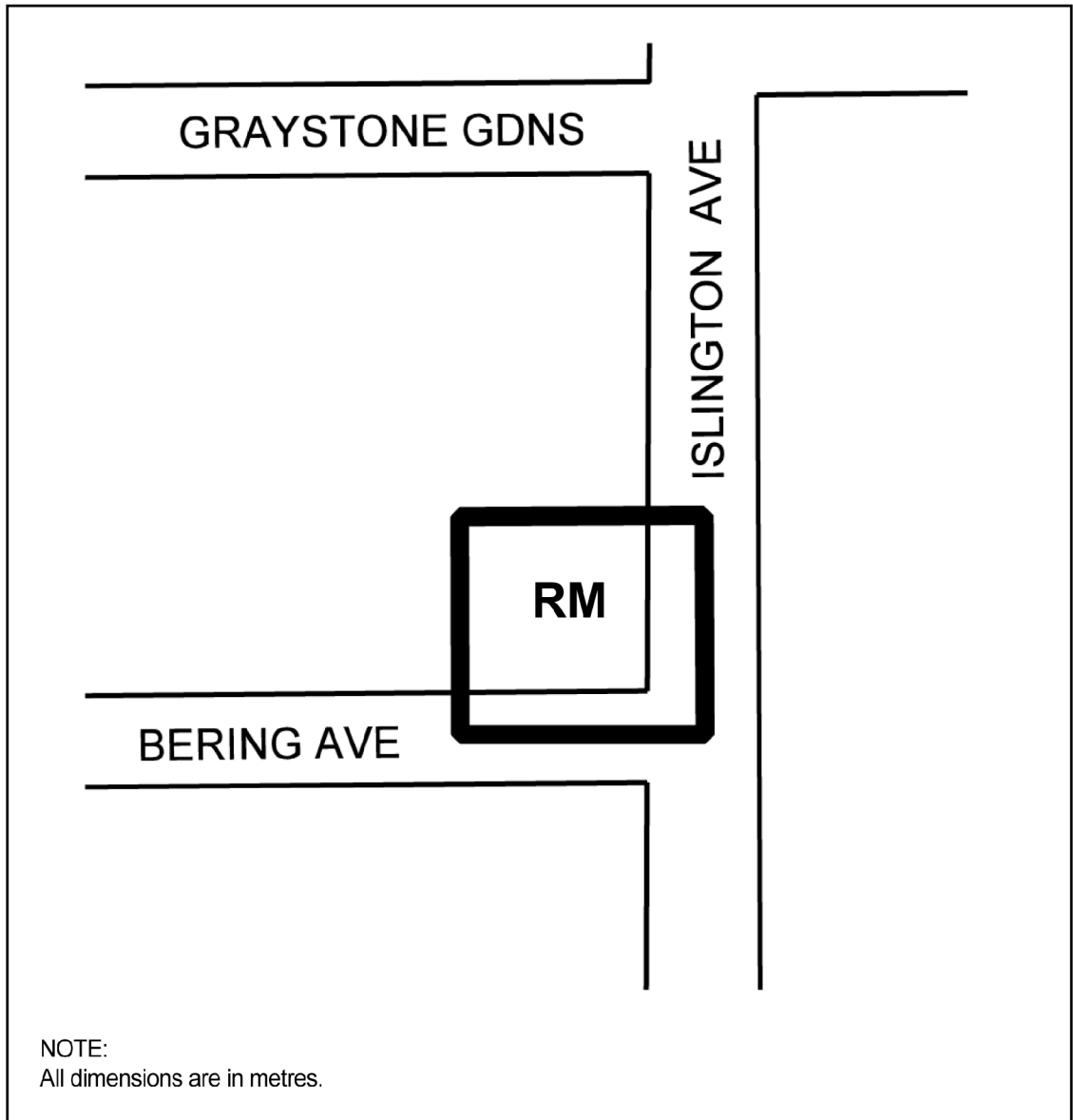
- (A) Maximum gross floor area of 2,310 m²;
- (B) Maximum density of 1.45;
- (C) Maximum of 11 townhouse units;
- (D) Structure within Building Envelopes shown in Schedule 'B';
- (E) Minimum building setbacks shown on Schedule 'B' measured from the main exterior walls of each building;
- (F) Maximum lot coverage of 49 percent of the lot area;
- (G) Minimum parking of 2 parking spaces in tandem in garages per unit for residents and 0.2 parking spaces per unit for visitors;
- (H) Minimum internal dimension of each garage shall be 3.0 metres wide and 10.6 metres long;
- (I) Maximum height of 13.1 metres; and
- (J) Minimum 25 percent landscaped open space.

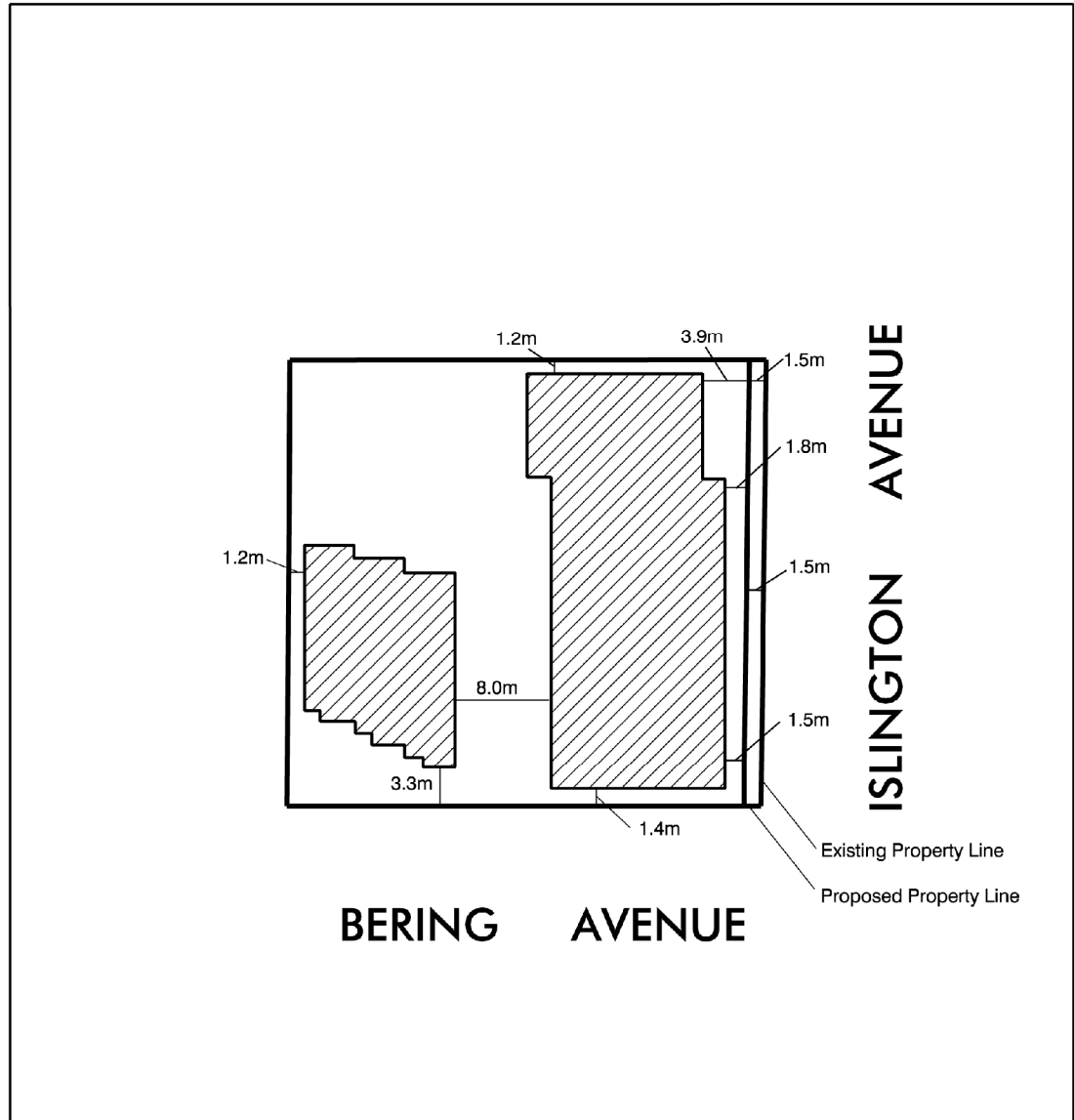
ENACTED AND PASSED this ~ day of ~, A.D. 2011.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





**PART OF LOTS 28 AND 29,
REGISTERED PLAN 1553
CITY OF TORONTO**

Applicant's Name:	GENVIEW PROPERTIES (ISLINGTON) INC.		
Assessment Map C12	1144 ISLINGTON AVE	scale: 0 10 20 5 15 m	
File No. 08 117374 & 10 153621	Dwg No.10_153621_dz2		

Attachment 8: Draft Etobicoke Zoning Code Amendment

Authority: Etobicoke Community Council Report No. , Clause No.
As adopted by City of Toronto Council on 2011

CITY OF TORONTO BY-LAW NO. – 2011

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the northwest corner of Islington and Bering Avenues, known municipally as 1144 Islington Avenue.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.p.13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*:

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, is amended to R4G site specific to allow for 11 townhouse units.
2. Notwithstanding Chapter 320 Article XV, the following development standards shall apply to the development of the lands identified in Schedule 'A' attached hereto:
 - (a) A maximum gross floor area of 2,310 m² shall be permitted on the lands shown on Schedule 'A' and 'B' attached hereto.
 - (b) The maximum density shall be 1.45.
 - (c) The maximum number of townhouse units shall be 11.
 - (d) No building or structure within the Lands shall be located other than within the building envelopes shown on Schedule 'B'.
 - (e) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main exterior walls of each building.
 - (f) The maximum lot coverage shall not exceed 49 percent.
 - (g) On-site parking must be provided at a minimum of 2 parking spaces per unit in tandem in an attached garage for residents, and 0.2 parking spaces per unit for visitors.
 - (h) The minimum internal dimension of each garage shall be 3.0 metres wide and 10.6 metres long.
 - (i) The maximum height shall be 13.1 metres measured from grade.
 - (j) The minimum landscaped open space is 25 percent.

3.0 Definitions:

“Lands” means the lands described in Schedule ‘A’ attached hereto; and for the purposes of this By-law shall be based on the Lands prior to land dedications and conveyances.

4. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
1. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

**BY-LAW NUMBER
PURPOSE OF
AND
BY-LAW
ADOPTION DATE**

DESCRIPTION OF PROPERTY

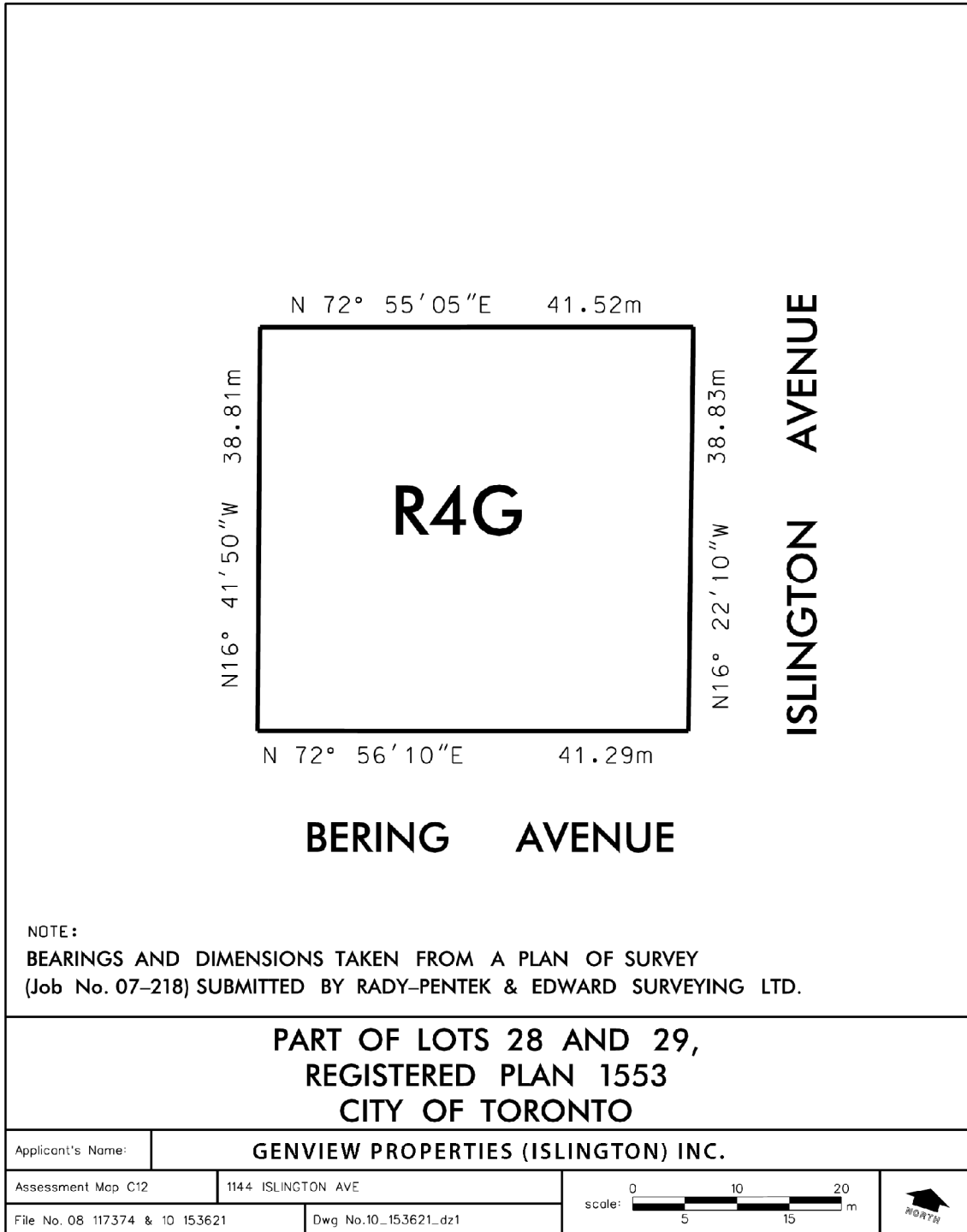
_____ - 2011

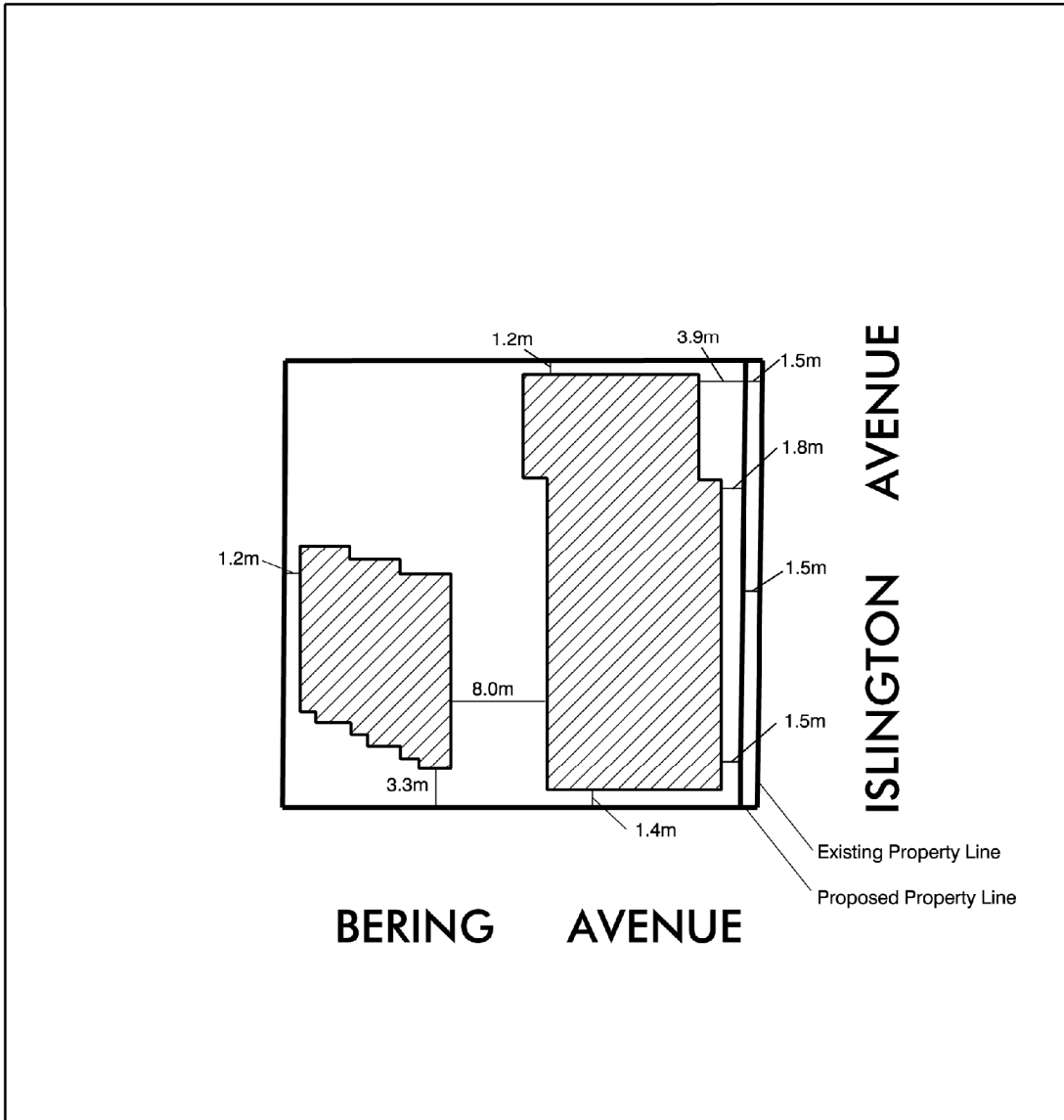
Lands located on the northwest corner of
Islington and Bering Avenues, municipally
known as 1144 Islington Avenue

ENACTED AND PASSED this day of A.D. 2011.

ROB FORD
Mayor

ULLI S. WATKISS
City Clerk





**PART OF LOTS 28 AND 29,
REGISTERED PLAN 1553
CITY OF TORONTO**

Applicant's Name:	GENVIEW PROPERTIES (ISLINGTON) INC.		
Assessment Map C12	1144 ISLINGTON AVE	scale: 0 10 20 5 15 m	
File No. 08 117374 & 10 153621	Dwg No.10_153621_dz2		